

**Addendum to the  
Rosemead General Plan Update  
Final Environmental Impact Report**

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**Freeway Corridor Mixed-Use Overlay,  
Municipal Code Amendment 19-02,  
General Plan Amendment 19-03, and  
Zone Change 19-03**

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## **1.0 INTRODUCTION**

### **1.1 PURPOSE AND SCOPE**

This document is an Addendum to the City of Rosemead General Plan Update Final Environmental Impact Report (General Plan Update Final EIR, GPU Final EIR, GPU EIR) certified in 2008.

The GPU Final EIR and this Addendum serve as the environmental review for the project components: 1) Freeway Corridor Mixed-Use Overlay, 2) Municipal Code Amendment 19-02, 3) General Plan Amendment 19-03, and 4) Zone Change 19-03, as required by the California Environmental Quality Act ([CEQA] [Public Resources Code Section 21000 et seq.]) and the CEQA Guidelines (14 California Code of Regulations Sections 15000-15387).

Pursuant to the provisions of CEQA and the CEQA Guidelines, the City of Rosemead (City) is the Lead Agency charged with deciding whether or not to approve 1) Freeway Corridor Mixed-Use Overlay, 2) Municipal Code Amendment 19-02, 3) General Plan Amendment 19-03, and 4) Zone Change 19-03 (proposed project, proposed modification, project).

This Addendum addresses the potential environmental impacts associated with the adoption of the 1) Freeway Corridor Mixed-Use Overlay, 2) Municipal Code Amendment 19-02, 3) General Plan Amendment 19-03, and 4) Zone Change 19-03, which will be considered by the City during the project's review and approval process along with the prior CEQA documentation.

### **1.2 ENVIRONMENTAL PROCEDURES**

Pursuant to CEQA and the CEQA Guidelines, the City's review of the Addendum focuses on the potential environmental impacts associated with the project that might cause a change in the conclusions of the certified GPU Final EIR, including changes in circumstances or new information of substantial importance that would substantially change those conclusions.

Pursuant to CEQA Section 21166 and CEQA Guidelines Section 15162, when an Environmental Impact Report (EIR) has been certified or a negative declaration (ND) adopted for a project, no subsequent or supplemental EIR or negative declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

- Substantial project changes are proposed that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes would occur with respect to the circumstances under which the project is undertaken that require major revisions to the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or



- New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or the negative declaration was adopted shows any of the following:
  - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration.
  - B. Significant effects previously examined will be substantially more severe than identified in the previous EIR.
  - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives.
  - D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

If some changes or additions to the previously-prepared EIR are necessary, but none of the conditions specified in CEQA Guidelines Section 15162 are present, the lead agency shall prepare an addendum (CEQA Guidelines Section 15164[a]).

In accordance with the CEQA Guidelines, since none of the conditions specified in Section 15162 are present, the City has determined that an Addendum to the GPU Final EIR is the appropriate form of environmental review for the project. This Addendum reviews the proposed changes of the project and any changes to the existing conditions that have occurred since the certification of the GPU Final EIR. It also reviews new information of substantial importance related to environmental impacts, mitigation measures and/or alternatives that was not known and could not have been known with exercise of reasonable diligence at the time that the GPU Final EIR was certified. It further examines whether, as a result of any changes or any new information, a subsequent EIR or ND may be required. This examination includes an analysis of the provisions of CEQA Section 21166 and CEQA Guidelines Section 15162 and their applicability to the proposed modifications.

An Addendum is appropriate if the minor technical changes or modifications do not result in any new significant impacts or a substantial increase in the severity of previously identified significant impacts. The Addendum is not required to be circulated for public review; however, an Addendum and the prior CEQA documentation are to be considered by the decision-making body prior to making a decision on the project.



## **1.3 INCORPORATION BY REFERENCE**

The following plans and environmental documents were used during preparation of this Addendum and are incorporated by reference in accordance with CEQA Guidelines Sections 15148 and 15150:

- City of Rosemead General Plan, October 2008, as Amended April 2010 and February 2018
- City of Rosemead General Plan Update Program Environmental Impact Report, October 2008

These documents are available at the City of Rosemead Community Development Department, 8838 East Valley Boulevard, Rosemead, California, 91770.

The General Plan is available on the City's webpage:

[General Plan Update](#)

The General Plan Update Program Draft EIR is available on the City's webpage:

<http://www3.cityofrosemead.org:8081/weblink/0/edoc/266/Rosemead%20GP%20EIR%2011-25-08.pdf>

The General Plan Update Program Final EIR is available on the City's webpage:

<http://www3.cityofrosemead.org:8081/weblink/0/edoc/265/Certified%20EIR.pdf>

### **1.3.1 ROSEMEAD GENERAL PLAN**

On October 14, 2008, the City of Rosemead adopted a comprehensive update of its General Plan, which included the following Elements: Land Use, Circulation, Resources Management, Public Safety, and Noise (City Council Resolution No. 2008-66). Each element included topical issues, goals, policies, and implementation actions.

On April 13, 2010, the City Council approved Resolution No. 2010-23 adopting General Plan Amendment GPA 09-01, which: 1) designated four key areas (nodes) for mixed-use development with limitations on both residential density and building heights, 2) created a new High Intensity Commercial land use designation over two commercial areas, 3) modified the Circulation Element to address the proposed land use changes, and 4) revised the Resource Management and Public Safety Element to comply with Assembly Bill 162.

On February 13, 2018, the City Council adopted Resolution No. 2018-05 approving General Plan Amendment GPA 14-01 in conjunction with the Garvey Avenue Specific Plan (Specific Plan 14-01). GPA 14-01 included the addition of the Garvey Avenue Specific Plan (GASP) land use designation and a description of the specific plan to the Land Use Element, and the addition of the GASP to Land Use Element Figure 2-1, Land Use Policy Map.

Following the General Plan Amendments noted above, the Land Use Element includes 13 land use designations intended to provide a rational and ordered approach to land use development, and the maintenance of public uses and public open spaces:



- LDR: Low Density Residential
- MDR: Medium Density Residential
- HDR: High Density Residential
- MRC: Mixed Use – Residential/Commercial
- MHRC: Mixed Use – High Density Residential/Commercial
- MIC: Mixed Use – Industrial/Commercial
- C: Commercial
- HIC: High Intensity Commercial
- OLI: Office/Light Industrial
- PF: Public Facilities
- OS: Open Space/Natural Resources
- CEM: Cemetery
- GASP: Garvey Avenue Specific Plan

## **General Plan Vision**

With the General Plan, the City seeks to:

- Enhance the commercial areas along key corridors, and most specifically Garvey Avenue and Valley Boulevard;
- Create an economically viable downtown that blends retail, office, and residential uses in a walkable, attractive setting;
- Enhance parks and recreational space in underserved neighborhoods;
- Accommodate the demand for quality mixed-use development that can contribute to commercial growth and enhance opportunities for higher-density residential development;
- Protect homeowner investments and the availability of well-maintained, relatively affordable housing units;
- Minimize the impact of traffic associated with growth within the San Gabriel Valley and broader region.

## **Land Use Categories**

The Land Use Element designates five major categories of land use: 1) residential, 2) commercial, 3) office/light industrial, 4) mixed-use, and 5) public facilities. The residential designation is further subdivided into three density ranges: Low, Medium, and High. To provide for a diversity of mixed-use approaches, the Mixed Use designation includes three subcategories: Residential/Commercial, High Density Residential/Commercial, and Industrial/Commercial.





## Residential

Three land use categories are established to accommodate a range of housing types and densities. Preservation and enhancement of single-family residential neighborhoods is a key goal. New development must be compatible with and complement established residential neighborhoods. In residential areas, in addition to the primary residential use, accessory structures, group homes, religious and charitable organizations are permitted consistent with State law and zoning ordinance requirements.

*Low Density Residential:* The Low Density Residential (LDR) land use category is characterized by low-density residential neighborhoods consisting primarily of detached single-family dwellings on individual lots. The minimum permitted density is 0 dwelling units per acre. The maximum permitted density is 7.0 dwelling units per acre. The typical population density is approximately 28 persons per acre.

*Medium Density Residential:* The Medium Density Residential (MDR) land use category allows for densities of up to 12 units per acre with a minimum of 0 dwelling units per acre. Housing types within this density range include single-family detached homes on smaller lots, duplexes, and attached units. The typical population density is approximately 34 persons per acre.

*High Density Residential:* The High Density Residential (HDR) category accommodates many forms of attached housing – triplexes, fourplexes, apartments, and condominiums/townhouses – and small-lot or clustered detached units. The maximum permitted density is 30 units per acre with a minimum of 0 dwelling units per acre, and the typical population density is 79 persons per acre.

## Commercial

Businesses in Rosemead's commercial district provide important services to residents and contribute substantially to the City's tax revenue base. The three Commercial categories are intended to support business activity and to provide incentives to property owners to improve areas that function below their economic potential.

*Commercial:* The Commercial designation applies to retail and service commercial centers located along major arterials in the City: 1) Valley Boulevard west of Muscatel, 2) Valley Boulevard near and east of Rosemead Boulevard, 3) Garvey Avenue between New Avenue and Charlotte Avenue, 4) San Gabriel Boulevard between Park Street and Newark Avenue, 5) just west of the Walnut Grove and Garvey Avenue intersection, 6) along Rosemead Boulevard from Mission Drive to Valley Boulevard, and 7) Del Mar Avenue from the I-10 freeway interchange to Garvey Avenue.

Permitted uses include a broad range of retail, office, and service uses that serve local and regional needs. Prohibited uses include warehousing, manufacturing, industrial uses, and similar uses. The maximum permitted FAR is 0.35:1.

Overnight accommodations, such as hotels, may be developed up to maximum permitted FAR of 1.0:1 if their projects include higher design standards, the "required hotel amenities" and a minimum of two "additional hotel amenities" as identified in General Plan Table 2-2. If a hotel



project does not meet the amenities in General Plan Table 2-2, they can only build up to 0.35:1 FAR.

Development approaches for Commercial designations include multi-story structures with underground or structured parking. Where commercial development abuts residential neighborhoods, new projects must be designed with sensitivities to the residential uses in terms of massing, siting of parking and loading facilities, and lighting.

*High Intensity Commercial:* The High Intensity Commercial designation consists of approximately 19.2 acres within the following two project areas:

- *The High Intensity Commercial Area 1.*<sup>1</sup> This area consists of 10 parcels of land totaling approximately 15.6 acres, located on the north side Garvey Avenue between Del Mar Avenue and San Gabriel Avenue. This site is bounded by Garvey Avenue to the south, Strathmore Avenue to the west, single-family residential land uses to the north, and Paradise Trailer Park and Apartments to the east.
- *High Intensity Commercial Area 2.* This area is located on the southeast corner of Valley Boulevard and Walnut Grove Avenue, includes three parcels totaling approximately 3.3 acres. Rubio Wash is located just south of site and a combination of commercial and single-family residential land uses are located to the east.

The High Intensity Commercial provides up to 270,000 square feet of commercial retail and restaurant-related uses. The plan envisions complimentary mix of land uses and building sizes as identified in General Plan Table 2-3 and Table 2-4.

The minimum site area requirement within High Intensity Commercial Area 1 shall be 15 acres. The minimum site area requirement within High Intensity Commercial Area 2 shall be 3 acres. The mix of land uses and building sizes for each of the project areas are outlined in General Plan Table 2-3 and Table 2-4.

### Office/Light Industrial

The Office/Light Industrial (O/LI) designation applies to properties generally located at the north and south edges of the City. This category provides suitable locations for manufacturing, assembly, and limited food processing uses, as well as office buildings and business parks. Zoning regulations specify the uses permitted and performance standards for industrial uses. The maximum permitted FAR is 0.5:1.

### Mixed-Use

Rosemead has established three Mixed-Use categories to provide options for innovative approaches to land use and development. These categories allow for a mix of land uses in the same building, on the same parcel of land, or side by side within the same area. Such complementary use stimulates business activity, encourages pedestrian patronage, and provides

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<sup>1</sup> On February 13, 2018, the City approved the Garvey Avenue Specific Plan (GASP), which includes the entirety of properties designated within High Intensity Commercial Area 1 area. Refer to GASP description later in this section under the heading Land Use Element Relationship to Garvey Avenue Specific Plan.



a broader range of options to property owners to facilitate the preservation, re-use and redevelopment of structures.

*Mixed-Use Residential/Commercial:* Generally mixed-use development performs best when it is located near other mixed-use development. This configuration gives the residents more retail and office choices located and designed for pedestrian activity. Similarly, business may prefer to locate near each other to gain the synergistic benefits of serving the same clientele. As such, the mixed-use designations are located in such a manner to maximize or capitalize on that synergy.

The Mixed-Use Residential/Commercial category allows vertically or horizontally mixed commercial, office, and residential uses, with an emphasis on retail uses along the ground floor. Pedestrian connections among the uses, and as should be provided. The Mixed-Use designation will allow for mixed-use and commercial infill development. Further, parcels may be assembled and consolidated to create larger, integrated development sites. All mixed-use projects are also subject to review and compliance with the City's adopted mixed-use design guidelines.

This designation applies to areas of Rosemead with historically less intensive commercial and office development. The Mixed-Use Residential/Commercial category is located on Valley Boulevard between Muscatel Avenue and Rosemead Boulevard, and on Garvey Avenue between Charlotte Avenue and Walnut Grove Avenue. Residential densities are limited to a maximum of 25 to 30 units per acre. For stand-alone commercial use and integrated mixed-use projects, the maximum permitted FAR is 1.6:1. The typical population density is approximately 119 persons per acre.

*Mixed-Use High Density Residential/Commercial:* Similar to the Mixed-Use Residential/Commercial category, the Mixed-Use High Density Residential/Commercial category permits vertically or horizontally mixed-use commercial, office, and residential uses, but greater residential densities are permitted and encouraged. Retail uses shall be emphasized along the ground floor of street frontages, and pedestrian connections among the uses and surrounding neighborhoods should be provided.

This designation applies to the eastern end of Valley Boulevard and south of Garvey Avenue, just west of the eastern boundary. Residential densities are limited to a maximum of 36 to 60 units per acre. For stand-alone commercial use and integrated mixed-use projects, the maximum permitted FAR is 2:1. The typical population density is approximately 191 persons per acre.

*Mixed-Use Industrial/Commercial:* The Mixed-Use Industrial/Commercial category accommodates light industry, research and development, and office uses. The emphasis is on businesses that provide career-oriented and trade jobs. Commercial uses should be limited to those that support the primary industrial and office uses.

Areas designated for Mixed-Use Industrial/Commercial are limited to properties along San Gabriel Boulevard south of Hellman Avenue to Park Street, along San Gabriel Boulevard south of the SCE easement to Rush Street, and on Garvey Avenue from Walnut Grove to Muscatel Avenue (south side of Garvey Avenue) or City limit (north side of Garvey Avenue). The maximum FAR is 2.5:1. Site design shall take into consideration any adjacent residential neighborhoods with regard to parking lot entrances, location of parking and loading facilities, building massing, and lighting.



## Public Facilities

The Public Facilities designation applies to those land uses that are operated and maintained for public benefit. Public facilities include educational facilities, parks, utilities, and buildings or areas that support government activities. This land use category also includes quasi-public uses such as private utilities easements, private schools, and institutional activities.

## Open Space

*Open Space /Natural Resources:* This category applies to public properties set aside for diverse recreational interests, including parks, baseball/soccer fields, and picnicking areas, as well as open lands required for resource protection.

*Cemetery:* This category applies to the Savannah Memorial Park Cemetery (aka El Monte Cemetery) property located along Valley Boulevard. Permitted uses are limited to those ordinarily associated with a cemetery, as defined specifically in the zoning ordinance.

## **Land Use Element Relationship to Garvey Avenue Specific Plan**

The City adopted the Garvey Avenue Specific Plan in 2018. To create the Specific Plan vision, the Community Development Department embarked a meaningful community engagement process through community surveys, stakeholder interviews, and workshops. A five-person Ad Hoc Committee drawn from the City Council, Planning Commission, Traffic Commission, and Beautification Committee provided oversight of the project's development. The outcome of the community engagement process created not only the vision, but also produced eight objectives.

### Specific Plan Objectives:

1. Create a neighborhood "main street" that will serve as a focal point for the neighborhoods surrounding Garvey Avenue.
2. Provide new opportunities for commercial and residential uses in mixed use settings.
3. Facilitate opportunities for catalytic developments that provide desired retail, entertainment, and service businesses, employment opportunities, and support the local community.
4. Provide for the gradual phasing out of industrial uses that create conflicts with the surrounding neighborhoods.
5. Support design that contributes to enhancing the character of the City and Garvey Avenue in particular.
6. Create "place making" public plazas, gathering spaces, parks, and parklets that serve as focal points for the corridor.
7. Enrich the pedestrian and bicycle environment along Garvey Avenue through well-designed and appropriately scaled paths and pleasing streetscapes.
8. Encourage investment, maintenance, and pride in the Garvey Avenue Specific Plan area.



The Specific Plan is the City's first, and its requirements for adoption include updating the General Plan to eliminate inconsistencies between the two planning documents.

## **Land Use Element Goals**

### Single-Family Neighborhoods

*Goal 1:* Maintain stable and attractive single family residential neighborhoods.

Policy 1.1: Discourage the entitlement and construction of multiple-family units in neighborhoods that are predominately single-family.

Policy 1.2: Provide guidelines and standards to ensure adequate buffering and screening between lower density residential uses and adjacent higher density residential or non-residential uses to mitigate potential land use conflicts.

### Commercial and Industrial Districts

*Goal 2:* Expanded opportunities for concentrated commercial and industrial uses that contribute jobs and tax revenues to the community

Policy 2.1: Establish a well-balanced and carefully planned collection of signature retail anchors, general retail outlets, casual to upscale restaurants, and upscale overnight accommodations which can take advantage of the High Intensity Commercial designated sites' accessibility to major roadway corridors.

Policy 2.2: Revitalize commercial strip corridors by creating attractive and dynamic pedestrian-friendly activity nodes and commercial centers.

Policy 2.3: Encourage continued development of self-sustaining commercial uses within centers located at strategic intersections.

Policy 2.4: Discourage further strip commercial development along major arterials.

Policy 2.5: Discourage the rezoning of commercial and industrial districts to residential uses.

Policy 2.6: Rigorously enforce property maintenance standards for commercial and industrial properties.

Policy 2.7: Establish and apply architectural design review to additions, remodel of existing buildings and new commercial and industrial development.

Policy 2.8: Encourage the reconfiguration and development of neighborhood shopping centers by offering modified development standards, more intense floor-area ratios, and other tools.

### Mixed-Use

*Goal 3:* Creation of vibrant, attractive mixed-use development

Policy 3.1: Encourage mixed-use development as a means of upgrading established uses and developing vacant parcels along arterials and providing new commercial, residential, and employment opportunities.



Policy 3.2: Use the Mixed-Use High Density Residential/Commercial land use designation as a vehicle to help strengthen and revitalize Rosemead's central business district.

Policy 3.3: Provide adequate buffering between existing residential and commercial or light industrial uses within designated Mixed-Use areas, as well as in adjacent areas.

Policy 3.4: Encourage pedestrian friendly commercial and residential planned developments wherever possible.

Policy 3.5: Promote lively and attractive ground-floor retail uses that will create public revenues needed to provide for City services and the City's tax base.

### Economic Development and Revitalization

*Goal 4:* A financially healthy City that can meet residents' desires for public services and facilities

Policy 4.1: Retain and attract commercial and industrial businesses that contribute positively to the overall tax base.

Policy 4.2: Continue to attract industrial businesses that provide quality jobs for skilled workers.

Policy 4.3: Exclude commercial and industrial activities that adversely impact the City and its residents without providing corresponding benefits.

*Goal 5:* Targeted land use changes that improve housing and economic opportunities for residents and businesses and achieve City fiscal and environmental objectives

Policy 5.1: Encourage revitalization of Garvey Avenue east of the SCE easement by promoting mixed-use development that integrates commercial uses with higher-density multiple-family residential uses.

Policy 5.2: Encourage revitalization of the San Gabriel Boulevard corridor south of Hellman Avenue to Park Street and then again south of the SCE easement to Rush Street by promoting mixed-use development that integrates light industrial and office/business park uses.

Policy 5.3: Preserve the established Central Business District along Valley Boulevard, and establish opportunities for large commercial and residential mixed-use developments.

Policy 5.4: Establish a specific plan to create a "downtown" Rosemead between Walnut Grove Avenue and Rosemead Boulevard.

Policy 5.5: Continue to support development of Rosemead Place as a commercial center, placing emphasis on improved freeway access and visibility and high quality landscaping design.

Policy 5.6: Require that future commercial projects adjacent to the San Bernardino Freeway, south of Marshall Street, be developed in a manner that:

- complements established commercial uses;
- capitalizes on the high visibility provided by the adjacent freeway through high quality design and signage; and
- incorporates the highest construction standards possible.



Policy 5.7: Encourage development of high quality commercial or mixed-use center in the vicinity of the intersection of Valley Boulevard and Temple City Boulevard.

## **1.4.2 ROSEMEAD GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT**

Pursuant to CEQA and the CEQA Guidelines, the City of Rosemead prepared an Environmental Impact Report to analyze the impacts of the General Plan Update. The GPU EIR analyzed the environmental impacts caused directly or indirectly by development of all of the uses contemplated within the General Plan Update, and identified mitigation measures for each potentially significant impact.

On October 14, 2008, the City Council certified the Final Environmental Impact Report for the General Plan Update, adopted environmental findings pursuant to the California Environmental Quality Act, adopted a Statement of Overriding Considerations for significant and unavoidable impacts, and adopted a Mitigation Monitoring and Reporting Program.

The GPU Final EIR was not challenged. Thus, per Public Resources Code Section 21167.2, the GPU Final EIR is conclusively presumed to comply with the provisions of CEQA and shall be valid for purposes of its use by responsible agencies and the City, unless the provisions of Public Resources Code Section 21166 are applicable.

### **Initial Study/Notice of Preparation/Scoping Meeting**

An Initial Study was prepared and determined that a number of topical questions resulted in no impact or a less than significant impact, and as such were not analyzed further in the General Plan Update EIR. Topics with no impact or a less than significant impact include:

- Aesthetics
- Agriculture
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards & Hazardous Materials
- Land Use Planning
- Mineral Resources

The 30-day Notice of Preparation (NOP) comment period began on November 15, 2007 and concluded on December 15, 2007. In addition, a scoping meeting for agency representatives and the public was held on November 29, 2007 at the City of Rosemead.

### **2008 General Plan Update EIR Development Capacity**

GPU Draft EIR Table 3-1 and the table in the GPU Final EIR Errata are provided below.



GPU Draft EIR Table 3-1 indicates the “typical buildout” development and population estimates for the year 2025. The GPU Draft EIR compares the “typical buildout” under the General Plan with development that exists today in the City.

**Table 3-1  
“Typical Buildout” Development and Population Estimates**

General Plan Land Use Category		Net Acres	Maximum Density/ Intensity (a)	Development Potential Used for Environmental Analysis			
				Typical Density/ Intensity (a)	Projected Dwelling Units (b)	Estimated Population (b,c)	Non-Residential Potential Square Feet
<b>LDR</b>	Low Density Residential	956	7 DU/AC	7.0 DU/AC	6,693	25,945	0
<b>MDR</b>	Medium Density Residential	566	12 DU/AC	8.5 DU/AC	4,810	18,644	0
<b>HDR</b>	High Density Residential	97	30 DU/AC	19.8 DU/AC	1,917	7,431	0
<b>C</b>	Commercial	59	0.35 FAR	0.33 FAR	0	0	840,000
<b>OLI</b>	Office/Light Industrial	132	0.5 FAR	0.42 FAR	0	0	2,400,000
<b>MRC</b>	Mixed Use: Residential/Commercial (d)	142	30 DU/AC; 1.6 FAR	25.0 DU/AC; 1.6 FAR	1,769	6,858	4,930,000
<b>MHRC</b>	Mixed Use: High Density Residential/Commercial (e)	220	45 DU/AC; 2.0 FAR	36.0 DU/AC; 2.0 FAR	5,555	21,532	5,760,000
<b>MIC</b>	Mixed Use: Industrial/Commercial	9	2.5 FAR	1.0 FAR	0	0	390,000
<b>PF</b>	Public Facilities	380	N/A	N/A	0	0	0
<b>OS</b>	Open Space/Natural Resources	90	N/A	N/A	0	0	0
<b>CEM</b>	Cemetery	4	N/A	N/A	0	0	0
<b>Total</b>		<b>2,654</b>			<b>20,744</b>	<b>80,410</b>	<b>14,320,000</b>

Notes:

- a) DU/AC: Dwelling Unit Per Acre, FAR: Floor-Area Ratio
- b) Based on “typical density/intensity”.
- c) Population is estimated based on an average household size of 3.997 persons per household and a vacancy rate of 3.02% according to the 2007 California Department of Finance, Demographic Unit.
- d) Mixed Use: Residential/Commercial category assumes 50% residential and 50% commercial mix.
- e) Mixed Use: High Density Residential/Commercial category assumes 70% residential and 30% commercial mix.

Per the GPU Final EIR Errata, the adopted General Plan land use and population buildout statistics and land use map vary from those presented in the GPU Draft EIR and GPU Final EIR due to three causes:

- Edison right-of-way parcels’ designation is revised from public facilities to commercial as a result of a technical correction;
- Edison right-of-way parcels’ designation is revised from open space/natural resources to Public Facilities as a result of a technical correction; and
- Three Nevada Avenue parcels’ designation is revised from Mixed Use: High Density Residential to Low Density Residential as a result of Rosemead City Council direction.





The anticipated environmental impacts as a result of these designation changes are negligible and do not substantively alter the environment impact analyses, their conclusions, nor their findings as discussed in the GPU Final EIR.

<b>Land Use and Population Estimates for General Plan Buildout</b>						
<b>General Plan Land Use Category</b>		<b>Net Acres</b>	<b>Estimated Density/ Intensity (a)</b>	<b>Estimated Dwelling Units</b>	<b>Estimated Population (b)</b>	<b>Estimated Potential Square Feet</b>
LDR	Low Density Residential	957	7.0 DU/AC	6,696	25,955	0
MDR	Medium Density Residential	566	8.5 DU/AC	4,810	18,644	0
HDR	High Density Residential	97	19.8 DU/AC	1,917	7,431	0
C	Commercial	62	0.33 FAR	0	0	880,000
OLI	Office/Light Industrial	132	0.42 FAR	0	0	2,400,000
MRC	Mixed Use-Residential/Commercial (c)	142	25.0 DU/AC; 1.60 FAR	1,769	6,858	4,930,000
MHRC	Mixed Use-High Density Residential/ Commercial (d)	220	36.0 DU/AC; 2.00 FAR	5,546	21,498	5,750,000
MIC	Mixed Use-Industrial/Commercial	9	1.00 FAR	0	0	390,000
PF	Public Facilities	383	N/A	0	0	0
OS	Open Space/Natural Resources	83	N/A	0	0	0
CEM	Cemetery	4	N/A	0	0	0
<b>Total</b>		<b>2,654</b>		<b>20,738</b>	<b>80,385</b>	<b>14,350,000</b>

Notes:  
a) DU/AC: Dwelling Unit Per Acre, FAR: Floor Area Ratio.  
b) Population is estimated based on an average household size of 3.997 persons per household and a vacancy rate of 3.02% according to the 2007 California Department of Finance, Demographic Unit.  
c) Mixed Use-Residential/Commercial category assumes 50% residential and 50% commercial mix.  
d) Mixed Use-High Density Residential/Commercial category assumes 70% residential and 30% commercial mix.

**Additional Growth Analyzed in GPU EIR**

The additional growth anticipated under the General Plan Update includes up to 6,047 dwelling units; 7,310,000 square feet of commercial use; and a minimal net gain of office/industrial uses. The GPU Draft EIR analyzed this aforementioned growth, which was not revised in the GPU Final EIR or subsequent GP EIR Addendums.

A summary of the growth changes by land use is provided in *Table 1-1, Additional Growth Analyzed In General Plan Update EIR*, was the basis for the environmental analysis in the GPU EIR.



**TABLE 1-1  
ADDITIONAL GROWTH ANALYZED IN GENERAL PLAN UPDATE EIR**

General Plan Land Use	General Plan Growth	
	Residential	Non-Residential
Low Density Residential	831	
Medium Density Residential	(1,655)	
High Density Residential	(453)	
Commercial		(3,380,000)
High Intensity Commercial <sup>1</sup>		
Office/Light Industrial <sup>2</sup>		
Office		(195,000)
Light Industrial		(195,000)
Mixed Use - Residential/Commercial		
Residential	1,769	
Commercial		4,930,000
Mixed Use - High Density Residential/Commercial		
Residential	5,555	
Commercial		5,760,000
Mixed Use Industrial/Commercial		
Industrial		195,000
Commercial		195,000
Public Facilities		
Cemetery		
Open Spaces/Natural Resources		
<b>TOTAL</b>	<b>6,047</b>	<b>7,310,000</b>
<b>Growth Breakdown by Use</b>		
Residential	6,047	
Commercial		7,505,000
Office		(195,000)
Light Industrial		0
<b>Garvey Avenue Specific Plan (GASP)</b>	(892)	(1,180,000)
<b>TOTAL MINUS GASP</b>	<b>5,155</b>	<b>6,130,000</b>
Source: General Plan Update Draft Environmental Impact Report, Appendix C, Air Quality Study, Table 1: City of Rosemead Existing and Proposed Land Uses		
Notes:		
1. In 2010, the High Intensity Commercial designation was added to the Land Use Element; Figure 2-2, Land Use Policy Map; and Table 2-1, Land Use Categories and Buildout Potential. The 2010 Addendum did not revise Final GP EIR Errata table (Land Use Population Estimates for General Plan Buildout) to include the High Intensity Commercial designation or any associated development.		
2. The office and light industrial uses were analyzed separately in the Air Quality Study, not as a combined designation/use.		



## **Topics Analyzed in GPU EIR**

The GPU EIR analyzed the following topics:

- Aesthetics
- Air Quality
- Biological Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems

Mitigation Measures were provided for Population and Housing (PH-1 and PH-2), Recreation (R-1 and R-2), and Utilities and Services: Solid Waste (UT-1, UT-2, UT-3, and UT-4).

## **Significant Unavoidable Impacts**

The GPU EIR identified significant unavoidable impacts for the following topics: Air Quality, Population and Housing, Recreation, Transportation, and Utilities and Service Systems: Solid Waste, which are summarized below. The City Council adopted a Statement of Overriding Considerations for the significant unavoidable impacts (City Council Resolution No. 2008-66).

### Air Quality

With implementation of the identified General Plan Update policies and implementation measures, short-term and long-term air quality impacts will be reduced. However, the degree to which these measures will reduce emissions cannot be fully quantified. Cumulatively, emissions of all pollutant levels will continue to exceed the SCAQMD threshold levels; although the cumulative emissions of CO, VOG, and NO<sub>x</sub> are projected to decrease relative to current levels. Emissions of PM<sub>10</sub> and PM<sub>2.5</sub> are projected to increase and continue to exceed the SCAQMD threshold criteria for significance. Emissions of SO<sub>x</sub> are also expected to increase, but not significantly. Commission of CO<sub>2</sub> will also increase. Impacts associated with PM<sub>10</sub> and PM<sub>2.5</sub> emissions and cumulative impacts are significant and unavoidable. GHG emissions will be reduced over the life of the General Plan Update. Therefore, impacts related to GHG emissions will be less than significant. Impacts to sensitive receptors will be less than significant. Given the extent of this General Plan Update, impacts to air quality will be significant and unavoidable.



Additional mitigation was considered to reduce impacts associated with emissions of particulate matter, however they have been found to be infeasible to implement at this time due to the broad scope of the General Plan Update. No mitigation has been included.

### Population and Housing

The General Plan Update has the potential to result in a substantial population and housing unit increase in comparison to population and housing growth projections at the local, sub-regional, and regional levels.

Mitigation Measures PH-1 and PH-2 in the Mitigation Monitoring and Reporting Plan are included to assist with coordination with regional policy makers; however, the measures are not able to reduce the impacts to less than significant.

### Recreation

Both the existing and proposed (2008) General Plans note that the National Parks and Recreation Association (NPRA) recommends 2.5 acres of parkland per person and that the Southern California Association of Governments (SCAG) recommends 4 acres per person. The City currently provides 0.75 acres per person and therefore has not yet met its goal of one acre per 1,000 people. The proposed General Plan update anticipates an increase in population and coupled with the lack of available land within the City, the issue of providing parkland will be exacerbated. In order to meet the goal of one acre of parkland per 1,000 residents, the City will need to acquire an additional 37.16 acres that can be used for public park and recreation purposes. The lack of sufficient parks and recreation opportunities could result in the accelerated deterioration of existing facilities due to potential overuse. Additionally, the lack of adequate, local recreational facilities increases reliance on the facilities of other jurisdictions that in turn could result in accelerated deterioration of those facilities as well. The lack of available park and recreation facilities, therefore, is considered a significant project-level and cumulative impact.

Mitigation Measures R-1 and R-2 in the Mitigation Monitoring and Reporting Plan are included to assist with coordination with regional policy makers; however, the measures are not able to reduce the impacts to less than significant.

### Transportation

Implementation of the General Plan Update may result in a substantial increase in traffic in relation to the existing traffic load and an individual or cumulative level of service condition that exceeds standards established by the City. Regional traffic growth and increased development intensities within the City will result in increased through traffic volumes on Rosemead streets. While the Circulation Element includes policies and physical roadway and control improvements, that over time will improve service levels, the certainty and timing of such cannot be established. Accordingly, the traffic impacts of General Plan development will be significant and unavoidable.



While the General Plan Update has policies and programs that help minimize impacts, the following impacts remain:

- Walnut Grove Avenue at Mission Drive, (a.m. and p.m. peak hours)
- Walnut Grove Avenue at Marshall Street. (a.m. and p.m. peak hours)
- Rosemead Boulevard at Glendon Way (p.m. peak hour)
- Del Mar Avenue at Hellman Avenue (a.m. peak hour)
- New Avenue at Garvey Avenue (a.m. and p.m. peak hours)
- Del Mar Avenue at Garvey Avenue (p.m. peak hour)
- Walnut Grove Avenue at Garvey Avenue (a.m. and p.m. peak hours)
- San Gabriel Boulevard at SR-60 westbound ramps (a.m. and p.m. peak hours)

The construction of new facilities and the acquisition of land will take a concentrated effort by both city staff and local decision makers. In 2008, there was no guarantee that new facilities will be built. No feasible additional measures are available to further mitigate impacts at the analyzed intersections.

#### Utilities and Service Systems: Solid Waste

Solid waste disposal is an issue of regional concern. Many programs are in place at local and countywide levels to reduce waste generation and increase landfill capacity (at existing and proposed new sites). The Chiquita Canyon and Puente Hills Landfills are the end destination of the City of Rosemead's solid waste. Both of these landfills have enough capacity to accommodate the City's existing and future needs. However, Chiquita Canyon is scheduled, to close in 2019 and Puente Hills in 2013. After their closures, waste must be taken to alternative sites.

Despite the continued efforts of the Los Angeles Area Integrated Waste Management Authority to increase its diversion rates, technologies are not currently available to completely recycle, destroy, or reuse all solid waste. Likewise, continued disposal of solid waste at landfills would contribute to the eventual closure of existing landfills and any future landfill sites.

Although the amount of solid waste originating from Rosemead is very small relative to the volumes accepted annually at each of the regional landfills, diminishing landfill space is a significant regional issue, and cumulative impacts are considered significant.

#### **2010 Addendum to General Plan Update Final Environmental Impact Report**

The 2010 Addendum analyzed minor revisions to the following General Plan Elements: Introduction, Land Use, Circulation, Resource Management, and Public Safety. Revisions to the Land Use Element included the addition of the High Intensity Commercial (HIC) designation and inclusion of HIC in Figure 2-1, Land Use Policy Map, and Table 2-1, Land Use Categories and Buildout Potential.



**Addendum to the Rosemead General Plan Update Final Environmental Impact Report  
For the Proposed Freeway Corridor Mixed-Use Overlay,  
MCA 19-02, GPA 19-03, and ZC 19-03**

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The Addendum reviewed all environmental topics analyzed in the 2008 General Plan EIR and concluded that all impacts would be less than, similar to, or no worse than the level of impacts identified in the 2008 General Plan EIR. The Addendum did note that revisions to land use designations and the Land Use Policy Map have the potential to reduce 2008 buildout estimates in General Plan Table 2-5, Land Use Estimates for General Plan Buildout, by 4,800 dwelling units, mostly through the reduction in allocations within the mixed-use category, and by 4,090,000 non-residential square feet.

However, the Addendum did not modify the development capacity analyzed in the 2008 General Plan Update Draft EIR; refer to previous discussion under 2008 General Plan Update EIR Development Capacity.



## 2.0 PROJECT DESCRIPTION

### 2.1 PROJECT LOCATION

#### REGIONAL LOCATION

The City of Rosemead is located in the San Gabriel Valley in the eastern portion of Los Angeles County. Rosemead is adjacent to the cities of Monterey Park and San Gabriel to the west, El Monte to the east, South El Monte to the southeast, Temple City to the north, and Montebello to the south (refer to *Exhibit 1, Regional Location Map*).

Primary vehicle routes serving Rosemead include Interstate 10 Freeway (I-10), which bisects the City, and State Route 60 (SR-60), which runs along the southern City boundary. Major roadways serving the City include Rosemead Boulevard (State Highway 19), Garvey Avenue, San Gabriel Boulevard, and Valley Boulevard.

#### PROJECT LOCATION

The Freeway Corridor Mixed-Use Overlay (FCMU Overlay) is applicable to six separate geographic areas encompassing approximately 87 acres within the City of Rosemead (refer to *Exhibit 2, FCMU Overlay Map*). These areas were selected based on their proximity to I-10 Freeway, location along primary City corridors, and adjacency to public transit lines.

For the purposes of contextually and sensitively responding to the unique characteristic of these six individual areas, different categorization areas have been established to inform development approaches. These categorization areas include Corridor, Intersection, and Block, described in more detail in Section 2.4.1.

### 2.2 GENERAL PLAN AND ZONING DESIGNATIONS

#### GENERAL PLAN DESIGNATIONS

##### FCMU-Corridor

There are three sites within the proposed FCMU-Corridor (FCMU-C) Overlay zone area. The existing General Plan designations include Medium Density Residential, Mixed-Use: High Density Residential/Commercial, Mixed-Use: High Density Industrial/Commercial, Commercial, and Public Facilities.

##### FCMU-Block

There are three sites within the proposed FCMU-Block (FCMU-B) Overlay zone area. The existing General Plan designations include Commercial and Mixed-Use High Density Residential Commercial.



## ZONING DESIGNATIONS

### FCMU-Corridor

There are three sites within the proposed FCMU-C Overlay zone area. The existing Zoning designations include Light Multiple Residential (R-2), Medium Multiple Residential (R-3), Medium Commercial (C-3), and Medium Commercial (C-3) with a Design Overlay (D-O), and Planned Development (P-D).

### FCMU-Block

There are three sites within the proposed FCMU-B Overlay zone area. The existing Zoning designations include C-3 with a D-O and P-D, C-3 with a D-O, Residential/Commercial Mixed-Use Overlay (RC-MUDO) with a D-O, Regional Commercial (C-4) with a D-O, and P-D.

## 2.3 FREEWAY CORRIDOR MIXED-USE OVERLAY VISION AND OBJECTIVES

The FCMU Overlay is intended to provide new opportunities for housing, economic revitalization, and attractive placemaking at strategic locations along primary City corridors that are in general proximity to the I-10 Freeway. These areas have the potential to create attractive gateways into the City, while also contributing to a more cohesive community aesthetic and development pattern for a more livable Rosemead.

The FCMU Overlay establishes land use and urban design direction that will attract private investment to promote contextually appropriate mixed-use and residential development in targeted areas of the City. The FCMU Overlay also identifies public and private realm improvements that will further enhance the aesthetic and character of these areas.

### VISION AND OBJECTIVES

Following are the vision and objectives established for new development and public realm improvements for specific areas of Del Mar Avenue, San Gabriel Boulevard, Walnut Grove Avenue, Rosemead Boulevard, Valley Boulevard, and Temple City Boulevard.

The vision for the FCMU Overlay is described as follows:

*"The Freeway Corridor Mixed-Use Overlay areas are unique neighborhood, community, and regional focal points, representative of local context and character while providing a variety of opportunities for residents, business, and visitors alike."*





Key objectives of the FCMU Overlay are to:

- Provide attractive gateway developments at key locations along Interstate 10 Freeway.
- Create opportunities for new mixed-use and standalone housing types and options at varying income levels.
- Encourage mixed-use commercial and residential developments that will serve as catalysts for new economic activity with services and employment that support the local community.
- Establish development and design standards that contribute to community character and quality building designs.
- Enhance the public realm to provide an improved pedestrian environment and foster a greater sense of place.
- Promote reinvestment and redevelopment in the identified areas of the community.

## **2.4 PROJECT COMPONENTS**

The project includes the following components: 1) Freeway Corridor Mixed-Use Overlay, 2) Municipal Code Amendment 19-02, 3) General Plan Amendment 19-03, and 4) Zone Change 19-03.

### **2.4.1 FREEWAY CORRIDOR MIXED-USE OVERLAY**

The Freeway Corridor Mixed-Use Overlay document includes the following chapters and appendices:

Chapter 1 – Introduction

Chapter 2 – Land Use, Development Standards, and Allowable Uses

Chapter 3 – Urban Design

Chapter 4 – Infrastructure and Public Utilities and Services

Chapter 5 – Administration and Implementation

Appendices

1. General Plan Text Modifications
2. Revised City General Plan Land Use Map with Mixed-Use Designations
3. Zoning Code Text Modifications
4. Revised City Zoning Map with addition of FCMU Overlay



## CATEGORIZATION AREAS

For the purposes of contextually and sensitively responding to the unique characteristic of the six individual areas, different categorization areas have been established to inform development approaches. These categorization areas (zones) include Corridor and Block.

### FCMU-Corridor

The FCMU-C Overlay zone is intended to allow for appropriately scaled and context-sensitive mixed-use, live/work, and standalone residential developments. Located south of the I-10 Freeway, the FCMU-C zone is envisioned to provide local neighborhood and community-serving commercial, retail, service, and office uses in a mixed-use setting. Enhanced landscaping, streetscape amenities, and wide sidewalks provide a walkable and enjoyable pedestrian environment. This designation is applied to segments of Del Mar Avenue, San Gabriel Boulevard, and Walnut Grove Avenue, as identified below and shown on Exhibit 3, FCMU-Corridor Overlay Zone Map.

### Locations

*Del Mar Avenue* – Located south of the I-10 Freeway, along Del Mar Avenue, application begins just north of Hellman Avenue and continues south to the boundary of the Garvey Avenue Specific Plan, just north of Garvey Avenue. It largely contains parcels fronting directly onto Del Mar Avenue, with a few additional parcels extending beyond the immediate street fronting parcels.

*San Gabriel Boulevard* – Located south of the I-10 Freeway, along San Gabriel Boulevard, application begins just north of Hellman Avenue and continues south to the boundary of the Garvey Avenue Specific Plan, just north of Garvey Avenue. It largely contains parcels fronting directly onto San Gabriel Boulevard, with a few additional parcels extending beyond the immediate street fronting parcels.

*Walnut Grove Avenue* – Located south of the I-10 Freeway, along Walnut Grove Avenue, application includes the existing commercial center located at the southwest corner of the Walnut Grove Avenue and Hellman Avenue intersection.



## **FCMU-Block**

The FCMU-B Overlay zone is intended to allow for the highest activity and intensity of residential and non-residential uses. Located directly adjacent to the I-10 Freeway and along other primary corridors, the FCMU-B zone is envisioned to provide a strong entry presence into the City and along primary corridors, allowing mixed-use developments with community and regional serving commercial, retail, office, and other complementary uses while also providing a variety of new housing opportunities within the City. Public realm enhancements provide for wide sidewalks, street trees, street furnishings, and other amenities to accentuate and enliven the pedestrian environment. This designation is applied to properties along Rosemead Boulevard, as identified below and shown on Exhibit 4, FCMU-Block Overlay Zone Map.

### **Locations**

*Rosemead Boulevard* – Located along Rosemead Boulevard, application begins just north of I-10 Freeway and continues north to Marshall Street. It contains the prominent Rosemead Place Shopping Center, as well as parcels to the west of Rosemead Boulevard.

*Valley Boulevard* – Located north of the I-10 Freeway, along Valley Boulevard, application includes parcels at the intersection of and fronting directly onto Valley Boulevard and Walnut Grove Avenue.

*Temple City Boulevard* – Located north of the I-10 Freeway, along Temple City Boulevard, application includes parcels located to the northeast of the Temple City Boulevard and Valley Boulevard intersection and terminating at Abilene Street to the north.

## **PERMITTED USES**

FCMU Overlay Table 2-1 identifies allowable land uses for individual properties based upon their location and applicable FCMU Overlay zone (FCMU-C, or FCMU-B), as detailed in FCMU Overlay Section 2.4, Permitted Uses.

## **DEVELOPMENT STANDARDS**

FCMU Overlay Tables 2-2 through 2-5 apply to individual properties based on their location and applicable FCMU Overlay zone (FCMU-C, or FCMU-B), as detailed in FCMU Overlay Section 2.5, Development Standards. The standards include:

- Minimum lot size
- Maximum Density
- Maximum Floor Area Ratio
- Land Use Mix Requirement for Mixed-Use
- Maximum Height
- Ground Floor
  - Minimum Height
  - Minimum Glazing
- Minimum Open Space
- Minimum Landscaping
- Setbacks



## DESIGN STANDARDS

FCMU Overlay Section 2.6 identifies site and building standards, that apply to all properties within the FCMU Overlay, summarized below.

<b>Site Design</b>	<b>Building Design</b>
<ul style="list-style-type: none"> <li>▪ Access and Parking</li> <li>▪ Open Space</li> <li>▪ Landscaping</li> <li>▪ Walls and Fencing</li> <li>▪ Lighting</li> <li>▪ Trash and Loading</li> <li>▪ Mechanical Equipment, Loading Zones, and Service Area Screening</li> <li>▪ Noise</li> <li>▪ Signs</li> </ul>	<ul style="list-style-type: none"> <li>▪ Good Neighbor</li> <li>▪ Land Use Mix</li> <li>▪ Massing</li> <li>▪ Articulation</li> <li>▪ Roofs</li> <li>▪ Windows and Doors</li> <li>▪ Entrances</li> <li>▪ On-Site Facilities</li> <li>▪ Encroachments</li> </ul>

## COMMUNITY BENEFITS PROGRAM

FCMU Overlay Section 2.7, Community Benefits Program, provides optional opportunities for increased development intensity concurrent with the delivery of public improvements or other community benefits to satisfy the increased demand for public amenities that come with mixed-use developments. The FCMU Overlay Community Benefits Program is applicable to all properties within the FCMU Overlay.

## BY RIGHT USES

The FCMU Overlay includes development standards for each zone detailing the permitted floor area ratio and dwelling units per acre allowed by right, where appropriate. By right development is not subject to the City's discretionary review process and is exempt from the requirements of the California Environmental Quality Act. As such, qualifying projects will undergo a ministerial review process by the City.

## APPLICATION

The FCMU Overlay is an overlay tool that is voluntary in nature, meaning that the underlying base zoning designation for an individual property where the FCMU Overlay applies will remain in place. At the property owner's discretion, a property may be developed under the existing base zoning designation or elect to apply the FCMU Overlay designation to guide the development of their property. For more information on development process and procedures, refer to FCMU Overlay Chapter 6 – Administration and Implementation.



## 2.4.2 GENERAL PLAN AMENDMENT AND ZONE CHANGE

As required by State law, municipalities are mandated to ensure their General Plan Land Use designations and Zoning designations are consistent with one another to allow for orderly development. As part of the FCMU Overlay effort, modifications to relevant properties' General Plan Land Use designations will be required to ensure consistency with the existing Zoning designations, while also allowing for property owner discretion of applying the FCMU Overlay. Refer to *Table 2-1, Existing and Proposed General Plan and Zoning Designations*.

**TABLE 2-1  
EXISTING AND PROPOSED GENERAL PLAN AND ZONING DESIGNATIONS**

FCMU Overlay Geographic Area	Land Area (Acres)	FCMU Overlay Zone Categorization	Existing General Plan Designation(s)	Proposed General Plan Designation	Existing Zoning Designation(s)	Proposed Zoning
Del Mar Avenue	18.00	FCMU-C	Mixed-Use: High Density Residential/Commercial Commercial Public Facilities	Mixed-Use: High Density Residential/Commercial	Base Zoning	No Change
San Gabriel Boulevard	14.00	FCMU-C	Mixed-Use: Industrial//Commercial Commercial	Mixed-Use: High Density Residential/Commercial	Base Zoning	No Change
Walnut Grove Avenue	0.61	FCMU-C	Medium Density Residential	Mixed-Use: High Density Residential/Commercial	Base Zoning	No Change
Valley Boulevard	9.30	FCMU-B	Commercial High Intensity Commercial	Mixed-Use: High Density Residential/Commercial	Base Zoning	No Change
Temple City Boulevard	7.62	FCMU-B	Mixed-Use: High Density Residential/Commercial	No Change	Residential/ Commercial Mixed-Use Overlay	Freeway Corridor Mixed-Use Overlay
Rosemead Boulevard	10.59	FCMU-B	Commercial	Mixed-Use: High Density Residential/Commercial	Base Zoning	No Change
<b>TOTAL</b>	<b>60.12</b>					



## **General Plan Amendment 19-03**

For the FCMU-C and FCMU-B zones, relevant properties will be revised to the Mixed-Use: High Density Residential/Commercial land use designation along Del Mar Avenue, San Gabriel Boulevard, Walnut Grove Avenue, Valley Boulevard, and Rosemead Boulevard. The existing Mixed-Use: High Density Residential/Commercial land use designation applied to the Temple City Boulevard area will remain going forward. The General Plan Amendment includes modifications to General Plan text and revisions to the General Plan Land Use Map with Mixed-Use Designations (Refer to FCMU Overlay Appendices 1 and 2).

## **Zone Change 19-03**

While no base Zoning designations are proposed to be modified as part of this FCMU Overlay effort, the existing Residential/Commercial Mixed-Use Overlay applied to the Intersection area at Temple City Boulevard will be replaced by the FCMU Overlay to minimize redundancies.

The Zone Change includes adding the FCMU Overlay regulations to the City's Zoning Code for integration with adopted ordinances affecting development in the City, and revising the Zoning Map to add the FCMU Overlay (Refer to FCMU Overlay Appendices 3 and 4).

### **2.4.3 MUNICIPAL CODE AMENDMENT 19-02**

#### **Freeway Corridor Mixed-Use Overlay**

The City is proposing the following amendments to Rosemead Municipal Code Title 17 (Zoning) relative to the FCMU Overlay by adding:

- Freeway Corridor Mixed-Use (FCMU) Overlay Zone Purpose to 17.28.010.D-Purpose of Chapter 17.28, and
- Freeway Corridor Mixed-Use (FCMU) Overlay Zone to 17.28.040 of Chapter 17.28.

## **2.5 PROJECT APPROVALS**

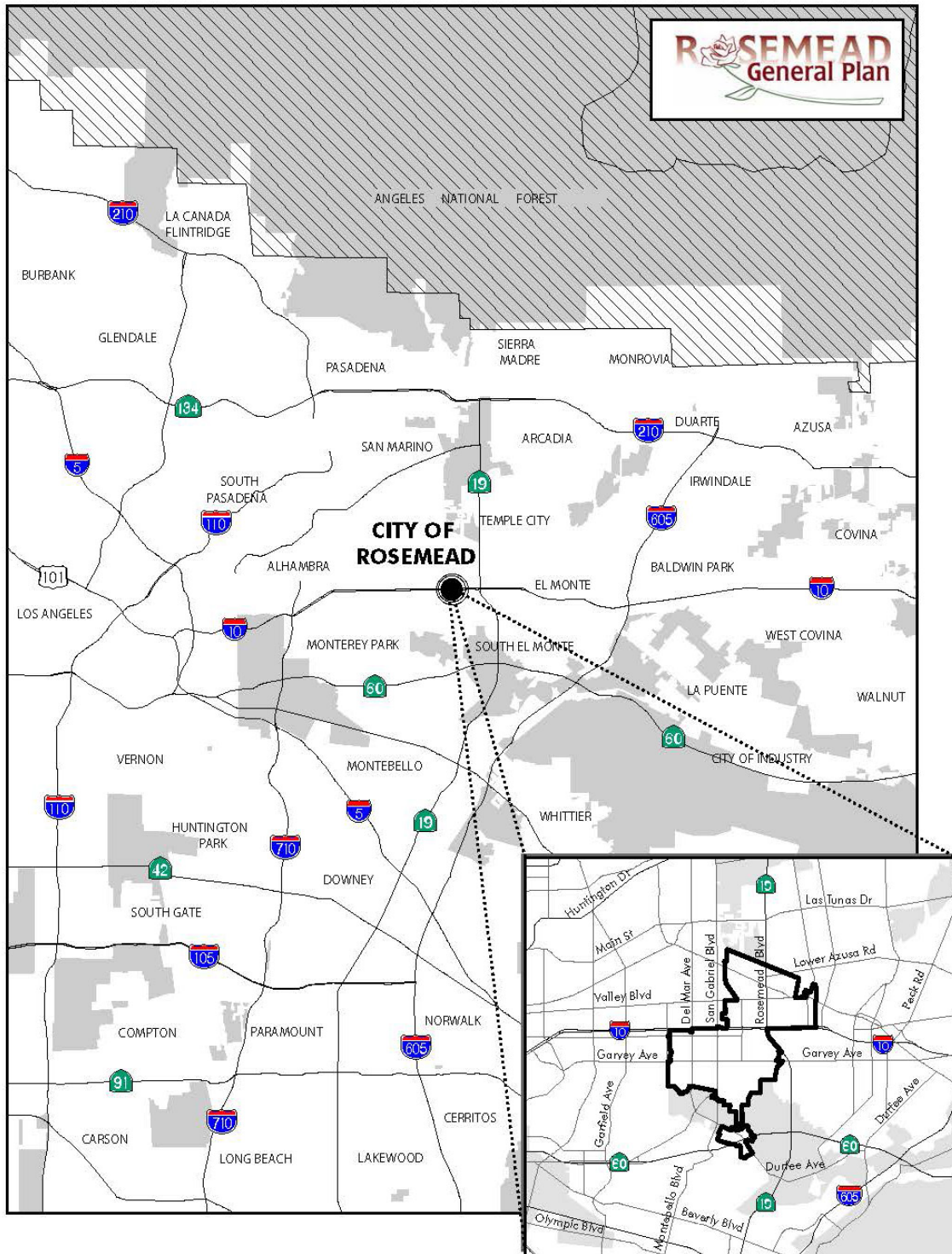
The City of Rosemead is the Applicant.

The project requires the following City of Rosemead legislative/discretionary approvals:

- Municipal Code Amendment 19-02
- General Plan Amendment 19-03
- Zone Change 19-03



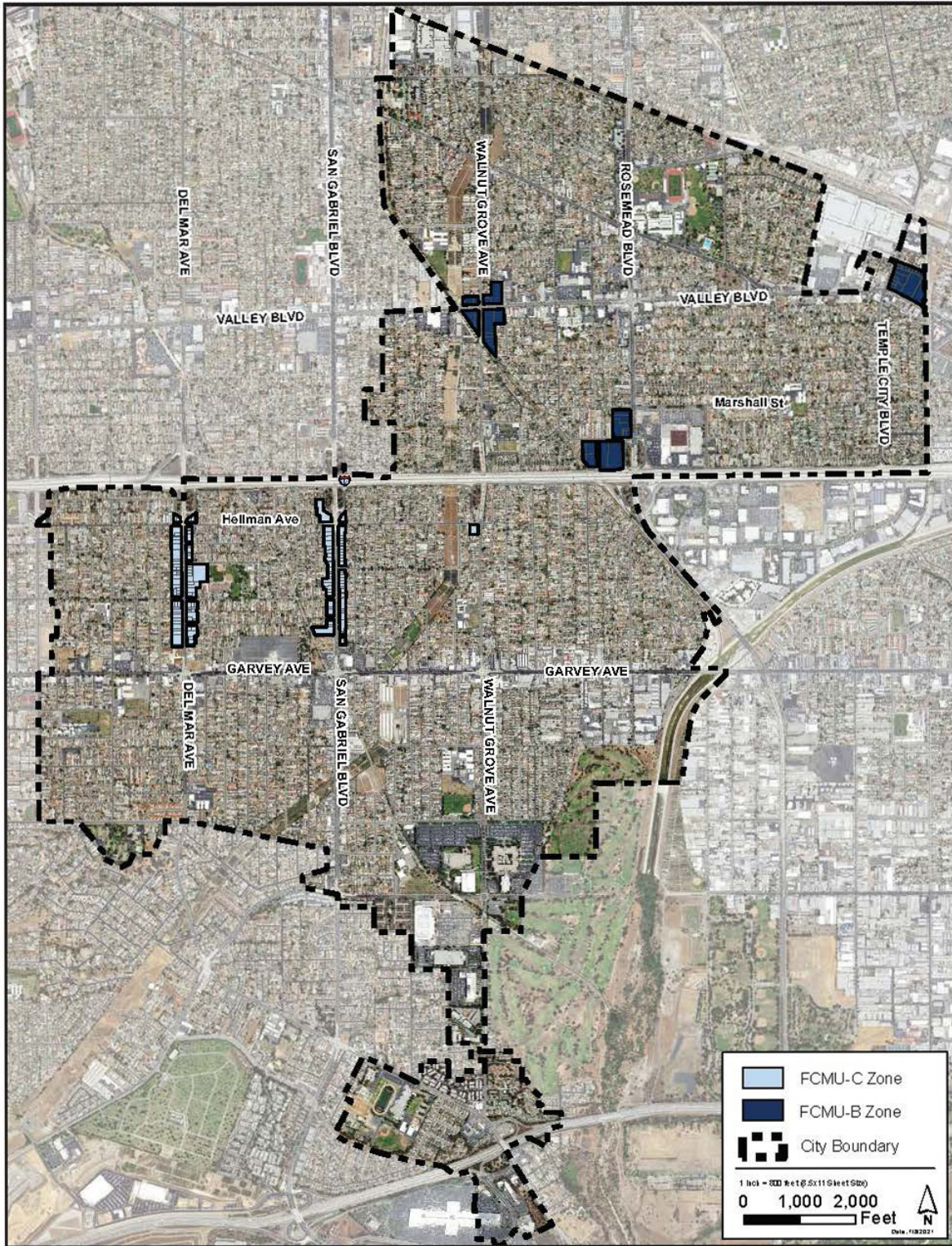
## Exhibit 1 Regional Location Map



Source: City of Rosemead General Plan Update Draft EIR (July 2008)



## Exhibit 2 FCMU Overlay Map



Source: RRM Design Group (July 2021)





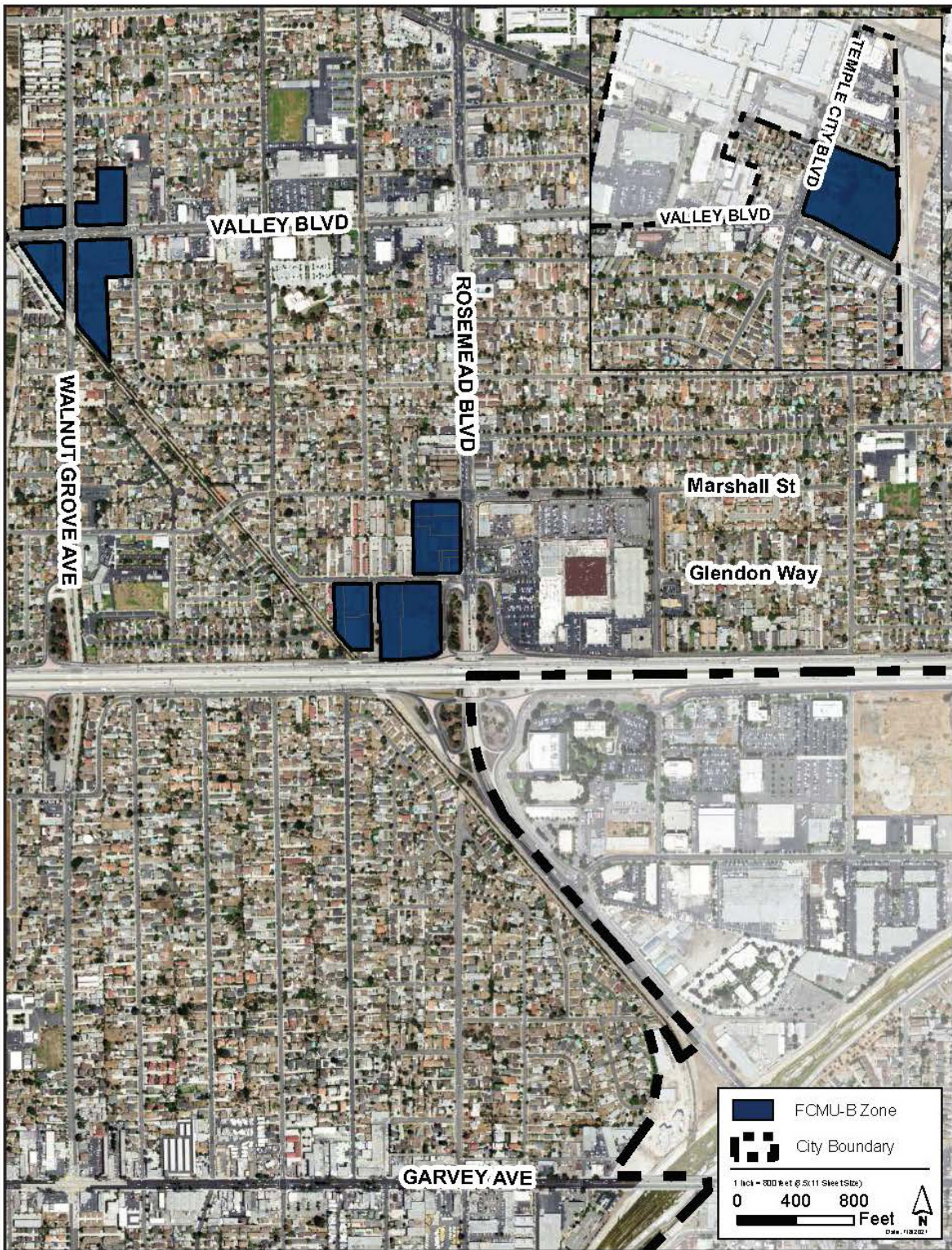
### Exhibit 3 FCMU-Corridor Overlay Zone Map



Source: RRM Design Group (July 2021)



## Exhibit 4 FCMU-Block Overlay Zone Map



Source: RRM Design Group (July 2021)



## 3.0 ENVIRONMENTAL ANALYSIS

### 3.1 AESTHETICS

#### Prior Environmental Findings

##### *Scenic Vistas*

A scenic vista is a view of an area that is visually or aesthetically pleasing. The primary scenic vistas in Rosemead are of the San Gabriel Mountains in the distance to the north and of the Whittier Narrows Golf Course and the La Puente Hills to the south. These vistas are not singularly spectacular, but they are a part of the Rosemead visual experience in a number of areas.

The General Plan Update allows for mixed-use development with increased residential densities along the City's major corridors, particularly along Garvey Avenue and Valley Boulevard, where the 1987 General Plan allows for commercial development with some light-industrial/commercial mixed-use at a maximum Floor Area Ratio of 1:1. In practice, such an FAR means a likely building height of four to five stories.

The General Plan Update allows for mixed-use development at a maximum of 45 dwelling units per acre, which in practice generally results in at least a four-story building. Therefore, the built environment under either scenario, the 1987 General Plan or the General Plan Update, would ultimately result in 4- to 5-story buildings, which could result in buildings substantially taller (2 to 3 stories taller) than what is built today. However, recently approved developments and buildings currently under construction are similarly taller than their surroundings. Thereby, the character of the corridors is currently in transition from one- to two-story to four or more stories.

In addition, views of the San Gabriel Mountains from properties located adjacent to or nearby the major arterials (the primary locations of taller dwellings) may be blocked or altered.

The GPU EIR concluded impacts to be less than significant.

##### *State Scenic Highways*

There are no state scenic highways in Rosemead. The GPU EIR concluded no impact.

##### *Degradation of Visual Character*

The mixed-use buildings under the General Plan Update have the potential to be taller than the existing buildings along the major arterials. However, the General Plan Update would not allow building envelopes that are significantly different from what is currently allowed under the 1987 General Plan. While there will be a character change, development always has the possibility of degrading as well as enhancing the visual character of a city. The



General Plan Update puts forth policies that ensure the visual character quality of each project meets the standards of the community.

The GPU EIR concluded impacts to be less than significant.

### *Light or Glare*

There is the potential for light and glare from taller mixed-use and commercial buildings to occur on properties immediately adjacent to the major arterials. While there is the potential, the General Plan Update also includes policies and actions that will minimize the light and glare intrusion. Furthermore, under the 1987, the potential for light and glare impacts from taller buildings are similar that of the General Plan Update. However, the 1987 General Plan does not contain the policies and actions that mitigate some of the impacts on the surrounding land uses. The greater densities and intensities allowed by the General Plan Update will likely not increase the size of the buildings allowed by the 1987 General Plan.

The GPU EIR concluded impacts to be less than significant with implementation of General Plan Update policies and actions.

## **Impact Analysis**

### *Scenic Vistas*

The General Plan Update allows for mixed-use development with increased residential densities along the City's major corridors, with building heights of four to five stories. The project would not change the location where future development would occur, nor would it increase the amount of future development anticipated to occur as analyzed in the GPU EIR.

The proposed FCMU Overlay would allow mixed-use developments by right in urbanized areas of the City where residential, commercial, and mixed-use development has been planned. Therefore, future development associated with implementation of the project could affect scenic vistas in the City. However, impacts would be similar to that envisioned under the General Plan Update and analyzed in the GPU EIR.

Future development associated with implementation of the project would be required to comply with applicable development standards and Municipal Code requirements, and General Plan Land Use Element Policies 1.7, 1.8, 2.6, and Actions 1.3 - 1.7, 3.2, 3.7, 3.8, 5.1 - 5.2; and Resources Management Element Policies 1.2 - 1.5 and 2.1 - 2.7, and Actions 2.1 - 2.4. These policies, actions, and regulations ensure that scenic vista impacts remain at less than significant.

**Conclusion:** No New Impact. The changes associated with the project would not result in any new impacts nor increase the severity of impacts in this regard.



### *State Scenic Highways*

There are no state-designated scenic highways located within the City planning area. Therefore, future development associated with implementation of the project would not impact any state-designated scenic highway. Impacts remain as no impact.

**Conclusion:** No New Impact. The changes associated with the project would not result in any new impacts nor increase the severity of impacts in this regard.

### *Degradation of Visual Character*

The additional growth analyzed in the GPU EIR includes up to 6,047 dwelling units; 7,310,000 square feet of commercial use; and a minimal net gain of office/industrial uses within the City by 2025, including within the proposed FCMU Overlay areas.

The General Plan Update Land Use Plan assumes that existing land use development patterns would be the basis for future development, with an incremental intensification of existing and new land uses, where future development would be scaled to complement adjoining uses. Thus, the General Plan Update envisioned that future mixed-use developments would be taller than existing buildings within mixed-use areas and along major arterials; however, the building envelopes for these developments would not be significantly different than currently permitted by the City.

The proposed FCMU Overlay would allow mixed-use developments by right in urbanized areas of the City where residential, commercial, and mixed-use development has been planned. Future development associated with implementation of the project would be similar to that envisioned under the General Plan Update and would be consistent with the City's urban/suburban visual character.

Future development associated with implementation of the project would be required to comply with General Plan Land Use Element Policies 1.7, 1.8, 2.6, and Actions 1.3 - 1.7, 3.2, 3.7, 3.8, 5.1 - 5.2; and Resources Management Element Policies 1.2 - 1.5 and 2.1 - 2.7, and Actions 2.1 - 2.4 to ensure quality development that is consistent with the visual character of the City. Compliance with these General Plan policies and actions preserves and/or enhances aesthetic resources throughout the City. In addition, future development associated with implementation of the project would be required to comply with applicable development standards and Municipal Code requirements. These policies, actions, and regulations ensure that the City's visual character is not degraded and that impacts remain at less than significant.

**Conclusion:** No New Impact. The changes associated with the project would not result in any new impacts nor increase the severity of impacts in this regard.



### *Light or Glare*

As noted previously under Degradation of Visual Character, the General Plan Update assumes that existing land use development patterns would be the basis for future development, with an incremental intensification of existing and new land uses, where future development would be scaled to complement adjoining uses.

Future development associated with implementation of the project is anticipated to occur where development already occurs and where existing lighting is typical of urban uses. Individual projects would be required to comply with applicable FMCU Overlay and Municipal Code requirements addressing spillover light and glare.

Future development associated with implementation of the project has the potential to create daytime glare impacts if highly reflective building materials are installed, as well as nighttime lighting impacts from lighted signs, nighttime security lighting, streetlights, and vehicle headlights. Thus, future development associated with implementation of the project would be to comply with applicable development standards and Municipal Code requirements. These regulations ensure light and glare impacts on daytime and nighttime views remain at less than significant.

***Conclusion:*** No New Impact. The changes associated with the project would not result in any new impacts nor increase the severity of impacts in this regard.



## 3.2 AIR QUALITY

### Prior Environmental Findings

#### *Air Quality Standards and Cumulative Impacts*

New development associated with implementation of the General Plan Update results in pollutant emissions within an air basin that is currently identified as a Federal and State non-attainment area. While pollutant loads are anticipated to decrease over time due to improvements in vehicle emission systems and other technologies (with the exception of respirable particulate matter emissions), cumulative emissions will exceed daily thresholds established by the South Coast Air Quality Management District (SCAQMD). Policies contained within the General Plan Update reduce air quality impacts, but no other mitigation measures were feasible.

Cumulatively, emissions of all pollutant levels will continue to exceed the SCAQMD threshold levels, although the cumulative emissions of Carbon Monoxide (CO), Volatile Organic Compounds (VOC), and Nitrous Oxide (NO<sub>x</sub>) are projected to decrease relative to current levels. Emissions of Suspended Particulate Matter (PM<sub>10</sub>) and Fine Particulate Matter (PM<sub>2.5</sub>) are projected to increase and continue to exceed the SCAQMD threshold criteria for significance. Emissions of Oxides of Sulfur (SO<sub>x</sub>) are also expected to increase, but not significantly. Emissions of Carbon Dioxide (CO<sub>2</sub>) will also increase. Impacts associated with PM<sub>10</sub> and PM<sub>2.5</sub> emissions and cumulative impacts are significant and unavoidable. Thus, the GPU EIR concluded project and cumulative impacts will be significant and unavoidable, despite the imposition of General Plan Update Land Use Element Actions 1.8 and 5.4 – 5.28; Circulation Element Actions 2.7 – 2.12; and Resources Management Element Policies 4.4 – 4.6, and Actions 3.5, 3.6, and 4.8 – 4.16, which will have a qualitative and quantitative effect in reducing emissions of criteria pollutants.

The GPU EIR concluded that compliance with air quality standards and cumulative air quality impacts are significant and unavoidable despite the imposition of General Plan Update policies and actions.

#### *Greenhouse Gas Emissions*

With implementation of the General Plan Update, emissions of carbon dioxide (CO<sub>2</sub>) emissions are expected to increase as a result of the increased land uses proposed and a corresponding increase in the number of daily trips and vehicle miles traveled. Emissions of nitrous oxide (N<sub>2</sub>O) and methane (CH<sub>4</sub>), however, are expected to decrease as a result of the implementation of more stringent vehicle emissions regulation by 2025.

A comparison of CO<sub>2</sub> equivalent greenhouse gases between existing conditions and those under the General Plan Update reveals that implementation of the plan will result in a net increase of approximately 612,200 metric tons per year of CO<sub>2</sub> equivalent greenhouse gas emissions. Greenhouse gas emissions estimates are summarized in GPU EIR Table 4-11, Total Annual Greenhouse Gas Emissions, Metric Tons per Year (mtpy)



Utilizing the GHG reductions from California Air Pollution Control Officers Association (CAPCOA), an estimate of the amount of GHG emissions reduction based on the design features of the General Plan Update was calculated and summarized in GPU EIR Table 4-12, GHG Emissions Reducing Design Features. GPU EIR Table 4-13 shows the estimated GHG reductions by land use. GPU Update Table 4-12 and Table 4-13 indicate that the General Plan Update is not anticipated to increase GHG emissions, and therefore, impacts associated with increases in GHG emissions will be less than significant.

The GPU EIR concluded greenhouse gas emission impacts to be less than significant.

### ***Sensitive Receptors***

The General Plan Update has the potential to place sensitive receptors near freeways and heavily traveled roadways. The density of some residential land use designations near the I-10 Freeway will increase as a result of the General Plan Update. Additionally, some commercial designations will be converted to mixed-use designations near I-10; permitting additional residential units where they would not have been permitted before. The General Plan Update includes actions calling for the City to consult with the South Coast Air Quality Management District when siting sensitive receptor uses near sources of air pollution. Compliance with these actions reduces the impacts to sensitive uses near freeways and other high volume roadways to less than significant.

The GPU EIR concluded impacts to sensitive receptors to be less than significant.

### **Impact Analysis**

The additional growth analyzed in the GPU EIR includes up to 6,047 dwelling units; 7,310,000 square feet of commercial use; and a minimal net gain of office/industrial uses within the City by 2025, including within the proposed FCMU Overlay areas.

### ***Air Quality Standards and Cumulative Impacts***

Development associated with implementation of the General Plan Update, which assumed growth Citywide, would generate construction and operation emissions that exceed the thresholds of significance recommended by the SCAQMD for CO, VOC, NO<sub>x</sub>, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. Because the Basin is in nonattainment for PM<sub>2.5</sub>, PM<sub>10</sub> and ozone, and because both VOC and NO<sub>x</sub> are precursors of ozone, for which the Basin is also in nonattainment, the General Plan Update would result in a cumulatively considerable contribution to these emissions.

No new sources of air pollutant emissions would result from future development associated with implementation of the project; therefore, potential impacts would be no worse and no additional control measures would be warranted beyond those identified in the General Plan Update. Total traffic generated and vehicular emission for the project would be similar to that estimated for the General Plan Update. Thus, air quality impacts would be similar to the impacts identified in the GPU EIR.





Future development associated with implementation of the project would be required to comply with General Plan Land Use Element Actions 1.8 and 5.4 – 5.28; Circulation Element Actions 2.7 – 2.12; and Resources Management Element Policies 4.1 – 4.4, and Actions 3.5, 3.6, 4.1, 4.7, and 4.13, development standards and all other applicable Municipal Code requirements, and existing Federal and State laws and regulations.

The previously noted policies and actions, regulations, and laws ensure project impacts are reduced to the maximum extent feasible, and that impacts remain as significant and unavoidable. Thus, the cumulatively considerable net increase of any criteria pollutant resulting from future development associated with implementation of the project would not exceed any air emission impacts previously identified in the GPU EIR.

Therefore, future development associated with implementation of the project would not result in new or more severe air quality standards compliance or cumulative impacts than those analyzed in the GPU EIR; impacts remain significant and unavoidable.

***Conclusion:*** No New Impact. The changes associated with the project would not result in any new impacts nor increase the severity of impacts in this regard.

### ***Greenhouse Gas Emissions***

Construction activities produce combustion emissions from various sources such as site grading, utility engines, on-site heavy-duty construction vehicles, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Operational activities in the City produce emissions from a variety of sources including residential energy, non-residential energy, transportation, water, and wastewater.

The City seeks to reduce GHG emissions and other environmental impacts of existing and future land use development by increasing the viability of alternative transportation methods, supporting the use of alternative fuels and fuel-efficient vehicles, promoting renewable energy, supporting energy and water efficiency and conservation, and reducing waste generation.

Future development associated with implementation of the project would be required to utilize all applicable emission reducing design features, including, but not limited to, those referenced in GPU EIR Table 4-12, as well as to comply with all Federal, State, and City regulations to ensure that impacts related to greenhouse gas emissions remain at or below the levels previously identified in the GPU EIR; impacts remain at less than significant.

***Conclusion:*** No New Impact. The changes associated with the project would not result in any new impacts nor increase the severity of impacts in this regard.



### *Sensitive Receptors*

Future development associated with implementation of the General Plan Update, which assumed growth Citywide, would potentially expose sensitive receptors to substantial pollutant concentrations. Future development associated with implementation of the project, including sites in close proximity to I-10 or SR-60 would be required to comply with the most current California Building Standards Code ASHRAE<sup>2</sup> Standard 52.2 Minimum Efficiency Rating Value (MERV). MERV standard compliance includes both the installation and maintenance of the Heating, Ventilation, and Air Conditioning (HVAC) systems and air filters. Thus, these impacts would be similar to the impacts identified in the GPU EIR.

In addition, future development associated with implementation of the project would be required to comply with applicable General Plan Land Use Element Actions 1.8 and 5.4 – 5.28; Circulation Element Actions 2.7 – 2.12; and Resources Management Element Policies 4.1 – 4.4 , and Actions 3.5, 3.6, 4.1, 4.17, and 4.13, development standards and all other applicable Municipal Code requirements, and existing Federal and State laws and regulations. Thus, the exposure of sensitive receptors to substantial pollutant concentrations due to future development associated with implementation of the project would not exceed any air emission impacts previously identified in the GPU EIR; impacts remain at less than significant.

***Conclusion:*** No New Impact. The changes associated with the project would not result in any new impacts nor increase the severity of impacts in this regard.

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<sup>2</sup> ASHRAE is the American Society of Heating, Refrigerator, and Air-Conditioning Engineers.



### 3.3 BIOLOGICAL RESOURCES

#### Prior Environmental Findings

The City is substantially built out and contains little natural habitat. Subsequent environmental analysis will be conducted on a project level, if needed.

#### *Special Status Species*

The City of Rosemead is substantially built out. What open space exists in the City consists of managed parks and scattered, small, disturbed vacant lots. Little habitat exists for any special status species to thrive in the City.

The GPU EIR identified three potential species with Critical Habitat: 1) coastal California gnatcatcher, 2) least Bell's vireo, and 3) southwestern willow flycatcher. The GPU EIR concluded there was no critical habitat for the three species, and as such, no impacts.

The GPU EIR identified two "Candidate" species for listing under the Endangered Species Act (ESA): 1) western yellow-billed cuckoo and 2) Brand's star phacelia. The western yellow-billed cuckoo is also listed as "Endangered" under the California Endangered Species Act (CESA). The GPU EIR concluded their neither species would be impacted, as riparian woodland habitat is not prevalent in the City for western yellow-billed cuckoo nor is sandy habitat present in the City for Brand's star phacelia; thus, no impacts.

The GPU EIR identified four faunal species: 1) pallid bat, 2) San Diego coast horned lizard, 3) southwestern pond turtle, and 4) western mastiff bat. In 2008, none of these species had been officially listed by the California Department of Fish and Game (CDFG), now referred to as the California Department of Fish and Wildlife (CDFW), or the United States Fish and Wildlife Service (USFWS). However, these species were listed as Species of Special Concern by the CDFW.

The GPU EIR concluded no impacts for the San Diego coast horned lizard and southwestern pond turtle, as there is no habitat in the City for the lizard nor is there suitable habitat in the Alhambra Wash, Rubio Wash, or the Rio Hondo River for the turtle.

The GPU EIR concluded less than significant impacts for the pallid bat and western mastiff bat. The pallid bat is common throughout the western United States and northern Mexico, while the western mastiff bat is not likely to occur within the City. Future development associated with implementation of the General Plan Update could increase the potential for both bats to roost in buildings within the City, but less than significant impacts to the bats would occur.

The GPU EIR concluded no impacts for four floral species: 1) mesa horkelia, 2) Orcutt's linanthus, 3) Parish's gooseberry, and 4) southern mountains skullcap. None of these species have been listed under the ESA or CESA. The City does not contain the appropriate habitat to support mesa horkelia; suitable habit for Orcutt's linanthus; suitable riparian habitat for



Parish's gooseberry, which is presumed to be extinct; or the lack of suitable habitat for southern mountains skullcap.

### ***Habitat and Wildlife Corridors***

The City is substantially built out and contains little natural habitat. Riparian habitat is limited due to the channelization of local streams. The City contains no wetlands as defined by the Clean Water Act. There are no wildlife corridors in the City due to urbanization. Streams that run through the City are not utilized as migratory routes by fish. The City does not contain any wildlife nursery sites. The limited riparian habitat may have some minor impacts; however, any impacts will be less than significant.

### ***Conservation Plans***

The City has an adopted oak tree preservation ordinance. This ordinance sets provisions to create favorable conditions for the preservation and propagation of oak trees due to their historical, aesthetic, and ecological benefits. The General Plan Update does not include any goals, policies, or implementation measures that will conflict with the implementation of this ordinance.

The City is not located within the boundaries of a Habitat Conservation Plan (HCP) or National Community Conservation Plan (NCCP). The City is not located within the boundaries of any additional local or regional conservation plans. No impact will occur.

### **Impact Analysis**

Due to the highly disturbed and/or urbanized nature of the City, there is little to no potential to support "special status" species identified by the Endangered Species Act. The City has an adopted oak tree preservation ordinance that sets provisions to create favorable conditions for the preservation and propagation of oak trees due to their historical, aesthetic, and ecological benefits.

Future development associated with implementation of the project would result in no impacts to "special status" species and less than significant impacts relative to compliance with the oak tree preservation ordinance, as applicable.

***Conclusion:*** No New Impact. The changes associated with the project would not result in any new impacts nor increase the severity of impacts in this regard.



## 3.4 GEOLOGY AND SOILS

### Prior Environmental Findings

Rosemead is located in a seismically active area. Adoption of the General Plan Update and any subsequent implementing ordinances, practices, or programs will not directly result in any development activity. However, the General Plan Update Land Use Element establishes land use policies that will allow for new development, some of which may occur in areas subject to seismic and geologic hazards.

Several regional and local faults have the potential to create seismic events that could cause substantial groundshaking in Rosemead. The effect of an earthquake originating on any given fault depends primarily on its distance from the City and the magnitude of the earthquake. Groundshaking is expected to be similar throughout the Planning Area and is not considered an unusual or unique risk. Per City and State building codes, (the City has adopted the California Building Code as amended by the Los Angeles Building Code) all new development will be required to incorporate appropriate design and construction measures to guard against groundshaking hazards. Compliance with these existing seismic safety building standards will reduce potential groundshaking hazards to less than significant.

The Alhambra Wash Fault, the active fault located within the City boundaries that has the potential for surface rupture, is shown in GPU EIR Figure 4-4. This fault is recognized by the Alquist-Priolo Earthquake Fault Zone (APEFZ) Act as "sufficiently active" and "well defined." Therefore, the City, before issuing building permits for a project (generally all land divisions and most structures for human occupancy), is responsible for ensuring that a geologic investigation is performed to demonstrate that proposed buildings will not be constructed across active faults. The fault evaluation and written report for the specific site must be prepared by a geologist registered in the State of California. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (generally, at least 50 feet).

In addition to the Alhambra Wash Fault, California Geological Survey studies and studies performed by J.A. Treiman have indicated the possibility that the City is crossed by other active or potentially active faults that could pose earthquake and fault rupture hazards to the City. As such, the General Plan Update designates 200-foot wide fault hazard management zones (FHMZs) in these areas where studies have found the potential for faults. Within the fault hazard evaluation zones, the General Plan Update indicates that new or significantly modified "important" facilities, which include hospitals and nursing homes, public facilities, schools, and places of worship, must conduct special investigation on a case-by-case basis for potential seismic and geologic hazards.

The GPU EIR concluded less than significant impacts due to compliance with the GPU Public Safety Element goal, policies, and actions listed in GPU EIR Section 4.4, Geology and Soils.



## Impact Analysis

The entire region of Southern California is susceptible to primary and secondary seismic impacts and effects. Several regional and local faults have the potential to create seismic events that could cause substantial groundshaking in Rosemead. The City requires geological and geotechnical investigations of all new development in seismic and geologic hazard areas.

Surface fault rupture is a serious threat to structures and infrastructure that span active faults and to people residing and working in those areas. The City contains one active fault, the Alhambra Wash Fault, which is recognized as an active fault under the Alquist-Priolo Act. Other active faults exist within the region, but they are not located within the City, so those faults do not pose surface fault rupture risk. In addition, strong seismic ground shaking can be expected in the City, including for future development associated with implementation of the project. The intensity of the ground shaking would depend on the magnitude of the earthquake, the distance to the epicenter, and the geology of the area between the epicenter and a specific area within the City. Also, ground shaking from earthquake fault movement can cause landslides and liquefaction events. Factors contributing to landslide potential are steep topography, unstable terrain, and proximity to earthquake faults, all of which exist within the City.

Future development associated with implementation of the project is subject to all regulations and seismic standards set forth by the City of Rosemead, Uniform Building Code, California Building Code, and current seismic design specifications of the Structural Engineers Association of California, which reduce potential impacts to less than significant levels.

Future development associated with implementation of the project would be required to comply with General Plan Public Safety Element Goal 1, Policies 1.1 and 1.2, and Actions 1.1, 1.9, 1.10, 1.12, 1.14 -1.23, and 1.27, as well as applicable development standards and Municipal Code, Uniform Building Code, California Building Code, or seismic design specification requirements to ensure geology and soils impacts remain at less than significant.

**Conclusion:** No New Impact. The changes associated with the project would not result in any new impacts nor increase the severity of impacts in this regard.



## 3.5 HAZARDS AND HAZARDOUS MATERIALS

### Prior Environmental Findings

The General Plan Update represents Rosemead's commitment to reducing the risk from natural hazards and serves as a guide for the use of available City resources. The General Plan Update also helps the State provide technical assistance and prioritize project funding. The GPU EIR concluded hazards and hazardous materials impacts to be less than significant.

The GPU EIR concluded hazards and hazardous materials impacts to be less than significant with the implementation of GPU policies.

### *Hazardous Materials Management*

Hazardous materials are routinely used and transported throughout Rosemead on the freeways and local streets and via rail. Current and future residents will continue to be exposed to hazards from the routine use, disposal, and transport of hazardous materials. In addition, future development may produce hazardous materials and waste. However, all such activity is and will be required to comply with the numerous local, State, and Federal regulations developed to safeguard the public against the hazards associated with such activity within urban environments. In addition, land use and zoning regulations will prohibit the establishment of any significant user or generator of hazardous materials.

Continued application and enforcement of local, State and Federal regulations will reduce the impact to a less than significant level. According to the California Department of Toxic Substances Control, no sites or businesses in Rosemead are included on the list of sites requiring extensive investigation or clean-up activities due to the presence of hazardous materials. In the course of General Plan implementation, if any development project occurs on a site determined at some future time to be contaminated, such project will involve appropriate remediation activity consistent with applicable State and Federal regulations. Impacts would, therefore, be less than significant.

The General Plan Update contains policies and actions to ensure that all hazardous producers are known to the appropriate agencies, that hazardous material are transported on designated truck routes and that new, potentially hazard-producing uses, are not located next to residences.

The GPU EIR concluded less than significant impacts with the implementation of GPU policies.

### *Airport Safety*

No airport land use plan applies to any properties within the City Planning Area. The nearest airport is El Monte Airport (now referred to as San Gabriel Valley Airport), located directly east of Rosemead. However, no portion of the City is within the Airport's Influence Area, as indicated in the latest Airport Land Use Compatibility Plan.



The GPU EIR concluded no impacts.

### ***Emergency Response Planning***

The General Plan Update includes goals and policies in the Public Safety Element to address emergency response and to provide continued high service levels. Each major new development, as is currently the case, will be reviewed by Fire and Police officials to ensure that adequate fire and other safety protections are put into place. As the local population grows and the business base expands, Police and Fire officials will periodically evaluate response times and shift or increase resources, as needed, to maintain desired levels of service and response times.

The General Plan Update contains policies and actions to 1) ensure water flow for firefighting, 2) make sure that street signage is visible so as not to delay emergency personnel, 3) make sure that buildings meet fire protection codes, and 4) to consider the development of an emergency evacuation and shelter plan.

The GPU EIR concluded less than significant impacts with the implementation of GPU policies.

### ***Wildland Fire Hazards***

Rosemead is a suburban city that has very little vacant land. Furthermore, Rosemead is about seven miles from the San Gabriel Mountain foothills and nearly two miles from the La Puente Hills. As a result, the potential for wildland fires typically associated with foothill/mountain terrain and open land is extremely low.

The GPU EIR concluded impacts to be less than significant.

## **Impact Analysis**

### ***Hazardous Materials Management***

Future development associated with implementation of the project has the potential to result in the transportation of hazardous material waste, which could cause spills and accidents along transportation routes. In addition, future development could expose the public or the environment to hazardous materials due to the improper handling or use of hazardous materials or hazardous wastes particularly by untrained personnel; transportation accident; environmentally unsound disposal methods; or fire, explosion or other emergencies. The severity of potential effects varies with the activity conducted, the concentration of and type of hazardous material or wastes present, and the proximity of sensitive receptors.

Future development associated with implementation of the project would result in infill development and redevelopment of existing properties. Existing structures may be demolished prior to new construction or redevelopment of individual sites. There is the potential for release of hazardous materials during both construction and operation of new





development within these areas; however, substantial quantities of hazardous materials are not anticipated.

Future development associated with implementation of the project would be required to comply with General Plan Public Safety Element Policies 2.1 – 2.4 and Actions 2.3 – 2.5, as well as applicable development standards and Municipal Code requirements. These policies, actions, regulations, and laws ensure impacts regarding the potential hazard to the public or the environment concerning the routine transport, use, storage, or disposal of hazardous materials, or the potential release of hazard materials remain at less than significant.

**Conclusion:** No New Impact. The changes associated with the project would not result in any new impacts nor increase the severity of impacts in this regard.

### ***Emergency Response Planning***

Future development associated with implementation of the project would be reviewed by applicable City departments, as well as the Los Angeles County Fire and Sheriff's Departments and other applicable State and Federal agencies. The review by various departments and agencies would require future development associated with implementation of the project to comply with Federal, State, and local laws and regulations, and General Plan Update Public Safety Element Policies 3.1 – 3.6 and Actions 3.1 and 3.2, thus ensuring that impacts to the public and environment due to interference with emergency response or evacuation plans remain at less than significant.

**Conclusion:** No New Impact. The changes associated with the project would not result in any new impacts nor increase the severity of impacts in this regard.

### ***Wildland Fire Hazards***

The City is fully urbanized and does not face risks due to wildfire. However, urban fires are the primary fire hazard in the City.

Future development associated with implementation of the project would be required to comply with applicable development standards, Municipal Code requirements, and Federal and State laws and regulations. These laws and regulations ensure that impacts to the public and environment related to urban fire remain at less than significant.

**Conclusion:** No New Impact. The changes associated with the project would not result in any new impacts nor increase the severity of impacts in this regard.



**Addendum to the Rosemead General Plan Update Final Environmental Impact Report  
For the Proposed Freeway Corridor Mixed-Use Overlay,  
MCA 19-02, GPA 19-03, and ZC 19-03**

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## 3.6 HYDROLOGY AND WATER QUALITY

### Prior Environmental Findings

#### *Groundwater*

Six companies provide water to the City of Rosemead. Each of these companies derives at least a portion of their supplies from local groundwater resources. Due to increased security sensitivities following the September 11, 2001 terrorist attack, well locations are no longer included in public documents. It is therefore unknown if there are any well sites within the City. Intensification of land uses citywide pursuant to General Plan policy and Zoning Code regulations could result in increased demand on groundwater resources. Existing water management policies for the Main San Gabriel Basin, however, ensure that providers drawing upon the basin do not cumulatively remove more than the Operating Safe Yield, as determined yearly, without replenishing the groundwater supply with imported recharge water.

The GPU EIR concluded no impact on groundwater supply.

#### *Water Quality*

All new development will be required to comply with existing water quality standards and waste discharge regulations set forth by the Regional Water Quality Control Board, Los Angeles region.

Each individual development project will be required to comply with National Pollution Discharge Elimination System (NPDES) permit requirements related to construction and operation measures to prevent erosion, siltation, and transport of non-point source urban pollutants. Likewise, no project that includes a point source pollutant will be permitted under current regulations.

The GPU EIR concluded compliance with existing regulations will ensure a less than significant impact with regard to water quality standards or waste discharge requirements.

#### *Drainage/Water Runoff*

The Rio Hondo River flows along the eastern edge of Rosemead in a concrete-lined channel. Development in the City will not alter the course of this river.

Rosemead is largely built out, with an extensive amount of impervious surface coverage in the form of streets, parking lots, and rooftops. The City will require new development projects to comply with NPDES regulations of the Regional Water Quality Control Board, which aims to reduce pollutant volumes in urban runoff. Approaches may include providing on-site retention basins or open space features that have the ability to filter runoff. Other options include subsurface retention and filtration systems, which are often more practical for infill development.



The GPU EIR concluded that with best management practices continuing in place, drainage impacts are less than significant.

### ***Flooding/Inundation***

The main flood hazard Rosemead faces is flood hazard associated with dam reservoir and dam flood inundation. Portions of the City lie within the Garvey Reservoir, Santa Fe Dam, and Whittier Narrows flood inundation areas. New development associated with the General Plan Update could expose people or structures to inundations from a dam or reservoir. The General Plan Update includes policies and actions to address flooding and inundation hazards in Rosemead.

The GPU EIR concluded that the General Plan policies and actions reduce the level of significance to less than significant.

### ***Tsunami/Seiche/Mudflow***

Rosemead is not exposed to tsunami hazards due to its inland location. In addition, no large water bodies exist in the City that would present seiche hazards. The potential for mudflows is unlikely, given the City's distance from hillside and mountainous terrain.

The GPU EIR concluded no impacts for tsunami or seiche, and less than significant impacts for mudflow.

## **Impact Analysis**

### ***Groundwater***

Future development associated with implementation of the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge, as all future development would be required to comply with the applicable groundwater management plan. To the extent that the project would result in additional development, it is anticipated that such development would be consistent with the General Plan Update and would not increase development beyond that evaluated in the GPU EIR.

Future development associated with implementation of the project would be to comply with applicable development standards and Municipal Code requirements, existing Federal and State laws and regulations, General Plan Resources Management Element Policies 3.1 - 3.3 and Actions 3.2 – 3.4. These policies, actions, laws, and regulations ensure that impacts to groundwater supplier or groundwater discharge remain at no impact.

***Conclusion:*** No New Impact. The changes associated with the project would not result in any new impacts or increase the severity of impacts in this regard.



## ***Water Quality***

Future development associated with implementation of the project has the potential to degrade water quality and result in exceedances in water quality and waste discharge standards.

In accordance with Municipal Code Chapter 13.16, the City of Rosemead requires applicants for new development and significant redevelopment projects and priority projects to prepare a Water Quality Management Plan (WQMP) in accordance with all currently adopted permits. The WQMP is required to identify site-specific design and source control BMPs using Low Impact Development (LID) principles such as infiltration, harvest and reuse, evapotranspiration, and biotreatment. The LID BMPs are required to be designed to reduce runoff to a level consistent with the maximum extent practicable in accordance with the Municipal NPDES Permit. Non-priority development projects are required to document, via a WQMP or similar mechanism, site design, source control, and any other BMPs to meet the minimum requirements of the Municipal NPDES Permit.

Implementation of existing regulatory requirements ensure that erosion and siltation from individual construction sites are minimized and that any violation of waste discharge requirements, violation of water quality standards, and contributions of additional sources of polluted runoff during construction would be less than significant.

Despite the additional inputs to the stormwater system with the projected increases to population and urban development resulting from implementation of the project, adherence to the current regulatory framework, would ensure that potential impacts to water quality remain at less than significant.

Future development associated with implementation of the project would be to comply with applicable development standards and Municipal Code requirements, existing Federal and State laws and regulations. These laws, and regulations ensure that impacts to water quality remain at less than significant.

***Conclusion:*** No New Impact. The changes associated with the project would not result in any new impacts or increase the severity of impacts in this regard.

## ***Drainage/Water Runoff***

Future development associated with implementation of the project would increase drainage and water runoff and would be required to comply with applicable development standards and Municipal Code requirements, and NPDES regulations of the Regional Water Quality Control Board. Compliance with these requirements and regulations ensure that drainage impacts remain at less than significant.

***Conclusion:*** No New Impact. The changes associated with the project would not result in any new impacts or increase the severity of impacts in this regard.



### ***Flooding Inundation***

Portions of the City lie within the Garvey Reservoir, Santa Fe Dam, and Whittier Narrows flood inundation areas. It is unlikely that the FCMU Overlay areas would experience flooding from a dam failure.

Future development associated with implementation of the project would be required to comply with applicable development standards and Municipal Code Chapter 13.17, Floodplain Management requirements, existing Federal and State laws and regulations, and General Plan Update Public Safety Element Policy 1.3 and Actions 1.8, 1.24, 1.25, and 1.26. These policies and actions, laws, and regulations ensure future development design and construction impacts relative to the location of structures in flood-prone areas remain at less than significant.

***Conclusion:*** No New Impact. The changes associated with the project would not result in any new impacts or increase the severity of impacts in this regard.

### ***Tsunami/Seiche/Mudflow***

Future development associated with implementation of the project would not experience impacts from a tsunami as these areas are outside of the coastal zone, seiche hazards as no large water bodies exist in the City, or mudflows given the City's distance from hillside and mountainous terrain.

***Conclusion:*** No New Impact. The changes associated with the project would not result in any new impacts or increase the severity of impacts in this regard.



## 3.7 LAND USE AND PLANNING

### Prior Environmental Findings

#### *Division of Established Community*

Rosemead is a built out community and very little land is vacant. Most new development will occur as infill on the few vacant parcels or will occur as redevelopment or recycling of existing uses. For the most part, the General Plan Update land use designations mirror what is on the ground today or what is planned for in the 1987 General Plan.

However, along Valley Boulevard, Garvey Avenue, and Rosemead Boulevard, the proposed land use designations will change from commercial to mixed-use. If development occurs as planned in the General Plan Update, 70 percent of the community will be residential supported by commercial, office/light industrial, and other uses as shown in GPU EIR Table 4-22, Proposed General Plan Land Use Designations. In addition, residential uses will be introduced into current commercial corridors. The residential uses will typically occur within mixed-use developments.

Thus, the fundamental function of the City will not change as a result of the General Plan Update, as the plan aims for a coordinated, logical distribution of land uses within Rosemead consistent with the long-established development patterns.

The GPU EIR concluded division of an established community impacts to be less than significant.

#### *Conflict with Applicable Plan, Policy, or Regulation*

The General Plan Update involved a comprehensive update of the 1987 General Plan and follow-up revision to the Zoning Code to implement the General Plan land use policies. No other agency has jurisdiction over land use issues in Rosemead.

However, other agencies create plans in an advisory capacity. Two such plans are the Southern California Association of Governments (SCAG) Regional Comprehensive Plan and Guide (RCPG) and the Compass Blueprint. Consistency with these plans is presented in GPU EIR Table 4-23, Comparison of SCAG Policies. The General Plan Update is generally consistent with the RCPG policies and the Compass Blueprint strategy. The General Plan Update is consistent with Policy 3.27 in terms of land use; however, the General Plan Update does not provide for adequate recreational facilities as indicated in the GPU EIR Section 5.11, Recreation. This inconsistency is a less than significant impact in terms of land use.

The GPU EIR concluded conflicts with SCAG regional plans' impacts to be less than significant.



## Impact Analysis

### *Division of Established Community*

Adoption of the proposed FCMU Overlay, MCA 19-02, GPA 19-03, and ZC 19-03, and future development associated with implementation of the project, would not physically divide established neighborhoods. Instead, the proposed FCMU Overlay would allow mixed-use developments by right in urbanized areas of the City where residential, commercial, and mixed-use development has been planned. In addition, the project includes mixed-use development standards that promote the addition of needed housing and the enhancement of mixed-use areas.

Development associated with implementation of the project would facilitate and streamline multi-family housing and mixed-use development in zones that are consistent with such development, and would not create physical barriers in the community. Thus, impacts remain at less than significant.

**Conclusion:** No New Impact. The changes associated with the project would not result in any new impacts or increase the severity of impacts in this regard.

### *Conflict with Applicable Plan, Policy, or Regulation*

The proposed FCMU Overlay, MCA 19-02, GPA 19-03, and ZC 19-03 are compliant with the goals, policies, and actions in the General Plan Update. In addition, adoption of the proposed FCMU Overlay, MCA 19-02, GPA 19-03, and ZC 19-03 would not conflict with goals or objectives contained within SCAG regional plans.

The additional growth analyzed in the GPU EIR includes up to 6,047 dwelling units; 7,310,000 square feet of commercial use; and a minimal net gain of office/industrial uses within the City by 2025, inclusive of future development associated with implementation of the project. In addition, the project would be consistent with General Plan goals and policies calling for additional housing types and expanding the supply of housing. Thus, impacts remain at less than significant.

**Conclusion:** No New Impact. The changes associated with the project would not result in any new impacts or increase the severity of impacts in this regard.





## 3.8 NOISE

### Prior Environmental Findings

Traffic and rail noise are currently the major noise source within the City. Traffic noise from the I-10 and the SR-60 Freeways can be significant but generally the sound walls and elevation changes along some segments reduce the noise levels. Ambient noise levels vary greatly depending on the proximity to the roads and railroad and the mitigation provided.

Development allowed under the General Plan Update, as well as development in surrounding communities, will increase traffic volumes and associated noise levels. Significant noise levels already occur along many of the region's transportation corridors, much due to regional through traffic. Some existing development is already impacted by vehicular noise and may continue to experience high noise levels whether or not the General Plan Update is adopted and implemented. The initial increase exceeds 3 dBA and the noise level is higher than 65 dBA CNEL.

The GPU EIR concluded noise impacts to be less than significant with the implementation of GPU policies.

### Impact Analysis

The additional growth analyzed in the GPU EIR includes up to 6,047 dwelling units; 7,310,000 square feet of commercial use; and a minimal net gain of office/industrial uses within the City by 2025, including within the proposed FCMU Overlay areas.

Future development associated with implementation of the project would generate additional traffic that would increase noise levels along the roadway network. Traffic noise and train noise would continue to represent the primary sources of noise in the community.

To ensure stationary noise sources do not exceed the Municipal Code thresholds for noise sensitive receptors, future development associated with implementation of the project would be required to reduce interior and exterior noise levels to meet the standards established in GPU EIR Figure 4-16, Noise/Land Use Compatibility Matrix, which ensures operational noise levels do not exceed established standards.

Also, future development associated with implementation of the project would be required to comply with development standards and all other applicable Municipal Code requirements, and General Plan Update Noise Element Goal 1, Policies 1.1 – 1.7; Goal 2, Policies 2.1-2.6, and Goal 3, Policies 3.1 – 3.4. These regulations and policies ensure less than significant impacts to established noise standards, noise/land use compatibility or traffic noise.

Lastly, future development associated with implementation of the project would not allow for any new or more intensive noise sources than previously analyzed in the GPU EIR, and would not relax or otherwise affect any policies, standards, regulations or plan review



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procedures related to noise control and mitigation. Therefore, impacts remain at less than significant.

***Conclusion:*** No New Impact. The changes associated with the project would not result in any impacts or increase the severity of impacts in this regard.



## 3.9 POPULATION AND HOUSING

### Prior Environmental Findings

Implementation of the General Plan Update allows for areas of focused change and the potential for an increased density and intensity, as well as maintains or enhances the intended character and development pattern of existing uses. The General Plan Update allows for the construction of an additional 6,047 dwelling units throughout the City by 2025, for a total of 20,744 dwelling units. A population increase of approximately 22,988 persons is expected to result in a total population of 80,385 residents by 2025.

The General Plan Update Land Use Plan builds upon the existing land uses and policies. However, the General Plan Update does not directly propose new development or construction that would displace existing housing or residents.

### Population

The General Plan Update has the potential to result in a substantial population increase in comparison to population projections at the local, sub-regional, and regional levels. This constitutes a significant impact. The General Plan Update does not include goals or polices indicating that the City should grow in consistency with local or regional growth projections.

Mitigation Measures PH-1 and PH-2 require better communication with SCAG in order to better coordinate regional planning efforts. Although mitigation will help to lessen impacts it is not anticipated to reduce impacts to levels less than significant. Impacts will remain significant because the population increase that has the potential to occur is substantial in comparison to local, sub-regional, and regional trends and projections.

The GPU EIR concluded impacts associated with population growth to be significant and unavoidable, despite the imposition of Mitigation Measures PH-1 and PH-2.

### Housing

The number of potential housing could increase as a result of implementation of the General Plan Update. The total number of housing units allowed under the assumed buildout of the General Plan Update is 20,744, an increase of 6,047 dwelling units. This represents a 42% increase in dwelling units over the existing 14,648 units estimated in the City. The Sphere of Influence is located within the South San Gabriel Land Use Plan area.

Similar to the population impacts discussed above, the increase in dwelling units for the City is higher than local, sub-regional, and regional projections. This constitutes a potentially significant impact. Mitigation Measures PH-1 and PH-2 are designed to ensure regional considerations are accounted for in the City's implementation of the General Plan Update.



Although impacts associated with housing development would be lessened through mitigation, impacts would be significant and unavoidable as the population increase exceeds sub-regional, and regional trends and projections.

The GPU EIR concluded impacts associated with housing growth to be significant and unavoidable, despite the imposition of Mitigation Measures PH-1 and PH-2.

### **Consistency with Regional Plans and Programs**

The General Plan Update is inconsistent with the Southern California Association of Government's Regional Comprehensive Plan and Guide, as the General Plan Update does not provide for adequate recreational and park facilities. Mitigation measures to address the park and recreation impacts are contained within the Recreation section of GPU Draft EIR. In addition, the population and housing growth that would be allowed under the General Plan Update exceeds regional projections.

The GPU EIR concluded impacts associated with consistency with regional plans and programs to be significant and unavoidable.

### **Impact Analysis**

#### **Population**

The General Plan Update assumed a population increase of approximately 22,988 persons to result in a total population of 80,385 residents by 2025. Future development associated with implementation of the project would result in population increases. To the extent that the project would result in an increase in population, it is anticipated that any increases would be consistent with the General Plan Update and would not increase the City's projected growth beyond that evaluated in the GPU EIR.

However, population growth impacts will remain significant and unavoidable because the General Plan Update population increase, inclusive of future development associated with implementation of the project, would continue to be higher than sub-regional and regional population projections.

**Conclusion:** No New Impact. The changes associated with the project would not result in any impacts or increase the severity of impacts in this regard.

#### **Housing**

The General Plan Update allow for the construction of an additional 6,047 dwelling units throughout the City by 2025, including within the mixed-use categories and overlay zones.

Future development associated with implementation of the project provides for new housing within the FCMU Overlay areas. The proposed FCMU Overlay would allow mixed-use developments by right in urbanized areas of the City where residential, commercial, and mixed-use development has been planned, and thus expanding the opportunity for mixed-



use development in areas not previously considered within the City. In addition, the project adds live/work units as a permitted use. Thus, the project expands housing types and locations to accommodate the General Plan Update projected housing and population growth.

Future development associated with implementation of the project would result in additional dwelling units. To the extent that the project would result in an increase in dwelling units, it is anticipated that any increases would be consistent with the General Plan Update and would not increase the City's projected growth beyond that evaluated in the GPU EIR.

However, housing growth impacts remain significant and unavoidable as the General Plan Update dwelling unit increase, inclusive of future development associated with implementation of the project, would continue to be higher than sub-regional and regional population projections.

**Conclusion:** No New Impact. The changes associated with the project would not result in any impacts or increase the severity of impacts in this regard.

#### **Consistency with Regional Plans and Programs**

As noted above, population and housing growth in the City, inclusive of future development associated with implementation of the project, would continue to be higher than sub-regional and regional population projections. In addition, the General Plan Update does not provide for adequate recreational and park facilities and thus, inconsistent with regional plans. Impacts remain significant and unavoidable.

**Conclusion:** No New Impact. The changes associated with the project would not result in any impacts or increase the severity of impacts in this regard.



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## 3.10 PUBLIC SERVICES

### Prior Environmental Findings

#### *Fire Protection and Emergency Services*

The additional residences and businesses anticipated under the General Plan Update will require additional fire protection and emergency medical services provided by the Los Angeles County Fire Department (LACoFD). Development constructed pursuant to the General Plan Update may be impacted if adequate water availability and water flow are not available to redeveloped areas. The LACoFD sets response time goals of five to eight minutes. Due to the built out nature of the City and surrounding jurisdictions, future development will occur within the current service range of Station No. 4 and Station No. 42.

The General Plan Update supports fire prevention and the maintenance and expansion of fire services through the following policies and actions: Public Safety Element Polices 3.3, 3.5, and 3.6, and Actions 3.1 and 3.2. Through implementation of the policies and actions, population increases are not anticipated to impact fire protection or emergency medical service response times.

Adequate water flow and pressure is essential to fire protection services. The City is generally built out and has an established water distribution network. Hydrant placement, flow, and pressure requirements are determined through application of Regulation No. 8 of the Fire Code. The Fire Code sets standards for new development and existing development depending on the size of the structure and its use, as well as the gallons per minute fire flow requirements for all development types.

The General Plan Update supports adequate water supply and flow through the following policy: Public Safety Element Policy 3.1. Through implementation of the policy, adequate fire suppression flows will be achieved.

The General Plan EIR concluded less than significant impacts for fire protection and emergency services.

#### *Police Protection*

The additional residences and businesses anticipated under the General Plan Update will require additional fire protection and emergency medical services provided by the Los Angeles County Sheriff's Department (LASD), which may impact services by increasing response times. Impacts may also occur if the service demands of the population exceed the abilities of LASD to provide police services.

The LASD sets a response time goal of four to five minutes for emergency calls, eight to nine minutes for priority calls, and 30-40 minutes for routine calls. Due to the built out nature of the City and surrounding jurisdictions, development will occur within the current service range of the Temple Station.



The General Plan Update supports crime prevention and the expansion of police protection services through the following policies: Public Safety Element Policies 3.6 and 3.8. Through implementation of the policies, population increases are not anticipated to impact police protection service response times.

The General Plan Update also ensures that the City shall increase the number of officers in order to meet the officer to resident ratio as Rosemead's population increases. The Temple Station also has an ongoing growth plan to fill vacant personnel positions, construct new facilities, and renovate existing facilities. Impacts to the officer to resident ratios and the ability for the LASD to serve the community will be less than significant through the implementation of Public Safety Element Policies 3.6 and 3.8 and LASD standards.

The General Plan EIR concluded less than significant impacts for police protection services.

### ***Schools***

If all development occurs as allowed in the General Plan, the number of dwelling units and population in the City will increase, thereby requiring additional school services.

GPU EIR Table 4-42, Increase in Dwelling Units By School District, shows the distribution of the anticipated dwelling units based on current school district boundaries for the following seven school districts: Garvey School District, Alhambra Unified School District, Rosemead School District, El Monte City School District, El Monte Union High School District, Montebello Unified School District, San Gabriel Unified School District.

The GPU EIR noted that student enrollments will likely fluctuate over the coming years, perhaps, considerably, as a result of demographic variables such as an aging population, declines or increases in family sizes, etc. Enrollment levels may, therefore, may be lower or higher than the design capacity of affected schools over the long-term, independent of the effects of the proposed residential land use policies. An analysis for each of the seven school districts is provided below.

#### **Garvey School District**

Garvey School District is currently estimated to be 54 students over capacity under the assumed classroom count. The 2,324 new dwelling units have the potential to be constructed within the boundaries of the District that would result in approximately 971 new elementary school-aged children who would need to be served by the District. This constitutes a potentially significant impact because the projected number of students would exacerbate the over-crowded conditions in the District. However, under the Leroy F. Greene School Facilities Act of 1998, payment of Development Impact Fees (DIFs) constitutes full mitigation of any impact to school due to development. Under State law, impacts to the Garvey School District will be less than significant.





### Alhambra Unified School District

The high schools within Alhambra Unified School District are currently estimated to be 1,175 students over capacity under the assumed classroom count. 2,324 new dwelling units have the potential to be constructed within the boundaries of the District that would result in approximately 360 new high school students who would need to be served by the District. This constitutes a potentially significant impact because the projected number of students would exacerbate the over-crowded conditions in the District. However, under the Leroy F. Greene School Facilities Act of 1998, payment of DIFs constitutes full mitigation of any impact to schools due to development. Based on this legislation, impacts to the Garvey School District are considered to be less than significant.

### Rosemead School District

Rosemead School District is currently at 78% of its capacity with room to accommodate 892 more students. 3,531 new dwelling units have the potential to be constructed within the boundaries of the District that would result in approximately 2,203 new elementary school-aged children who would need to be served by the District. This constitutes a potentially significant impact because the projected number of students would exceed the capacity of the District. However, under the Leroy F. Greene School Facilities Act of 1998, payment of DIFs constitutes full mitigation of any impact to schools due to development. Based on this legislation, impacts to the Rosemead School District are considered less than significant.

### El Monte City School District

El Monte City School District is currently at 93 percent of its capacity with room to accommodate 837 more students. 142 new dwelling units have the potential to be constructed within the boundaries of the District that would result in approximately 82 new elementary school-aged children who would need to be served by the District. Thus, there is no impact.

### El Monte Union High School District

El Monte Union High School District is approximately 488 students over capacity. 3,673 new dwelling units have the potential to be constructed within the boundaries of the District that would result in approximately 848 new high school students who would need to be served by the District. This constitutes a potentially significant impact because the projected number of students would exacerbate the over-crowded conditions in the District. However, under the Leroy F. Greene School Facilities Act of 1998, payment of DIFs constitutes full mitigation of any impact to schools due to development. Based on this legislation, impacts to the EL Monte Union High School District are considered less than significant.

### Montebello Unified School District

Montebello Unified School District is currently at 93 percent of its capacity with room to accommodate 2,487 more students. 44 new dwelling units have the potential to be constructed within the boundaries of the District that would result in approximately 31 new



elementary school-aged children who would need to be served by the District. Thus, there is no impact.

### San Gabriel Unified School District

San Gabriel Unified School District is currently at 98 percent of its capacity with room to accommodate 152 more students. Six new dwelling units have the potential to be constructed within the boundaries of the District that would result in approximately 5 new elementary and high school students who would need to be served by the District. Thus, there is no impact.

The General Plan EIR concluded no impacts or less than significant impacts for schools.

### ***Libraries***

Population increases associated with implementation of the General Plan Update will lead to increased demand on library services. Los Angeles County (County) utilizes a planning ratio of 0.50 square feet per person as its facility space goal. In 2008, approximately 0.51 square feet/person (29,500 square feet to 57,422 persons) of library space was provided to the residents of Rosemead. In 2025, with an estimated population of 80,410, the provision of library services would be reduced to 0.37 square feet per person.

Additionally, the County uses a planning ratio of 2.75 items per person as part of its level of service goal. In 2008, approximately 3.36 (192,229 items to 57,422 persons) items were being provided to the residents of Rosemead. In 2025, this ratio will be reduced to approximately 2.39 items per person.

In 2004, the County completed an update to the Library System Strategic Plan, which identified the following goals:

- Use available technology to enhance customer service
- Create a model "state of the art" library to pilot technologies and programs
- Improve library facilities
- Develop new capital funding sources
- Build diverse funding sources to support library operations
- Promote quality leadership and effective management to improve the organization

Increases in population due to implementation of the General Plan Update may impact the facilities planning ratio set by the County for the Rosemead Library. As indicated above, population increase that can be accommodated by the General Plan Update would reduce the ratio from 0.51 to 0.37, unless additional library space is added in Rosemead. Funding for the library comes primarily from property taxes, with additional funds accruing from parcel taxes. These funding sources will expand as new development occurs and new taxes are assessed, and additional funding to support expansion of capital facilities to serve



Rosemead could become available. Thus, the General Plan Update program will not impede implementation of the County's Library System Strategic Plan.

The General Plan EIR concluded less than significant impacts for library services.

## **Impact Analysis**

### ***Fire Protection and Emergency Services***

Future development associated with implementation of the project would increase the need for fire protection and emergency services. To the extent that the project would result in additional population and development growth, it is anticipated that such growth would be consistent with the General Plan Update and would not increase growth beyond that evaluated in the GPU EIR. Thus, future development associated with implementation of the project would result in a similar demand for fire protection and emergency services, and as such, a similar level of impact to that identified in the GPU EIR.

Future development associated with implementation of the project would be required to comply with General Plan Public Safety Element Public Safety Element Policies 3.1 3.3, 3.5, and 3.6, and Actions 3.1 and 3.2, as well as applicable development standards, and all other Fire Code and Municipal Code requirements. These policies, actions, and regulations ensure impacts remain at less than significant.

In conclusion, future development associated with implementation of the project would not result in new or more fire protection or emergency service impacts than those analyzed in the GPU EIR. Therefore, impacts remain at less than significant.

***Conclusion:*** No New Impact. The changes associated with the project would not result in any impacts or increase the severity of impacts in this regard.

### ***Police Protection***

Future development associated with implementation of the project would increase the need for police protection services. To the extent that the project would result in additional population and development growth, it is anticipated that such growth would be consistent with the General Plan Update and would not increase growth beyond that evaluated in the GPU EIR. Thus, future development associated with implementation of the project would result in a similar demand for police protection services, and as such, a similar level of impact to that identified in the GPU EIR.

Future development associated with implementation of the project would be required to comply with General Plan Public Safety Element Public Safety Element Policies 3.6 and 3.8, as well as applicable development standards, and all other Municipal Code requirements. These policies and regulations ensure impacts remain at less than significant.



In conclusion, future development associated with implementation of the project would not result in new or more police protection service impacts than those analyzed in the GPU EIR. Therefore, impacts remain at less than significant.

**Conclusion:** No New Impact. The changes associated with the project would not result in any impacts or increase the severity of impacts in this regard.

### **Schools**

Future development associated with implementation of the project would increase school enrollment. To the extent that the project would result in additional population and development growth, it is anticipated that such growth would be consistent with the General Plan Update and would not increase growth beyond that evaluated in the GPU EIR. However, due to the existing capacities of schools within the districts serving the City, it is not anticipated that construction of new educational facilities would be required. Thus, future development associated with implementation of the project would result in a similar demand for schools, and as such, a similar level of impact to that identified in the GPU EIR. The payment of required school fees to the applicable school district fully mitigates any potential impacts.

In conclusion, future development associated with implementation of the project would not result in new or more school impacts than those analyzed in the GPU EIR. Therefore, impacts remain at less than significant.

**Conclusion:** No New Impact. The changes associated with the project would not result in any impacts or increase the severity of impacts in this regard.

### **Libraries**

Future development associated with implementation of the project would result in an increase for library services. To the extent that the project would result in additional population and development growth, it is anticipated that such growth would be consistent with the General Plan Update and would not increase growth beyond that evaluated in the GPU EIR. It is not anticipated that construction of new library facilities would be required and any necessary improvements to libraries facilities would be planned and constructed by the Los Angeles County library system. Thus, future development associated with implementation of the project would result in a similar demand for library facilities, and as such, a similar level of impact to that identified in the GPU EIR.

In conclusion, future development associated with implementation of the project would not result in new or more library impacts than those analyzed in the GPU EIR. Therefore, impacts remain at less than significant.

**Conclusion:** No New Impact. The changes associated with the project would not result in any new impacts nor increase the severity of impacts in this regard.



## 3.11 RECREATION

### Prior Environmental Findings

At the time the GPU EIR was prepared, the City provided 0.75 acres of parkland per 1,000 residents, with a stated goal of providing 1.0 acre of parkland per 1,000 residents over the long-term. Since the proposed General Plan Update anticipates an increase in population and coupled with the lack of available land within the City, the issue of providing parkland will be exacerbated. The lack of sufficient parks and recreation opportunities could result in the accelerated deterioration of existing facilities due to potential overuse both within the City and in surrounding jurisdictions. However, there is limited amount of vacant land in the City and the timing and resources for acquisition are uncertain. As the population increases in Rosemead without adequate parkland, the result is a significant and unavoidable impact on park resources. The GPU EIR concluded significant and unavoidable project and cumulative impacts despite the imposition of Mitigation Measures R-1 and R-2.

### Impact Analysis

To the extent that the project would result in an increase in park use, it is anticipated that any increases would be consistent with the General Plan Update and would not increase the City's projected park use beyond that evaluated in the GPU EIR.

Future development associated with implementation of the project would increase the use of existing neighborhood or regional parks due to the increase in residents. However, implementation of the project would result in a similar demand for parkland and impacts to parks and recreation resources would be at a similar level of impact to that identified in the GPU EIR. Also, implementation of the project would not result in a substantial additional deterioration of existing parks and other recreational facilities, as the potential residential capacity under the project is similar to that analyzed in the GPU EIR. In summary, implementation of the project would not result in new or more severe significant recreation impacts than those analyzed in the GPU EIR. Therefore, project and cumulative recreation impacts remain significant and unavoidable.

**Conclusion:** No New Impact. The changes associated with the project would not result in any new impacts nor increase the severity of impacts in this regard.



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## 3.12 TRANSPORTATION AND TRAFFIC

### Prior Environmental Findings

The City of Rosemead is largely built out. Thus, growth allowed to occur pursuant to the General Plan will result largely from development of vacant parcels and recycling of existing uses, consistent with the General Plan. For the purposes of the traffic analysis and looking toward the horizon year of 2025, future traffic includes new trips from higher intensity land uses within Rosemead and surrounding jurisdictions.

#### *Intersections and Roadway Segments*

The analysis of anticipated future conditions at study intersections and road segments was performed using the same methodologies that were used to evaluate existing conditions, as well as considered ambient growth. Analysis results of the forecast future intersection peak hour conditions are summarized in GPU EIR Table 4-47 for the AM peak hour and GPU EIR Table 4-48 for the PM peak hour. Analysis results of forecast future roadway segment operations conditions are summarized in GPU EIR Table 4-49.

Significant impacts due to ambient growth will result at up to 22 of the 28 study area intersections during the AM and PM peak hours. In addition, the General Plan Update's project contribution is also considered significant at up to 21 intersections during the AM and PM Peak hours. The General Plan Update results in Level of Services (LOS) impacts for 14 of the 23 roadway segments.

#### **Improvements**

The General Plan Update Circulation Element describes several long-term improvements to the City's circulation system that will be implemented to address anticipated, immediate, and long-term needs. These improvements include physical capacity improvements and alternative capacity enhancements. The first set of physical capacity improvements are aimed at reducing traffic congestion at major intersection approaches. Identified capacity improvements at major intersections, for implementation through the buildout analysis year of 2025, are listed within GPU EIR Table 4-50.

Also included in the analysis was the configuration of mid-block segments of major roadways. These also represent capacity increases for the reduction of congestion. The identified physical improvements to 15 major roadway corridors are listed within GPU EIR Table 4-51. GPU EIR Table 4-47 through Table 4-51 are provided at the end of this section.

An alternate strategy for traffic improvement is the implementation of corridor traffic signal synchronization with adaptive control technology. Adaptive signal control technologies have the goals of reducing travel times, vehicle delay, and overall congestion. With the implementation of signal synchronization and adaptive control within the recommended corridors, the following 16 intersections within the corridors would continue to have significant impacts and would require traditional widening improvements:



- Rosemead Boulevard at Mission Drive – PM peak
- Walnut Grove Avenue at Valley Boulevard – AM and PM peak
- Rosemead Boulevard at Valley Boulevard – AM peak and PM peak
- Valley Boulevard at Rio Hondo Avenue – PM peak
- Walnut Grove Avenue at Marshall Street – AM peak and PM peak
- Rosemead Boulevard at Marshall Street – PM peak
- Rosemead Boulevard at Glendon Way – AM peak and PM peak
- Del Mar Avenue at Hellman Avenue – AM peak and PM peak
- San Gabriel Boulevard at Hellman Avenue – PM peak
- Walnut Grove Avenue at Hellman/Ramona – AM peak and PM peak
- New Avenue & Garvey Avenue – AM peak and PM peak
- Del Mar Avenue at Garvey Avenue – PM peak
- San Gabriel Boulevard at Garvey Avenue – PM peak
- Walnut Grove Avenue at Garvey Avenue – AM peak and PM peak
- Walnut Grove Avenue at San Gabriel Boulevard - PM peak
- San Gabriel Boulevard at SR-60 Westbound Ramps – AM peak and PM peak

Implementation of a centralized and adaptive traffic signal control system, while not eliminating the need for physical capacity increases at all major area intersections, will provide an alternative remedy for traffic impacts of the General Plan Update at many local intersections. The implementation of the centralized/adaptive traffic control system can be accommodated in the regular, periodic Capital Improvement Program (CIP) updates.

While the General Plan Update has policies and programs that help minimize impacts, the following impacts remain:

- Walnut Grove Avenue at Mission Drive, (AM and PM peak hours)
- Walnut Grove Avenue at Marshall Street (AM and PM peak hours)
- Rosemead Boulevard at Glendon Way (PM peak hour)
- Del Mar Avenue at Hellman Avenue (AM peak hour)
- New Avenue at Garvey Avenue (AM and PM peak hours)
- Del Mar Avenue at Garvey Avenue (PM peak hour)
- Walnut Grove Avenue at Garvey Avenue (AM and PM peak hours)
- San Gabriel Boulevard at SR-60 westbound ramps (AM and PM peak hours)





The construction of new facilities and the acquisition of land will take a concentrated effort by both city staff and local decision makers. At this time, there is no guarantee that new facilities will be built. No additional feasible measures are available to further mitigate impacts at the analyzed intersections.

This is considered a significant and unavoidable impact at the project level. While implementation of policies in the General Plan Update may further reduce the cumulative transportation/traffic impact to some extent, traffic generated by new development in Rosemead and surrounding communities over the next 20 years will continue to contribute to overall traffic congestion in the region. Policies contained within the General Plan Update reduce transportation impacts, but no other mitigation measures were feasible.

Thus, the GPU EIR concluded significant and unavoidable project and cumulative impacts.

### ***CMP Arterial Monitoring Station Analysis***

#### **Rosemead Boulevard at Valley Boulevard**

The intersection of Rosemead Boulevard at Valley Boulevard is classified as a Congestion Management Program (CMP) arterial monitoring station, and identified as CMP intersection #131. This intersection operates at LOS E during the morning and evening peak periods, and would worsen to LOS F during both peak periods by the buildout analysis year. It should be noted that this intersection is also predicted to worsen to LOS F by 2025 when analyzing future ambient growth without the project.

The identified level of service and incremental volume-to-capacity impacts at this intersection can be mitigated and restored to the existing LOS E with the following capacity improvements:

- Additional northbound and southbound thru lanes and a new northbound left turn lane.
- Corridor signal synchronization on Rosemead Boulevard and/or Valley Boulevard, including this intersection, could alternatively remove impacts.

### ***CMP Arterial Roadway Analysis***

Rosemead Boulevard is classified as a primary arterial in the CMP System. The following study roadway segments on Rosemead Boulevard currently operate:

- Lower Azusa Road to Mission Drive – LOS F
- Valley Boulevard to Marshall Street – LOS F
- Telstar Avenue to Whitmore Street – LOS E

All of these segments would operate at LOS F by the buildout analysis year. It should be noted that these roadway segments are also predicted to worsen to LOS F by 2025 when analyzing future ambient growth without the General Plan Update. Mitigation measures,



either physical or related to potential future signal synchronization systems, would remove the impacts caused by volume-to-capacity increases on these roadway segments, but level of service impacts (worsening to E or F from the General Plan Update) would remain.

### ***CMP Mainline Freeway Segment Analysis***

Interstate 10 (I-10) and State Route 60 (SR-60) provide regional access to and from the City. On both facilities during the morning peak period, the westbound segments operate at LOS F. During the evening peak period, the eastbound segments operate at LOS F. In addition to these two periods, these freeways have periods of severe congestion during the midday and weekends as well.

Larger projects such as the mixed-use developments allowed under the General Plan Update for the City core could potentially create significant impacts that would add 150 or more trips to the freeway in each direction. Currently, no single project can be identified at this time as meeting the threshold for significant impacts. The City, in accordance with the CMP guidelines, tracks new development activity in order to effectively mitigate congestion-generating impacts on the freeway system. As development projects are reviewed through the City entitlement process, specific mitigations appropriate to those developments would be required and approved by the City. Mitigations for freeway impacts typically involve fair-share contributions to Caltrans for large but individual projects.

### ***CMP Transit Analysis***

The General Plan Update is expected to add some transit demand, however, that demand is not anticipated to be significant. New riders may be generated because of changes in market conditions, increased mixed-use development, and development of properties outside the City Limits. As such, the impact associated with future growth and development on the transit system cannot readily be quantified. The number of new transit trips generated by new developments allowed under the General Plan Update could likely be accommodated on the area bus transit lines operated by Metro and the City of Rosemead, without causing any adverse impacts on operations. Future expansions of train service on the Metrolink San Bernardino Line (access locally via a station in El Monte) would likely keep up with growth within Rosemead.

### ***Transportation Impact Summary***

Implementation of the General Plan Update may result in a substantial increase in traffic in relation to the existing traffic load and an individual or cumulative level of service condition that exceeds standards established by the City. Regional traffic growth and increased development intensities within the City will result in increased through traffic volumes on Rosemead streets. While the General Plan Update includes policies and physical roadway and control improvements, that over time will improve service levels, the certainty and timing of such cannot be established. Accordingly, the transportation impacts of the General Plan Update will be significant and unavoidable.



## Impact Analysis

The additional growth analyzed in the GPU EIR includes up to 6,047 dwelling units; 7,310,000 square feet of commercial use; and a minimal net gain of office/industrial uses within the City by 2025, including within the proposed FCMU Overlay areas.

### *Freeway Corridor Mixed-Use Overlay Areas*

The intersections and roadway segments in close proximity to the FCMU Overlay areas are listed below, and those denoted with an asterisk (\*) would be subject to the intersection or roadway segment improvements, as applicable, identified in GPU EIR Tables 4-50 and 4-51, provided earlier in this section.

#### FCMU-Corridor Locations

*Del Mar Avenue* – Located south of the I-10 Freeway, along Del Mar Avenue, application begins just north of Hellman Avenue and continues south to the boundary of the Garvey Avenue Specific Plan, just north of Garvey Avenue.

GPU EIR Traffic Impact Analysis Study Intersections:

- 13. Del Mar Avenue at Hellman Avenue\*
- 19. Del Mar Avenue at Garvey Avenue\*

GPU EIR Traffic Impact Analysis Study Roadway Segments:

- 10. Del Mar Avenue from Hellman Avenue to Emerson Place\*
- 11. Del Mar Avenue from Garvey Avenue to Newmark Avenue

*San Gabriel Boulevard* – Located south of the I-10 Freeway, along San Gabriel Boulevard, application begins just north of Hellman Avenue and continues south to the boundary of the Garvey Avenue Specific Plan, just north of Garvey Avenue.

GPU EIR Traffic Impact Analysis Study Intersections:

- 14. San Gabriel Boulevard at Hellman Avenue\*
- 20. San Gabriel Boulevard at Garvey Avenue\*

GPU EIR Traffic Impact Analysis Study Roadway Segments:

- 7. San Gabriel Boulevard from Hellman Avenue to Emerson Place\*
- 8. San Gabriel Boulevard from Garvey Avenue to Klingerman Street



*Walnut Grove Avenue* – Located south of the I-10 Freeway, along Walnut Grove Avenue, application includes the existing commercial center located at the southwest corner of the Walnut Grove Avenue and Hellman Avenue intersection.

GPU EIR Traffic Impact Analysis Intersection:

15. Walnut Grove Avenue at Hellman Avenue/Ramona Street\*

GPU EIR Traffic Impact Analysis Study Roadway Segment:

4. Walnut Grove Avenue from Hellman Avenue to Garvey Avenue\*

### ***FCMU-Block Locations***

*Rosemead Boulevard* – Located along Rosemead Boulevard, application begins just north of I-10 Freeway and continues north to Marshall Street.

GPU EIR Traffic Impact Analysis Study Intersections:

10. Rosemead Boulevard at Marshall Street\*
11. Rosemead Boulevard at Glendon Way\*

GPU EIR Traffic Impact Analysis Study Roadway Segment:

22. Rosemead Boulevard from Valley Boulevard to Marshall Street\*

*Valley Boulevard* – Located north of the I-10 Freeway, along Valley Boulevard, application includes parcels at the intersection of and fronting directly onto Valley Boulevard and Walnut Grove Avenue.

GPU EIR Traffic Impact Analysis Study Intersection:

4. Walnut Grove Avenue at Valley Boulevard\*

GPU EIR Traffic Impact Analysis Study Roadway Segments:

1. Walnut Grove Avenue from Grand Avenue to Mission Drive
2. Walnut Grove Avenue from Wells-Edmond to Valley Boulevard
3. Walnut Grove Avenue from Valley Boulevard to Marshall Street\*



*Temple City Boulevard* – Located north of the I-10 Freeway, along Temple City Boulevard, application includes parcels located to the northeast of the Temple City Boulevard and Valley Boulevard intersection and terminating at Abilene Street to the north.

GPU EIR Traffic Impact Analysis Study Intersection:

8. Valley Boulevard at Temple City Boulevard\*

GPU EIR Traffic Impact Analysis Study Roadway Segment:

16. Temple City Boulevard from Valley Boulevard to Marshall Street\*

All nine of the identified intersections (4, 8, 10, 11, 13, 14, 15, 19, 20) and six of the ten identified roadway segments (3, 4, 7, 10, 16, 22) would benefit from the improvements previously identified in GPU EIR Tables 4-50 and 4-51, and thus maintain the intersection and roadway segment levels of service projected under the General Plan Update for 2025.

### ***Impact Conclusion***

Based on the General Plan Update traffic analysis, which accounted for additional residential and commercial growth inclusive of future development associated with implementation of the project, the General Plan Update results in significant and unavoidable impacts to the traffic and transportation network as the level of service (LOS) for intersections and roadway segments would exceed the City's transportation capacity performance standard.

Future development associated with implementation of the project could result in additional daily trips on the City's roadways; however, the projected residential and non-residential growth and associated trips have been accounted for in the General Plan Circulation Element and the GPU EIR. Thus, the project would not result in any new significant intersection impacts and also would not worsen projected LOS at any intersection or roadway segment that was previously projected to have a significant impact.

Future development associated with implementation of the project would be required to comply with the applicable development standards and all other applicable Municipal Code requirements, General Plan Circulation Element Goal 1, Policies 1.1 – 1.7, Action 1.1 - 1.8 and Goal 2, Policies 2.1 - 2.6, Actions 2.1 – 2.5, and identified intersection and roadway segment improvements. These goals, policies, actions, and identified improvements ensure impacts remain as significant and unavoidable.

Thus, the project would not result in new or more severe traffic impacts than those analyzed in the GPU EIR. Nor would the future development associated with implementation of the project be inconsistent with an applicable plan. Therefore, impacts remain significant and unavoidable. Therefore, project and cumulative transportation impacts remain significant and unavoidable.

***Conclusion:*** No New Impact. The changes associated with the project would not result in any new impacts nor increase the severity of impacts in this regard.



**Addendum to the Rosemead General Plan Update Final Environmental Impact Report  
For the Proposed Freeway Corridor Mixed-Use Overlay,  
MCA 19-02, GPA 19-03, and ZC 19-03**

**Table 4-47  
Intersection Levels of Service for Future Conditions – AM Peak (Year 2025)**

Intersection	Existing Conditions Year (2007)		Future Ambient Growth Conditions Year (2025)		Future With Projects Conditions Year (2025)		Diff.	V/C Impact?	LOS Impact?
	V/C	LOS	V/C	LOS	V/C	LOS			
1 Walnut Grove Ave at Mission Dr.	0.744	C	0.874	D	0.937	E	0.063	No	Yes
2 Rosemead Blvd. at Lower Azusa Rd.	0.772	C	0.906	E	0.943	E	0.037	No	Yes
3 Rosemead Blvd. at Mission Dr.	0.937	E	1.105	F	1.199	F	0.094	Yes	Yes
4 Walnut Grove Ave. at Valley Blvd.	0.846	D	0.995	E	1.177	F	0.182	Yes	Yes
5 Rosemead Blvd. at Valley Blvd.	0.967	E	1.141	F	1.266	F	0.125	Yes	Yes
6 Valley Blvd. at Mission Dr.	0.504	A	0.584	A	0.669	B	0.085	No	No
7 Valley Blvd. at Rio Hondo Ave.	0.578	A	0.673	B	0.824	D	0.151	No	No
8 Valley Blvd. at Temple City Blvd.	1.147	F	1.356	F	1.409	F	0.053	Yes	Yes
9 Walnut Grove Ave. at Marshall St.	0.909	E	1.072	F	1.601	F	0.529	Yes	Yes
10 Rosemead Blvd. at Marshall St.	0.861	D	1.013	F	1.094	F	0.081	Yes	Yes
11 Rosemead Blvd. at Glendon Way	0.840	D	0.989	E	1.154	F	0.165	Yes	Yes
12 Temple City Blvd. at Loftus Dr.	0.749	C	0.878	D	0.898	D	0.020	No	No
13 Del Mar Ave. at Hellman Ave.	0.831	D	0.979	E	1.135	F	0.156	Yes	Yes
14 San Gabriel Blvd. at Hellman Ave.	0.998	E	1.177	F	1.287	F	0.110	Yes	Yes
15 Walnut Grove Ave. at Hellman/Ramona	0.820	D	0.965	E	1.135	F	0.170	Yes	Yes
16 Rosemead Blvd. at Telstar Ave.	0.775	C	0.911	E	0.980	E	0.069	No	Yes
17 Rosemead Blvd. at Whitmore St.	0.697	B	0.815	D	0.854	D	0.039	No	No
18 New Ave. at Garvey Ave.	0.786	C	0.923	E	1.115	F	0.192	Yes	Yes
19 Del Mar Ave. at Garvey Ave.	0.596	A	0.695	B	0.902	E	0.207	No	Yes
20 San Gabriel Blvd. at Garvey Ave.	0.712	C	0.834	D	0.932	E	0.098	No	Yes
21 Walnut Grove Ave. at Garvey Ave.	0.800	D	0.941	E	1.117	F	0.176	Yes	Yes
22 San Gabriel Blvd. at Rush St./Potrero Grande	0.769	C	0.904	E	0.898	D	-0.006	No	No
23 Walnut Grove Ave. at Rush St.	0.598	A	0.697	B	0.723	C	0.026	No	No
24 Walnut Grove Ave. at Landis View Ln.	0.480	A	0.557	A	0.585	A	0.028	No	No
25 Walnut Grove Ave. at San Gabriel Blvd.	0.743	C	0.870	D	0.981	E	0.111	No	Yes
26 San Gabriel Blvd. at SR-60 WB Ramps	0.844	D	0.992	E	1.063	F	0.071	Yes	Yes
27 Town Center Dr. at SR-60 EB Ramps	0.600	B	0.699	B	0.749	C	0.050	No	No
28 San Gabriel Blvd. at Town Center Dr.	0.735	C	0.863	D	0.912	E	0.049	No	Yes

Source: *Traffic Analysis for the City of Rosemead Circulation Element Update and Environmental Impact Report.*  
KOA Corporation. May 19, 2008.



**Addendum to the Rosemead General Plan Update Final Environmental Impact Report  
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MCA 19-02, GPA 19-03, and ZC 19-03**

**Table 4-48  
Intersection Levels of Service for Future Conditions – PM Peak (Year 2025)**

Intersection	Existing Conditions Year (2007)		Future Ambient Growth Conditions Year (2025)		Future With Projects Conditions Year (2025)		Diff.	V/C Impact?	LOS Impact?	
	V/C	LOS	V/C	LOS	V/C	LOS				
1	Walnut Grove Ave at Mission Dr.	0.793	C	0.931	E	1.047	F	0.116	Yes	Yes
2	Rosemead Blvd. at Lower Azusa Rd.	0.872	D	1.025	F	1.099	F	0.074	Yes	Yes
3	Rosemead Blvd. at Mission Dr.	0.973	E	1.147	F	1.299	F	0.152	Yes	Yes
4	Walnut Grove Ave. at Valley Blvd.	1.208	F	1.429	F	1.693	F	0.264	Yes	Yes
5	Rosemead Blvd. at Valley Blvd.	0.917	E	1.079	F	1.320	F	0.241	Yes	Yes
6	Valley Blvd. at Mission Dr.	0.482	A	0.558	A	0.698	B	0.140	No	No
7	Valley Blvd. at Rio Hondo Ave.	0.753	C	0.884	D	1.204	F	0.320	Yes	Yes
8	Valley Blvd. at Temple City Blvd.	0.865	D	1.018	F	1.097	F	0.079	Yes	Yes
9	Walnut Grove Ave. at Marshall St.	0.926	E	1.090	F	2.074	F	0.984	Yes	Yes
10	Rosemead Blvd. at Marshall St.	0.977	E	1.153	F	1.386	F	0.233	Yes	Yes
11	Rosemead Blvd. at Glendon Way	0.773	C	0.909	E	1.151	F	0.242	Yes	Yes
12	Temple City Blvd. at Loftus Dr.	0.873	D	1.027	F	1.061	F	0.034	Yes	Yes
13	Del Mar Ave. at Hellman Ave.	0.633	B	0.741	C	0.981	E	0.240	No	Yes
14	San Gabriel Blvd. at Hellman Ave.	0.920	E	1.084	F	1.302	F	0.218	Yes	Yes
15	Walnut Grove Ave. at Hellman/Ramona	0.976	E	1.151	F	1.692	F	0.541	Yes	Yes
16	Rosemead Blvd. at Telstar Ave.	0.879	D	1.035	F	1.133	F	0.098	Yes	Yes
17	Rosemead Blvd. at Whitmore St.	0.767	C	0.900	E	0.966	E	0.066	No	Yes
18	New Ave. at Garvey Ave.	0.621	B	0.725	C	1.134	F	0.409	Yes	Yes
19	Del Mar Ave. at Garvey Ave.	0.822	D	0.967	E	1.351	F	0.384	Yes	Yes
20	San Gabriel Blvd. at Garvey Ave.	1.100	F	1.300	F	1.514	F	0.214	Yes	Yes
21	Walnut Grove Ave. at Garvey Ave.	1.255	F	1.486	F	1.735	F	0.249	Yes	Yes
22	San Gabriel Blvd. at Rush St./Potrero Grande	0.738	C	0.866	D	0.859	D	-0.007	No	No
23	Walnut Grove Ave. at Rush St.	0.558	A	0.650	B	0.690	B	0.040	No	No
24	Walnut Grove Ave. at Landis View Ln.	0.411	A	0.473	A	0.526	A	0.053	No	No
25	Walnut Grove Ave. at San Gabriel Blvd.	0.936	E	1.101	F	1.275	F	0.174	Yes	Yes
26	San Gabriel Blvd. at SR-60 WB Ramps	0.768	C	0.901	E	1.034	F	0.133	Yes	Yes
27	Town Center Dr. at SR-60 EB Ramps	0.626	B	0.732	C	0.809	D	0.077	No	No
28	San Gabriel Blvd. at Town Center Dr.	0.681	B	0.797	C	0.872	D	0.075	No	No

Source: *Traffic Analysis for the City of Rosemead Circulation Element Update and Environmental Impact Report.*  
KOA Corporation. May 19, 2008.



**Table 4-49  
Roadway Segment Levels of Service for Future Conditions (Year 2025)**

Primary Street	N/E End of Segment	S/W End of Segment	Roadway Class	No. of Lanes	Roadway Capacity	Existing (2007) Conditions			Future (2025) Without Developments Conditions			Future (2025) w/ Development			Diff vs. Growth Only	Diff?	Signif?	
						Volumes	V/C	LOS	Volumes	V/C	LOS	Volume	V/C	LOS				
1	Walnut Grove Av	Grand Ave	Mission Drive	Secondary	4	30,000	15,435	0.515	A	18,522	0.617	B	20,144	0.671	B	1,622	0.054	No
2	Walnut Grove Av	Wells/Edmond	Valley Blvd	Secondary	4	30,000	22,805	0.760	C	27,366	0.912	E	28,512	0.950	E	1146	0.038	No
3	Walnut Grove Av	Valley Blvd	Marshall St	Secondary	4	30,000	29,339	0.978	E	35,207	1.174	F	42,548	1.418	F	7341	0.245	Yes
4	Walnut Grove Av	Hellman Ave	Garvey Ave	Secondary	4	30,000	26,474	0.882	D	31,769	1.059	F	38,005	1.267	F	6236	0.208	Yes
5	Walnut Grove Av	Fern Ave	Klingerman St	Secondary	4	30,000	25,897	0.863	D	31,076	1.036	F	32,790	1.093	F	1714	0.057	Yes
6	Walnut Grove Av	Rush St	Landis View Lane	Secondary	4	30,000	18,042	0.601	B	21,650	0.722	C	23,354	0.778	C	1704	0.057	No
7	San Gabriel Blvd	Hellman Ave	Emerson Place	Major	4	40,000	33,617	0.840	D	40,340	1.009	F	39,828	0.996	E	-512	-0.013	No
8	San Gabriel Blvd	Garvey Ave	Klingerman St	Major	4	40,000	29,877	0.747	C	35,852	0.896	D	33,641	0.841	D	-2211	-0.055	No
9	San Gabriel Blvd	Delta Ave	Walnut Grove Ave	Major	4	40,000	22,382	0.560	A	26,858	0.671	B	30,995	0.775	C	4137	0.103	No
10	Del Mar Ave	Hellman Ave	Emerson Place	Secondary	4	30,000	24,933	0.831	D	29,920	0.997	E	33,150	1.105	F	3230	0.108	Yes
11	Del Mar Ave	Garvey Ave	Newmark Ave	Secondary	4	30,000	23,599	0.787	C	28,319	0.944	E	29,962	0.999	E	1643	0.055	No
12	New Ave	Newmark Ave	Graves Ave	Collector	2	15,000	10,598	0.707	C	12,718	0.848	D	18,498	1.233	F	5780	0.385	Yes
13	Valley Blvd	Muscatel Ave	Ivar Ave	Major	4	40,000	40,989	1.025	F	49,187	1.230	F	57,152	1.429	F	7965	0.199	Yes
14	Valley Blvd	Hart Ave	Mission Drive	Major	4	40,000	17,326	0.433	A	20,791	0.520	A	25,516	0.638	B	4725	0.118	No
15	Valley Blvd	Rio Hondo Ave	Temple City Blvd	Major	4	40,000	27,271	0.682	B	32,725	0.818	D	41,243	1.031	F	8518	0.213	Yes
16	Temple City Blvd	Valley Blvd	Marshall St	Secondary	4	30,000	21,437	0.715	C	25,724	0.857	D	31,301	1.043	F	5577	0.186	Yes
17	Garvey Ave	New Ave	Del Mar Ave	Major	4	40,000	21,667	0.542	A	26,000	0.650	B	41,159	1.029	F	15159	0.379	Yes
18	Garvey Ave	Del Mar Ave	San Gabriel Blvd	Major	4	40,000	31,299	0.782	C	37,559	0.939	E	50,224	1.256	F	12665	0.317	Yes
19	Garvey Ave	San Gabriel Blvd	Walnut Grove Ave	Major	4	40,000	31,684	0.792	C	38,021	0.951	E	49,003	1.225	F	10982	0.275	Yes
20	Garvey Ave	Walnut Grove Ave	Rosemead Blvd	Major	4	40,000	33,366	0.834	D	40,039	1.001	F	45,479	1.137	F	5440	0.136	Yes
21	Rosemead Blvd	Lower Azusa Road	Mission Drive	Major	5	50,000	55,472	1.109	F	66,566	1.331	F	70,957	1.419	F	4391	0.088	Yes
22	Rosemead Blvd	Valley Blvd	Marshall St	Major	4	40,000	62,209	1.555	F	74,651	1.866	F	81,992	2.050	F	7341	0.184	Yes
23	Rosemead Blvd	Telstar Ave	Whitmore St	Major	6	60,000	59,926	0.999	E	71,911	1.199	F	76,910	1.282	F	4999	0.083	Yes

Source: Traffic Analysis for the City of Rosemead Circulation Element Update and Environmental Impact Report. KOA Corporation. May 19, 2008.





**Table 4-50  
Identified Intersection Approach Improvements**

Intersection	Recommended Intersection Improvement
1 Walnut Grove Ave at Mission Dr.	EB Right turn lane
2 Rosemead Blvd. at Lower Azusa Rd.	SB left turn lane
3 Rosemead Blvd. at Mission Dr.	NB & EB left turn lane; WB right turn lane
4 Walnut Grove Ave, at Valley Blvd.	EB & WB thru lane; SB & WB left turn lane
5 Rosemead Blvd. at Valley Blvd.	NB & SB thru lane & NB left turn lane
6 Valley Blvd. at Mission Dr.	N/A
7 Valley Blvd. at Rio Hondo Ave.	NB & SB Left turn lane; EB thru lane
8 Valley Blvd. at Temple City Blvd.	WB right turn lane
9 Walnut Grove Ave. at Marshall St.	EB & WB left turn lane; NB thru & left turn lanes
10 Rosemead Blvd. at Marshall St.	NB & SB thru lane; WB left turn lane
11 Rosemead Blvd. at Glendon Way	NB left turn lane; SB thru lane (near I-10 on & off ramps)
12 Temple City Blvd. at Loftus Dr.	SB left turn lane
13 Del Mar Ave. at Hellman Ave.	SB thru lane; EB left turn lane (SB approach near I-10 off ramp)
14 San Gabriel Blvd. at Hellman Ave.	SB thru lane; WB thru lane
15 Walnut Grove Ave. at Hellman/Ramona	NB & SB thru lane; EB left turn lane; WB right turn lane
16 Rosemead Blvd. at Telstar Ave.	WB left turn lane
17 Rosemead Blvd. at Whitmore St.	N/A
18 New Ave. at Garvey Ave.	WB thru lane
19 Del Mar Ave. at Garvey Ave.	NB, SB, and WB thru lane; EB left turn lane
20 San Gabriel Blvd. at Garvey Ave.	SB left turn lane; EB & WB thru lane
21 Walnut Grove Ave. at Garvey Ave.	WB thru lane
22 San Gabriel Blvd. at Rush St./Potrero Grande	N/A
23 Walnut Grove Ave. at Rush St.	N/A
24 Walnut Grove Ave. at Landis View Ln.	N/A
25 Walnut Grove Ave. at San Gabriel Blvd.	WB left lane
26 San Gabriel Blvd. at SR-60 WB Ramps	WB right turn lane (WB approach is CA-60 WB off ramp.)
27 Town Center Dr. at SR-60 EB Ramps	N/A
28 San Gabriel Blvd. at Town Center Dr.	N/A

Source: *Traffic Analysis for the City of Rosemead Circulation Element Update and Environmental Impact Report*. KOA Corporation. May 19, 2008.



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For the Proposed Freeway Corridor Mixed-Use Overlay,  
MCA 19-02, GPA 19-03, and ZC 19-03**

**Table 4-51  
Identified Roadway Segment Improvements**

Primary Street	N/E End of Segment	S/W End of Segment	Roadway Class	No. of Lanes	IMPROVEMENT		
					Description	No. of Lanes	
3	Walnut Grove Av	Valley Blvd	Marshall St	Secondary	4	On-street parking removal would likely be required.	6
4	Walnut Grove Av	Hellman Ave	Garvey Ave	Secondary	4	On-street parking removal would likely be required.	6
5	Walnut Grove Av	Fern Ave	Klingerman St	Secondary	4	On-street parking removal would likely be required.	6
7	San Gabriel Blvd	Hellman Ave	Emerson Place	Major	4	On-street parking removal would likely be required.	6
10	Del Mar Ave	Hellman Ave	Emerson Place	Secondary	4	Widening and on-street parking removal would likely be required.	6
12	New Ave	Newmark Ave	Graves Ave	Collector	2	On-street parking removal would likely be required.	4
13	Valley Blvd	Muscatel Ave	Ivar Ave	Major	4	On-street parking removal would likely be required.	6
15	Valley Blvd	Rio Hondo Ave	Temple City Blvd	Major	4	On-street parking removal would likely be required.	6
16	Temple City Blvd	Valley Blvd	Marshall St	Secondary	4	On-street parking removal would likely be required.	6
18	Garvey Ave	Del Mar Ave	San Gabriel Blvd	Major	4	On-street parking removal would likely be required.	6
19	Garvey Ave	San Gabriel Blvd	Walnut Grove Ave	Major	4	On-street parking removal would likely be required.	6
20	Garvey Ave	Walnut Grove Ave	Rosemead Blvd	Major	4	On-street parking removal would likely be required.	6
21	Rosemead Blvd	Lower Azusa Road	Mission Drive	Major	5	On-street parking removal on west curb would likely be required.	7
22	Rosemead Blvd	Valley Blvd	Marshall St	Major	4	Widening and on-street parking removal would likely be required.	8
23	Rosemead Blvd	Telstar Ave	Whitmore St	Major	6	Widening would likely be required.	8

Source: *Traffic Analysis for the City of Rosemead Circulation Element Update and Environmental Impact Report.*  
KOA Corporation. May 19, 2008.



### 3.13 UTILITIES AND SERVICE SYSTEMS

#### Prior Environmental Findings

##### *Utilities and Service Systems: Solid Waste*

Solid waste disposal is an issue of regional concern. Many programs are in place at local and countywide levels to reduce waste generation and increase landfill capacity (at existing and proposed new sites). Growth within the City of Rosemead could increase solid waste sources and solid waste disposed of at landfills. Assuming the diversion rate of 59 percent currently attained by the Los Angeles Area Integrated Waste Management Authority is maintained over the next twenty years and is representative of the diversion rate of Rosemead (a member of the Authority); approximately 90,000 tons of solid waste per year (1,730 tons per week) could be taken to landfills by 2025. This represents an increase of 484 tons of solid waste per week. The Chiquita Canyon Landfill and the Puente Hills Landfill can receive up to 30,000 tons and 13,200 tons of solid waste per week, respectively. An increase of 484 tons would be slightly over one percent of the combined capacity of the two landfills. The Chiquita Canyon and Puente Hills Landfills have enough capacity to accommodate the increase. Chiquita Canyon was scheduled to close in 2019. The Los Angeles County Board of Supervisors approved a 30-year permit in June 2019. The Puente Hills landfill closed in 2013. After the closure, waste must be taken to alternative sites.

Despite the continued efforts of the Los Angeles Area Integrated Waste Management Authority to increase its diversion rates, technologies are not currently available to completely recycle, destroy, or reuse all solid waste. Likewise, continued disposal of solid waste at landfills would contribute to the eventual closure of existing landfills and any future landfill sites. Although the amount of solid waste originating from Rosemead appears very small relative to the volumes accepted annually at each of the regional landfills, diminishing landfill space is a significant regional issue, and cumulative impacts are considered significant and unavoidable.

The GPU EIR concluded that project and cumulative impacts are significant and unavoidable despite the imposition of Mitigation Measures UT-1 and UT-2.

##### *Utilities and Service Systems: Water*

Of the four water districts large enough to be required to submit Urban Water Management Plans, all of them either predicted no or minimal growth in their service area, or went with SCAG's forecast. The percent increases in population from 2005 to 2025 planned for in the service areas of each district were as follows:

- Golden State Water Company – 12.6 percent growth (based on SCAG estimate)
- San Gabriel County Water Company – 5.8 percent growth (based on data from the City of San Gabriel)



- San Gabriel Valley Water Company – 0 percent (population growth was not addressed in the plan, but water demand was expected to remain unchanged from 2005 to 2025)
- California American Water Company – 3.5 percent (based on growth rate for the past 15 years)

In comparing the General Plan Update to the 1987 General Plan, the General Plan Update could result in 24,123 more people than the previous plan. GPU EIR Table 4-52 shows the residential water use for the 1987 General Plan and the General Plan Update. The General Plan Update would consume 9,007 acre-feet per year, which is 2,702 acre-feet more per year than the previous plan.

**Table 4-52  
Residential Water Use**

Plan	Population	Estimated Gallons Per Day	Acre Feet Per Year <sup>114</sup>
Department of Finance 2006 Estimate	57,144 <sup>115</sup>	5,714,400	6,401
Current General Plan	53,327	5,332,700	5,973
Proposed General Plan	80,410	8,040,964	9,007
		<b>Existing GP – Proposed GP</b>	<b>-3,034</b>

General Plan Update Table 4-53 shows the commercial, office, and light industrial water use the 1987 General Plan and the General Plan Update. The General Plan Update would consume 726 acre-feet per year, which is 8,977 acre-feet less per year than the previous plan.

**Table 4-53  
Commercial, Office and Light-Industrial Water Use**

Plan	Square Feet	Gallons Per Day	Acre Feet Per Year
Existing General Plan	43,310,000	7,126,000	9,703
Proposed General Plan	3,240,000	648,000	726
		<b>Existing GP – Proposed GP</b>	<b>8,977</b>

Therefore, the total water demand associated with the General Plan Update would be lower than the total demand associated with the previous Plan. Furthermore, the water companies will not issue permits or allow water hookups if adequate supply is not available. Therefore, the General Plan Update would result in less than significant impacts.

***Utilities and Service Systems: Sewer***

Increases in population and new development allowed under the General Plan will result in higher demand on the water treatment network. The City's 1996 Sewer Master Plan looked



at focus areas in the City. In the areas covered by the 1996 Sewer Master Plan, the sewers are likely operating near capacity. In the areas not covered by the 1996 Plan, sewer operation level is unknown. As the General Plan Update allows for development that would increase wastewater generation over current levels, a significant and unavoidable impact is anticipated.

The GPU EIR concluded that impacts were less than significant with the imposition of Mitigation Measures UT-3 and UT-4.

### *Utilities and Service Systems: Storm Water*

The City is largely built out and, as such, new development allowed pursuant to the General Plan Update will occur primarily on land currently developed. Implementation of the General Plan Update will, as well as compliance with State and Federal laws, ensure less than significant impacts occur.

## **Impact Analysis**

The additional growth analyzed in the GPU EIR includes up to 6,047 dwelling units; 7,310,000 square feet of commercial use; and a minimal net gain of office/industrial uses within the City by 2025, including within the proposed FCMU Overlay areas.

### *Utilities and Service Systems: Solid Waste*

Future development associated with implementation of the project would generate waste. This increase in waste generation has been accounted for in the GPU EIR as the development allowed under the General Plan Update accounted for additional growth, inclusive of future development associated with implementation of the project.

The landfills that accept waste from Rosemead have sufficient capacity to accommodate the anticipated increase in waste generation. Thus, adequate capacity exists within the existing waste collection treatment and recycling programs to accommodate the project.

Future development associated with implementation of the project would be required to comply with applicable development standards and all other applicable Municipal Code requirements and Mitigation Measures UT-1 and UT-2. These regulations and mitigation measures ensure impacts remain at less than significant.

**Conclusion:** No New Impact. The changes associated with the project would not result in any impacts or increase the severity of impacts in this regard.

### *Utilities and Service Systems: Water and Sewer, and Storm Drain*

Future development associated with implementation of the project would place higher demands on water facilities, including supply and distribution facilities. At the time of buildout, development of land uses allowable under the General Plan Update, inclusive of



future development associated with implementation of the project, would use approximately 9,730 acre-feet per year (AFY), which is 5,946 AFY less than the 1987 General Plan.

Future development associated with implementation of the project would be in areas of the City that are urbanized in nature and where existing water and wastewater infrastructure exists. Future development associated with implementation of the project would be reviewed by the City, in consultation with the appropriate water district, to ensure consistency with wastewater collection system requirements established in plans and agreements, as well as to ensure that sufficient wastewater infrastructure capacity is available to serve a new development or facility prior to approval of a project. Specific improvements to the wastewater collection system may be necessary to accommodate future development, and would be incorporated into project design.

Future development associated with implementation of the project would generate additional wastewater flows that would be treated by Los Angeles County Sanitation Districts (LACSD) treatment plants. Wastewater generation for the project is expected to be comparable to projected demands, and thus would not exceed those capacities. Thus, adequate capacity exists within the LACSD existing waste collection treatment and recycling programs to accommodate the project.

Future development for the project would be required to comply with applicable development standards and all other applicable Municipal Code requirements. These regulations ensure reduced water consumption and wastewater flow associated with the project, decrease the overall burden on existing water facilities, and decrease the number of facilities that would need to be constructed or expanded. These regulations ensure impacts remain at less than significant.

**Conclusion:** No New Impact. The changes associated with the project would not result in any impacts or increase the severity of impacts in this regard.

#### ***Utilities and Service Systems: Storm Water***

Impacts on the local and regional storm drain network would be similar for the project as projected for the General Plan Update, since the City planning area is mostly developed and a substantial increase in impervious surface area that generates runoff would not occur.

Future development associated with implementation of the project would be required to comply with the applicable development standards and all other applicable Municipal Code requirements, and General Plan Update Resources Management Policy 3.2 and Public Safety Element Actions 1.8 and 1.26. These regulations, policies, and actions ensure impacts remain at less than significant.

**Conclusion:** No New Impact. The changes associated with the project would not result in any new impacts nor increase the severity of impacts in this regard.



## 4.0 ENVIRONMENTAL EVALUATION PERSONNEL

### LEAD AGENCY

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**Addendum to the Rosemead General Plan Update Final Environmental Impact Report  
For the Proposed Freeway Corridor Mixed-Use Overlay,  
MCA 19-02, GPA 19-03, and ZC 19-03**

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