



**City of Temple City
Temple City General
Plan Update &
Temple City
Crossroads Specific
Plan**

EIR Scoping Meeting

September 29, 2016, 7:30 pm

Agenda

1. Purpose of Scoping Meeting
2. Project Overview
3. California Environmental Quality Act (CEQA) Process
4. Opportunities for Public Participation
5. Public Comments



Purpose of Scoping Meeting

- Provide an opportunity for public input
- Determine the scope, focus, and content of the EIR
 - Environmental topics
 - Potential mitigation
 - Potential alternatives



Project Overview

Background

- Process
- General Plan Advisory Committee (GPAC)
- Community Workshops
- Modification of General Plan Map and Policies to address GPAC's vision and Community Input



Project Details

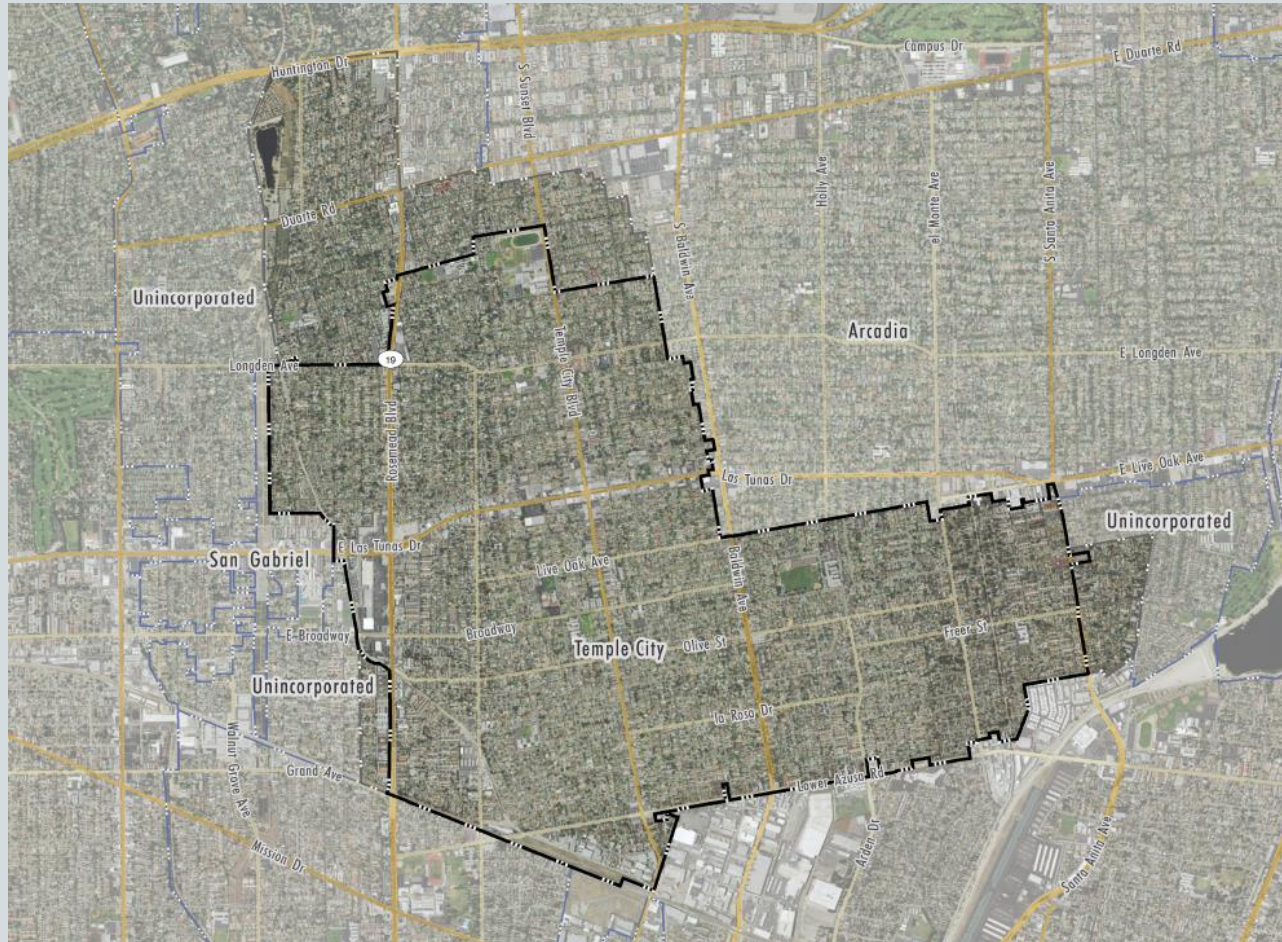
The proposed project consists of the Temple City General Plan Update and Temple City Crossroads Specific Plan.

TEMPLE CITY GENERAL PLAN UPDATE

- 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:
 1. The Community Services Element
 2. The Natural Resources Element
 3. The Hazards Element
 4. The Land Use Element
 5. The Mobility Element
 6. The Economic Development Element



Citywide Aerial



- Temple City Boundary
- Temple City SOI



General Plan Update Details

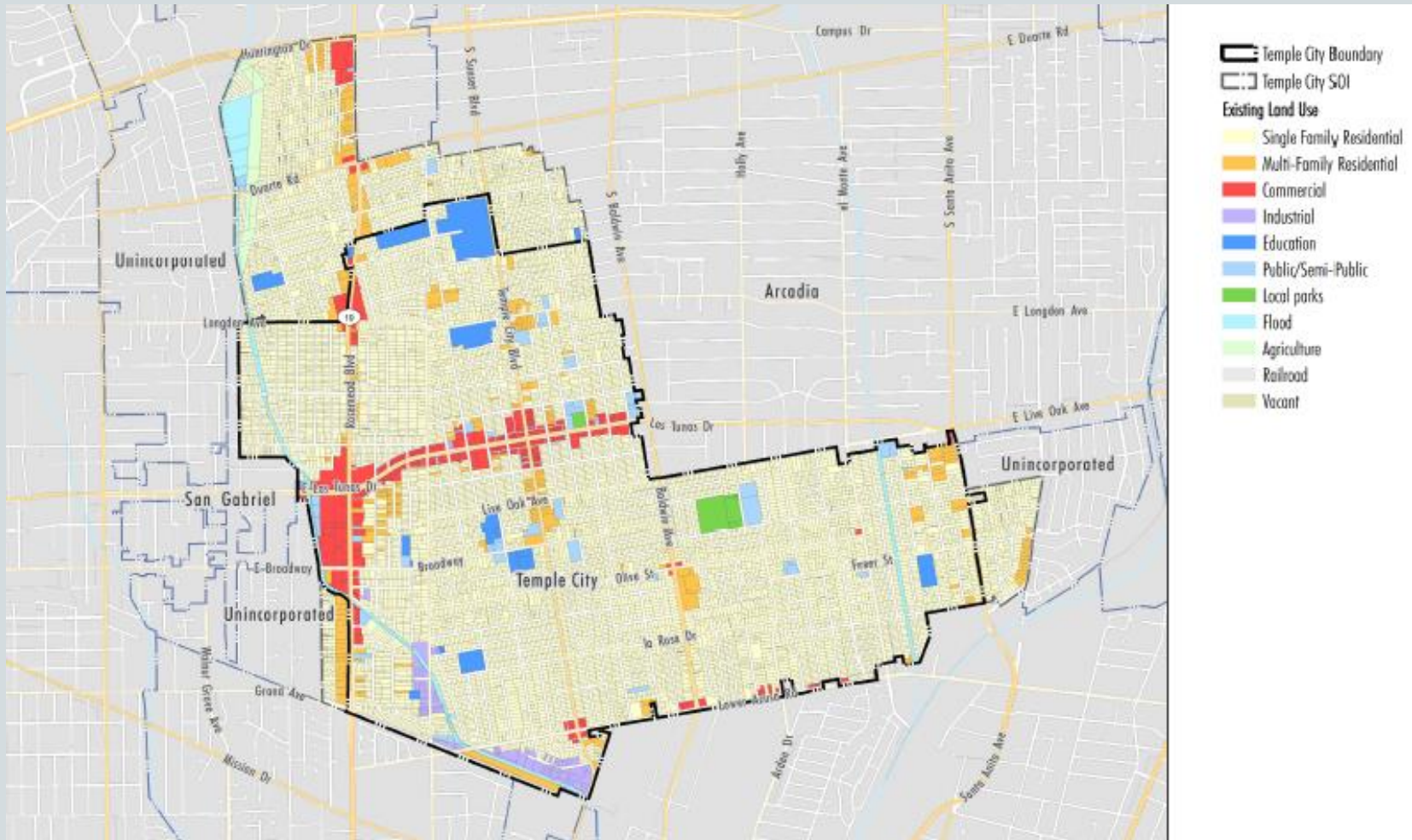
- Buildout of the City and its SOI under the General Plan Update would allow for approximately 20,253 residential units (5,223 more than existing conditions) and 3,854,553 square feet of nonresidential uses (1,035,056 more than existing conditions).
- Future growth under the General Plan Update is focused for the Specific Plan area and away from existing single-family residential areas.

Land Use Projections for General Plan Update Area

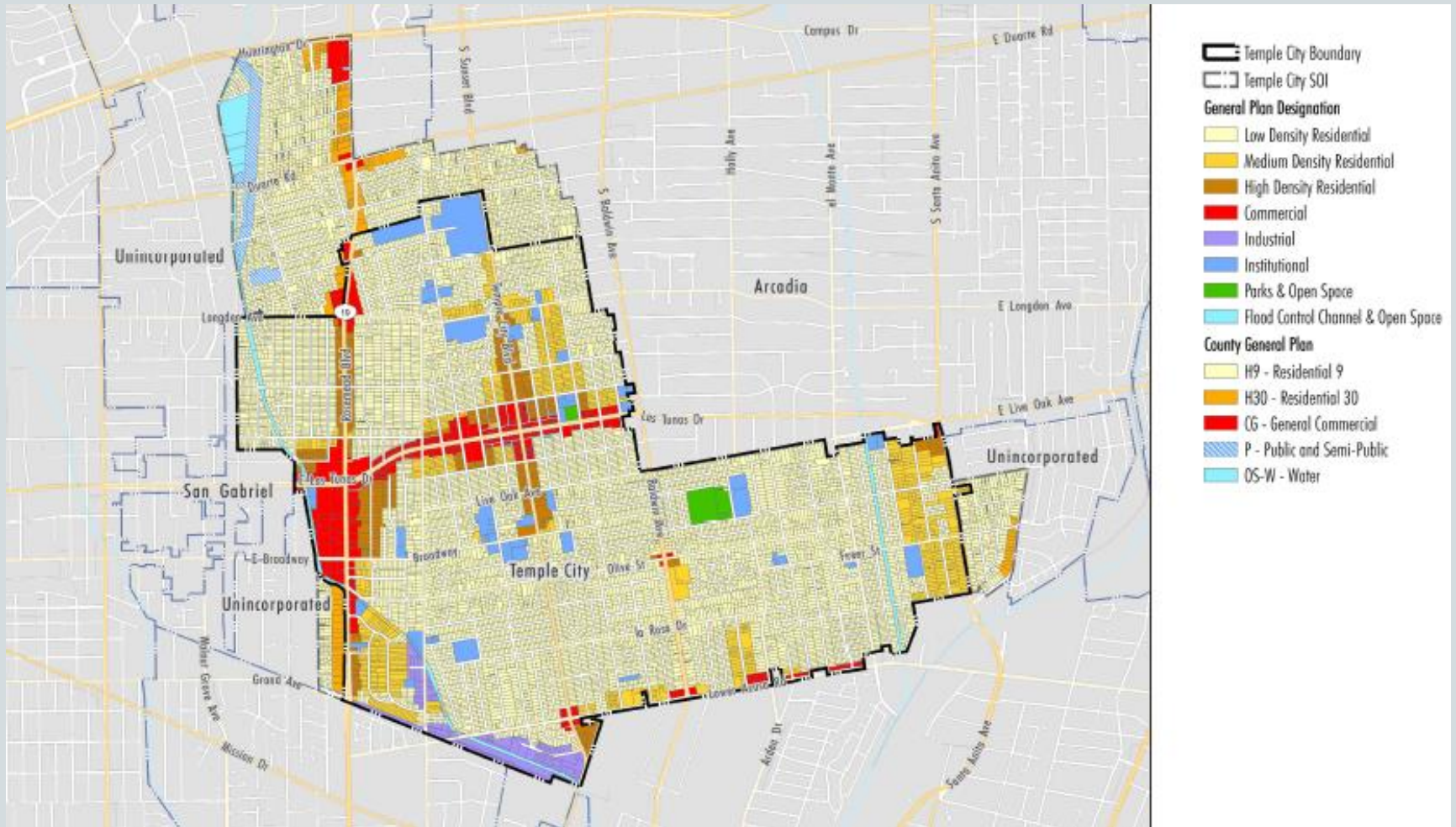
| | Dwelling Units | Population | Nonresidential Building Space (Square Feet) | Employees |
|--|----------------|---------------|---|--------------|
| Existing Land Use Citywide + Sphere of Influence | 15,300 | 46,450 | 2,819,497 | 6,654 |
| Proposed Land Use Under the General Plan Update | 20,523 | 59,201 | 3,854,553 | 9,819 |
| Net Change Citywide + Sphere of Influence | 5,223 | 12,751 | 1,035,056 | 3,165 |



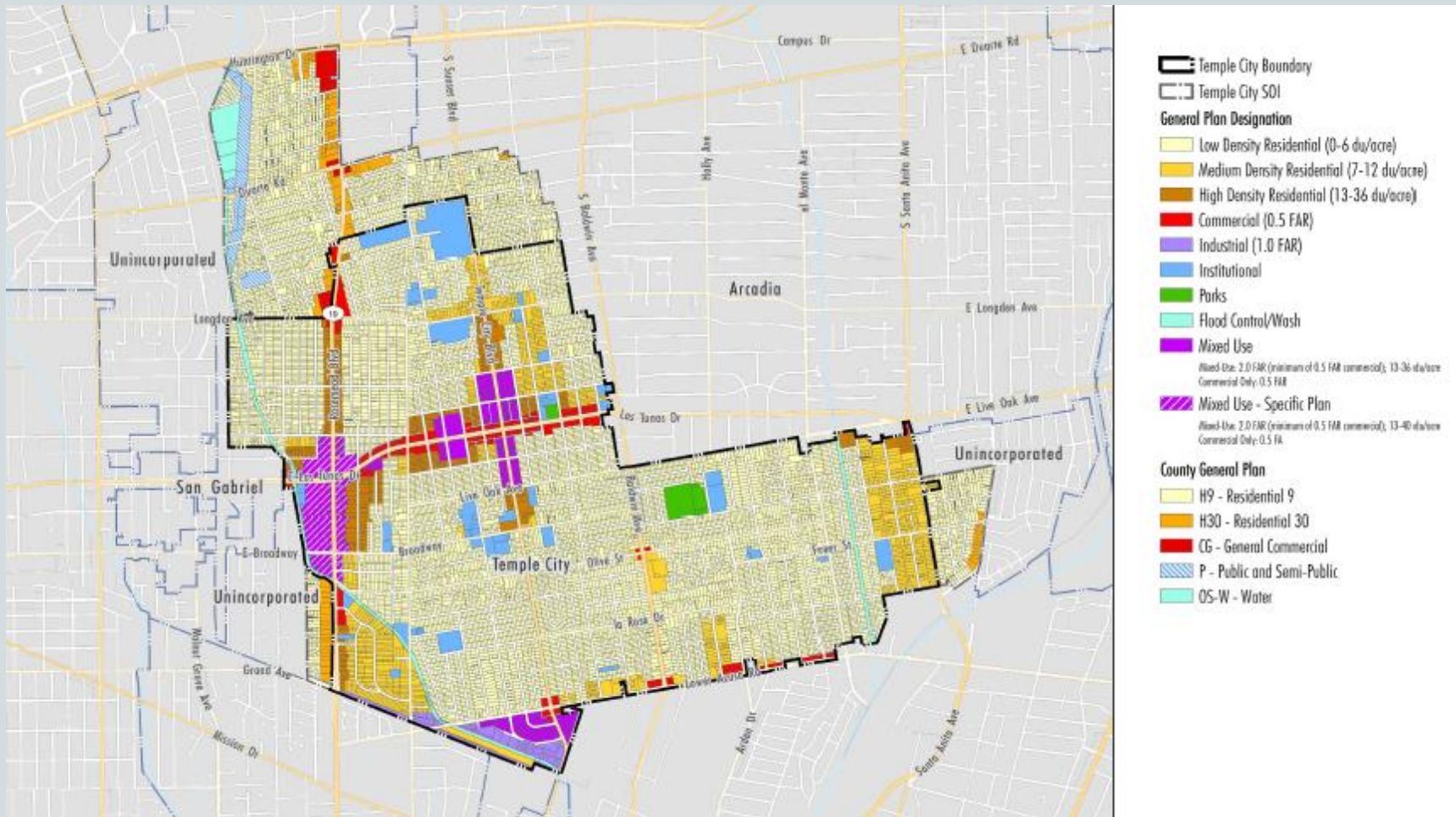
Existing Land Uses



Existing Land Use Plan



Proposed Land Use



Project Details

TEMPLE CITY CROSSROADS SPECIFIC PLAN

- The Temple City Crossroads Specific Plan would establish a land use and regulatory framework to allow for enhancement and redevelopment of the approximately 73 acres covered under the Specific Plan .
- Centered on the intersection of Las Tunas Drive and Rosemead Boulevard.
- The Specific Plan would be adopted as ordinance and function as the regulatory document and serve as the implementing zoning for the area.
- 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.



Aerial of Crossroads Specific Plan Area



Crossroads Specific Plan Details

- The Specific Plan would allow mixed-use development up to a density of 2.0 FAR (floor area ratio).
- Increases the number of residential units in the Specific Plan area to approximately 1,887 dwelling units, roughly 1,837 more than existing conditions.
- 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.

Land Use Projections for Specific Plan Area

| | Dwelling Units | Population | Nonresidential Building Space (Square Feet) | Employees |
|---|----------------|--------------|---|--------------|
| Existing Land Use in Specific Plan Area | 50 | 101 | 627,348 | 1,652 |
| Proposed Land Use Under the Specific Plan | 1,887 | 3,774 | 1,082,061 | 2,848 |
| Net Change in Specific Plan Area | 1,837 | 3,673 | 454,713 | 1,196 |



**California
Environmental Quality
Act (CEQA)**

Environmental Impact Report (EIR)

Purpose

- Discloses project impacts to public and decision makers.
- Identifies ways to avoid or reduce environmental impacts.
- Analyzes alternatives.
- Fosters interagency coordination and public review/participation.



Notice of Preparation

- Contains a brief description of the project, its location, and where documents relating to the project can be found.
- Notifies responsible agencies and other interested parties that an EIR will be prepared.
- Solicits input regarding the scope, focus, and content of the upcoming EIR.
- Distributed for a 30-day public review period.

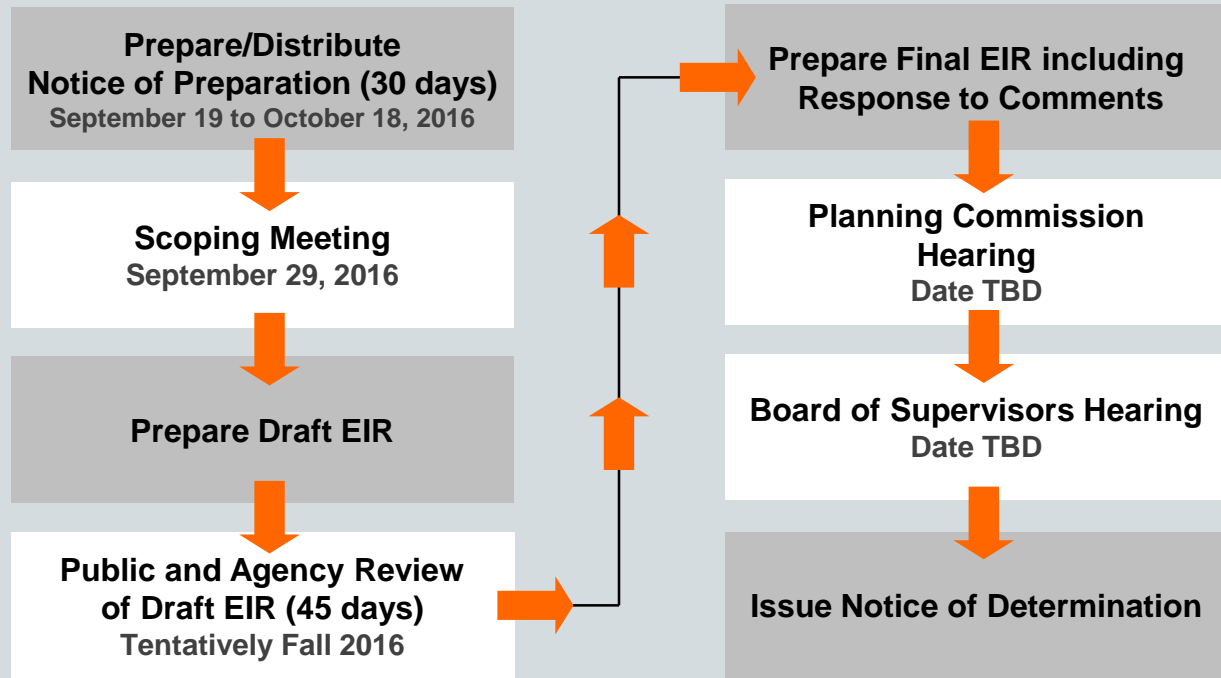



Issues Proposed to be Analyzed in the EIR

- ✓ Aesthetics
 - Agricultural/Forestry Resources
- ✓ Air Quality
 - Biological Resources
- ✓ Cultural Resources
- ✓ Geology/Soils
- ✓ Greenhouse Gas Emissions
- ✓ Hazards & Hazardous Materials
- ✓ Hydrology/Water Quality
- ✓ Land Use/Planning
 - Mineral Resources
- ✓ Noise
- ✓ Population & Housing
- ✓ Public Services
- ✓ Recreation
- ✓ Transportation/Traffic
- ✓ Tribal Cultural Resources
- ✓ Utilities/Service Systems



Overview of the EIR Process



 = Public Input Opportunities



Public Participation and Input

Opportunities for Public Participation

▪ Notice of Preparation

- Review period began on September 19, 2016 and ends on October 18, 2016
- Available for review at the City of Temple City Clerk's Office, City Hall, 9701 Las Tunas Drive, Temple City, CA 91780
- Documents also available at the Temple City Library, 5939 Golden West Avenue, Temple City, CA 91780
- And at the **Temple City's website at:**
<http://www.ci.temple-city.ca.us/514/Public-Notices>
- NOP also published in the Temple City Tribune

▪ NOP Scoping Meeting

- You may submit comments today or mail later
- Please include your name and address



Future Opportunities for Public Participation

- **Draft Environmental Impact Report**
 - Draft EIR is circulated for 45 days (Tentatively Winter 2016)
- **Final EIR**
 - Will include response to comments
 - Final EIR is published and made available for review prior to project approval
- **Planning Commission and City Council Hearings**
 - Winter 2016/2017



Public Comments

- Environmental issues you would like to see addressed in the EIR.
- Comments on the NOP and Scoping Meeting may be submitted to the City by or before October 18 at:
 - Mail: Scott Reimers, Planning Manager
City of Temple City
9701 Las Tunas Drive
Temple City, CA 91780
 - Email: sreimers@templecity.us





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