



Notice of Preparation and Scoping Meeting

TO: Agencies, Organizations, and Interested Parties

FROM: City of Temple City
9701 Las Tunas Drive
Temple City, CA 91780
Contact: Scott Reimers, Planning Manager

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the Temple City General Plan Update and Temple City Crossroads Specific Plan

Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Temple City (City) is the Lead Agency responsible for preparation of an Environmental Impact Report (EIR) addressing potential impacts associated with the proposed project.

The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the CEQA Guidelines Section 15082 and (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) serve as a notice of a public scoping meeting to be held by the City. The City, as Lead Agency, respectfully requests that any responsible or trustee agency responding to this notice respond in a manner consistent with State CEQA Guidelines Section 15082(b). Comments and suggestions should, at a minimum, identify the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the EIR, in addition to whether the responding agency will be a responsible or trustee agency for the proposed project, and any related issues raised by interested parties other than potential responsible or trustee agencies, including interested or affected members of the public.

PROJECT TITLE: Temple City General Plan Update and Temple City Crossroads Specific Plan

PROJECT LOCATION:

City of Temple City: The City of Temple City (City or Temple City) is in the San Gabriel Valley in central-east Los Angeles County. Temple City is a built-out city surrounded by the City of San Gabriel to the west; Rosemead and El Monte to the south; El Monte and unincorporated Los Angeles County to the east; and Arcadia to the north. Rosemead Boulevard, which is designated as a California state highway (State Route 19) traverses the City in a north-south alignment. The City's Sphere of Influence (SOI) includes three areas of unincorporated Los Angeles County to its north, east, and west. The planning area for the Proposed Project includes both the City and its SOI.

Temple City Crossroads Specific Plan: The Specific Plan is a mixed-use specific plan that spans 72.55 acres along a key corridor in the western end of the City. The Specific Plan is centered on the intersection of Las Tunas Drive and Rosemead Boulevard and generally is bounded by Hermosa Drive to the north; Muscatel Avenue and the Eaton Wash Flood Control Channel to the west; Olive Street and the Eaton Wash Flood Control Channel to the west and south; and Sultana Avenue to the east.

PROJECT DESCRIPTION: The proposed project is an update to the City of Temple City General Plan and the preparation of the Temple City Crossroads Specific Plan. Following is a discussion of each of the proposed project's components.

Temple City General Plan Update: The General Plan Update is intended to guide development in the City and its SOI over the next 35 years. It also involves reorganization of the 1987 Temple City General Plan into six elements, which include and/or incorporate six of the seven state-required General Plan elements (the Housing Element was updated by the City as part of a previous effort), as well as an optional Economic Development element. The elements of the General Plan Update include: Community Services Element, Natural Resources Element, Hazards Element, Land Use Element, Mobility Element, and Economic Development Element. Buildout of the City and its SOI under the General Plan Update would allow for approximately 20,253 residential units (5,223 more than existing conditions) and 3,854,553 square feet of nonresidential uses (commercial, office, industrial, and institutional; 1,035,056 more than existing conditions). These land use changes are anticipated to generate approximately 12,751 additional residents and 3,165 additional workers to the City and its SOI.

Temple City Crossroads Specific Plan: The Temple City Crossroads Specific Plan (Specific Plan) would establish a land use, development, and implementation framework to allow for enhancement and redevelopment of the 72.55-acres covered under the Specific Plan in accordance with the vision, goals, and policies of the Temple City General Plan. The Specific Plan would act as a bridge between the Temple City General Plan and any development that would occur within the Specific Plan area. Buildout of the Specific Plan area, which is the reasonable buildout of the area through the year 2035, would increase the number of residential units in the Specific Plan area to approximately 1,887 dwelling units—roughly 1,837 more than existing conditions. The Specific Plan also increases potential commercial building square footage to approximately 1,082,061 square feet—a net increase of approximately 454,713 square feet over existing conditions.

POTENTIAL ENVIRONMENTAL EFFECTS: Potentially significant adverse environmental impacts associated with the proposed project include Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems. These topics will be addressed in the EIR. In addition, the EIR will describe and evaluate project alternatives that may reduce or avoid any identified significant adverse impacts of the project. Unless new information identifying it as a potential impact is presented during the scoping process, the following topics will not be discussed further in the EIR: Agricultural Resources, Biological Resources, and Mineral Resources.

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 Notice of Preparation (NOP) and accompanying Initial Study are available for a 30-day public review period beginning **September 19, 2016**, and ending **October 18, 2016**. Copies of the Initial Study and supporting documents are available for review at the following locations:

- City of Temple City Clerk's Office, City Hall, 9701 Las Tunas Drive, Temple City, CA 91780
- Temple City Library, 5939 Golden West Avenue, Temple City, CA 91780

The Initial Study can also be viewed on the City of Temple City website at the following address: <http://www.ci.temple-city.ca.us/514/Public-Notices>. The NOP will also be published in the Temple City Tribune.

RESPONSES AND COMMENTS: The City will accept written comments only during the aforementioned public review period. Please indicate a contact person for your agency or organization and send your written comments to Scott Reimers, Planning Manager, Community Development Department, of the City of Temple at the above address, by phone at 626.656.7316, or by e-mail at sreimers@templecity.us.

SCOPING MEETING: As a part of the NOP process, the City will conduct a public scoping meeting in order to present the proposed project and environmental process and to receive public comments and suggestions regarding the proposed project. The scoping meeting will be held on September 29, 2016, at 7:30 pm in the City Council Chambers at 9701 Las Tunas Drive, Temple City, CA.