

September 2016 | Initial Study

# TEMPLE CITY GENERAL PLAN UPDATE AND TEMPLE CITY CROSSROADS SPECIFIC PLAN

City of Temple City

*Prepared for:*

**City of Temple City**

Contact: Scott Reimers, Planning Manager  
Community Development Department  
9701 Las Tunas Drive  
Temple City, California 91780  
626.656.7316

*Prepared by:*

**PlaceWorks**

Contact: Jorge Estrada, Senior Associate  
3 MacArthur Place, Suite 1100  
Santa Ana, California 92707  
714.966.9220  
info@placeworks.com  
www.placeworks.com





Table of Contents

<b>Section</b>	<b>Page</b>
<b>1. INTRODUCTION.....</b>	<b>1</b>
1.1 PROJECT LOCATION.....	1
1.2 ENVIRONMENTAL SETTING.....	2
1.3 PROJECT DESCRIPTION.....	12
1.4 CITY ACTION REQUESTED.....	21
<b>2. ENVIRONMENTAL CHECKLIST.....</b>	<b>23</b>
2.1 BACKGROUND.....	23
2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED.....	25
2.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY).....	25
2.4 EVALUATION OF ENVIRONMENTAL IMPACTS.....	26
<b>3. ENVIRONMENTAL ANALYSIS.....</b>	<b>35</b>
3.1 AESTHETICS.....	35
3.2 AGRICULTURE AND FORESTRY RESOURCES.....	37
3.3 AIR QUALITY.....	40
3.4 BIOLOGICAL RESOURCES.....	43
3.5 CULTURAL RESOURCES.....	46
3.6 GEOLOGY AND SOILS.....	48
3.7 GREENHOUSE GAS EMISSIONS.....	54
3.8 HAZARDS AND HAZARDOUS MATERIALS.....	55
3.9 HYDROLOGY AND WATER QUALITY.....	60
3.10 LAND USE AND PLANNING.....	66
3.11 MINERAL RESOURCES.....	68
3.12 NOISE.....	68
3.13 POPULATION AND HOUSING.....	71
3.14 PUBLIC SERVICES.....	73
3.15 RECREATION.....	75
3.16 TRANSPORTATION/TRAFFIC.....	76
3.17 TRIBAL CULTURAL RESOURCES.....	79
3.18 UTILITIES AND SERVICE SYSTEMS.....	80
3.19 MANDATORY FINDINGS OF SIGNIFICANCE.....	84
<b>4. REFERENCES.....</b>	<b>87</b>
<b>5. LIST OF PREPARERS.....</b>	<b>89</b>
LEAD AGENCY.....	89
PLACEWORKS.....	89

## Table of Contents

### *List of Figures*

<b>Figure</b>		<b>Page</b>
Figure 1	Regional Location .....	3
Figure 2	Citywide Aerial Photograph .....	5
Figure 3	Aerial Photograph of Specific Plan Area .....	7
Figure 4	Existing Land Uses .....	9
Figure 5	Current Land Use Plan.....	13
Figure 6	Proposed Land Use Plan .....	19

### *List of Tables*

<b>Table</b>		<b>Page</b>
Table 1	1987 Temple City General Plan Elements.....	11
Table 2	Current General Plan Land Use Designations .....	12
Table 3	Proposed General Plan Land Use Designations and Buildout Projections .....	17
Table 4	Land Use Projections for Specific Plan Area .....	18
Table 5	Measures for Reducing Liquefaction Hazards .....	51

## Abbreviations and Acronyms

AAQS	ambient air quality standards
AB	Assembly Bill
ACM	asbestos-containing materials
ADT	average daily traffic
amsl	above mean sea level
AQMP	air quality management plan
AST	aboveground storage tank
BAU	business as usual
bgs	below ground surface
BMP	best management practices
CAA	Clean Air Act
CAFE	corporate average fuel economy
CalARP	California Accidental Release Prevention Program
CalEMA	California Emergency Management Agency
Cal/EPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
CALGreen	California Green Building Standards Code
Cal/OSHA	California Occupational Safety and Health Administration
CalRecycle	California Department of Resources, Recycling, and Recovery
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDE	California Department of Education
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
cfs	cubic feet per second
CGS	California Geologic Survey
CMP	congestion management program
CNDDB	California Natural Diversity Database
CNEL	community noise equivalent level

## Abbreviations and Acronyms

CO	carbon monoxide
CO <sub>2e</sub>	carbon dioxide equivalent
Corps	US Army Corps of Engineers
CSO	combined sewer overflows
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
dB	decibel
dba	A-weighted decibel
DPM	diesel particulate matter
DTSC	Department of Toxic Substances Control
EIR	environmental impact report
EPA	United States Environmental Protection Agency
EPCRA	Emergency Planning and Community Right-to-Know Act
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
GHG	greenhouse gases
GWP	global warming potential
HCM	Highway Capacity Manual
HQTA	high quality transit area
HVAC	heating, ventilating, and air conditioning system
IPCC	Intergovernmental Panel on Climate Change
L <sub>dn</sub>	day-night noise level
L <sub>eq</sub>	equivalent continuous noise level
LBP	lead-based paint
LCFS	low-carbon fuel standard
LOS	level of service
LST	localized significance thresholds
M <sub>w</sub>	moment magnitude
MCL	maximum contaminant level
MEP	maximum extent practicable
mgd	million gallons per day
MMT	million metric tons

## Abbreviations and Acronyms

MPO	metropolitan planning organization
MT	metric ton
MWD	Metropolitan Water District of Southern California
NAHC	Native American Heritage Commission
NO <sub>x</sub>	nitrogen oxides
NPDES	National Pollution Discharge Elimination System
O <sub>3</sub>	ozone
OES	California Office of Emergency Services
PM	particulate matter
POTW	publicly owned treatment works
ppm	parts per million
PPV	peak particle velocity
RCRA	Resource Conservation and Recovery Act
REC	recognized environmental condition
RMP	risk management plan
RMS	root mean square
RPS	renewable portfolio standard
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SIP	state implementation plan
SLM	sound level meter
SoCAB	South Coast Air Basin
SO <sub>x</sub>	sulfur oxides
SQMP	stormwater quality management plan
SRA	source receptor area [or state responsibility area]
SUSMP	standard urban stormwater mitigation plan
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminants
TNM	transportation noise model

## Abbreviations and Acronyms

tpd	tons per day
TRI	toxic release inventory
TTCP	traditional tribal cultural places
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	underground storage tank
UWMP	urban water management plan
V/C	volume-to-capacity ratio
VdB	velocity decibels
VHFHSZ	very high fire hazard severity zone
VMT	vehicle miles traveled
VOC	volatile organic compound
WQMP	water quality management plan
WSA	water supply assessment

# 1. Introduction

---

The Proposed Project involves an update to the City of Temple City's General Plan that is intended to guide development in the City of Temple City (City) and its Sphere of Influence (SOI) over the next 35 years. The City's SOI is the unincorporated County of Los Angeles lands adjacent to City boundaries that are defined by the county local agency formation commission (LAFCo) as areas likely to be served or annexed by the City in the future. As a general rule, cities do not have regulatory control over these lands, but they have the authority to designate their preference for land use planning in these county areas if the properties may be annexed to a city sometime in the future.

The Proposed Project also includes the adoption of a specific plan. Specifically, the City is in the process of developing the Temple City Crossroads Specific Plan, which 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 be adopted by the City Council as ordinance and would function as the regulatory document that serves to implement zoning for the Specific Plan area, thereby ensuring an orderly and systematic implementation of the City's 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.

As defined by Section 15063 of the CEQA Guidelines, an Initial Study is prepared primarily to provide the lead agency with information to use as the basis for determining whether an environmental impact report (EIR), negative declaration, or mitigated negative declaration would be appropriate for providing the necessary environmental documentation for a proposed project. The analysis in this Initial Study supports the preparation of an EIR.

## 1.1 PROJECT LOCATION

### City of Temple City

The City of Temple City encompasses four square miles in the west-central San Gabriel Valley in central-east Los Angeles County, California and is described throughout this Initial Study as "Plan Area". The City is approximately five miles southeast of Pasadena and 13 miles northeast of downtown Los Angeles, as shown in Figures 1, *Regional Location*, and 2, *Citywide Aerial Photograph*. It 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 north-south alignment. Regional access to the City and SOI is from Interstate 10 (I-10) and I-210, approximately 0.8 mile south and 1.8 miles north of the City boundary.

The San Gabriel Valley is surrounded by the San Gabriel Mountains to the north, the San Rafael Hills and Repetto Hills to the west, the Puente Hills to the south, and the San Jose Hills to the east.

## 1. Introduction

The City's SOI spans 527 acres in areas of unincorporated Los Angeles County. The bulk of that area is north of the City in the Community of East Pasadena-East San Gabriel. Smaller areas are located east of the City in the Community of North El Monte and west of the southwest City boundary.

### **Temple City Crossroads Specific Plan**

As part of the General Plan Update, the City is developing a specific plan entitled the Temple City Crossroads Specific Plan (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 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 (see Figure 3, *Aerial Photograph of Specific Plan Area*, which depicts the extent and boundaries of the area covered under the Specific Plan). As shown in Figure 3, the Specific Plan area is currently developed with a mix of commercial, general service, office, and residential uses.

## 1.2 ENVIRONMENTAL SETTING

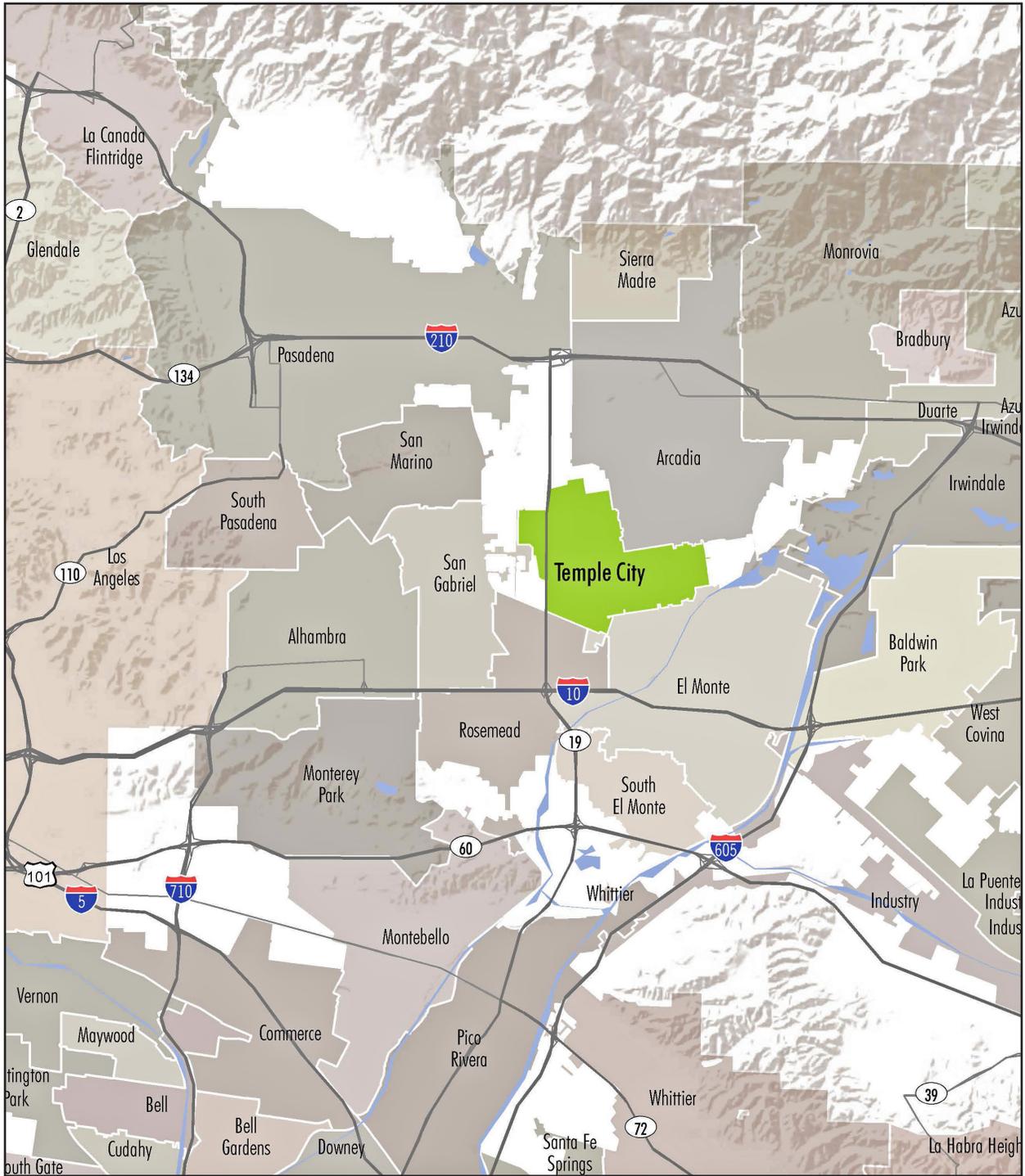
### 1.2.1 Existing Land Use

#### **City of Temple City**

As shown in Figure 2 and Figure 4, *Existing Land Uses*, approximately 85 percent of the land area of the City and its SOI are developed with residential uses totaling 15,300 dwelling units. Approximately 80 percent of the total residential units in the City and SOI combined are single-family units, with the balance being multifamily units. There is just over 2.8 million square feet of nonresidential land uses in the City and SOI combined, approximately 90 percent of which is in the City. Approximately 75 percent of the nonresidential land uses in the City and SOI are commercial, and the balance is industrial, public and education. The majority of the nonresidential uses in the City and SOI are in two corridors—one east-west centered along Las Tunas Drive, and one north-south centered along Rosemead Boulevard (State Route 19).

In 2015 (existing conditions), there were approximately 46,450 residents and 6,654 employees in the City and its SOI. These residents and employees occupied 15,300 residential units and 2,819,497 square feet of nonresidential uses.

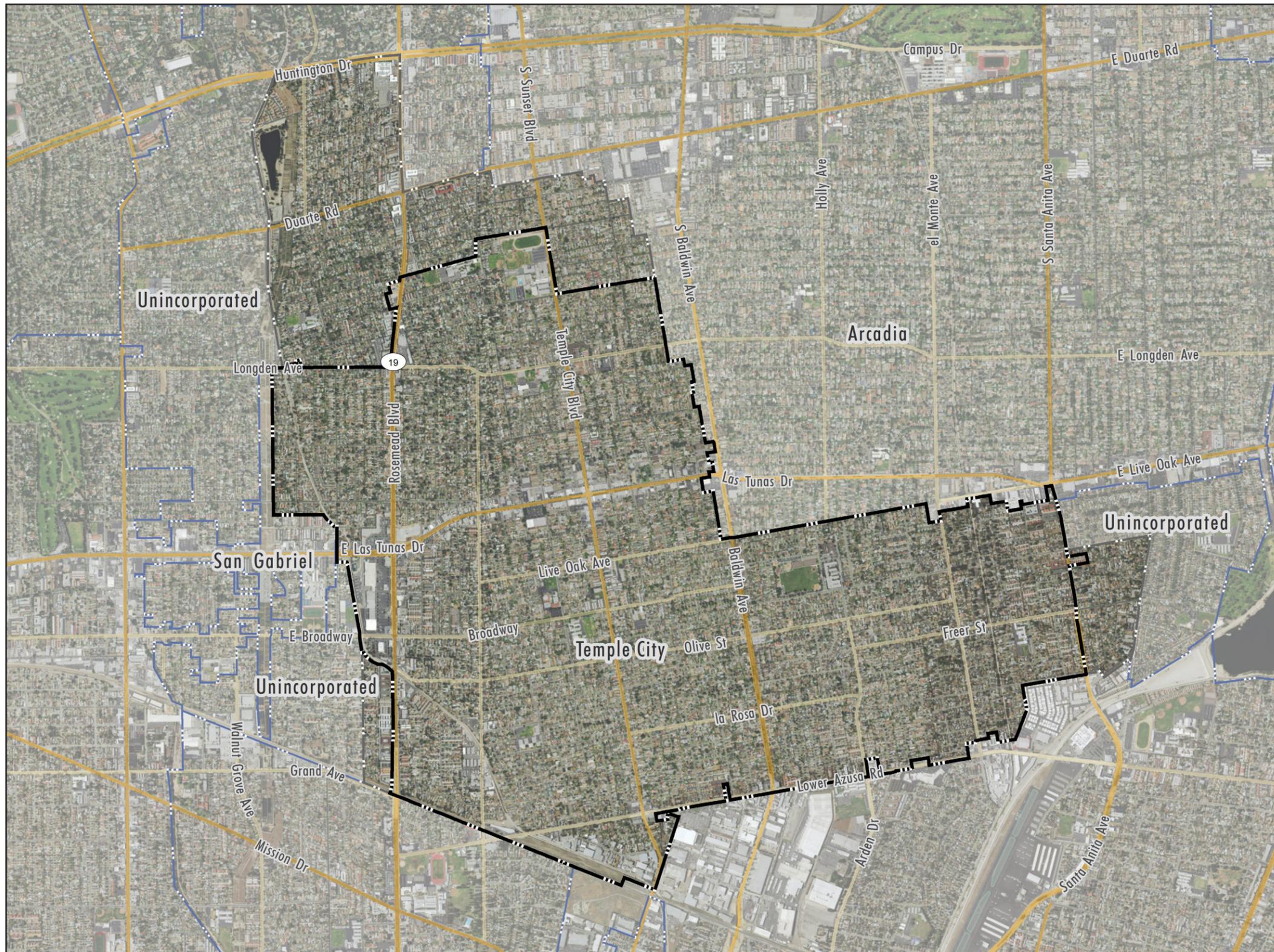
Figure 1 - Regional Location  
1. Introduction



## 1. Introduction

*This page intentionally left blank.*

Figure 2 - Citywide Aerial Photograph  
1. Introduction



— Temple City Boundary  
— Temple City SOI

0 0.5  
Scale (Miles)



## 1. Introduction

*This page intentionally left blank.*

Figure 3 - Aerial Photograph of Specific Plan Area  
1. Introduction



 Temple City Boundary     Temple City SOI     Specific Plan Boundary     City Boundary

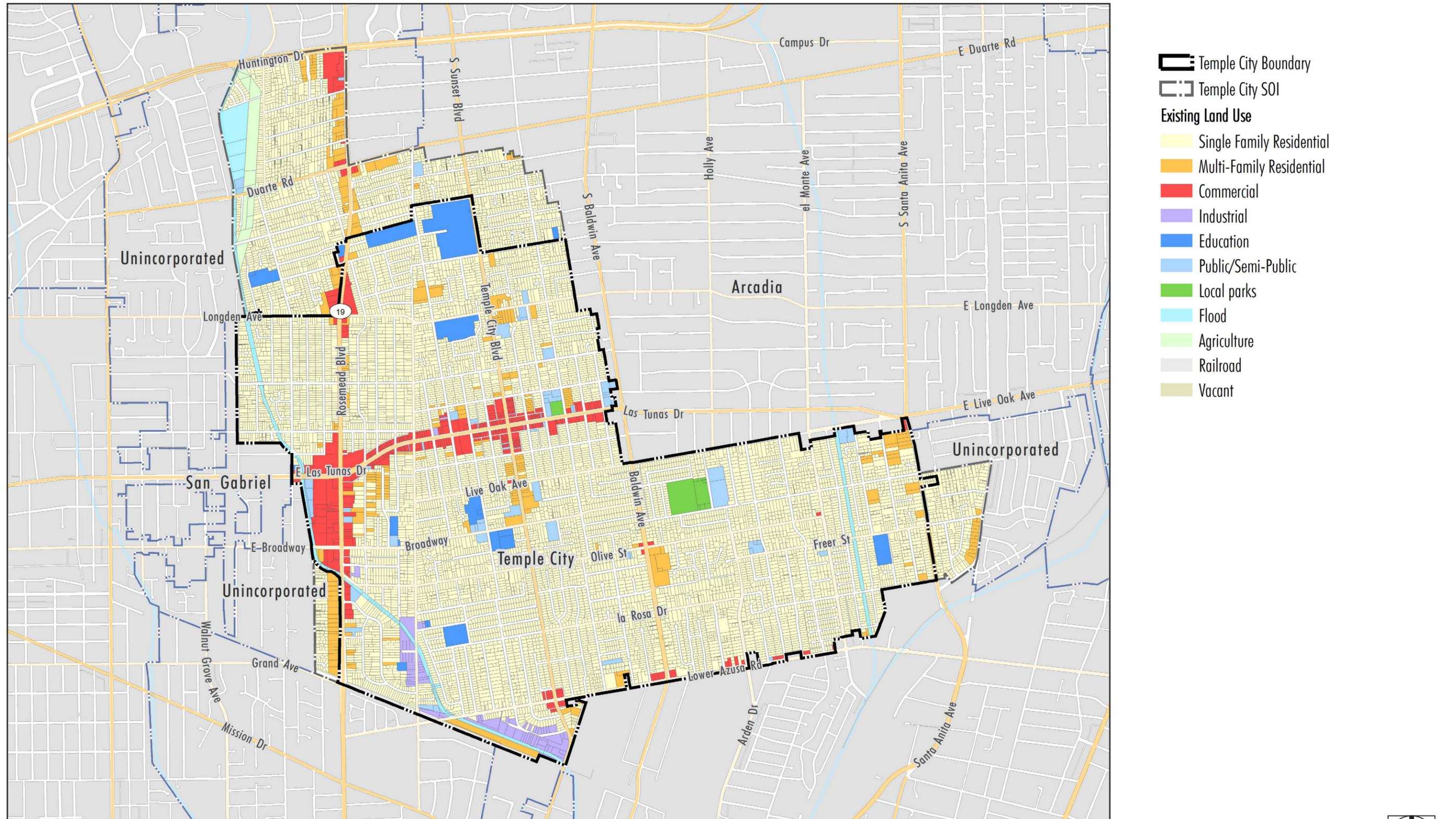
0 500  
Scale (Feet)



## 1. Introduction

*This page intentionally left blank.*

Figure 4 - Existing Land Uses  
1. Introduction



## 1. Introduction

*This page intentionally left blank.*

# 1. Introduction

## Temple City Crossroads Specific Plan

As shown on Figure 3, the Specific Plan area is currently developed with a mix of commercial, general service, office, and residential uses. There are currently 50 residential units with 101 residents, as well as 627,348 square feet of commercial buildings with 1,652 employees currently located in the Specific Plan area.

### 1.2.2 Surrounding Land Use

The City is surrounded by built-out urban uses, most of which are residential. The San Gabriel Valley Airport is approximately 0.2 mile southeast of the southeast corner of the City. The Rio Hondo Channel passes approximately 650 feet southeast of the southeast corner of the City.

### 1.2.3 Existing General Plan and Zoning

The current Temple City General Plan was adopted on April 21, 1987, and comprises six elements, which encompass the seven elements required by the state of California under California Government Code Section 65302. Elements in the current General Plan are listed in Table 1 and shown in Figure 5, *Current Land Use Plan*.

**Table 1 1987 Temple City General Plan Elements**

Temple City 1987 General Plan Elements	State-Required Elements
Land use (1987)	Land Use
Circulation (1987)	Circulation
Housing (2014)	Housing
Resource Management (1987)	Open Space
	Conservation
Noise (1987)	Noise
Public Safety (1987)	Safety

Table 2 presents a breakdown of current Temple City General Plan land use designation in the City and its SOI. As shown in this table, the City is currently divided into seven land use designations, and the predominant land use designation within the City limits is residential, comprising approximately 85 percent of the land in the City.

## 1. Introduction

**Table 2 Current General Plan Land Use Designations**

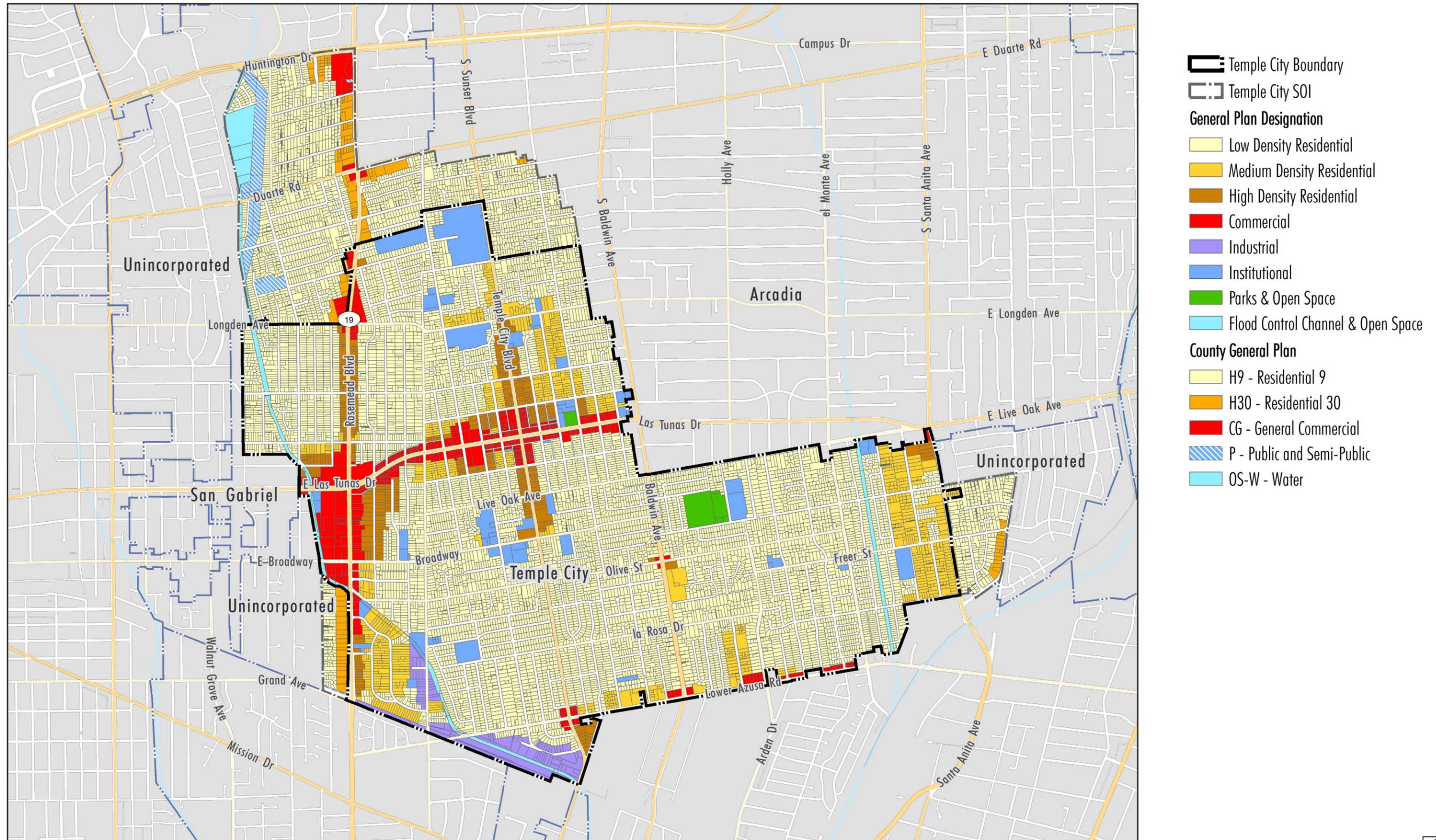
	Acres <sup>1</sup>	Percent of Planning Area	Current General Plan Densities/FAR	Development Capacity
<b>City Limits</b>				
<b>Residential</b>				
Low Density	1,346	67%	1-6 du/acre	1,346 – 8,076 units
Medium Density	253	13%	7-12 du/acre	1,701 – 3,036 units
High Density	110	5%	13-24 du/acre	1,430 – 2,640 units
<b>Residential Subtotal</b>	<b>1,709</b>	<b>85%</b>	—	—
<b>Other</b>				
Commercial	117	6%	2.8 FAR	14,270,256 SF
Industrial	52	2%	N/A	
Parks	18	1%	N/A	
Institutional	121	6%	N/A	
<b>Other Subtotal</b>	<b>308</b>	<b>15%</b>	—	—
<b>City Limits Total</b>	<b>2,017</b>	<b>100%</b>	—	—
<b>Sphere of Influence</b>				
<b>Residential</b>				
Residential 9	403	77%		
Residential 30	51	10%		
<b>Residential Subtotal</b>	<b>454</b>	<b>87%</b>	—	—
<b>Other</b>				
General Commercial	14	3%		
Public and Semi-Public	33	6%		
Opens Space - Water	25	5%		
<b>Other Subtotal</b>	<b>72</b>	<b>14%</b>	—	—
<b>Sphere of Influence Total</b>	<b>527</b>	<b>100%</b>	—	—
<b>TOTAL (City and SOI)</b>	<b>2,544</b>	—	—	—

<sup>1</sup> Source: 1987 Temple City General Plan  
Notes: FAR = floor area ratio

## 1.3 PROJECT DESCRIPTION

The Proposed Project involves an update to the current (1987) Temple City General Plan and adoption of the Temple City Crossroads Specific Plan. Following is a description of each of these project components.

Figure 5 - Current Land Use Plan  
1. Introduction



Base Map Source: Temple City, 2015



## 1. Introduction

*This page intentionally left blank.*

## 1. Introduction

### 1.3.1 Proposed General Plan Update

#### 1.3.1.1 GENERAL PLAN UPDATE ELEMENTS

The proposed 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:

- **The Community Services Element** plans for the provision of public services, including education, recreational programs and parks, libraries, schools, police, fire, and health services, as well as public utilities and infrastructure consistent with the City's growth and development strategy. Its components include:
  - Public Facilities
  - Art & Culture
  - Education
  - Public Safety
  - Recreation & Open Space
  - Utilities
  
- **The Natural Resources Element** addresses issues related to future air quality and climate change in the community. It focuses on key topics related to the conservation and enhancement of the natural environment. Its components include:
  - Air Quality & Climate
  - Natural Environment
  - Water Resources
  
- **The Hazards Element** plans for the welfare and safety of people/individuals and their property by identifying and mitigating potential effects of natural and man-made disasters, including, but not limited to, earthquakes, flooding, fires, hazardous waste, and other disasters. It also identifies existing and potential noise sources within the community and strategies to minimize the exposure of residents to noise. Its components include:
  - Fire
  - Flooding
  - Hazardous Wastes & Materials
  - Noise
  - Seismic

## 1. Introduction

- Wind
- Emergency Preparedness
- **The Land Use Element** addresses issues related to the growth, development, and the built environment. It presents goals and policies pertaining to how existing development is to be maintained and enhanced and new development is to occur, and it includes an overview of the General Plan's standards for population density and building intensity. Its components include:
  - Land Use Diagram & Development Standards
  - Citywide Goals & Policies
  - Neighborhoods & Districts
  - Community Places
- **The Mobility Element** addresses the identification, location, and extent of existing and proposed major thoroughfares, transportation routes, multimodal transportation options, and local public utilities and facilities. It serves as an infrastructure plan and is correlated with the Land Use Element. Its components include:
  - Livable Streets
  - Parking
  - Pedestrian Network
  - Bicycle Network
  - Transit Service
  - Sustainable Transportation
  - Monitoring
  - Regional Connectivity
- **The Economic Development Element** identifies the City's strategy for maintaining a strong economic base and a fiscal balance that permits continued and enhanced levels of high-quality public services within the community. It includes long-range goals for the community and policies to guide decision making relative to economic development issues. Its components include:
  - Business Environment
  - Workforce Engagement
  - Real Estate Investment
  - Lifestyle Enrichment
  - Fiscal Sustainability

# 1. Introduction

## 1.3.1.2 GENERAL PLAN UPDATE LAND USES DESIGNATIONS AND BUILDOUT

Proposed land uses under the General Plan Update are shown in Figure 6, *Proposed Land Use Plan*. Table 3 outlines the proposed land use designations and details the projected number of dwelling units and nonresidential development square footage that would be accommodated under buildout of the General Plan Update. The table also summarizes the acreage for each land use designation and provides a comparison between existing and proposed conditions.

**Table 3 Proposed General Plan Land Use Designations and Buildout Projections**

Proposed Land Use Designation	Acres <sup>1</sup>	Assumed Density (du/ac) <sup>2</sup>	Assumed Intensity (FAR)	Dwelling Units	Population <sup>3,4</sup>	Nonresidential Building Space (square feet)	Employees <sup>5</sup>
<b>City of Temple City</b>							
Residential Low	1,340	6	—	8,040	26,105	—	—
Residential Medium	252	12	—	3,019	9,516	—	—
Residential High	100	28	—	2,809	5,365	—	—
Commercial	49	—	—	—	—	947,937	2,722
Mixed Use <sup>6</sup>	58	36	0.4	628	1,200	1,013,522	2,667
Mixed Use - Specific Plan <sup>6,7</sup>	53	36	0.4	1,890	3,748	1,069,008	2,813
Industrial	29	—	0.4	—	—	518,416	648
Institutional	113	—	—	—	—	—	332
Flood Control Channel	32	—	—	—	—	—	—
Parks	17	—	—	—	—	—	—
<b>Subtotal</b>	<b>2,043</b>	<b>—</b>	<b>—</b>	<b>15,069</b>	<b>43,279</b>	<b>3,404,774</b>	<b>8,803</b>
<b>Sphere of Influence</b>							
CG - General Commercial	14	—	0.5	—	—	305,661	598
H30 - Residential 30	51	24	—	1,233	3,286	—	—
H9 - Residential 9	403	7	—	2,904	9,983	—	—
OS-W - Water	25	—	—	—	—	—	—
P - Public and Semi-Public	33	—	—	—	—	—	39
<b>Subtotal</b>	<b>527</b>	<b>—</b>	<b>—</b>	<b>4,137</b>	<b>13,268</b>	<b>305,661</b>	<b>637</b>
<b>Total (City and SOI)<sup>7</sup></b>	<b>2,570</b>	<b>—</b>	<b>—</b>	<b>20,523</b>	<b>59,201</b>	<b>3,854,553</b>	<b>9,819</b>
Existing Conditions	2,570	—	—	15,300	46,450	2,819,497	6,654
<b>Difference</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>5,223</b>	<b>12,751</b>	<b>1,035,056</b>	<b>3,165</b>

Notes: du/ac = dwelling units per acre; FAR = floor area ratio; ROW = right of way

The General Plan Update projections refer to realistic long-term development expected under the proposed land use plan over the next 30 to 40 years. The projections detailed in this table represent a likely amount of development over the long term based on average levels of density and intensity as properties transition over time.

<sup>1</sup> Acres are given as adjusted gross acreages, which do not include the rights-of-way for major roadways, flood control facilities, or railroads.

<sup>2</sup> Density/intensity includes both residential density, expressed as dwelling units per acre, and nonresidential intensity, expressed as floor-area-ratio (FAR), which is the amount of building square feet in relation to the size of the lot. Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the current General Plan. Accordingly, the projections in the General Plan Update do not assume buildout at the maximum density or intensity and are adjusted downward to account for variations in development.

<sup>3</sup> Estimates of population by land use designation are based on reasonable person-per-household factors identified by the 2012 Department of Finance.

<sup>4</sup> A 4.5 percent vacancy rate was assumed for population based on the 2013 5-Year American Community Survey.

<sup>5</sup> Estimates of jobs by land use designation are based on employment generation rates derived from the Updated Land Use Survey in the General Plan Update (City, 2013).

<sup>6</sup> Mixed-Use designations assumed 30 percent residential and 70 percent nonresidential uses. While this mix should be used as a guideline for development, the ultimate composition of the Mixed-Use area may vary in response to market conditions.

<sup>7</sup> Within the Specific Plan area, full buildout assumptions (vs. reasonable) were made for Traffic Analysis Zone 60210456.

# 1. Introduction

As shown in Table 3, 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 12,751 additional residents and 3,165 additional workers to the City and its SOI.

## 1.3.2 Proposed Specific Plan

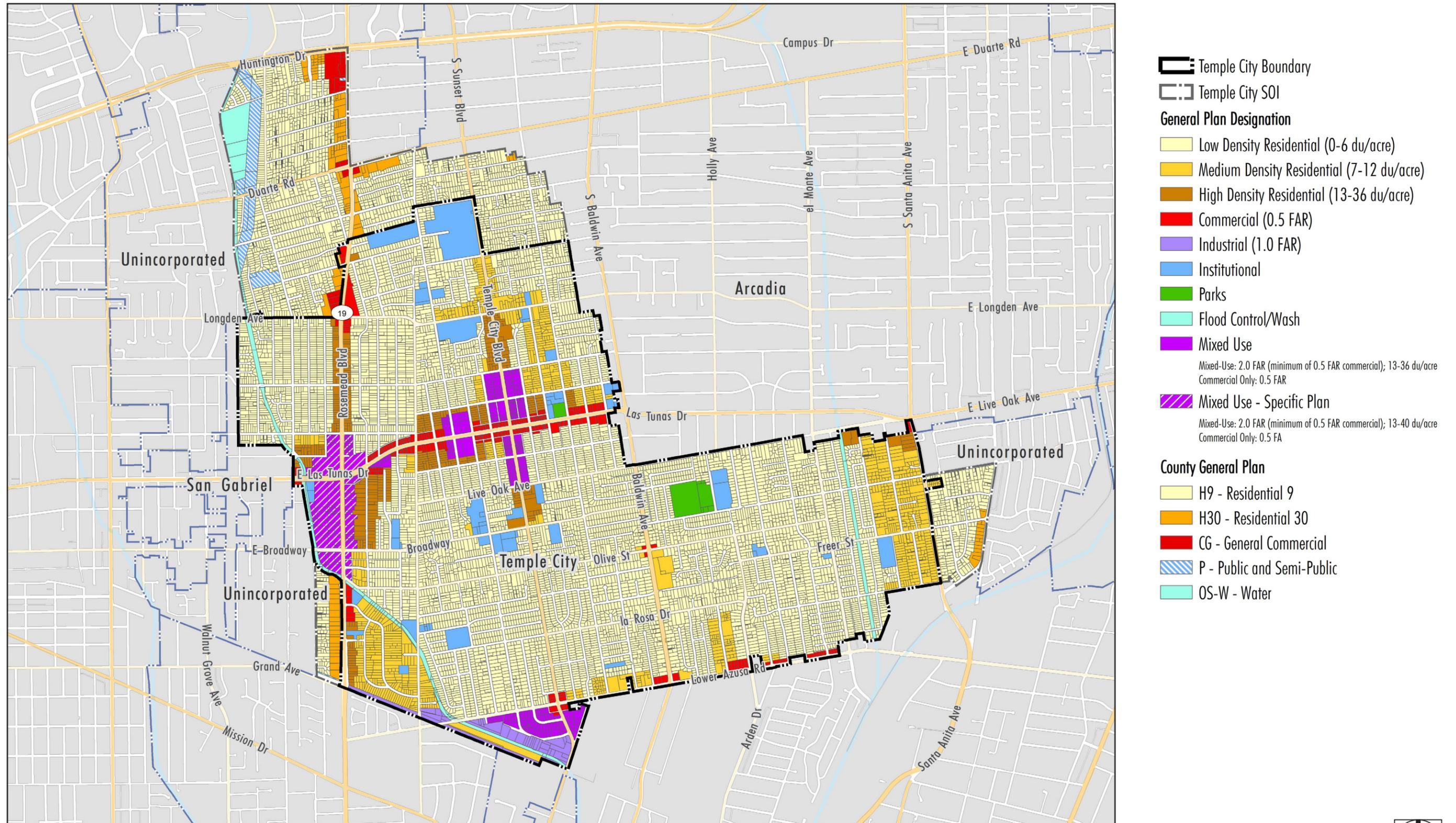
The proposed Specific Plan would establish a land use, development, and implementation framework to allow for enhancement and redevelopment of the 72.55-acres covered under the Specific Plan in accordance with the vision, goals, and policies of the Temple City General Plan. The Specific Plan would be adopted by the City Council as ordinance and would function as the regulatory document that serves as the implementing zoning for the Specific Plan area, thereby ensuring an orderly and systematic implementation of the City’s 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.

The Specific Plan would allow mixed-use development up to a density of 2.0 FAR (floor area ratio). As shown in Table 4, 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. As also shown in Table 4, an increase in population and the number of employees would also occur as a result of the residential and nonresidential development, respectively, that would be accommodated under the Specific Plan.

**Table 4 Land Use Projections for Specific Plan Area**

	Dwelling Units	Population	Commercial Square Feet	Employees
Existing Land Use	50	101	627,348	1,652
Development Projected Under the Specific Plan	1,887	3774	1,082,061	2,848
Difference	1,837	3673	454,713	1,196

Figure 6 - Proposed Land Use Plan  
1. Introduction



Base Map Source: ESRI, USGS, NOAA, 2015; Temple City



## 1. Introduction

*This page intentionally left blank.*

## 1. Introduction

### 1.4 CITY ACTION REQUESTED

Temple City City Council is the legislative body and the approving authority for the General Plan Update and Specific Plan. In order to implement the General Plan Update and Specific Plan, the City Council must take the following actions:

- Certify the City of Temple City General Plan Update and Temple City Crossroads Specific Plan EIR
- Adopt Findings of Fact (and Statement of Overriding Considerations, if required)
- Adopt a Mitigation Monitoring and Reporting Program
- Adopt the City of Temple City General Plan Update and Temple City Crossroads Specific Plan

## 1. Introduction

*This page intentionally left blank.*

## 2. Environmental Checklist

---

### 2.1 BACKGROUND

---

1. **Project Title:** Temple City General Plan Update and Temple City Crossroads Specific Plan

---

2. **Lead Agency Name and Address:**

City of Temple City  
Community Development Department  
9701 Las Tunas Drive  
Temple City, CA 91780

---

3. **Contact Person and Phone Number:**

Scott Reimers  
(626) 656-7316

---

4. **Project Location:**

**Temple City General Plan Update:** The City of Temple City is in the San Gabriel Valley in central-east Los Angeles County, as shown in Figure 1, *Regional Location*. 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 north-south. The City's SOI includes three areas of unincorporated Los Angeles County to its north, east, and west, as shown in Figure 2, *Citywide Aerial*. The planning area for the Proposed Project includes both the City of Temple 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 (see Figure 3, *Aerial Photograph of Specific Plan Area*, which depicts the extent and boundaries of the area covered under the Specific Plan).

---

5. **Project Sponsor's Name and Address:**

Scott Reimers  
Planning Manager  
City of Temple City  
Community Development Department  
9701 Las Tunas Drive  
Temple City, CA 91780

## 2. Environmental Checklist

---

### 6. General Plan Designation:

Refer to Section 1.2.3, *Existing General Plan and Zoning*.

---

### 7. Zoning:

Refer to Section 1.2.3, *Existing General Plan and Zoning*.

---

### 8. Description of Project:

Refer to Section 1.3, *Project Description*.

---

### 9. Surrounding Land Uses and Setting:

The City of Temple City is surrounded by built-out urban uses, most of which are residential. The San Gabriel Valley Airport is approximately 0.2 mile southeast of the southeast corner of the City. The Rio Hondo Channel passes approximately 650 feet southeast of the southeast corner of the City.

---

### 10. Other Public Agencies Whose Approval Is Required:

None.

## 2. Environmental Checklist

### 2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agricultural and Forest Resources        | <input checked="" type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources                | <input checked="" type="checkbox"/> Cultural Resources            | <input checked="" type="checkbox"/> Geology / Soils                    |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality          |
| <input checked="" type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                        | <input checked="" type="checkbox"/> Noise                              |
| <input checked="" type="checkbox"/> Population / Housing     | <input checked="" type="checkbox"/> Public Services               | <input checked="" type="checkbox"/> Recreation                         |
| <input checked="" type="checkbox"/> Transportation / Traffic | <input checked="" type="checkbox"/> Utilities / Service Systems   | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

### 2.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

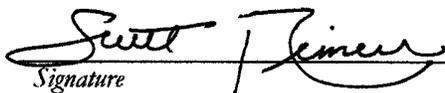
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

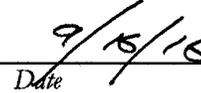
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

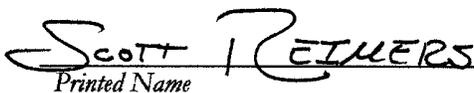
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
Signature

  
Date

  
Printed Name

  
For

## 2. Environmental Checklist

### 2.4 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) **Earlier Analyses Used.** Identify and state where they are available for review.
  - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

## 2. Environmental Checklist

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
- the significance criteria or threshold, if any, used to evaluate each question; and
  - the mitigation measure identified, if any, to reduce the impact to less than significant.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS. Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<b>X</b>			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				<b>X</b>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<b>X</b>			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<b>X</b>			
<b>II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				<b>X</b>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				<b>X</b>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				<b>X</b>
d) Result in the loss of forest land or conversion of forest land to non-forest use?				<b>X</b>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				<b>X</b>

## 2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<b>X</b>			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<b>X</b>			
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<b>X</b>			
d) Expose sensitive receptors to substantial pollutant concentrations?	<b>X</b>			
e) Create objectionable odors affecting a substantial number of people?	<b>X</b>			
<b>IV. BIOLOGICAL RESOURCES. Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				<b>X</b>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				<b>X</b>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				<b>X</b>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				<b>X</b>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				<b>X</b>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				<b>X</b>
<b>V. CULTURAL RESOURCES. Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<b>X</b>			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<b>X</b>			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<b>X</b>			

## 2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<b>X</b>			
<b>VI. GEOLOGY AND SOILS. Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			<b>X</b>	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			<b>X</b>	
ii) Strong seismic ground shaking?			<b>X</b>	
iii) Seismic-related ground failure, including liquefaction?			<b>X</b>	
iv) Landslides?				<b>X</b>
b) Result in substantial soil erosion or the loss of topsoil?	<b>X</b>			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			<b>X</b>	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			<b>X</b>	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				<b>X</b>
<b>VII. GREENHOUSE GAS EMISSIONS. Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<b>X</b>			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<b>X</b>			
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<b>X</b>			
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<b>X</b>			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<b>X</b>			
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<b>X</b>			

## 2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			<b>X</b>	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				<b>X</b>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				<b>X</b>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				<b>X</b>
<b>IX. HYDROLOGY AND WATER QUALITY. Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<b>X</b>			
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<b>X</b>			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site			<b>X</b>	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			<b>X</b>	
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<b>X</b>			
f) Otherwise substantially degrade water quality?	<b>X</b>			
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				<b>X</b>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				<b>X</b>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<b>X</b>			
j) Inundation by seiche, tsunami, or mudflow?				<b>X</b>

## 2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>X. LAND USE AND PLANNING. Would the project:</b>				
a) Physically divide an established community?			<b>X</b>	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<b>X</b>			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				<b>X</b>
<b>XI. MINERAL RESOURCES. Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				<b>X</b>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				<b>X</b>
<b>XII. NOISE. Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<b>X</b>			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<b>X</b>			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<b>X</b>			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<b>X</b>			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<b>X</b>			
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			<b>X</b>	
<b>XIII. POPULATION AND HOUSING. Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<b>X</b>			
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			<b>X</b>	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			<b>X</b>	

## 2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIV. PUBLIC SERVICES.</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<b>X</b>			
b) Police protection?	<b>X</b>			
c) Schools?	<b>X</b>			
d) Parks?	<b>X</b>			
e) Other public facilities?	<b>X</b>			
<b>XV. RECREATION.</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<b>X</b>			
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<b>X</b>			
<b>XVI. TRANSPORTATION/TRAFFIC.</b> Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<b>X</b>			
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<b>X</b>			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				<b>X</b>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				<b>X</b>
e) Result in inadequate emergency access?			<b>X</b>	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<b>X</b>			

## 2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVII. TRIBAL CULTURAL RESOURCES. Would the project:</b>				
<p>a) Cause a substantial adverse change in the significance of a Tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:</p> <ul style="list-style-type: none"> <li>• Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</li> <li>• A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.</li> </ul>	<b>X</b>			
<b>XVIII. UTILITIES AND SERVICE SYSTEMS. Would the project:</b>				
a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?	<b>X</b>			
b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<b>X</b>			
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<b>X</b>			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	<b>X</b>			
e) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<b>X</b>			
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<b>X</b>			
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<b>X</b>			

## 2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIX. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<b>X</b>			
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<b>X</b>			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<b>X</b>			

## 3. Environmental Analysis

---

Section 2.4 provides a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions contained in the checklist and identifies mitigation measures, if applicable.

### 3.1 AESTHETICS

#### a) Have a substantial adverse effect on a scenic vista?

**Potentially Significant Impact.** A scenic vista, as defined by the California Department of Transportation, is a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. The San Gabriel Mountains to the north of the City and to a lesser extent the Puente Hills to the south are considered scenic, as they provide a backdrop to the City's urban environment.

#### Plan Area

The San Gabriel Mountains to the north and the Puente Hills to the south are visible from certain vantage points of the Plan Area. These vistas contribute to the unique character of the community. The proposed General Plan Update would result in intensification of development in the Plan Area, which in turn could result in an adverse impact on vistas of these scenic features. The EIR will analyze impacts of the General Plan Update buildout on scenic vistas and will identify mitigation measures as necessary.

#### Specific Plan Area

Backdrop views of the San Gabriel Mountains to the north are visible from certain vantage points of the Specific Plan area—particularly to motorists and passersby traveling north on Rosemead Boulevard. Very limited views of these mountains are afforded to motorists and passersby traveling east-west on Las Tunas Road and Broadway. The Specific Plan would result in intensification of development in the Specific Plan area, which in turn could result in an adverse impact on vistas of this scenic feature. The EIR will analyze impacts of the Specific Plan buildout on scenic vistas and will identify mitigation measures as necessary.

#### b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

**No Impact.**

#### Plan Area

The Plan Area does not contain an officially-designated state scenic highway, officially-designated county scenic highway, or eligible state scenic highway (Caltrans 2011). The Plan Area is also not visible from the nearest officially-designated state scenic highway (State Route 2) or eligible state scenic highway (State Route 39), which are approximately 10 miles to the north and 9 miles to the northeast, respectively (Caltrans 2011).

### 3. Environmental Analysis

Additionally, the removal of significant trees, rock outcroppings, or any historic buildings would be inconsistent with the intent, goals and policies of the General Plan Update. The City also has an extensive tree protection ordinance and has adopted measures to protect public trees. Pursuant to the City's municipal code, removal of public trees is prohibited unless specific procedures are followed and findings are made and approved by the City. The City's municipal code does not contain ordinances protecting trees or other biological resources on private property.

Based on the preceding, no impacts relating to scenic highways or resources would occur as a result of implementation of the General Plan Update. This topic will not be evaluated in the EIR.

#### **Specific Plan Area**

As mentioned above, there are no designated state or county scenic highways within the City, which encompasses the Specific Plan area. The Specific Plan area is also not visible from the nearest officially-designated state scenic highway (State Route 2) or eligible state scenic highway (State Route 39), which are approximately 11 miles to the north and 10 miles to the northeast, respectively (Caltrans 2011).

Additionally, the Specific Plan area is not characterized by unique visual or historic resources. The removal of significant trees or any historic buildings or structures would also be inconsistent with the goals and objectives of the Specific Plan.

Furthermore, the City's municipal code includes measures for the protection of public trees, but not for private trees. Projects developed under the Specific Plan may involve the removal of existing trees on a development site, including street trees. However, development projects would be required to comply with provisions of the City's municipal code regarding public trees.

Based on the preceding, implementation of the Specific Plan would not cause any impacts relating to scenic highways or resources. This topic will not be evaluated in the EIR.

#### **c) Substantially degrade the existing visual character or quality of the site and its surroundings?**

##### **Potentially Significant Impact.**

#### **Plan Area**

The proposed General Plan Update would result in intensification of development in the Plan Area. The majority of the Plan Area is currently built out with residential uses; however, further development in the area could potentially degrade the visual character of the existing community. The EIR will analyze impacts of General Plan Update buildout related to the degradation of existing visual character or quality and will identify mitigation measures as necessary.

#### **Specific Plan Area**

The Specific Plan area is built out with urban uses, mostly commercial. Buildout of the Specific Plan would be in accordance with the vision, goals, and policies of the Temple City General Plan. However, as mentioned above, further development in the area could potentially degrade the visual character of the existing

### 3. Environmental Analysis

community. The EIR will analyze impacts of Specific Plan buildout related to the degradation of existing visual character or quality and will identify mitigation measures as necessary.

- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?**

**Potentially Significant Impact.**

#### **Plan Area**

Existing light sources in the Plan Area include street lights and parking lot lights; lighted business signs and billboards; and exterior and interior building lights. Buildout of the General Plan Update would result in 4,572 additional residential units and 1,201,338 additional square feet of nonresidential uses compared to existing conditions. Although the City is nearly built out, and a significant amount of ambient light already exists from surrounding cities and its own developed areas, future development has the potential to introduce new sources of light and glare that could adversely affect day or nighttime views in the Plan Area. The EIR will analyze impacts of General Plan Update buildout related to light and glare and will identify mitigation measures as necessary.

#### **Specific Plan Area**

Existing light sources in the Specific Plan area are similar to those in the Plan Area except for the greater proportion of commercial land uses in the Specific Plan area and thus the higher density of lighting. Impacts related to light and glare due to implementation of the Specific Plan will be analyzed in the EIR.

### **3.2 AGRICULTURE AND FORESTRY RESOURCES**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

**No Impact.**

### 3. Environmental Analysis

#### Plan Area

No prime farmland, farmland of statewide importance, or unique farmland are mapped in the City or its SOI (DLRP 2009). The Division of Land Resource Protection (DLRP) does not map important farmland in most of the urbanized portions of southern and central Los Angeles County. No impact would occur, and this topic will not be analyzed in the EIR.

#### Specific Plan Area

There is no mapped important farmland in the Specific Plan area. No impact would occur and this topic will not be analyzed in the EIR.

#### **b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

**No Impact.**

#### Plan Area

There is no zoning for agricultural use in the City. Much of the SOI is zoned for Residential Agricultural (R-A) and Light Agricultural (A-1) uses by the County of Los Angeles. However, those portions of the SOI are built out, mainly with single-family residential uses at typical suburban densities. The average density of all residential uses in the in the SOI is approximately 7.7 units per acre. General Plan Update implementation would not conflict with zoning for agricultural use in the SOI.

Williamson Act contracts restrict the use of privately-owned land to agriculture and compatible open-space uses under contract with local governments; in exchange, the land is taxed based on actual use rather than potential market value. There are no Williamson Act contracts in the City or SOI, and no impact would occur. This topic will not be analyzed in the EIR.

#### Specific Plan Area

There is no zoning for agricultural use in the Specific Plan area; existing zoning districts include General Commercial, Heavy Commercial, and R-2 (Residential, two units per parcel). No impact would occur and this topic will not be analyzed in the EIR.

#### **c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?**

**No Impact.**

### 3. Environmental Analysis

#### **Plan Area**

There is no zoning for forest land, timberland, or timberland production in the Plan Area. General Plan Update implementation would not impact land with such zoning designations, and this topic will not be analyzed in the EIR.

#### **Specific Plan Area**

There is no zoning for forest land, timberland, or timberland production in the Specific Plan area. Implementation of the Specific Plan would not impact land with such zoning designations, and this topic will not be analyzed in the EIR.

#### **d) Result in the loss of forest land or conversion of forest land to non-forest use?**

**No Impact.**

#### **Plan Area**

Forest land is defined as “land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits” (California Public Resources Code Section 12220[g]). The City of Temple City’s urban forest consists of cultivated street and parkway trees in an urban setting and is not forest land under natural conditions. Trees on private properties in the Plan Area are likewise ornamental landscape trees and are not forest land in natural conditions. General Plan Update buildout would not impact forest land, and this topic will not be analyzed in the EIR.

#### **Specific Plan Area**

Trees in the Specific Plan area are cultivated landscape trees in an urban setting, and are not forest land under natural conditions. Specific Plan buildout would not impact land with such zoning designations. This topic will not be analyzed in the EIR.

#### **e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

**No Impact.**

#### **Plan Area**

There is no mapped important farmland, agricultural use, or forest land close enough to the Plan Area to be potentially impacted by General Plan Update buildout. No impact would occur and this topic will not be analyzed in the EIR.

### 3. Environmental Analysis

#### Specific Plan Area

No mapped important farmland or forest land is within the Specific Plan area. No impact would occur and this topic will not be analyzed in the EIR.

### 3.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

**a) Conflict with or obstruct implementation of the applicable air quality plan?**

**Potentially Significant Impact.**

#### Plan Area

The City of Temple City is in the South Coast Air Basin (SoCAB) and is subject to the air quality management plan (AQMP) prepared by the South Coast Air Quality Management District (SCAQMD). SCAMQD's 2012 AQMP is based on regional growth forecasts for the Southern California Association of Governments (SCAG) region. Buildout pursuant to the proposed General Plan Update would involve changes in land use intensity and additional traffic volumes throughout the City, resulting in an increase of air pollutant emissions. Therefore, the proposed General Plan Update could potentially result in significant impacts to air quality. The EIR will assess the proposed General Plan Update's consistency with the AQMP and identify mitigation measures as necessary.

#### Specific Plan Area

Construction of development projects permitted under the proposed Specific Plan would generate exhaust from equipment and vehicle trips, fugitive dust from demolition and ground-disturbing activities, and off-gas emissions from architectural coatings and paving. Specific Plan buildout would result in increased criteria air pollutants. The EIR will evaluate the proposed project for consistency with regional growth forecasts and any impacts the planning program may have on the attainment of regional air quality objectives. Mitigation measures will be recommended as needed.

**b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

**Potentially Significant Impact.**

#### Plan Area

The City of Temple City is in the SoCAB, which is designated nonattainment for ozone (O<sub>3</sub>), fine inhalable particulate matter (PM<sub>2.5</sub>), coarse inhalable particulate matter (PM<sub>10</sub>), and lead (Los Angeles County only) under the California and National ambient air quality standards (AAQS) and nonattainment for nitrogen (NO<sub>2</sub>) under the California AAQS. Project-related air pollutant emissions are considered to have a significant effect on the environment if they result in concentrations that create either a violation of an ambient air

### 3. Environmental Analysis

quality standard or contribute considerably to an existing air quality violation. Because ambient air quality already exceeds existing standards, SCAQMD has established regional significance criteria to evaluate the degradation of local air quality in the SoCAB caused by individual projects. Construction activities related to implementation of the proposed General Plan Update buildout would have short-term impacts on air quality from fugitive dust generated by demolition and ground-disturbing activities, exhaust emissions from off-road and on-road equipment and vehicles, and off-gas emissions from application of paints and asphalt surfaces. Long-term air quality impacts are associated with the change in land uses in the City from an increase in stationary sources, mobile sources, and energy use. The proposed General Plan Update would allow for an increase of 4,572 residential units and 201,338 square feet of nonresidential land uses; and would change some land use designations. These land use changes are anticipated to generate 9,915 additional residents and 3,217 additional workers in the Plan Area. An air quality analysis will be prepared to determine if the potential air pollutant emissions associated with the proposed General Plan Update exceed SCAQMD's regional significance thresholds, and the findings will be discussed in the EIR.

#### Specific Plan Area

Construction and operation of projects pursuant to the proposed Specific Plan could generate fugitive dust, stationary-source emissions, and mobile-source emissions. Emissions would include short-term construction emissions and long-term operational emissions. An air-quality analysis has been conducted for the proposed project to determine if the resulting project's short- or long-term emissions would exceed SCAQMD's regional significance thresholds. This topic will be addressed in the EIR, and mitigation measures will be recommended as needed.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

#### Potentially Significant Impact.

#### Plan Area

Temple City is located in the SoCAB, a nonattainment area for ozone, PM<sub>2.5</sub>, PM<sub>10</sub>, NO<sub>2</sub>, and lead (Los Angeles County only). SCAQMD has significance thresholds for emissions that contribute to these nonattainment pollutants. As discussed under 5.b, implementation of the General Plan Update may produce air quality contaminants that exceed the SCAQMD's significance thresholds. Regional air pollutant emissions generated by the existing and proposed land uses will be modeled and evaluated in the EIR.

#### Specific Plan Area

The Specific Plan Area is in the SoCAB, and is designated under the California and National ambient air-quality standards as nonattainment for ozone (O<sub>3</sub>), coarse inhalable particulate matter (PM<sub>10</sub>), fine inhalable particulate matter (PM<sub>2.5</sub>), nitrogen oxides (NO<sub>x</sub>) (California standard only), and lead (Los Angeles County only). Specific Plan buildout may increase existing levels of criteria pollutants and contribute to the nonattainment status for these criteria pollutants in the SoCAB. Emissions would include short-term

### 3. Environmental Analysis

construction emissions and long-term operational emissions. An air-quality analysis has been prepared to determine if the proposed project would result in a cumulatively considerable net increase in any criteria air pollutant. This topic will be addressed in the EIR, and mitigation measures will be recommended, as appropriate.

#### **d) Expose sensitive receptors to substantial pollutant concentrations?**

##### **Potentially Significant Impact.**

##### **Plan Area**

Sensitive receptors refer to locations where uses and or activities result in increased exposure of persons more sensitive to the unhealthful effects of emissions (such as residents, school children, the elderly, hospital patients, etc.). Sensitive land uses within the City include residences, schools, and hospitals. Implementation of the proposed General Plan Update may expose sensitive receptors to substantial pollutant concentrations by proposing industrial uses. The EIR will evaluate environment impacts to sensitive receptors in relation to SCAQMD's thresholds for localized impacts. Air quality compatibility will be evaluated based on the California Air Resources Board's recommended buffer distances from major sources of air pollutants. Therefore, further evaluation of these issues will be studied in the EIR.

##### **Specific Plan Area**

As stated above, the EIR will evaluate environmental impacts to sensitive receptors in relation to SCAQMD's thresholds for localized impacts. Air quality compatibility will be evaluated based on the California Air Resources Board's recommended buffer distances from major sources of air pollutants. Therefore, further evaluation of these issues will be studied in the EIR.

#### **e) Create objectionable odors affecting a substantial number of people?**

##### **Potentially Significant Impact.**

##### **Plan Area**

Residential development and most commercial uses do not typically generate nuisance odors and therefore, there is minimal opportunity for any exposure. However, some industrial land uses, such as wastewater treatment plants, food processing, compost facilities, and other industrial processes, have the potential to generate objectionable odors that could affect a substantial number of people. The EIR will evaluate potential sources of odor within the Plan Area and their potential to affect a substantial number of people.

##### **Specific Plan Area**

As mentioned above, the EIR will evaluate potential sources of odor as a result of buildout of the Specific Plan Area and their potential to affect a substantial number of people.

## 3. Environmental Analysis

### 3.4 BIOLOGICAL RESOURCES

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

**No Impact.**

#### **Plan Area**

Sensitive biological resources are habitats or species that have been recognized by federal, state, and/or local agencies as being endangered, threatened, rare, or in decline throughout all or part of their historical distribution. The City is completely built-out, and does not contain habitat that would support listed species. Based on views of the Plan Area and surrounding area from Google Earth maps, US Fish and Wildlife Service (USFWS) mapping, and California Department of Fish and Wildlife (CDFW) mapping (USFWS 2016), there is no suitable habitat for sensitive species onsite, and no natural biological resources or communities exist on, adjacent to, or near the Plan Area. Therefore, the General Plan Update would not result in a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations. No impact would occur and no mitigation measures would be necessary. Therefore, this topic will not be analyzed in the EIR.

#### **Specific Plan Area**

The Specific Plan Area is located within the Plan Area boundary, and as such, there is no suitable habitat for sensitive species onsite, and no natural biological resources or communities exist on, adjacent to, or near the Specific Plan Area. No impacts would occur due to implementation of the Specific Plan and this topic will not be analyzed in the EIR.

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

**No Impact.**

#### **Plan Area**

Sensitive natural communities are communities that are considered rare in the region by regulatory agencies; known to provide habitat for sensitive animal or plant species; or known to be important wildlife corridors. Riparian habitats are those occurring along the banks of rivers and streams. There is no riparian habitat or other sensitive natural community currently onsite or in proximity of the Plan Area. Therefore, the General Plan Update would not result in an impact on any riparian habitat or other sensitive natural community, and no mitigation measures would be necessary. This topic will not be analyzed in the EIR.

### 3. Environmental Analysis

#### Specific Plan Area

The Specific Plan Area is located within the Plan area boundary, and as such, there is no riparian habitat or other sensitive natural community currently onsite or in proximity of the Specific Plan Area. No impacts would occur due to implementation of the Specific Plan and this topic will not be analyzed in the EIR.

- c) **Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

**No Impact.**

#### Plan Area

Wetlands are defined under the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, and bogs. The National Wetlands Mapper does not show any streams, wetlands, or other water bodies or any riparian habitat onsite, adjacent to, or within proximity of the Plan Area (USFWS 2016). Per the National Wetlands Mapper, the nearest USFWS-designated wetlands are the Eaton Wash along the western border of the City, and the Rio Hondo, and a flood control basin approximately 0.5 mile west of the Plan Area. Implementation of the General Plan Update would not have an adverse effect, either directly or indirectly, on the Eaton Wash, Rio Hondo, nor any other wetlands. Therefore, no impact to wetlands would occur, and no mitigation measures would be necessary. This topic will not be analyzed in the EIR.

#### Specific Plan Area

The Specific Plan Area is located within the Plan area boundary, and as such, it is also outside of any 100-year flood zones. No impacts would occur due to implementation of the Specific Plan and this topic will not be analyzed in the EIR.

- d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

**No Impact.**

#### Plan Area

The Plan Area is entirely developed and is surrounded by developed urban uses. The Plan Area does not include any undeveloped areas that may currently be used as wildlife corridors or nursery sites for native and migratory wildlife. No habitat fragmentation would occur because there would be no disturbances of undeveloped areas or native habitat under the General Plan Update.

### 3. Environmental Analysis

The Plan Area does contain ornamental landscaping and trees within the site. The Migratory Bird Treaty Act of 1918 (MBTA) governs the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests. Therefore, if any nesting migratory birds are found within the ornamental trees onsite, construction workers would be required to halt activities until the young have fledged, until a qualified biologist has determined the nest is inactive, or until appropriate mitigation measures that respond to the specific situation have been developed and implemented in consultation with the regulatory agencies. Thus, compliance with the MBTA would ensure impacts are less than significant levels. This topic will not be evaluated in the EIR.

#### **Specific Plan Area**

The analysis of the Plan Area also applies to the Specific Plan area. No impact would occur and this topic will not be analyzed in the EIR.

#### **e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

**No Impact.**

#### **Plan Area**

Temple City Municipal Code Title 3, Chapter 4, Article D: “Tree Preservation and Protection,” protects street trees. Pruning or removal of public trees is only permitted by City employees or contractors. Projects approved under the proposed General Plan Update would be required to comply with Article D. General Plan Update implementation would not conflict with the tree protection ordinance of the City. This topic will not be evaluated in the EIR.

#### **Specific Plan Area**

The analysis of the Plan Area also applies to the Specific Plan area. As with the General Plan Update, no impact would occur due to implementation of the Specific Plan and this topic will not be analyzed in the EIR.

#### **f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

**No Impact.**

#### **Plan Area**

The Natural Community Conservation Planning (NCCP) for the Central/Coastal Subregion does not designate any sites within the Plan Area for preservation or for open space uses. The Plan Area is not within a Significant Ecological Area (SEA) designated by Los Angeles County. The nearest SEA to the Plan Area is the Puente Hills SEA, approximately 2.4 miles to the south. General Plan Update buildout would not impact a Habitat Conservation Plan or a Natural Community Conservation Plan, and no impact would occur. This topic will not be evaluated in the EIR.

### 3. Environmental Analysis

#### Specific Plan Area

The analysis of the Plan Area also applies to the Specific Plan area. No impact would occur and this topic will not be analyzed in the EIR.

### 3.5 CULTURAL RESOURCES

#### a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

**Potentially Significant Impact.** Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally a resource is considered “historically significant” if it meets one of the following criteria:

- i) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- ii) Is associated with the lives of persons important in our past;
- iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values;
- iv) Has yielded, or may be likely to yield, information important in prehistory or history.

#### Plan Area

Historical/archaeological sites may be located in the Plan Area as it has been developed since at least 1952, based on historical aerial photographs (NETR 2016). Considering that many of the buildings in the Plan Area are older than 1952, some buildings in the Plan Area may be eligible for listing on the California Register of Historic Resources (CRHR). Further evaluation in the EIR is required to determine the level of significance and to identify mitigation measures to reduce impacts to below a level of significance, if possible.

#### Specific Plan Area

The analysis of the Plan Area also applies to the Specific Plan area; further evaluation in the EIR is required.

#### b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

**Potentially Significant Impact.**

#### Plan Area

The Plan Area is built out. Redevelopments pursuant to the General Plan Update would be built on previously disturbed soil. However, some redevelopments could involve soil disturbances to greater depths

### 3. Environmental Analysis

than previous disturbances. Thus, soil disturbances by redevelopment projects could damage previously recorded or unknown archaeological resources that might be buried in site soils. This impact is potentially significant; the EIR will recommend mitigation measures that would reduce archaeological resources impacts to less than significant.

#### **Specific Plan Area**

The analysis of the Plan Area also applies to the Specific Plan area; further evaluation in the EIR is required.

#### **c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**Potentially Significant Impact.**

#### **Plan Area**

Paleontological resources are buried fossil remains. Surficial and near-surface paleontological resources in the planning area would have been destroyed or recovered as a result of past development and redevelopment; therefore, it is unlikely that paleontological resources are located in the Plan Area under existing development. However, the proposed General Plan Update supports development that could result in the disturbance of soils and bedrock at depths not previously disturbed by existing or past development. Future development could result in impacts to such paleontological resources if not treated properly. Potential impacts to paleontological resources will be evaluated in an EIR.

#### **Specific Plan Area**

The analysis of the Plan Area also applies to the Specific Plan area; further evaluation in the EIR is required.

#### **d) Disturb any human remains, including those interred outside of formal cemeteries?**

**Potentially Significant Impact.**

#### **Plan Area**

The Plan Area is built out. Redevelopments pursuant to the General Plan Update would be built on previously disturbed soil. However, some redevelopments could involve soil disturbances to greater depths than previous disturbances. Thus, soil disturbances by redevelopment projects could uncover unknown human remains that might be buried in site soils. This impact is potentially significant and will be further evaluated in the EIR.

#### **Specific Plan Area**

The analysis of the Plan Area also applies to the Specific Plan area; further evaluation in the EIR is required.

### 3. Environmental Analysis

#### 3.6 GEOLOGY AND SOILS

- a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**
  - i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

**Less Than Significant Impact.**

##### **Plan Area**

The Alquist-Priolo Earthquake Fault Zoning Act was passed to prevent construction of buildings used for human occupancy on the surface of active faults, in order to minimize the hazard of surface rupture of a fault to people and buildings. Before cities and counties can permit development within Alquist-Priolo Earthquake Fault Zones, geologic investigations are required to show that the sites are not threatened by surface rupture from future earthquakes. Active earthquake faults are faults where surface rupture has occurred within the last 11,000 years. The Raymond Fault, which is considered active by the California Geological Survey, passes under the north edge of the SOI (CGS 2016). An Alquist-Priolo Earthquake Fault Zone is designated along the Raymond Fault, extending approximately 850 feet south into the SOI from the northwest corner of the SOI. The Workman Mill fault, part of which is mapped as active, passes approximately 2.2 miles southwest of the Plan Area. An Alquist-Priolo Earthquake Fault Zone is mapped along a segment of the Workman Mill Fault, approximately 2.2 miles southwest of the Plan Area (CGS 2016; CGS 1977).

General Plan Update buildout would expose some people and structures to risk of surface rupture of a fault in the northern edge of the SOI. Proponents of any development projects undertaken within an Alquist-Priolo Earthquake Fault Zone would require the preparation of fault studies by qualified geologists to determine whether there were active fault traces on or within 50 feet of the affected project sites. In accordance with the requirements of the Alquist-Priolo Earthquake Fault Zoning Act, structures for human occupancy must be set back from active faults, usually by 50 feet. Projects developed or redeveloped pursuant to the General Plan Update would comply with the Alquist-Priolo Earthquake Fault Zoning Act, and impacts would be less than significant. This topic will not be evaluated in the EIR.

##### **Specific Plan Area**

No known active faults pass through or next to the Specific Plan Area, and Specific Plan buildout would not exacerbate existing hazards from surface rupture of a known active fault. No impact would occur and this topic will not be evaluated in the EIR.

### 3. Environmental Analysis

#### ii) Strong seismic ground shaking?

##### **Less Than Significant Impact.**

##### **Plan Area**

The City is in a seismically active region. Active faults in the region, in addition to the aforementioned Raymond Fault, include the Whittier Fault, approximately 8 miles to the south; Sierra Madre Fault Zone, approximately 4.6 miles to the northeast; Verdugo Fault, approximately 8 miles to the west; Sawpit-Clamshell Fault, approximately 5.4 miles to the northeast; and an unnamed fault approximately 2.3 miles to the south (CGS 2016).

Strong ground shaking is likely to occur within the design lifetimes of buildings constructed pursuant to the General Plan Update. The estimated peak ground acceleration (PGA) in alluvium conditions with a 10 percent chance of exceedance in 50 years is approximately 0.53 g at the east Plan Area boundary, and approximately 0.57 g at the north Plan Area boundary, where g is the acceleration of gravity. Ground acceleration of 0.53 g to 0.57 g correlates with Intensity VIII on the Modified Mercalli Intensity (MMI) Scale (Wald 1999), a subjective scale of how earthquakes are felt by people and the effects of earthquakes on buildings. The MMI Scale is a 12-point scale: at Intensity I, earthquakes are generally not felt by people; at Intensity XII, earthquakes damage is total, and objects are thrown into the air (USGS 2016). In an Intensity VIII earthquake, damage is slight in specially designed structures, but considerable damage occurs in ordinary substantial buildings with partial collapse, and damage is great in poorly built structures. Chimneys, factory stacks, columns, monuments, and walls fall, and heavy furniture is overturned (USGS 2016).

Earthquakes within the last 50 years that caused strong ground shaking in the San Gabriel Valley include the San Fernando Earthquake of 1971, the Whittier Narrows Earthquake of 1987, the Northridge Earthquake of 1994, the Landers Earthquake of 1992, and the Big Bear Earthquake of 1992 (SCEDC 2016).

Structures for human occupancy must be designed to meet or exceed California Building Code (CBC) standards for earthquake resistance. The CBC contains provisions for earthquake safety based on factors including occupancy type, the types of soil and rock onsite, and the strength of ground motion with a specified probability at the site. The CBC is updated on a three-year cycle; the 2016 CBC is scheduled to take effect on January 1, 2017.

Pursuant to Temple City Municipal Code Sections 7-1-0 et seq., structures for human occupancy must be designed to meet or exceed California Building Code (CBC) standards for earthquake resistance.<sup>1</sup> The CBC contains provisions for earthquake safety based on factors including occupancy type, the types of soil and rock onsite, and the strength of ground motion with specified probability of occurring at the site. Redevelopment projects pursuant to the General Plan Update would be required to have

<sup>1</sup> The current CBC is the 2013 CBC that took effect January 1, 2014. The CBC is updated on a three-year cycle; the 2016 CBC is scheduled to take effect January 1, 2017.

### 3. Environmental Analysis

geotechnical investigations conducted for their project sites pursuant to the Temple City Municipal Code. Such geotechnical investigations would calculate seismic design parameters, pursuant to CBC requirements, that must be used in the design of any proposed building.

Requirements for geotechnical investigations are included in the CBC Appendix J, Section J104; additional requirements for subdivisions requiring tentative and final maps and for other specified types of structures are in California Health and Safety Code Sections 17953 to 17955 and in Section 1802 of the CBC. Testing of samples from subsurface investigations is required, such as from borings or test pits. Studies must be done as needed to evaluate slope stability, soil strength, position and adequacy of load-bearing soils, the effect of moisture variation on load-bearing capacity, compressibility, liquefaction, differential settlement, and expansiveness.

General Plan Update buildout would not create significant hazards related to strong ground shaking, and impacts would be less than significant. This topic will not be evaluated in the EIR.

#### **Specific Plan Area**

The analysis for the Plan Area also applies to the Specific Plan area. Impacts would be less than significant and this topic will not be analyzed in the EIR.

#### **iii) Seismic-related ground failure, including liquefaction?**

**Less Than Significant Impact.**

#### **Plan Area**

Liquefaction refers to loose, saturated sand or silt deposits that behave as a liquid and lose their load-supporting capability when strongly shaken. Loose granular soils and silts that are saturated by relatively shallow groundwater are susceptible to liquefaction. Two of the factors contributing to susceptibility to liquefaction are present or potentially present in the Plan Area. First, sediments in the area consist mostly of young alluvial fan deposits that consist of unconsolidated gravel, sand, gravel, and silt (USGS 2005). Second, strong ground shaking is possible in the Plan Area.

The southeast portion of the Plan Area is in a Zone of Required Investigation for Liquefaction mapped by the California Geological Survey (CGS 1999). Measures for reducing hazards related to ground failure (including liquefaction) are described in California Geological Survey Special Publication 117A. Effects of liquefaction and measures for reducing hazards from each effect are summarized in Table 5. Details of recommended measures for reducing hazards are described in Special Publication 117A.

### 3. Environmental Analysis

**Table 5 Measures for Reducing Liquefaction Hazards**

Type of Displacement	Effect on Buildings and Other Improvements	Measures Recommended to Reduce Hazard
<b>Large-Scale Displacements</b>		
Large Spreads and Flows Horizontal movement with shearing or fracturing.	Disruption of structures, roads, and utilities	Only removal and densification of liquefiable soils, or permanently lowering the groundwater by dewatering, can fully eliminate liquefaction hazards.
<b>Localized Failures</b>		
Loss of bearing strength Can occur in saturated sand during strong ground shaking.	Tilting and uneven settlement of buildings and damage to foundations	In-place densification of liquefiable soils.
Differential Settlement A localized loss of support under the footprint or across the span of a building. It commonly occurs in interbedded sediments at alluvial sites.	Structural damage	Estimate the amount of potential vertical settlement, then design and construct a mat of compacted fill that is thick enough to form a uniform bearing surface. The main technique used is to remove and recompact a soil mat to give the foundation a more stable base.
Localized lateral spreading and small-scale flows Formed by the displacement of a surface layer in response to liquefaction of an underlying layer. This type of failure is dependent upon a gentle slope or a nearby "free face" or open area that will allow the displacement.	Structural damage	Require an adequate setback from an open face or sloping ground. If the distance and geometry is restricted, then bulkhead walls or another form of retaining structure must be installed.

Source: CGS 2008.

Development and redevelopment projects pursuant to the General Plan Update would require the preparation of geotechnical investigations consistent with Temple City Municipal Code Sections 7-1-0 et seq. The geotechnical investigations would be required prior to the City or County of Los Angeles issuing a grading permit. Such geotechnical investigations would assess liquefaction potential on the site and would provide recommendations for minimizing liquefaction hazards. General Plan Update buildout would not create significant hazards related to liquefaction, and impacts would be less than significant. This topic will not be analyzed in the EIR.

#### Specific Plan Area

The Specific Plan Area is outside of the aforementioned Zone of Required Investigation for Liquefaction mapped by the California Geological Survey. While there is no known liquefaction hazard in the Specific Plan area, development projects in the Specific Plan area must meet the same regulatory requirements as development projects in the Plan Area. Development under the Specific Plan would not exacerbate hazards related to liquefaction, and impacts would be less than significant. This topic will not be analyzed in the EIR.

### 3. Environmental Analysis

#### iv) Landslides?

**No Impact.**

#### **Plan Area**

The City is on an alluvial fan with a south-southeast slope averaging approximately 1.4 percent grade. Elevations in the City range from approximately 490 feet above mean sea level (amsl) at the north City boundary to approximately 300 feet amsl at the south City boundary; elevations range up to approximately 565 feet amsl at the northwest corner of the SOI.

The Plan Area is flat, with a south slope of approximately 1.5 percent. The Plan Area is not mapped in a Zone of Required Investigation for earthquake-induced landslides by the California Geological Survey (CGS 1999). General Plan Update buildout would not exacerbate an existing landslide hazard, and no impact would occur. This topic will not be analyzed in the EIR.

#### **Specific Plan Area**

The analysis for the Plan Area would also apply to the Specific Plan area; no impact would occur and this topic will not be analyzed in the EIR.

#### b) Result in substantial soil erosion or the loss of topsoil?

**Potentially Significant Impact.**

#### **Plan Area**

Developmental and redevelopment projects pursuant to the General Plan Update would disturb large amounts of soil and could cause substantial soil erosion if effective soil erosion measures were not used during construction. Impacts could be potentially significant. Soil erosion impacts during construction will be analyzed further in the EIR. Mitigation measures will be identified as necessary.

#### **Specific Plan Area**

Development and redevelopment projects pursuant to the Specific Plan could disturb large amounts of soil during construction and impacts could be potentially significant. Soil erosion impacts during construction will be analyzed further in the EIR and mitigation measures will be identified as necessary.

#### c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

**Less Than Significant Impact.**

### 3. Environmental Analysis

#### **Plan Area**

Hazards arising from liquefaction and landslides are analyzed above in Sections 3.6.a.iii and 3.6.a.iv, respectively. Lateral spreading is the downslope movement of surface sediment due to liquefaction in a subsurface layer. Compliance with the above-described regulations would minimize hazards arising from lateral spreading.

#### *Subsidence*

The major cause of ground subsidence is the excessive withdrawal of groundwater. The Plan Area overlies part of the Main San Gabriel Valley Groundwater Basin (“Basin”). Groundwater levels in the Basin are managed by the Main San Gabriel Valley Watermaster to avoid overdraft of the Basin (MSGW 2016). General Plan Update buildout would not exacerbate an existing subsidence hazard, and impacts would be less than significant. This topic will not be evaluated in the EIR.

#### *Collapse*

Collapsible soils shrink upon being wetted and/or being subject to a load. Geotechnical investigations prepared for redevelopment projects in the Plan Area would assess the suitability of site soils for supporting the proposed structures and would recommend removal of some existing soils, and replacement with engineered fill soils, as required. General Plan Update buildout would not cause substantial hazards arising from collapsible soils, and impacts would be less than significant. This topic will not be evaluated in the EIR.

#### **Specific Plan Area**

The impact analyses for subsidence and collapsible soils for the Plan Area also applies to the Specific Plan Area. Impacts would be less than significant and this topic will not be evaluated in the EIR.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

**Less Than Significant Impact.**

#### **Plan Area**

Expansive soils shrink or swell as the moisture content decreases or increases; the shrinking or swelling can shift, crack, or break structures built on such soils. Geotechnical investigations that would be prepared for redevelopment projects in the Plan Area would evaluate expansion potential of subsurface soils on the affected project sites, and provide any needed recommendations to minimize hazards from expansive soils. General Plan Update buildout would not exacerbate existing expansive soils hazards, and impacts would be less than significant. This topic will not be analyzed in the EIR.

#### **Specific Plan Area**

The preceding analysis for the Plan Area would also apply to the Specific Plan area. Impacts would be less than significant and this topic will not be evaluated in the EIR.

### 3. Environmental Analysis

- e) **Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

**No Impact.**

#### **Plan Area**

General Plan Update implementation would not use septic tanks or other alternative wastewater disposal systems. The Plan Area is in the service area of the Los Angeles County Sanitation District 15; redevelopment projects would include connections to sanitary sewers. No impact would occur and this topic will not be evaluated in the EIR.

#### **Specific Plan Area**

The preceding analysis for the Plan Area would also apply to the Specific Plan area. No impact would occur and this topic will not be evaluated in the EIR.

### 3.7 GREENHOUSE GAS EMISSIONS

- a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

**Potentially Significant Impact.**

#### **Plan Area**

Buildout of the proposed General Plan Update would involve changes in land use intensity and additional traffic volumes throughout the City, resulting in an increase in the generation of greenhouse gas (GHG) emissions. The EIR will evaluate the existing GHG emissions inventory compared to emissions generated by buildout of the proposed General Plan Update. GHG emissions associated with future transportation sources will be quantified based on data obtained from the traffic study. An analysis will be prepared as part of the EIR to determine the General Plan Update's potential GHG impacts. Mitigation measures will be identified as necessary.

#### **Specific Plan Area**

Similar to the General Plan Update, buildout of the Specific Plan would involve changes in land use intensity and additional traffic volumes throughout the City, resulting in an increase in the generation of GHG emissions. Therefore, impacts could be potentially significant and will be further addressed in the EIR.

- b) **Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**Potentially Significant Impact.**

### 3. Environmental Analysis

#### Plan Area

The California Air Resources Board's Scoping Plan is California's GHG-reduction strategy to achieve the state's GHG emissions reduction target, established by AB 32, of 1990 emission levels by year 2020. SCAG's 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) sets a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce GHG emissions from transportation (excluding goods movement) in accordance with the region's per capita GHG reduction goals under SB 375. Additionally, the City has adopted the California Green Building Code as Section 7-6-0 of the City's Municipal Code, which includes construction and operation standards that must be met by new development to reduce environmental impacts, including GHG emissions. The EIR will evaluate the project's consistency with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions. Mitigation measures will be recommended as needed.

#### Specific Plan Area

As stated above, the EIR will evaluate the project's consistency with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions. Mitigation measures will be recommended as needed.

### 3.8 HAZARDS AND HAZARDOUS MATERIALS

- a) **Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?**

**Potentially Significant Impact.**

#### Plan Area

Some of the types of land uses that would be permitted under the General Plan Update—including industrial uses and some commercial uses—would include the use of hazardous materials in quantities that could result in substantial hazards to the public or the environment. Impacts could be potentially significant, and this topic will be addressed in the EIR. Mitigation measures will be identified as necessary.

#### Specific Plan Area

The analysis for the Plan Area above also applies to the Specific Plan Area. Impacts would be potentially significant and will be discussed in the EIR.

- b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

**Potentially Significant Impact.**

### 3. Environmental Analysis

#### Plan Area

##### *Existing Hazardous Materials in the Plan Area*

An environmental database search will be obtained from Environmental Data Resources Inc. (EDR). There are hazardous materials sites in the Plan Area.<sup>2</sup> Projects developed or redeveloped pursuant to the General Plan Update could cause hazards to the public or the environment arising from existing hazardous materials in the Plan Area. This impact would be potentially significant and will be analyzed in the EIR. Mitigation measures will be set forth as needed.

##### *Asbestos*

Asbestos is the name of a group of silicate minerals that are heat resistant, and thus were commonly used as insulation and fire retardant. Inhaling asbestos fibers has been shown to cause lung disease (asbestosis) and lung cancer (mesothelioma) (DTSC 2016). Beginning in the early 1970s, a series of bans on the use of certain asbestos-containing materials (ACMs) in construction were established by the US Environmental Protection Agency (EPA) and the Consumer Product Safety Commission. Most US manufacturers voluntarily discontinued the use of asbestos in certain building products during the 1980s.

Considering that much of the Plan Area was built out by 1952, many buildings in the Plan Area may contain ACMs. Alteration or demolition of buildings by projects pursuant to the General Plan Update could expose people or the environment to hazards from ACMs. This impact will be discussed in the EIR.

##### *Lead*

Lead was formerly used as an ingredient in paint (before 1978) and as a gasoline additive; both of these uses have been banned. Lead is listed as a reproductive toxin and a cancer-causing substance; it also impairs the development of the nervous system and blood cells in children (DTSC 2016).

Many buildings in the Plan Area could contain lead-based paint (LBP) due to their age. Demolition or alteration of such buildings could expose people or the environment to hazards from LBP. This impact will be discussed in the EIR.

##### *Hazardous Materials Uses In Accordance with General Plan Update Implementation*

The General Plan Update would permit some types of land uses that may use hazardous materials in amounts such that an accidental release of the materials could pose substantial hazards to the public or the environment. Impacts could be potentially significant, and this topic will be addressed in the EIR. Mitigation measures will be identified as necessary.

---

<sup>2</sup> A brief screening search of two databases, separate from the database search by EDR that will be conducted for the EIR, identified 32 hazardous materials cleanup sites in the City of Temple City on two databases: the GeoTracker database maintained by the State Water Resources Control Board (30 sites; SWRCB 2016); and the EnviroStor database maintained by the Department of Toxic Substances Control (2 sites; DTSC 2016). Such a screening search for the SOI was not practicable. The database search by EDR will include many other databases and will address the entire Plan Area.

### 3. Environmental Analysis

#### Specific Plan Area

The preceding analysis for the Plan Area also applies to the Specific Plan Area. Impacts would be potentially significant and will be addressed in the EIR, and mitigation measures will be identified as necessary.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

**Potentially Significant Impact.**

#### Plan Area

The Plan Area encompasses the public schools of the Temple City Unified School District (TCUSD) and some of the schools of the San Gabriel Unified, El Monte, and Arcadia School Districts. There are also private schools within the City, including St. Luke Catholic School. TCUSD maintains one comprehensive high school (9-12), one alternative high school (10-12), one alternative junior academy (7-9), one intermediate school, four elementary schools, and an adult education school, all within the Plan Area. Categories of land uses that emit hazardous emissions or handle hazardous substances that could pose a hazard to persons or schools within 0.25 mile of those land uses include industrial uses, some commercial uses, and construction activities. Impacts could be potentially significant. Impacts of new industrial uses generating hazardous emissions on surrounding land uses—including schools—will be discussed in the air quality section of the EIR. Mitigation measures will be identified as necessary.

#### Specific Plan Area

There are no K-12 schools in the Specific Plan Area. Two K-12 schools are located within 0.25 mile of the Specific Plan Area: Jefferson Middle School and San Gabriel Academy, both west of the Specific Plan area in the City of San Gabriel.

The preceding analysis for the Plan Area also applies to the Specific Plan area. Specific Plan buildout would increase land use intensity in the Specific Plan area, including a net increase of up to almost 455,000 square feet of commercial uses. Construction and operation of such additional land uses would use hazardous materials. Impacts of such hazardous materials uses on persons at schools in and near the Specific Plan area will be addressed in the EIR, and mitigation measures will be identified as necessary.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

**Potentially Significant Impact.**

#### Plan Area

An environmental database search will be obtained from EDR. The findings of the database search will be discussed in the EIR.

### 3. Environmental Analysis

#### Specific Plan Area

The findings of the aforementioned database search relevant to the Specific Plan area will be discussed in the EIR.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles or a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

**Less Than Significant Impact.**

#### Plan Area

The nearest public-use airport to the Plan Area is the San Gabriel Valley Airport—which was known as the El Monte Airport until September 2015—approximately 750 feet southeast of the southeast Plan Area boundary. The Plan Area is not within the airport influence area or runway protection zone of the San Gabriel Valley Airport (LACALUC 2016 and 2003). Therefore, buildout under General Plan Update would not expose people residing or working in the Plan Area to substantial safety hazards from aircraft activities of this airport. Impacts would be less than significant and this topic will not be analyzed in the EIR.

#### Specific Plan Area

The nearest public-use airport to the Specific Plan area is the San Gabriel Valley Airport; however, this airport is approximately 2.4 miles from southern end of the Specific Plan area. The Specific Plan area is not within the airport influence area or runway protection zone of the San Gabriel Valley Airport (LACALUC 2016 and 2003). Therefore, buildout under Specific Plan would not expose people residing or working in the Specific Plan area to safety hazards from aircraft activities of this airport. No impact would occur and this topic will not be analyzed in the EIR.

- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

**No Impact.**

#### Plan Area

There are no private airstrips or heliports in or within the vicinity of the Plan Area. The nearest heliport to the Plan Area is the Wells Fargo El Monte Heliport at 440 Flair Drive, in the City of El Monte, approximately 1.2 miles south of the Plan Area (Airnav.com 2016). Due to the relatively low building heights of development projects that would be accommodated under the General Plan Update and their distance from the aforementioned heliport, implementation of the General Plan Update is not anticipated to result in a change in air traffic patterns at this heliport that would result in a safety hazard for people residing or working within or surrounding the Plan Area. Additionally, helicopter takeoffs and landings at this private heliport are sporadic.

### 3. Environmental Analysis

Furthermore, over congested areas, helicopters are required to maintain an altitude of at least 1,000 feet above the highest obstacle within 2,000 feet of the aircraft, except as needed for takeoff and landing (Code of Federal Regulations, Title 14 § 91.119). Takeoffs and landings at Wells Fargo El Monte Heliport are also infrequent. Furthermore, helicopter takeoffs and landings are at a sufficient distance from the Plan Area that they would not pose a safety hazard to people residing or working within the Plan Area or its surroundings.

Based on the preceding, no impact from helicopter activities at the Wells Fargo El Monte Heliport would occur and this impact will not be analyzed in the EIR.

#### **Specific Plan Area**

The preceding discussion for the Plan Area also applies to the Specific Plan Area. No impact would occur and this topic will not be analyzed in the EIR.

#### **g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

**No Impact.**

#### **Plan Area**

The emergency response plan in effect for the City of Temple City is the Los Angeles County Operational Area Emergency Response Plan (ERP), approved by the County Board of Supervisors on July 10, 2012, and which specifies roles and responsibilities of various county agencies in emergency responses. Additionally, the County of Los Angeles All-Hazard Mitigation Plan (AHMP) was adopted by the County Board of Supervisors on February 24, 2014. The AHMP includes a vulnerability analysis for many types of hazards including earthquakes, floods, fires, and manmade hazards including terrorism and civil unrest; goals and objectives for strategies for mitigating hazards; proposed strategies and actions for reducing vulnerability to identified hazards; and lists of facilities and equipment available for responding to disasters.

Development projects under the General Plan Update would have no adverse impact on implementation of the ERP and AHMP. During the construction and operation phases, development projects would not interfere with any of the daily operations of the City's or county's emergency operations centers or with the Los Angeles County Fire Department's (LACFD) operations. All construction activities would be required to be performed per the City's and LACFD's standards and regulations. Development projects would be required to provide the necessary on- and offsite access and circulation for emergency vehicles and services during the construction and operation phases. Development projects would also be required to go through the City's development review and permitting process and would be required to incorporate all applicable design and safety standards and regulations in the CBC, LACFD, and Temple City Municipal Code to ensure that project development does not interfere with the provision of local emergency services (provision of adequate access roads to accommodate emergency response vehicles, adequate numbers/locations of fire hydrants, etc.).

### 3. Environmental Analysis

Furthermore, it is not anticipated that development projects under the General Plan Update would be considered critical facilities as defined by the Essential Services Building Seismic Safety Act for buildings that provide essential services after a disaster.

Based on the preceding, development projects pursuant to the General Plan Update would not interfere with implementation of the ERP or AHMP. No impact would occur and this topic will not be analyzed in the EIR.

#### **Specific Plan Area**

The preceding analysis for the Plan Area would also apply to the Specific Plan area.. No impact would occur and this topic will not be analyzed in the EIR.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

**No Impact.**

#### **Plan Area**

The Plan Area is built out with urban land uses, and does not contain substantial amounts of wildland vegetation that could fuel wildfires. No fire hazard severity zones are mapped by the California Department of Forestry and Fire Prevention in or near the Plan Area (CAL FIRE 2012). No impact would occur and this topic will not be analyzed in the EIR.

#### **Specific Plan Area**

The preceding analysis for the Plan Area would also apply to the Specific Plan area. No impact would occur and this impact will not be analyzed in the EIR.

### 3.9 HYDROLOGY AND WATER QUALITY

- a) Violate any water quality standards or waste discharge requirements?**

**Potentially Significant Impact.**

#### **Plan Area**

The US Environmental Protection Agency (EPA) establishes national water quality standards. Pursuant to Section 402 of the Clean Water Act, EPA has also established regulations under the National Pollution Discharge Elimination System (NPDES) program to control direct stormwater discharges.

#### *Construction*

Construction projects pursuant to the General Plan Update would generate pollutants that could contaminate stormwater. Waste discharge requirements for discharges to stormwater from construction sites of one acre

### 3. Environmental Analysis

or more in California are set forth in the Statewide Construction General Permit, Order No. 2009-009-DWQ and its subsequent revisions under Order No. 2012-0006-DWQ, issued by the State Water Resources Control Board (SWRCB) in 2012. Projects obtain coverage by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) estimating sediment risk from construction activities to receiving waters, and specifying Best Management Practices (BMPs) that would be incorporated into the project to minimize pollution of stormwater. Construction stormwater quality requirements, including types of BMPs required for construction projects will be discussed in more detail in the EIR.

#### *Operation*

Operation of projects developed in accordance with the General Plan Update would generate pollutants that could contaminate stormwater. In the City, the Los Angeles Regional Water Quality Control Board (LARWQCB) administers NPDES permitting programs and is responsible for developing wastewater discharge requirements. Requirements for avoiding or minimizing stormwater pollution from operation of development projects are in the LARWQCB's Order No. R4-2012-0175, Waste Discharge Requirements for Municipal Storm Water and Urban Runoff Discharges in the County of Los Angeles ("MS4 Permit"), most recently amended on June 16, 2015. Construction and operation of land uses developed pursuant to the General Plan Update has the potential to discharge sediment and pollutants to storm drains. Development per the General Plan Update may affect the City's compliance with water quality requirements. The EIR will discuss water quality standards and water discharge requirements relative to the General Plan Update.

#### **Specific Plan Area**

The discussion of water quality impacts for the Plan Area also applies to the Specific Plan area. Water quality requirements pertaining to both construction and operation phases of development projects will be discussed in the EIR.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

**Potentially Significant Impact.**

#### **Plan Area**

##### *Groundwater Recharge*

The Plan Area overlies part of the Main San Gabriel Valley Groundwater Basin (MSGVGB). The Plan Area is built out and largely impervious; thus, implementation of the General Plan Update would not substantially increase impervious areas in the Plan Area and therefore would not substantially interfere with groundwater recharge. This impact would be less than significant and will not be analyzed in the EIR.

### 3. Environmental Analysis

#### *Groundwater Supplies*

The Plan Area is within the Upper San Gabriel and Rio Hondo (USGRH) Subregion of the Greater Los Angeles County Integrated Regional Water Management (IRWM) Region. Groundwater is forecast to comprise approximately 53 to 54 percent of water supplies in the USGRH Subregion over the 2015-2035 period (LACDPW 2014).

Groundwater levels in the MSGVGB are managed by the Main San Gabriel Valley Watermaster to avoid overdraft of the Basin (MSGVGB 2016). Water supplies for water purveyors serving the Plan Area will be discussed in detail in the Utilities and Services section of the EIR.

#### **Specific Plan Area**

The analysis of groundwater recharge and groundwater depletion for the Plan Area also applies to the Specific Plan area. Specific Plan buildout would have less than significant impacts on groundwater recharge, since redevelopment of the Specific Plan area is not expected to result in a substantial increase in impervious surfaces. However, impacts of Specific Plan buildout on groundwater supplies will be discussed in the Utilities and Services section of the EIR as part of the analysis of water supplies and demands.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site.**

**Less Than Significant Impact.** Erosion is the detaching of soil particles from the ground surface by water or wind; siltation is water pollution by soil particles suspended in water or settling to the bottom of a water body. Erosion and siltation impacts potentially resulting from development projects accommodated under the General Plan Update and Specific Plan would, for the most part, occur during the development project's construction phase, which would include site preparation and grading activities. Erosion and siltation are not anticipated to occur during the operation phase of development projects.

#### **Plan Area**

Temple City is within the Rio Hondo watershed, which comprises 142 square miles of the much larger 834-square-mile Los Angeles River watershed. The Rio Hondo River originates in the Angeles National Forest, flows through the San Gabriel Valley, and confluences with the Los Angeles River within the City of South Gate. Major drainage channels in the Plan Area include Eaton Wash, which passes near the west Plan Area boundary; and Arcadia Wash, which passes through the east part of the Plan Area. Eaton Wash flows into the Rio Hondo Channel approximately one mile south of the Plan Area, while Arcadia Wash discharges into the Rio Hondo Channel approximately 850 feet south of the Plan Area. The Rio Hondo Channel passes approximately 475 feet south of the southeast corner of the Plan Area. Networks of storm drains serve the Plan Area: some discharging to Eaton Wash, some to Arcadia Wash, and some to the Rio Hondo (LACDPW 2016).

The aforementioned segments of drainage channels in the Plan Area are owned and maintained by the Los Angeles County Department of Public Works. The drainage channels are required for public safety purposes.

### 3. Environmental Analysis

and are designated for flood control use in and beyond the City limits. Under the General Plan Update, minor improvements are anticipated for the drainage channels, including bicycle paths and recreation uses. However, these types of improvements would not result in a change in or impact to the course of the drainage channels. Thus, implementation of the General Plan Update would not cause substantial erosion or siltation through changes in the course of a stream.

Additionally, the construction contractor of individual development projects would be required to prepare and implement a SWPPP pursuant to the Construction General Permit during grading and construction. The SWPPP would specify BMPs that the project construction contractor would implement prior to and during grading and construction to minimize erosion and siltation impacts on- and offsite. For example, BMPs could include but are not limited to: installation of perimeter silt fences, installation of silt fences around stockpile and covering of stockpiles, and stabilization of disturbed areas where construction ceases for a determined period of time (e.g., one week) with erosion controls. Adherence to the BMPs in the SWPPP would reduce, prevent, or minimize soil erosion from project-related grading and construction activities.

Based on the preceding, impacts related to erosion and siltation, both on- and offsite, would be less than significant and will not be analyzed in the EIR.

#### **Specific Plan Area**

The discussion of impacts for the Plan Area also applies to the Specific Plan Area. Impacts would be less than significant and will not be analyzed in the EIR.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

**Less Than Significant Impact.**

#### **Plan Area**

The Plan Area is served by networks of storm drains discharging into Eaton Wash, Arcadia Wash, and the Rio Hondo. General Plan Update buildout is not anticipated to change the course of a river or stream. Additionally, the City is currently built out and development pursuant to the General Plan Update is not expected to result in a substantial increase in the rate or amount of surface runoff resulting in flooding on- or offsite. Implementation of the General Plan Update will incorporate slightly higher landscape requirements as compared to existing conditions and local MS4 storm water requirements will result in initial storm flows being infiltrated, reused onsite or biofiltrated. These requirements would reduce peak flow rates and volumes. Based on these site design requirements, proposed runoff conditions are estimated to be slightly less or equal to existing conditions. Therefore, impacts would be less than significant and will not be analyzed in the EIR.

### 3. Environmental Analysis

#### **Specific Plan Area**

The impact discussion for the Plan Area also applies to the Specific Plan area. Specific Plan implementation would not change the course of a river or stream nor result in a substantial increase in the rate or volume of runoff. Impacts would be less than significant and will not be analyzed in the EIR.

- e) **Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?**

**Potentially Significant Impact.**

#### **Plan Area**

Projects developed or redeveloped pursuant to the General Plan Update would generate pollutants that could contaminate stormwater; and would change the amounts of impervious areas in the Plan Area and thus could change rates and/or volumes of stormwater. Regulations governing water quality and runoff amounts will be analyzed in the EIR.

#### **Specific Plan Area**

The preceding discussion of impacts in the Plan Area also applies to the Specific Plan Area. Impacts will be analyzed in the EIR.

- f) **Otherwise substantially degrade water quality?**

**Potentially Significant Impact.**

#### **Plan Area**

Water quality impacts would be potentially significant and will be analyzed in the EIR, as explained above in Section 3.9(a).

#### **Specific Plan Area**

Water quality impacts would be potentially significant and will be analyzed in the EIR.

- g) **Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

**No Impact.**

#### **Plan Area**

The Plan Area is in Flood Zone X, that is, outside of 100-year and 500-year flood zones (FEMA 2016). General Plan Update buildout would not place housing in a 100-year flood zone, and no impact would occur. This impact will not be analyzed in the EIR.

### 3. Environmental Analysis

#### **Specific Plan Area**

The Specific Plan Area is in Flood Zone X, that is, outside of 100-year and 500-year flood zones (FEMA 2016). General Plan Update buildout would not place housing in a 100-year flood zone, and no impact would occur.

#### **h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

**No Impact.**

#### **Plan Area**

The Plan Area is outside of any 100-year flood zones. General Plan Update implementation would not place structures within any 100-year flood zones that would redirect flood flows, and no impact would occur. This impact will not be analyzed in the EIR.

#### **Specific Plan Area**

The Specific Plan Area is located within the Plan Area boundary, and as such, it is also outside of any 100-year flood zones. No impacts would occur due to implementation of the Specific Plan and this impact will not be analyzed in the EIR.

#### **i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

**Potentially Significant Impact.**

#### **Plan Area**

The portion of the Plan Area east of Arcadia Wash is in the dam inundation area of Big Santa Anita Dam, which is on Santa Anita Wash approximately five miles north of the Plan Area (OES 2016). Impacts of General Plan Update buildout arising out of dam inundation hazards will be analyzed in the EIR.

#### **Specific Plan Area**

The Specific Plan area is not in a dam inundation area mapped by the Office of Emergency Services. Specific Plan buildout would not exacerbate flood hazards arising from dam inundation. No impact would occur for the Specific Plan area and this topic will not be analyzed in the EIR.

#### **j) Inundation by seiche, tsunami, or mudflow?**

**No Impact.**

### 3. Environmental Analysis

#### Plan Area

A seiche is a surface wave created when an inland water body is shaken, usually by an earthquake. There are no inland water bodies close enough to the Plan Area to cause a flood hazard due to a seiche, and general Plan Update buildout would not cause flood hazards arising from a seiche.

A tsunami is a sea wave caused by a sudden displacement of the ocean floor, most often due to earthquakes. The Plan Area is approximately 23 miles inland from the Pacific Ocean, and ranges in elevation from approximately 300 to 560 feet amsl. There is no flood hazard due to tsunamis in the Plan Area.

A mudflow is a landslide composed of saturated rock debris and soil with a consistency of wet cement. The Plan Area is flat, with a south slope of approximately 1.5 percent. Thus, there is no mudflow hazard in the Plan Area, and buildout of the General Plan Update would not exacerbate existing mudflow hazards. No impact would occur and this topic will not be analyzed in the EIR.

#### Specific Plan Area

The preceding analysis for the Plan Area also applies to the Specific Plan area. No impact would occur and this topic will not be analyzed in the EIR.

### 3.10 LAND USE AND PLANNING

#### a) Physically divide an established community?

**Less Than Significant Impact.**

#### Plan Area

The Plan Area is built out with mostly residential land uses. Portions of the Plan Area that would be designated for industrial or commercial-use land uses under the General Plan Update are generally already designated for nonresidential uses. Thus, General Plan Update buildout would not physically divide an established community. Additionally, implementation of the General Plan Update would not introduce barriers, roadways or other infrastructure improvements that would bisect or transect established communities. Impacts would be less than significant and this topic will not be analyzed in the EIR.

#### Specific Plan Area

The Specific Plan area is currently built out and redevelopment or infill in accordance with the Specific Plan would not physically divide an established community. The Specific Plan would create a more cohesive community by requiring future development to adhere to development standards and design guidelines in the Specific Plan. The vision for the Specific Plan is to transition the Specific Plan area from its current state as a underutilized, low-scale commercial corridor dominated by automotive-oriented businesses to a vibrant mixed-use corridor where walkable streetscapes link housing with transit and neighborhood-serving commercial uses. The intent of the Specific Plan is to revitalize the area and create a unique sense of place. Implementation of the Specific Plan would help create a sense of place throughout the Specific Plan area by creating a unifying streetscape, integrating alternative modes of transportation, and encouraging strategic

### 3. Environmental Analysis

development opportunities along the Rosemead Boulevard corridor. Streetscape improvements would aid pedestrian and bicycle movement between parts of the Specific Plan area.

Additionally, development under the Specific Plan would occur within the confines of the Specific Plan area and would not introduce barriers, roadways or other infrastructure improvements that would bisect or transect the established surrounding communities. The mix of uses of accommodated under the Specific Plan would also be compatible with and similar to the surrounding land uses.

For all of these reasons, implementation of the Specific Plan would not divide an established community and no adverse impact would occur. This topic will not be studied further in the EIR.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

**Potentially Significant Impact.**

#### **Plan Area**

The project involves a comprehensive update of the current Temple City General Plan. Consistency of the proposed General Plan Update with policies adopted for avoiding or mitigating an environmental impact—including SCAG’s 2016–2040 RTP/SCS—will be analyzed in detail in the EIR. The EIR will also address consistency with the San Gabriel Valley (El Monte) Airport land use plan—the airport is approximately 0.25 mile southeast of the City.

#### **Specific Plan Area**

The Specific Plan land use, development and implementation framework would be implemented in accordance with the vision, goals, and policies of the General Plan Update. As mentioned above, impacts will be analyzed in the EIR.

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?**

**No Impact.**

#### **Plan Area**

The Plan Area is not located within the area of a habitat conservation plan or natural community conservation plan. No impact would occur and this topic will not be analyzed in the EIR.

#### **Specific Plan Area**

The Specific Plan area is also not located within the area of a habit conservation plan or natural community conservation plan. No impact would occur and this topic will not be analyzed in the EIR.

### 3. Environmental Analysis

#### 3.11 MINERAL RESOURCES

- a) **Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?**

**No Impact.**

##### **Plan Area**

According to the current Temple City General Plan, the soils in the Plan Area do not contain any known mineral resources and there are no designated mineral resource areas in the City. The center and southwest portions of the Plan Area are mapped as MRZ-2 (mineral resource zone) by the California Geological Survey (CGS), that is, areas where geologic data indicates that significant resources are present (CGS 2010). However, the entire Plan Area is built out with the great majority comprising land uses incompatible with mining. Thus, General Plan Update buildout would not cause a loss of availability of mineral resources, and no impact would occur. This topic will not be analyzed in the EIR.

##### **Specific Plan Area**

As with the General Plan Update, implementation of the Specific Plan would not cause a loss of availability of mineral resources. No impact would occur and this topic will not be analyzed in the EIR.

- b) **Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

**No Impact.**

##### **Plan Area**

No mining sites are designated in the current Temple City General Plan, and this fact would not change under the General Plan Update. Additionally, no mines are mapped in or near the City on the Active Mines Operations Map maintained by the California Geological Survey (CGS 2010). Therefore, implementation of the General Plan Update would not cause a loss of availability of a mining site and no impact would occur. This topic will not be analyzed in the EIR.

##### **Specific Plan Area**

As with the General Plan Update, implementation of the Specific Plan would not cause a loss of availability of a mining site. No impact would occur and this topic will not be analyzed in the EIR.

#### 3.12 NOISE

- a) **Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

**Potentially Significant Impact.**

### 3. Environmental Analysis

#### **Plan Area**

The General Plan Update would involve the alteration, intensification, and redistribution of land uses, which may result in temporary, periodic, or permanent increases in ambient noise or in noise levels in excess of standards established in the City's General Plan or Municipal Code. The Hazards Element of the General Plan Update would include goals and policies that serve as an update to the adopted noise element. A noise analysis will be conducted, and issues relating to noise will be further analyzed in the EIR. Mitigation measures will be identified as necessary.

#### **Specific Plan Area**

The Specific Plan would allow for a substantial increase in residential units and potential commercial buildings. As stated above, a noise analysis will be conducted, and issues relating to noise will be further evaluated in the EIR. Mitigation measures will be identified as necessary.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

**Potentially Significant Impact.**

#### **Plan Area**

The General Plan Update would involve the alteration, intensification, and redistribution of land uses. Implementation of these land use changes could result in excessive ground-borne vibration or noise related to construction activities. An analysis will be conducted, and issues relating to ground-borne vibration and ground-borne noise will be analyzed in the EIR. Part of this impact assessment will focus on the construction phases of new development accommodated under the General Plan Update. Mitigation measures will be identified as necessary.

#### **Specific Plan Area**

The Specific Plan would also allow for the alteration, intensification, and redistribution of land uses. As stated above, an analysis will be conducted, and issues relating to ground-borne vibration and ground-borne noise will be analyzed in the EIR.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

**Potentially Significant Impact.**

#### **Plan Area**

General Plan Update buildout would result in approximately 20,500 residential units (just over 5,200 more than existing conditions) and 3.8 million square feet of nonresidential uses (just over one million more than existing conditions) in the Plan Area, resulting in increased vehicle trips. The increase in traffic could result in a permanent increase in ambient noise from stationary and transportation sources. Modeling of traffic noise

### 3. Environmental Analysis

will be conducted based on roadway segment volumes provided by the traffic report for existing and buildout year conditions. A noise analysis will be conducted, and the EIR will evaluate the General Plan Update's potential increase in ambient noise levels. Mitigation measures will be identified as necessary.

#### **Specific Plan Area**

Buildout under the Specific Plan would result in approximately 1,900 residential units (just over 1,800 more than existing conditions) and just under 1.1 million square feet of commercial building space (just over 450,000 square feet more than existing conditions) in the Specific Plan area, resulting in increased vehicle trips and noise levels. A noise analysis will be conducted, and the EIR will evaluate the Specific Plan's potential increase in ambient noise levels. Mitigation measures will be identified as necessary.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

**Potentially Significant Impact.**

#### **Plan Area**

Development pursuant to the General Plan Update could result in a temporary or periodic increase in ambient noise above existing levels due to construction activities or industrial uses. A noise analysis will be conducted, and the EIR will evaluate the General Plan Update's potential impact on ambient noise levels in the Plan Area—including construction-related noise impacts of new development accommodated under the General Plan Update. Mitigation measures will be identified as necessary.

#### **Specific Plan Area**

The analysis of the Plan Area also applies to the Specific Plan area; further evaluation in the EIR is required.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

**Potentially Significant Impact.**

#### **Plan Area**

The nearest airport to the Plan Area is the San Gabriel Valley Airport—which was known as the El Monte Airport until September 2015—approximately 750 feet south of the southeast Plan Area boundary. The Plan Area is not within the airport influence area of the San Gabriel Valley Airport; however, a small portion of the southeastern tip of the Plan Area lies within the noise contour zone of the airport (LACALUC 2016 and 2003). Potential impacts of airport noise on people residing or working in the Plan Area will be addressed by the noise and vibration technical study and will be discussed in the EIR. Mitigation measures will be recommended as needed.

### 3. Environmental Analysis

#### Specific Plan Area

The nearest airport to the Specific Plan area is the San Gabriel Valley Airport; however, the airport is approximately 2.4 miles southeast of the southern end of the Specific Plan area. The Specific Plan is not within the airport influence area or the noise contour zone of the airport (LACALUC 2016 and 2003). Therefore, no potential impacts from airport noise would occur to people residing or working in the Specific Plan area. Impacts would not be significant and this topic will not be analyzed in the EIR.

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

**Less Than Significant Impact.**

#### Plan Area

The Plan Area is not within the vicinity of a private airstrip or heliport. The nearest heliport to the Plan Area is the Wells Fargo El Monte Heliport at 440 Flair Drive, in the City of El Monte, approximately 1.2 miles south of the Plan Area (AirNav.com 2016). Helicopter takeoffs and landings at this private heliport are sporadic and at sufficient distance from the Plan Area. Additionally, over congested areas, helicopters are required to maintain an altitude of at least 1,000 feet above the highest obstacle within 2,000 feet of the aircraft, except as needed for takeoff and landing (Code of Federal Regulations, Title 14 § 91.119). Takeoffs and landings at Wells Fargo El Monte Heliport are also infrequent. Furthermore, helicopter takeoffs and landings are at a sufficient distance from the Plan Area that they would not pose a safety hazard to people residing or working within the Plan Area or its surroundings.

Therefore, development accommodated under the General Plan Update would not expose residents or workers in the Plan Area to excessive noise from helicopters operating to or from Wells Fargo El Monte Heliport. Impacts would be less than significant and this topic will not be analyzed in the EIR.

#### Specific Plan Area

The preceding discussion for the Plan Area also applies to the Specific Plan Area. No significant impact would occur and this topic will not be analyzed in the EIR.

### 3.13 POPULATION AND HOUSING

- a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

**Potentially Significant Impact.**

#### Plan Area

General Plan Update buildout would result in approximately 20,500 residential units (just over 5,200 more than existing conditions) and 3.8 million square feet of nonresidential uses (just over one million more than

### 3. Environmental Analysis

existing conditions) in the Plan Area. These land use changes are anticipated to generate just under 12,800 additional residents and 3,200 additional workers to in the Plan Area compared to existing conditions. Projections for residential units, population, nonresidential development and employment buildout in the Plan Area under the General Plan Update are each higher than the corresponding buildout projections for the current Temple City General Plan. Therefore, the proposed buildout has the potential to exceed regional and local growth projections. Population, housing, and employment impacts of General Plan Update implementation could be potentially significant and will be analyzed in the EIR.

#### **Specific Plan Area**

Buildout under the Specific Plan would result in approximately 1,900 residential units (just over 1,800 more than existing conditions) and just under 1.1 million square feet of commercial uses (just over 450,000 square feet more than existing conditions)the Specific Plan area. These land use changes are anticipated to generate just under 3,800 additional residents and just over 2,800 additional workers to in the Plan Area compared to existing conditions. As with the General Plan Update, population, housing, and employment impacts of Specific Plan implementation could be potentially significant and will be analyzed in the EIR.

#### **b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

**Less Than Significant Impact.**

#### **Plan Area**

The purpose of the General Plan Update is to provide orderly growth and development (e.g., infill development, redevelopment, and revitalization/restoration) in the City through the distribution, location, balance, and extent of land uses. Under the proposed land use map (see Figure 6, *Proposed Land Use Map*) of the General Plan Update, proposed land use designations would generally remain similar to existing land uses designations (see Figures 5, *Current Land Use Map*). As demonstrated in Figures 5 and 6, the majority of existing residential land uses in the City would remain residential.

Additionally, the General Plan Update guides planning for new growth in the City, in part through designation of land uses that result in additional housing. Examples of new opportunities for additional housing include the proposed application of increased density and intensity within the Specific Plan area, whose impacts are discussed below. General Plan Update buildout could displace a limited number of housing units (primarily within the Specific Plan area); however, buildout would result in a net increase of approximately 5,200 residential units in the Plan Area over existing conditions.

Furthermore, the General Plan Update includes goals and policies that would ensure that the City's existing housing stock is not negatively impacted.

Based on the preceding, implementation of the General Plan Update would not lead to the displacement of a substantial number of existing housing or people. Impacts would be less than significant and this topic will not be analyzed in the EIR.

### 3. Environmental Analysis

#### Specific Plan Area

Buildout of the Specific Plan could displace a very limited number of housing units. Implementation of the Specific Plan would gradually convert existing land uses in the Specific Plan area, including vacant and underutilized commercial uses and lots, into four land use districts that permit a mix of uses. Three of the districts are intended to accommodate a range of residential products including single-family, multifamily, live-work units, and mixed-use buildings, which integrate commercial uses with multifamily residential units above. Furthermore, buildout of the Specific Plan would result in a net increase of approximately 1,900 residential units in the Specific Plan area over existing conditions, which currently consists of 50 dwelling units. Additionally, the Specific Plan does not require that the existing residential areas convert to nonresidential uses—these would be allowed to remain as is. Therefore, implementation of the Specific plan would not lead to the displacement of a substantial number of existing housing or people. Impacts would be less than significant and this topic will not be analyzed in the EIR.

- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

**Less Than Significant Impact.** See response to Section 3.13(a), above.

#### 3.14 PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a) **Fire protection?**

**Potentially Significant Impact.**

#### Plan Area

The Los Angeles County Fire Department (LACFD) provides fire protection and emergency medical services to the Plan Area. Two fire stations serve the Plan Area: Fire Station 47 at 5946 Kauffman Avenue and Fire Station 5 at 7225 Rosemead Boulevard. General Plan Update buildout would result in an increase in residential nonresidential development in the Plan Area, thus generating increased demands for fire protection and emergency medical services. LACFD will be consulted regarding Plan Area impacts on needs for fire stations, firefighting equipment, and staffing. Impacts on fire protection will be analyzed in the EIR.

#### Specific Plan Area

Buildout of the Specific Plan would result in an increase in residential and nonresidential development to the Specific Plan Area, thus generating increased demands for fire protection and emergency medical services. As mentioned above, impacts on fire protection will be analyzed in the EIR.

### 3. Environmental Analysis

#### b) Police protection?

##### **Potentially Significant Impact.**

##### **Plan Area**

The Los Angeles County Sheriff's Department (LASD) provides police services to the Plan Area. General Plan Update buildout would increase population, employment, and development intensity in the Plan Area and would therefore cause an increase in demands for police protection. LASD will be consulted on existing police resources serving the Plan Area and potential impacts of the General Plan Update buildout on such resources. Police protection impacts will be analyzed further in the EIR.

##### **Specific Plan Area**

As stated above, police protection impacts will be analyzed further in the EIR.

#### c) Schools?

##### **Potentially Significant Impact.**

##### **Plan Area**

The Plan Area is served by the schools of the Temple City Unified School District (TCUSD), San Gabriel Unified School District (SGUSD), El Monte City School District (EMCSD), and Arcadia Unified School District (AUSD). TCUSD maintains one comprehensive high school (9-12), one alternative high school (10-12), one alternative junior academy (7-9), one intermediate school, four elementary schools, and an adult education school. Buildout of the General Plan Update would result in approximately 20,500 residential units (just over 5,200 more than existing conditions) within the school district boundaries, and would thus increase demands for school facilities. TCUSD, SGUSD, EMCSD, and AUSD will be consulted on existing school facilities in the Plan Area and impacts of General Plan Update buildout on schools. This topic will be analyzed further in the EIR.

##### **Specific Plan Area**

Buildout of the Specific Plan would result in approximately 1,900 residential units (just over 1,800 more than existing conditions) within the TCUSD and SGUSD boundaries. As stated above, school impacts will be analyzed further in the EIR.

#### d) Parks?

##### **Potentially Significant Impact.**

##### **Plan Area**

The City of Temple City Parks and Recreation Department maintains the City's two public parks: Live Oak Park and Temple City Park. Compared to existing conditions, buildout of the General Plan Update would

### 3. Environmental Analysis

result in a population increase of approximately 12,800 residents in the Plan Area, thus increasing demands for parks. The City will be consulted respecting existing park facilities and amenities and impacts of General Plan Update buildout on such facilities. This topic will be analyzed further in the EIR.

#### **Specific Plan Area**

Buildout of the Specific Plan would result in a population increase of just under 3,800 in the Specific Plan area compared to existing conditions, thus increasing demands for parks. As stated above, park impacts will be analyzed further in the EIR.

#### **e) Other public facilities?**

**Potentially Significant Impact.**

#### **Plan Area**

The County of Los Angeles Public Library system provides library services to the Plan Area through the Temple City Library at 5939 Golden West Avenue in Temple City. Compared to existing conditions, buildout of the General Plan Update would increase population of the Plan Area by approximately 12,800 residents, thus generating increased demands for library services. The Los Angeles Public Library will be consulted regarding existing resources at the Temple City Library, and impacts of Plan Area buildout on such resources. This topic will be addressed in the EIR.

#### **Specific Plan Area**

Compared to existing conditions, buildout of the Specific Plan would increase population of the Specific Plan Area by just under 3,800 residents, thus generating increased demands for library services. As stated above, library impacts will be studied further in the EIR.

### **3.15 RECREATION**

#### **a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?**

**Potentially Significant Impact.**

#### **Plan Area**

Compared to existing conditions, buildout of the General Plan would cause an increase in population in the Plan Area of approximately 12,800 residents, thus generating increased use of existing parks. The additional need for parks will be analyzed in the EIR to determine whether the projected growth could result in the deterioration of existing park facilities.

### 3. Environmental Analysis

#### **Specific Plan Area**

As with the General Plan Update, the EIR will evaluate the environmental impacts resulting from the increased demand on recreational facilities due to population growth under the Specific Plan.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?**

**Potentially Significant Impact.**

#### **Plan Area**

Buildout of the General Plan would increase the demand for parks. Analysis in the EIR is required to evaluate the environmental impacts resulting from the construction or expansion of recreational facilities.

#### **Specific Plan Area**

As with the General Plan Update, the EIR will evaluate the environmental impacts resulting from the construction or expansion of recreational facilities due to population growth under the Specific Plan.

### **3.16 TRANSPORTATION/TRAFFIC**

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

**Potentially Significant Impact.**

#### **Plan Area**

Buildout of the General Plan Update would generate a substantial numbers of vehicle trips through increased residential and nonresidential development in the Plan Area. General Plan Update buildout impacts on transportation and traffic would be potentially significant. A traffic impact analysis will be prepared for the General Plan Update, and this topic will be analyzed in the EIR.

#### **Specific Plan Area**

Buildout of the Specific Plan would generate a substantial numbers of vehicle trips through increased residential and nonresidential development in the Specific Plan area. Specific Plan buildout impacts on transportation and traffic would be potentially significant. As stated above, a TIA will be prepared for the General Plan Update, and this topic will be analyzed in the EIR.

### 3. Environmental Analysis

- b) **Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

**Potentially Significant Impact.**

#### **Plan Area**

There is a congestion management program (CMP) monitored intersection within the Plan Area at Rosemead Boulevard and Las Tunas Drive. Impacts to CMP roadways and intersections will be assessed in the TIA and analyzed in the EIR.

#### **Specific Plan Area**

As stated above, impacts to CMP roadways and intersections will be assessed in the TIA and analyzed in the EIR.

- c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

**No Impact.**

#### **Plan Area**

The nearest airport to the Plan Area is the San Gabriel Valley Airport—which was known as the El Monte Airport until September 2015—approximately 750 feet southeast of the southeast Plan Area boundary. The Plan Area is not within the airport influence area or runway protection zone of the San Gabriel Valley Airport (LACALUC 2016 and 2003). Additionally, land use changes proposed under the General Plan Update would not have any impacts on air traffic patterns, levels, or changes in location in any way. No further analysis of this topic is required and this topic will not be further analyzed in the EIR.

#### **Specific Plan Area**

As stated above, no further analysis of this topic is required and this topic will not be further analyzed in the EIR.

- d) **Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

**No Impact.**

#### **Plan Area**

The General Plan Update does not propose substantial changes to the Plan Area's circulation patterns or network—such as the redesign or closure of major streets—nor would it increase hazards or impact emergency access due to design features. Instead, the existing circulation system would be maintained and no

### 3. Environmental Analysis

substantial changes or significant congestion would occur that would affect the ability of emergency vehicles to continue to serve all areas of the Plan Area.

The City has also adopted roadway design standards (e.g., design speed, lane dimensions, turning radius, setbacks, and sight distance) that preclude the construction of any unsafe design features. All future roadway system improvements associated with future development activities under the General Plan Update would be designed in accordance with the established roadway design standards, some of which have also been incorporated into the policies of the General Plan Update. Various elements of the General Plan Update outline policies that support the design and safety of roadway and circulation improvements, as well as the provision of adequate emergency access. The General Plan Update policies focus on increasing mobility, access, and safety in the Plan Area.

Additionally, standard City protocol requires all engineered street plans to be reviewed and approved by the City's Community Development Department prior to any construction occurring, thereby further preventing the construction of any unsafe design features and ensuring that emergency access is provided. The Temple City Municipal Code and Community Development Department also provide design and development standards that would be applicable to future development activities associated with buildout of the General Plan Update. All future development activities would be controlled by these design and development standards. For example, applicants of development projects are required to submit a development plan for review, which must contain a site plan showing, among other things, internal circulation pattern; access and circulation; pedestrian, vehicular, service; and points of ingress and egress. Adherence to the design and development standards would ensure that safe and efficient movement of vehicles and pedestrians is provided.

Furthermore, where applicable, circulation and design features associated with future development activities under the General Plan Update would be required to meet LACFD's design and development standards, as applicable, and would be subject to review by LACFD. Construction activities associated with future development projects would also be required to be performed per the City and LACFD standards and codes, thereby avoiding any interference with emergency access during construction.

Finally, the General Plan Update does not propose to introduce new incompatible uses (e.g., farm equipment) into the City's circulation system. The land uses permitted under the General Plan Update land use map (see Figure 6, *Proposed Land Use Map*) would be similar in nature to the existing land uses that are found throughout City (see Figure 5, *Current Land Use Map*). Due to the largely residential character of the Plan Area and its surroundings, implementation of the General Plan Update would not conflict or be incompatible with the existing character of the Plan Area or its surroundings.

Based on the preceding, implementation of the General Plan Update would not result in conflicting land uses, create hazardous conditions, or impact emergency access. No impacts are anticipated and this topic will not be further analyzed in the EIR.

### 3. Environmental Analysis

#### Specific Plan Area

The preceding analysis for the Plan Area also applies to the Specific Plan area. No impacts are anticipated and this topic will not be further analyzed in the EIR.

**e) Result in inadequate emergency access?**

**Less Than Significant Impact.** See response to Section 3.16(d), above.

**f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

**Potentially Significant Impact.**

#### Plan Area

Future development in accordance with the General Plan Update would increase traffic in the Plan Area. Increased traffic may affect public transit facilities—including bus, pedestrian, and bicycle facilities—by impairing their safety or by increasing their use. Impacts to policies, plans, or programs for public transit facilities are potentially significant. General plans of California cities and counties are required under the Complete Streets Act to include planning for complete streets, that is, streets that meet the needs of all users of the roadway, including pedestrians, bicyclists, users of public transit, motorists, children, the elderly, and the disabled. Additionally, SCAG's RTP/SCS calls for smart growth planning principles, including the creation of walkable communities and the provision of a variety of transportation choices. The EIR will consider the policies and programs of the General Plan Update and evaluate its consistency with adopted alternative transportation plans and programs.

#### Specific Plan Area

As with the General Plan Update, the EIR will evaluate the Specific Plan's consistency with adopted alternative transportation plans and programs.

### 3.17 TRIBAL CULTURAL RESOURCES

**a) Cause a substantial adverse change in the significance of a Tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:**

- **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**
- **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public**

### 3. Environmental Analysis

**Resource Code Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe?**

**Potentially Significant Impact.** Assembly Bill 52 requires meaningful consultation with California Native American Tribes on potential impacts to Tribal Cultural Resources, as defined in Public Resources Code Section 21074. A tribe must submit a written request to the relevant lead agency if it wishes to be notified of projects within its traditionally and culturally affiliated area. The lead agency must provide written, formal notification to the tribes that have requested it within 14 days of determining that a project application is complete, or deciding to undertake a project. The tribe must respond to the lead agency within 30 days of receipt of the notification if it wishes to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation. Consultation concludes when either 1): the parties agree to mitigation measures to avoid a significant effect, if one exists, on a tribal cultural resource, or 2) a party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. AB 52 also addresses confidentiality during tribal consultation per Public Resources Code Section 21082.3(c).

#### **Plan Area**

To date, the Soboba Band of Luiseño Indians and the Torres Martinez Indians have submitted requests to the City to be included on the City's AB 52 consultation list, which is a list of potential tribes the City maintains for consultation for the purpose of mitigating potential impacts to tribal cultural resources under CEQA. Letters requesting comments will be sent to each of the tribes, and their responses will be analyzed in the EIR.

#### **Specific Plan Area**

As stated above, letters requesting comments will be sent to each of the tribes, and their responses will be analyzed in the EIR.

### **3.18 UTILITIES AND SERVICE SYSTEMS**

- a) **Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?**

**Potentially Significant Impact.**

#### **Plan Area**

The Sanitation Districts of Los Angeles County (Sanitation Districts) treats the Plan Area's wastewater; individual development projects are subject to a Sanitation Districts fee when the project is hooked up to a sewer line. The Plan Area is within District 15 of the Sanitation Districts. Implementation of the General Plan Update would involve the alteration, intensification, and redistribution of existing land uses. Development under the General Plan Update could increase wastewater treatment requirements and result in significant impacts to the provision of wastewater service within the Plan Area. The EIR will analyze impacts to wastewater treatment requirements.

### 3. Environmental Analysis

#### **Specific Plan Area**

As with the General Plan Update, development under the Specific Plan could increase wastewater treatment requirements and result in significant impacts to the provision of wastewater service within the Specific Plan area. The EIR will analyze impacts to wastewater treatment requirements.

- b) **Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**Potentially Significant Impact.**

#### **Plan Area**

##### *Water Treatment*

Water treatment to the Plan Area is provided by the Metropolitan Water District. Water treatment facilities filter and/or disinfect water before it is delivered to customers. The General Plan Update would generate substantial water demands through an increase in residential and nonresidential development in the Plan Area. Project impacts on water treatment capacity will be analyzed in the EIR.

##### *Wastewater Treatment*

Wastewater treatment to the Plan Area is provided by the Sanitation Districts. Wastewater treatment facilities disinfect wastewater before it is conveyed to downstream receiving waters (e.g., ocean) and as recycled water to customers. Wastewater generation impacts of implementation of the General Plan Update will be estimated in the EIR. The Sanitation Districts will be consulted regarding existing wastewater treatment capacity in the region, and impacts of General Plan Update implementation on treatment capacity. This topic will be analyzed in the EIR.

#### **Specific Plan Area**

##### *Water Treatment*

Implementation of the Specific Plan would result in an increase in water demand. Project impacts on water treatment capacity will be analyzed in the EIR.

##### *Wastewater Treatment*

Implementation of the Specific Plan would result in an increase in wastewater generation. Project impacts on wastewater treatment capacity will be analyzed in the EIR.

- c) **Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**Potentially Significant Impact.**

### 3. Environmental Analysis

#### Plan Area

The existing drainage pattern in the Plan Area flows southward. The two major drainage courses in the City are Eaton Wash in the west and Arcadia Wash in the east. Networks of county and City storm drains also provide drainage in the Plan Area. General Plan Update implementation would not change the overall drainage pattern in the City; drainage would enter Eaton Wash, Arcadia Wash, and county and City storm drainage networks. However, buildout could require additional stormwater facilities and expansion of existing facilities, potentially resulting in significant impacts to such facilities. The EIR will include an analysis of potential impacts on stormwater drainage facilities.

#### Specific Plan Area

As with the General Plan Update, buildout of the Specific Plan could require additional stormwater facilities and expansion of existing facilities, potentially resulting in significant impacts to such facilities. The EIR will include an analysis of potential impacts on stormwater drainage facilities.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

#### Potentially Significant Impact.

#### Plan Area

Five different entities are responsible for providing water services to the City: California American Water, East Pasadena Water Company, Golden State Water Company, San Gabriel County Water District, and Sunny Slope Water Company. Buildout of the General Plan Update would generate increased water demands. This impact could be potentially significant. The EIR will describe existing and forecast water supplies and demands in the Plan Area, and compare projected demands due to buildout of the General Plan Update to forecast water supplies.

#### Specific Plan Area

Potable water to the land uses within the Specific Plan Area is provided by three water providers: Golden State Water Company, San Gabriel County Water District, and Sunny Slope Water Company. Based on the service area boundaries, it can be assumed that approximately 85 percent of the development that would be accommodated by the Specific Plan would be served by Sunny Slope Water Company, with San Gabriel County Water District serving approximately 10 percent of the development increase, and Golden State Water Company serving the remaining 5 percent. As stated above, the EIR will describe existing and forecast water supplies and demands in the Specific Plan area, and compare projected demands due to buildout of the Specific Plan to forecast water supplies. A water supply assessment will also be conducted for the Specific Plan, and its findings and conclusions will be provided in the EIR.

### 3. Environmental Analysis

- e) **Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

**Potentially Significant Impact.**

#### **Plan Area**

Implementation of the General Plan Update would increase wastewater generation in the Plan Area as a result of additional residential and nonresidential development that would be accommodated under the General Plan Update. This topic will be analyzed further in the EIR.

#### **Specific Plan Area**

Implementation of the Specific Plan would increase wastewater generation in the Specific Plan area as a result of additional residential and nonresidential development that would be accommodated under the Specific Plan. This topic will be analyzed further in the EIR.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

**Potentially Significant Impact.**

#### **Plan Area**

The Sanitation Districts provides landfill services to the Plan Area as well as much of Los Angeles County. Existing and planned landfill capacity and estimated solid waste generation due to General Plan Update buildout will be analyzed in the EIR. The Sanitation Districts will be consulted regarding impacts of the General Plan Update implementation on landfill capacity.

#### **Specific Plan Area**

As with the General Plan Update, landfill capacity and estimated solid waste generation due to Specific Plan buildout will be analyzed in the EIR. The Sanitation Districts will be consulted regarding impacts of the Specific Plan implementation on landfill capacity.

- g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

**Potentially Significant Impact.**

#### **Plan Area**

Future development in accordance with the General Plan Update would increase the amount of solid waste generated in the Plan Area. The EIR will evaluate the General Plan Update's conformance with federal, state, and local regulations related to solid waste.

### 3. Environmental Analysis

#### Specific Plan Area

As with the General Plan Update, the EIR will evaluate the Specific Plan's conformance with federal, state, and local regulations related to solid waste.

#### 3.19 MANDATORY FINDINGS OF SIGNIFICANCE

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

**Potentially Significant Impact.**

#### Plan Area

Future development pursuant to the General Plan Update would involve alteration, intensification, and redistribution of land uses in the Plan Area. These changes would not substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. However, as stated in the response to Section 3.5(a), buildings in the Plan Area may be eligible for listing on the California Register of Historic Resources. Additionally, there may be archaeological or paleontological resources in the Plan Area that have not been discovered. Thus, cultural resources impacts will be further analyzed in the EIR, and mitigation measures will be identified as necessary.

#### Specific Plan Area

As with the General Plan Update, future development pursuant to the Specific Plan would involve alteration, intensification, and redistribution of land uses in the Specific Plan area, therefore cultural resources impacts will be further analyzed in the EIR, and mitigation measures will be identified as necessary.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**

**Potentially Significant Impact.**

#### Plan Area

Implementation of the General Plan Update and its land use changes could result in cumulative impacts to aesthetics, air quality, cultural resources, GHG emissions, hazards and hazardous materials, land use and planning, noise, population and housing, public services, recreation, transportation and traffic, and/or utilities

### 3. Environmental Analysis

and service systems. Cumulative impacts of these resources will be further analyzed in the EIR, and mitigation measures will be identified as necessary.

#### **Specific Plan Area**

As with the General Plan Update, cumulative impacts related to implementation of the Specific Plan and its land use changes will be further analyzed in the EIR, and mitigation measures will be identified as necessary.

**c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**

**Potentially Significant Impact.**

#### **Plan Area**

As discussed in this Initial Study, the General Plan Update and its associated land use changes could potentially have harmful effects on the environment that could affect humans either directly or indirectly. Impacts could be potentially significant, and these issues will be analyzed in the EIR. Mitigation measures will be identified as necessary.

#### **Specific Plan Area**

As discussed in this Initial Study, the Specific Plan and its associated land use changes could potentially have harmful effects on the environment that could affect humans either directly or indirectly. Impacts could be potentially significant, and these issues will be analyzed in the EIR. Mitigation measures will be identified as necessary.

### 3. Environmental Analysis

*This page intentionally left blank.*

## 4. References

---

- AirNav.com. 2016. Airport Search Results for Temple City, CA.  
<http://www.airnav.com/cgi-bin/airport-search>.
- California Department of Forestry and Fire Prevention (CAL FIRE). 2012, May. Very High Fire Hazard Severity Zones in LRA: Los Angeles County.  
[http://www.fire.ca.gov/fire\\_prevention/fhsz\\_maps\\_losangeles.php](http://www.fire.ca.gov/fire_prevention/fhsz_maps_losangeles.php).
- California Geological Survey (CGS). 2016, January 12. Fault Activity Map of California (2010).  
<http://maps.conservation.ca.gov/cgs/fam/>.
- . 2010. San Gabriel Valley P-C Regions Showing MRZ-2 Areas and Active Mine Operations.  
[ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR\\_209/Plate%201.pdf](ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/Plate%201.pdf)
- . 2008, September 11. Guidelines for Evaluating and Mitigating Seismic Hazards in California (California Geological Survey Special Publication 117).  
<http://www.conservation.ca.gov/cgs/shzp/webdocs/Documents/sp117.pdf>.
- . 1999, March 25. Seismic Hazard Zones Map, El Monte Quadrangle.  
[http://gmw.consrv.ca.gov/shmp/download/quad/EL\\_MONTE/maps/ozn\\_elmo.pdf](http://gmw.consrv.ca.gov/shmp/download/quad/EL_MONTE/maps/ozn_elmo.pdf).
- . 1977, January 1. Special Studies Zones Map: Mt. Wilson Quadrangle.  
[http://gmw.consrv.ca.gov/shmp/download/quad/MOUNT\\_WILSON/maps/MT\\_WILSON.PDF](http://gmw.consrv.ca.gov/shmp/download/quad/MOUNT_WILSON/maps/MT_WILSON.PDF)
- California Department of Conservation, Division of Land Resource Protection (DLRP). 2009, September. Los Angeles County Important Farmland 2008.  
<ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/los08.pdf>.
- California Department of Transportation (Caltrans). 2011, September 7. California Scenic Highway Mapping System. [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm).
- California Office of Emergency Services (OES). 2016, February 23. DVD. Dam Inundation Maps.
- Department of Toxic Substances Control (DTSC). 2016, August 11. EnviroStor.  
<http://www.envirostor.dtsc.ca.gov/public/>.
- Los Angeles County Airport Land Use Commission (LACALUC). 2016. Los Angeles County Airports: San Gabriel Valley Airport GIS Map. <http://dpw.lacounty.gov/avi/airports/SGV.aspx#>.
- . 2003, May 13. San Gabriel Valley Airport Airport Influence Area.  
[http://planning.lacounty.gov/assets/upl/project/aluc\\_airport-el-monte.pdf](http://planning.lacounty.gov/assets/upl/project/aluc_airport-el-monte.pdf).

## 4. References

- . 1995. San Gabriel Valley Airport Master Plan Report.  
[http://dpw.lacounty.gov/avi/airports/documents/SGV\\_MP.pdf](http://dpw.lacounty.gov/avi/airports/documents/SGV_MP.pdf)
- Los Angeles County Department of Public Works (LACDPW). 2014, February. *Greater Los Angeles County Integrated Regional Water Management Plan*.  
<http://www.ladpw.org/wmd/irwmp/index.cfm?fuseaction=TopDocListing&directory=RMC12-10Submittal-FinalPlan&ttl=2014%20Public%20IRWMP%20Update>.
- Los Angeles County Department of Public Works (LACDPW). 2016, August 11. Los Angeles County Storm Drain System. <http://dpw.lacounty.gov/fcd/stormdrain/index.cfm>.
- Main San Gabriel Valley Watermaster (MSGVW). 2016, July 5. About Watermaster.  
<http://www.watermaster.org/#!about-us/c19xg>
- Nationwide Environmental Title Research (NETR). 2016. Historic Aerials Mapper.  
<http://www.historicaerials.com/>
- Southern California Earthquake Data Center (SCEDC). 2016, July 5. Significant Earthquakes and Faults: Chronological Earthquake Index. <http://www.data.scec.org/significant/chron-index.html>.
- State Water Resources Control Board (SWRCB). 2016, August 11. GeoTracker.  
<http://geotracker.waterboards.ca.gov/>.
- Temple City, City of. 1987, April 21. City of Temple City General Plan. <http://www.ci.temple-city.ca.us/DocumentCenter/Home/View/1379>
- US Fish and Wildlife Service (USFWS). 2016. National Wetlands Mapper.  
<http://www.fws.gov/wetlands/Data/Mapper.html>.
- US Geological Survey (USGS). 2005. Preliminary Geologic Map of the Los Angeles 30' x 60' Quadrangle, Southern California. [http://pubs.usgs.gov/of/2005/1019/la1\\_map.pdf](http://pubs.usgs.gov/of/2005/1019/la1_map.pdf).
- US Geological Survey (USGS). 2016, April 7. The Modified Mercalli Intensity Scale.  
<http://earthquake.usgs.gov/learn/topics/mercalli.php>.
- Wald, David J., et al. 1999, August. Relationships Between Peak Ground Acceleration, Peak Ground Velocity, and Modified Mercalli Intensity in California. *Earthquake Spectra* 15 No. 3.

## 5. List of Preparers

---

### **LEAD AGENCY**

#### **Community Development Department**

Michael D. Forbes, AICP, Community Development Director

Scott Reimers, Planning Manager

### **PLACEWORKS**

Nicole Morse, Esq., Associate Principal

Jorge Estrada, Senior Associate

Michael Milroy, Associate

Justin Rickenbach, Planner

## 5. List of Preparers

*This page intentionally left blank.*