

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

DATE: April 6, 2026

TO: State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations and Interested Parties

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Section 15082(a) of the California Code of Regulations

The County of Los Angeles (County) is the lead agency pursuant to the California Environmental Quality Act (CEQA) and intends to prepare a Draft Program Environmental Impact Report (PEIR) for the Los Angeles County San Fernando Valley Area Plan Project (Project) described below. The County has prepared this Notice of Preparation (NOP) to provide Responsible Agencies and other interested parties with information describing the project and identifying potential environmental effects of this Project proposed for study in the PEIR pursuant to State requirements.

All interested parties, including the public, responsible agencies, and trustee agencies, are invited to provide comments and input on the scope and content of the environmental information and analysis in the Draft PEIR. Responsible and trustee agencies should provide comments and input related to their agencies' respective areas of statutory responsibilities in connection with the proposed Project. As a responsible or trustee agency, your agency may need to use the PEIR prepared by the County when considering permits that your agency must issue or other approvals related to this Project.

PROJECT NAME: Los Angeles County San Fernando Valley Area Plan

PROJECT/PERMIT NUMBERS: Project No. PRJ2025-000442
Plan Amendment No. RPPL2025000604
Ordinance No. RPPL2025000605
Zone Change No. RPPL2026000988
Environmental Assessment No. RPPL2025000606

PROJECT APPLICANT: Los Angeles County

PROJECT LOCATION: The San Fernando Valley Planning Area is one of the 11 Planning Areas identified in the Los Angeles County General Plan (General Plan) and is bordered by the Santa Clarita Valley and the Angeles National Forest to the north, and the Santa Monica Mountains

Planning Area and Westside Planning Area to the south. The Ventura County line is the western border of the Planning Area, and the San Gabriel Valley and Downtown Los Angeles make up the eastern border. The San Fernando Valley Planning Area includes the following unincorporated communities of the County: Kagel and Lopez Canyons, Sylmar Island, Oat Mountain, West Chatsworth, Westhills, and Universal City. The San Fernando Valley Planning Area and its associated communities are identified in **Figure 1, Project Location**. Universal City is governed by an approved specific plan and is not anticipated to change. For this reason, the San Fernando Valley Area Plan focuses primarily on the Kagel and Lopez Canyons, Sylmar Island, Oat Mountain, West Chatsworth, and Westhills communities.

PROJECT DESCRIPTION: The San Fernando Valley Area Plan (proposed Project or SFVAP) is a community-based plan that focuses on land use and policy issues specific to the unique characteristics and needs of the Project area. The SFVAP is a long-range policy document that will guide long-term regulation of land uses in the unincorporated communities in the Project area through development of goals, policies, and implementation actions. The proposed Project would amend the General Plan to establish both areawide and community-specific goals and policies addressing land use concerns and issues. The SFVAP includes goals and policies addressing preservation of community character; open space and natural resource protection; historic preservation; protection of community health, safety, and general welfare; increased access to community amenities and other topics. The SFVAP would achieve these goals primarily through implementation of the following components of the Project, including, but not limited to:

General Plan Amendment No. RPPL2025000604. The General Plan Amendment would establish the San Fernando Valley Area Plan as a component of the County General Plan. The SFVAP would create goals and policies for the unincorporated area communities Kagel and Lopez Canyons, Sylmar Island, Oat Mountain, West Chatsworth, and Westhills. This new area plan includes the following:

- Areawide goals and policies with respect to the following topics, including but not limited to: Land Use, Mobility, Conservation and Natural Resources, Safety, Public Services and Facilities, Economic Development and Historic Preservation.
- Areawide Implementation Programs.
- Community chapters with additional goals and policies that are community-specific, addressing planning issues that are unique to a particular geographic community and cannot be addressed through areawide goals, policies, and programs.
- Updates to the land use policy map using the General Plan Land Use Legend, which would:
 - 1) Maintain consistency between zoning and land use policy.
 - 2) Correct mapping errors, such as properties with two land use designations.

- 3) Revise Figure 7.3 of the Mobility Element to reclassify a portion of Kagel Canyon Road from Limited Secondary Highway to Local Road.
- 4) Reflect recent acquisitions of vacant parcels for open space conservation.
- 5) Convert properties within the Twin Lakes Community Plan from a “Rural Community” land use designation to an equivalent land use designation from the General Plan Land Use Legend.

Zone Change No. RPPL2026000988. The Zone Change would update the zoning map for the Project area to maintain consistency with the updated land use policy map, reflect recent acquisitions of vacant parcels for open space conservation, and correct mapping errors, including split-zoned properties.

Ordinance No. RPPL2025000605. The Ordinance would amend Title 22 (Planning and Zoning) to establish a Planning Area Standards District to create development standards that are applicable to all unincorporated communities in the San Fernando Valley Planning Area and would include community-specific standards as well.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT

As permitted by State CEQA Guidelines Section 15060(d), the County decided not to prepare an Initial Study and will begin work directly on the Draft PEIR because it has determined that a PEIR is required for the proposed Project. The PEIR will evaluate potentially significant environmental effects of the proposed Project, identify feasible mitigation measures that may lessen or avoid such impacts, and identify a range of reasonable alternatives to the proposed Project. The PEIR will analyze the following environmental topics:

- Aesthetics
- Land Use and Planning
- Agriculture and Forestry Resources
- Mineral Resources
- Air Quality
- Noise
- Biological Resources
- Population and Housing
- Cultural Resources
- Public Services
- Energy
- Recreation
- Geology and Soils
- Transportation
- Greenhouse Gas Emissions
- Tribal Cultural Resources
- Hazards and Hazardous Materials
- Utilities and Service Systems
- Hydrology and Water Quality
- Wildfire

Notice of Scoping Meeting: The County will conduct a public scoping meeting for the purpose of soliciting oral and written comments from interested parties as to the appropriate scope and content of the PEIR.

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All interested parties are invited to attend the scoping meeting to assist in identifying issues to be addressed in the PEIR. The scoping meeting will include a brief presentation of the project to be addressed in the PEIR and will provide attendees with an opportunity to provide input on the scope of the PEIR. The scoping meeting will be held virtually on Monday, April 13, 2026, at 6:00 P.M. via Zoom. Please use the link below to join the meeting:

<https://planning-lacounty-gov.zoom.us/j/82486748358?pwd=zQETyxVCY9EMQc4maMarkct9OUp9iM.1>

Or One tap mobile

+16694449171,,82486748358#,,,,*955421# US
+16699006833,,82486748358#,,,,*955421# US (San Jose)

Find your local number: <https://planning-lacounty-gov.zoom.us/u/kdJSe85tk>

Meeting ID: 824 8674 8358
Passcode: 955421

Translation in other languages can be made available at the meeting upon request. Please submit translation requests at least seven business days in advance of each scheduled meeting to Mark Herwick mherwick@planning.lacounty.gov.

PUBLIC REVIEW PERIOD: Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than 30 days after receipt. The NOP is available for a 30-day public review period beginning April 6, 2026, and ending May 6, 2026. When submitting written comments, please reference the project name and number and include your contact information. Any comments provided should identify specific topics of environmental concern and your reason for suggesting the study of these topics in the PEIR.

Responsible and trustee agencies are requested to indicate their statutory responsibilities in connection with this Project when responding.

Though email is the preferred form of communication, you may direct your written comments via U.S. Postal Service to:

Mark Herwick
LA County Planning
320 West Temple Street
Los Angeles, CA 90012

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Tel: (213) 974-6476
Email: sfvalley@planning.lacounty.gov

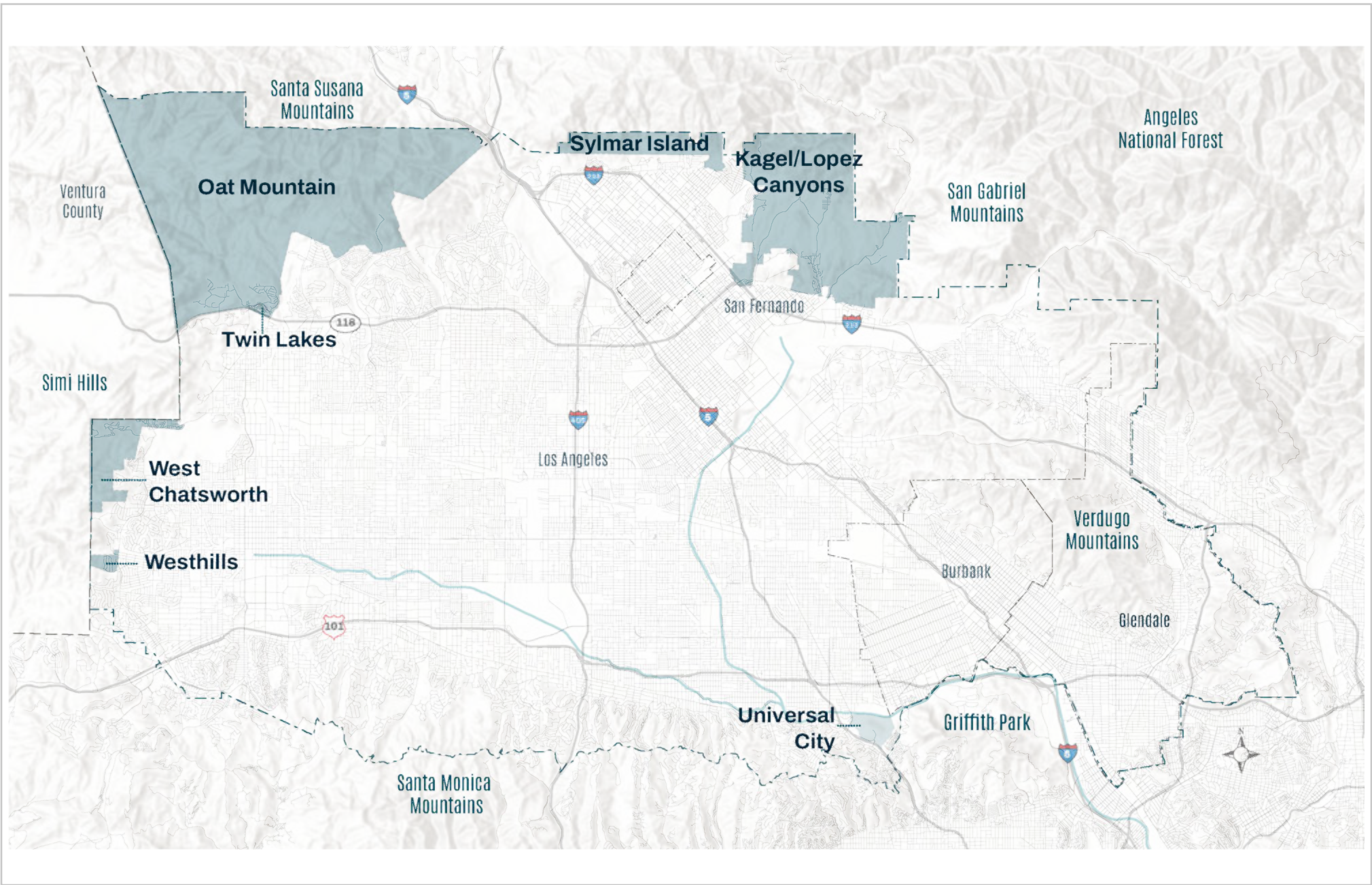
All written responses will be included as Appendices in the Draft PEIR and their contents considered in accordance with State and County environmental guidelines.

DOCUMENT AVAILABILITY: This NOP is available for public review on LA County Planning's website at: <https://planning.lacounty.gov/sfvap>

Thank you for your participation in the environmental review of this project.

Si necesita más información por favor llame al (213) 974-6476 o visite <https://planning.lacounty.gov/sfvap>.

如果您有任何疑問請致電 (213) 974-6476 或請參閱項目官网 或造訪 <https://planning.lacounty.gov/sfvap>.



SOURCE: Los Angeles County Planning Department. *San Fernando Valley Area Plan Draft*.

FIGURE 1