



CITY OF TEMPLE CITY NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

TO: Agencies, Organizations, and Interested Parties

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

DATE: June 19, 2017

SUBJECT: Notice of Availability of a Draft Environmental Impact Report (DEIR)

Project Title: Temple City General Plan Update (Mid-Century Plan) and Temple City Crossroads Specific Plan

Lead Agency and Project Applicant: City of Temple City

Environmental Determination: The City of Temple City has completed a DEIR for the Temple City General Plan Update and Crossroads Specific Plan. The DEIR analyzed the environmental impacts to the following study areas: 1) Aesthetics, 2) Air Quality, 3) Cultural Resources, 4) Geology and Soils, 5) Greenhouse Gas Emissions; 6) Hazards and Hazardous Materials, 7) Hydrology and Water Quality, 8) Land Use and Planning, 9) Noise, 10) Population and Housing, 11) Public Services, 12) Recreation, 13) Transportation and Traffic, 14) Tribal Cultural Resources, and 15) Utilities and Service Systems. The DEIR analysis determined that the proposed project, with implementation of mitigation measures, would result in significant environmental impacts in the areas of Air Quality, Cultural Resources, Greenhouse Gas Emissions, Recreation, and Noise. Impacts related to Aesthetics, Geology and Soils, Hydrology and Water Quality, Land Use and Planning, Population and Housing, Public Services, and Transportation/Traffic were determined to be less than significant. Impacts related to Cultural Resources, Hazards and Hazardous Materials, Tribal Cultural Resources, and Utilities and Service Systems, were determined to be significant following incorporation of mitigation measures. In accordance with State CEQA Guidelines Section 15087, the Draft EIR also found that the proposed project site (the City and its sphere of influence) is contained on lists compiled by the Department of Toxic Substances Control relating to hazardous wastes and substances, pursuant to Section 65962.5 of the Government Code.

Project Location:

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

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

Project Description:

The proposed project is an update to the City of Temple City General Plan (Mid-Century Plan) and the preparation of the Temple City Crossroads Specific Plan. Following is a discussion of each of the proposed project's components.



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Mid-Century Plan: The Mid-Century Plan 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 Mid-Century Plan include: Community Services Element, Natural Resources Element, Hazards Element, Land Use Element, Mobility Element, and Economic Development Element. Buildout of the City and its SOI under the Mid-Century Plan would allow for approximately 20,520 residential units (5,220 more than existing conditions) and 3,867,597 square feet of nonresidential uses (commercial, office, industrial, and institutional; 1,048,100 more than existing conditions). These land use changes are anticipated to generate approximately 12,778 additional residents and 3,200 additional workers to the City and its SOI.

Temple City Crossroads Specific Plan: The Temple City Crossroads Specific Plan (Specific Plan) would establish a land use, development, and implementation framework to allow for enhancement and redevelopment of the 72.55-acres covered under the Specific Plan in accordance with the vision, goals, and policies of the Temple City General Plan. The Specific Plan would act as a bridge between the Temple City General Plan and any development that would occur within the Specific Plan area. Buildout of the Specific Plan area, 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.

Public Review Period: Comments on the Draft EIR may be received in writing between **June 20, 2017 and August 3, 2017**. If you are commenting on behalf of an agency or organization, please indicate a contact person for your agency or organization.

Responses and Comments: Please send your responses and comments by August 3, 2017 to Scott Reimers, Planning Manager by email at planning@templecity.us, by phone at (626) 656-7316, or at the following address:

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

Document Availability: The Draft EIR can be viewed on the City of Temple City website at www.maketchappen.com. The documents are also available during regular business hours at:

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

Office Hours: Monday – Friday, 7:30 a.m. to 6:00 p.m

Library Hours: Monday 10:00 a.m. to 6:00 p.m., Tuesday and Wednesday 10:00 a.m. to 8:00 p.m., Thursday 12:00 p.m. to 8:00 p.m., Friday 12:00 p.m. to 5:00 p.m., and Saturday 10:00 a.m. to 5:00 p.m. This branch is closed on Sundays.

If you require additional information, please contact Scott Reimers at (626) 656-7316.