

# Garvey Avenue Corridor Specific Plan Initial Study

Prepared for:

City of Rosemead  
Planning Division  
8838 East Valley Boulevard  
Rosemead, California 91770



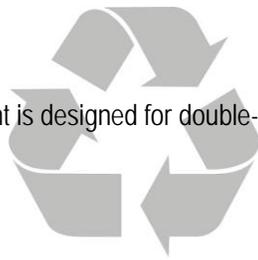
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- This document is designed for double-sided printing -



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Appendix A CNDDDB Map and Data

# 1 INTRODUCTION

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The City of Rosemead (Lead Agency) is preparing a Specific Plan to guide the long-term growth and development of the Garvey Avenue corridor. The adoption of the Specific Plan constitutes a project that is subject to review under the California Environmental Quality Act (CEQA) 1970 (Public Resources Code, Section 21000 et seq.), and the State CEQA Guidelines (California Code of Regulations, Section 15000 et. seq.).

This Initial Study has been prepared to identify potentially significant impacts related to the implementation of the proposed project. This report has been prepared to comply with Section 15063 of the State CEQA Guidelines, which sets forth the required contents of an Initial Study. These include:

- A description of the project, including the location of the project (See Section 2);
- Identification of the environmental setting (See Section 2.10);
- Identification of environmental effects by use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (See Section 4);
- Discussion of ways to mitigate significant effects identified, if any (See Section 4);
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls (See Section 4.10); and
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (See Section 5).

## Purpose of CEQA

The body of state law known as CEQA was originally enacted in 1970 and has been amended a number of times since then. The legislative intent of these regulations is established in Section 21000 of the California Public Resources Code, as follows:

The Legislature finds and declares as follows:

- a) *The maintenance of a quality environment for the people of this state now and in the future is a matter of statewide concern.*
- b) *It is necessary to provide a high-quality environment that at all times is healthful and pleasing to the senses and intellect of man.*
- c) *There is a need to understand the relationship between the maintenance of high-quality ecological systems and the general welfare of the people of the state, including their enjoyment of the natural resources of the state.*
- d) *The capacity of the environment is limited, and it is the intent of the Legislature that the government of the State takes immediate steps to identify any critical thresholds for the health and safety of the people of the state and take all coordinated actions necessary to prevent such thresholds being reached.*
- e) *Every citizen has a responsibility to contribute to the preservation and enhancement of the environment.*
- f) *The interrelationship of policies and practices in the management of natural resources and waste disposal requires systematic and concerted efforts by public and private interests to enhance environmental quality and to control environmental pollution.*
- g) *It is the intent of the Legislature that all agencies of the state government which regulate activities of private individuals, corporations, and public agencies which are found to affect the quality of the environment, shall regulate such activities so that major consideration is given to preventing environmental damage, while providing a decent home and satisfying living environment for every Californian.*

The Legislature further finds and declares that it is the policy of the State to:

- h) *Develop and maintain a high-quality environment now and in the future, and take all action necessary to protect, rehabilitate, and enhance the environmental quality of the state.*

- i) *Take all action necessary to provide the people of this state with clean air and water, enjoyment of aesthetic, natural, scenic, and historic environmental qualities, and freedom from excessive noise.*
- j) *Prevent the elimination of fish or wildlife species due to man's activities, ensure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities and examples of the major periods of California history.*
- k) *Ensure that the long-term protection of the environment, consistent with the provision of a decent home and suitable living environment for every Californian, shall be the guiding criterion in public decisions.*
- l) *Create and maintain conditions under which man and nature can exist in productive harmony to fulfill the social and economic requirements of present and future generations.*
- m) *Require governmental agencies at all levels to develop standards and procedures necessary to protect environmental quality.*
- n) *Require governmental agencies at all levels to consider qualitative factors as well as economic and technical factors and long-term benefits and costs, in addition to short-term benefits and costs and to consider alternatives to proposed actions affecting the environment.*

A concise statement of legislative policy, with respect to public agency consideration of projects for some form of approval, is found in Section 21002 of the Public Resources Code, quoted below:

*The Legislature finds and declares that it is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, and that the procedures required by this division are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects. The Legislature further finds and declares that in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.*

## Tiering

Section 15152 et al of the CEQA Guidelines describes "tiering" as a streamlining tool as follows:

- (a) *"Tiering" refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.*
- (b) *Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including general plans, zoning changes, and development projects. This approach can eliminate repetitive discussions of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy, or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration. Tiering does not excuse the lead agency from adequately analyzing reasonably foreseeable significant environmental effects of the project and does not justify deferring such analysis to a later tier EIR or negative declaration. However, the level of detail contained in a first tier EIR need not be greater than that of the program, plan, policy, or ordinance being analyzed.*
- (c) *Where a lead agency is using the tiering process in connection with an EIR for a large-scale planning approval, such as a general plan or component thereof (e.g., an area plan or community plan), the development of detailed, site-specific information may not be feasible but can be deferred, in many instances, until such time as the lead agency prepares a future environmental document in connection with a project of a more limited geographical scale, as long as deferral does not prevent adequate identification of significant effects of the planning approval at hand.*
- (d) *Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to affects which:*

- 
- (1) *Were not examined as significant effects on the environment in the prior EIR; or*
  - (2) *Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means.*
  - (e) *Tiering under this section shall be limited to situations where the project is consistent with the general plan and zoning of the city or county in which the project is located, except that a project requiring a rezone to achieve or maintain conformity with a general plan may be subject to tiering.*
  - (f) *A later EIR shall be required when the initial study or other analysis finds that the later project may cause significant effects on the environment that were not adequately addressed in the prior EIR. A negative declaration shall be required when the provisions of Section 15070 are met.*
    - (1) *Where a lead agency determines that a cumulative effect has been adequately addressed in the prior EIR that effect is not treated as significant for purposes of the later EIR or negative declaration, and need not be discussed in detail.*
    - (2) *When assessing whether there is a new significant cumulative effect, the lead agency shall consider whether the incremental effects of the project would be considerable when viewed in the context of past, present, and probably future projects. At this point, the question is not whether there is a significant cumulative impact, but whether the effects of the project are cumulatively considerable. For a discussion on how to assess whether project impacts are cumulatively considerable, see Section 15064(i).*
    - (3) *Significant environmental effects have been “adequately addressed” if the lead agency determines that:*
      - a. *They have been mitigated or avoided as a result of the prior environmental impact report and findings adopted in connection with that prior environmental report; or*
      - b. *They have been examined at a sufficient level of detail in the prior environmental impact report to enable those effects to be mitigated or avoided by site specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.*
  - (g) *When tiering is used, the later EIRs or negative declarations shall refer to the prior EIR and state where a copy of the prior EIR may be examined. The later EIR or negative declaration should state that the lead agency is using the tiering concept and that it is being tiered with the earlier EIR.*
  - (h) *There are various types of EIRs that may be used in a tiering situation. These include, but are not limited to, the following:*
    - (1) *General Plan EIR (Section 15166)*
    - (2) *Staged EIR (Section 15167)*
    - (3) *Program EIR (Section 15168)*
    - (4) *Master EIR (Section 15175)*
    - (5) *Multiple-family residential development/residential and commercial or retail mixed-use development (Section 15179.5)*
    - (6) *Redevelopment project (Section 15180)*
    - (7) *Projects consistent with community plan, general plan, or zoning (Section 15183)*

The results of the analysis in this Initial Study will be used to inform the preparation of a Program EIR for the Garvey Avenue Corridor Specific Plan Planning Area. The Program EIR will be used by the Lead Agency to minimize or eliminate the need for future environmental review of development projects within the Planning Area. The necessity for the future environmental review will be determine on a project-by-project basis considering the size of the project, the proposed use, and the project's consistency with the analysis provided in the Program EIR. Note that minimizing or eliminating the need for future environmental review is in context of CEQA only and does not preclude the potential need for technical reports or consistency analysis in the future.

## Public Comments

Comments from all agencies and individuals are invited regarding the information contained in this Initial Study. Such comments should explain any perceived deficiencies in the assessment of impacts, identify the information that is purportedly lacking in the Initial Study or indicate where the information may be found. All comments on the Initial Study are to be submitted to:

Sheri Bermejo, City Planner  
City of Rosemead  
Planning Division  
8838 East Valley Boulevard  
Rosemead, California 91770

Following a 30-day period of circulation and review of the Initial Study, all comments will be considered by the City of Rosemead prior to adoption.

## Availability of Materials

All materials related to the preparation of this Initial Study are available for public review. To request an appointment to review these materials, please contact:

Sheri Bermejo, City Planner  
City of Rosemead  
Planning Division  
8838 East Valley Boulevard  
Rosemead, California 91770  
626-569-2144

### Project Title

Garvey Avenue Corridor Specific Plan

### Lead Agency Name and Address

City of Rosemead  
Planning Division  
8838 East Valley Boulevard  
Rosemead, California 91770

### Project Location

The project "planning area" is located generally along Garvey Avenue between New Avenue to the west, Whitmore Street to the north, Charlotte Avenue to the east, and Newmark Avenue to the south in the City of Rosemead, Los Angeles County, California (see Exhibit 1, Regional Context and Vicinity Map). The intersection of Del Mar Avenue at Garvey Avenue is the approximate central point of the plan area located at Latitude 34° 3' 45" North, Longitude 118° 5' 58" West.

### Project Sponsor's Name and Address

City of Rosemead  
Planning Division  
8838 East Valley Boulevard  
Rosemead, California 91770

### General Plan Land Use Designation

The majority of the planning area is designated for Commercial uses as identified in the 2010 Amended General Plan. A portion of the western edge of the planning area is designated for Residential-Commercial Mixed-Use and the Richard Garvey Intermediate School is designated as Public Facilities.

### Zoning District

The majority of the planning area is zoned for commercial uses. Approximately three fourths is zoned C-3 (Medium Commercial) with ten percent zoned as C-3 with a Design Overlay. Eight percent of the planning area is comprised of the former Los Angeles Auto Auction site and is zoned as C-4 (Regional Commercial). The remainder of the planning area is zoned as R-2 (Light Multiple Residential), P (Automobile Parking), and PD (Planned Development).

### Project Characteristics

The Garvey Avenue Corridor Specific Plan identifies the long-term vision and objectives for land use development and public improvement along a 1.2 mile portion of Garvey Avenue in the western portion of the City of Rosemead. The Specific Plan will establish site planning, building, parking, architectural, and open space standards and guidelines for development within the planning area (see Exhibit 2, Planning Area). The planning area encompasses 88 acres and includes land use designations/zoning districts supporting mixed-use, commercial, residential, public, and open space uses. Table 1 (Development Potential) summarizes the currently estimated development potential of the proposed Specific Plan (see Exhibit 3, Proposed Land Use/Zoning Plan). It is estimated the Specific Plan will support development of over 1.18 million square feet (SF) of commercial development, 892 dwelling units (DU), and 0.77 acres of open space. These estimates represent a *realistic* building of the planning area based on an analysis of existing development that will persist through the life of the proposed Specific Plan plus anticipated redevelopment. It should be noted that Specific Plan development potential estimates are subject to change as the Specific Plan is refined through the public review process. Additional information on each proposed land use/zoning district is provided herein. Note that the zoning districts identified in the Specific Plan include a potential for increased development potential based on the provision of *community benefits* within a project.

Table 1  
Development Potential

Zone	Permitted Land Uses	Area	Non-Residential Area		Dwelling Units	
			Existing*	Proposed	Existing*	Proposed
GSP	Commercial Open Space	27.10	180,658	278,681	2	0
GSP-R/C	Residential Commercial Open Space	12.00	0	14,388	0	44
GSP-MU	Mixed-Use Commercial Open Space	39.50	90,502	611,246	0	846
GSP-OS/P	Open Space Parking	0.77	--	--	--	--
<i>Subtotal</i>		<i>79.37</i>	<i>271,160</i>	<i>904,315</i>	<i>2</i>	<i>890</i>
<b>Total Development Potential</b>				<b>1,175,475</b>		<b>892</b>

**GARVEY AVENUE SPECIFIC PLAN ZONING DISTRICT**

The purpose of the Garvey Avenue Specific Plan (GSP) zoning district is to facilitate and support a vibrant neighborhood commercial district that accommodates a diverse range of retail, service, and office businesses, with a focus on businesses that support the needs of the local community. The GSP zoning district is intended to encourage the development of attractive retail areas where people can walk for dining, groceries, shopping, limited personal services, community and social services, and social activities and gatherings. The GSP zone will permit a maximum floor-area-ratio (FAR) of 0.75 (FAR of 1.0 with community benefits).

**GARVEY AVENUE SPECIFIC PLAN – RESIDENTIAL/COMMERCIAL**

The Garvey Avenue Specific Plan, Residential/Commercial (GSP-R/C) zoning district, the smallest new zoning district in the Specific Plan area, makes some modifications to the development standards of the existing R-2 zoning district to be more specific to the planning area and facilitate greater opportunity for development approaches that includes either residential or commercial development. The GSP-R/C zone will permit a maximum FAR of 0.75 and up to seven dwelling units per acre (DU/AC) (1.0 FAR and 30 DU/AC with community benefits).

**GARVEY AVENUE SPECIFIC PLAN – MIXED-USE**

The Garvey Avenue Specific Plan, Incentivized Mixed-Use (GSP-MU) zoning district will transform key areas of Garvey Avenue into active pedestrian and retail areas with a mix of uses and horizontally mixed uses to serve a variety of needs and stimulate a range of environments. The new zoning district allows for the greatest possible flexibility in development choices and allows for a new model of development along the corridor, with residential uses carefully integrated into buildings with active ground-floor commercial frontages. The GSP-MU zone will permit up to 30 DU/AC and an FAR of 1.6 in mixed-use development (60 DU/AC and FAR of 2.5 with community benefits). FAR is limited to 0.75 for commercial only projects.

**GARVEY AVENUE SPECIFIC PLAN – OPEN SPACE/PARKING**

The Garvey Avenue Specific Plan, Open Space/Parking (GSP-OS/P) zoning district will allow for open space and parking development on key areas of Garvey Avenue, such as Alhambra Wash. Currently zoned for parking, Alhambra Wash is envisioned in the Specific Plan to become a major open space amenity. Re-zoning this area to allow open space and parking is designed to encourage the development of open space along the Wash.

**CATALYTIC PROJECTS**

Although the Specific Plan is designed to guide long-term development for the entire 88-acre planning area, it is not anticipated that the entirety of the plan area will recycle and redevelop within the next 30 years (the typical life of a planning document). The Specific Plan therefore focuses on realistic opportunities for redevelopment based on existing vacant and underutilized properties (see Exhibit 4, Catalytic Project Sites). Particularly, the former LA Auto Auction site, the Landwin Property site, the West Gateway site, and the Prototypical Development sites identified in the Specific Plan receive special attention from a use and design perspective due to the unique opportunities presented at these sites. The Specific Plan also provides guidelines for the redevelopment of the Garvey Avenue streetscape. The catalytic sites will also receive detailed attention in the environmental analysis considering the detail of development potential outlined in the Specific Plan.

## Surrounding Land Uses

The planning area is primarily surrounded by multiple-family and single-family residential development. The City of Monterey Park is located adjacent to the western boundary of the planning area.

## Environmental Setting

The City of Rosemead is among the 88 cities that comprise Los Angeles County and is located in the San Gabriel Valley approximately eight miles east of downtown Los Angeles and 12 miles due south of the 6,164-ft San Gabriel Peak in the San Gabriel Mountains. Garvey Avenue is primarily an east/west corridor with the Specific Plan portion located in southwest Rosemead adjacent to the city boundary with Monterey Park. Interstate 10 (I-10) is situated about half a mile north of Garvey Avenue and has entrance/exit ramps at New Avenue, Del Mar Avenue, and San Gabriel Boulevard, all providing access to Garvey Avenue. Route 60 (SR-60) is located approximately 2.5 miles south. State Route 19, better known as Rosemead Boulevard, runs north-south between the two freeways, just east of the project area boundary.

The planning area encompasses 88 acres with 153 parcels of varying land uses. A majority of land uses (37 acres) within the project area are commercial or retail uses. There are also a large number of vacant parcels that make up approximately 27 acres of the total project land area. Other portions of the planning area are used exclusively for surface automobile parking. Minimal open space is located along the corridor.

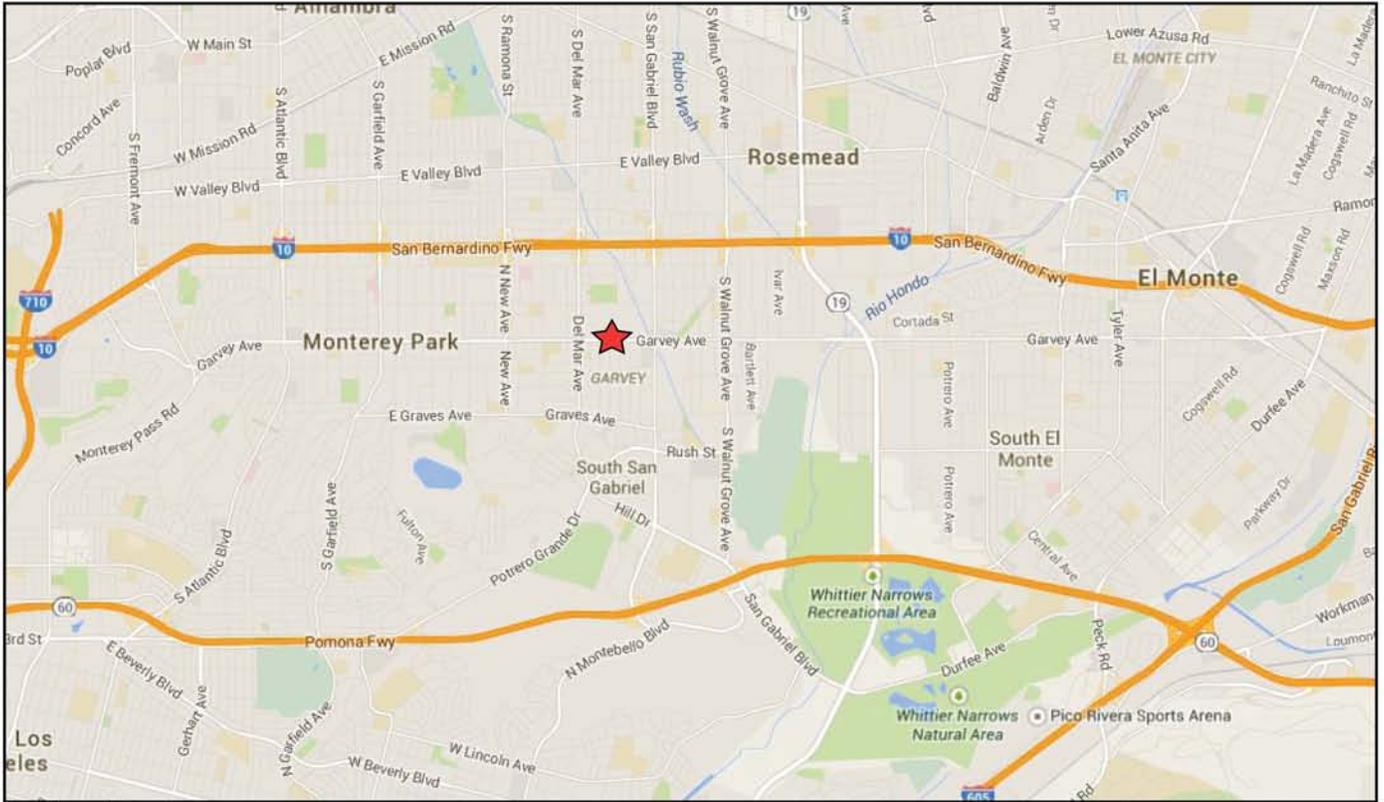
## Required Approvals

Specific Plan  
General Plan Amendment  
Zoning Code Amendment

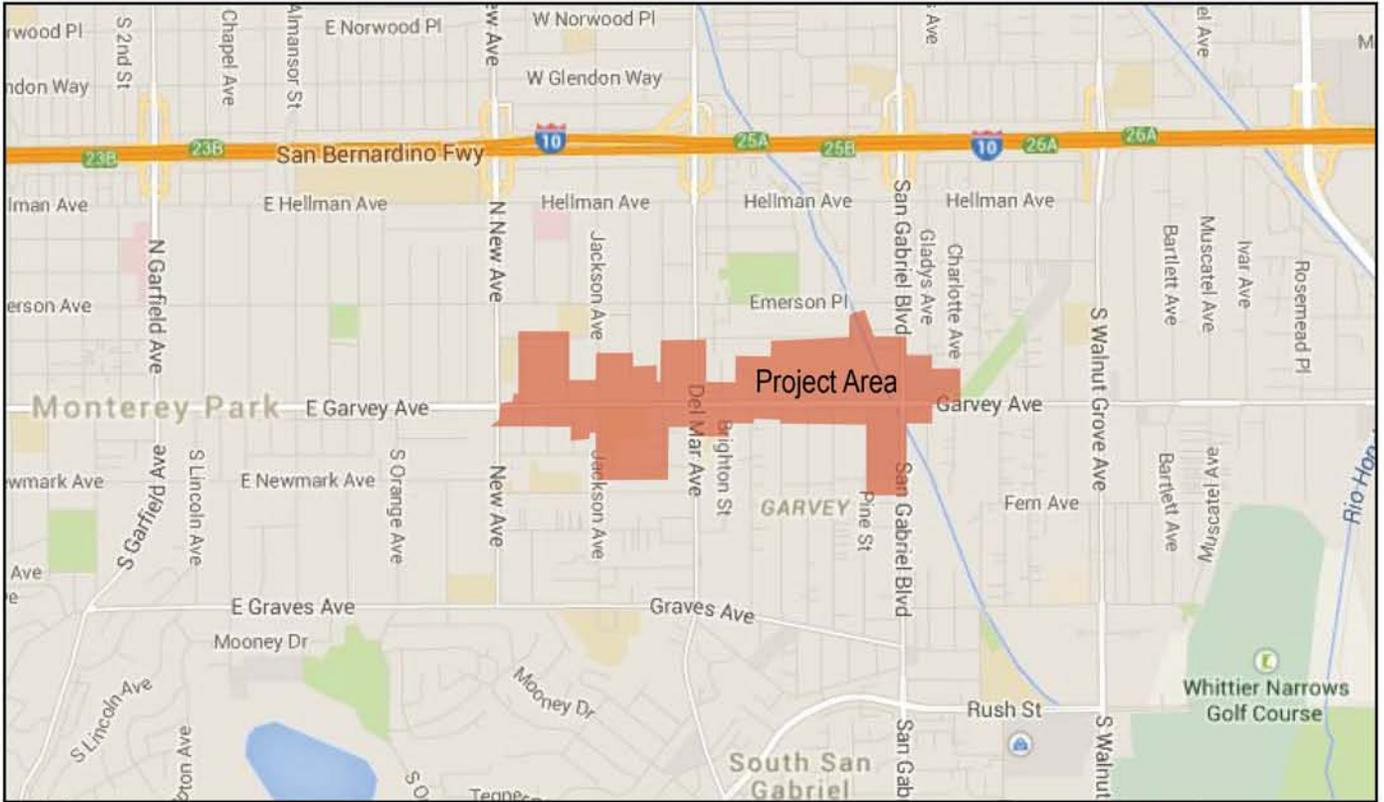
## Other Public Agency Whose Approval is Required

None





Regional Context



Vicinity

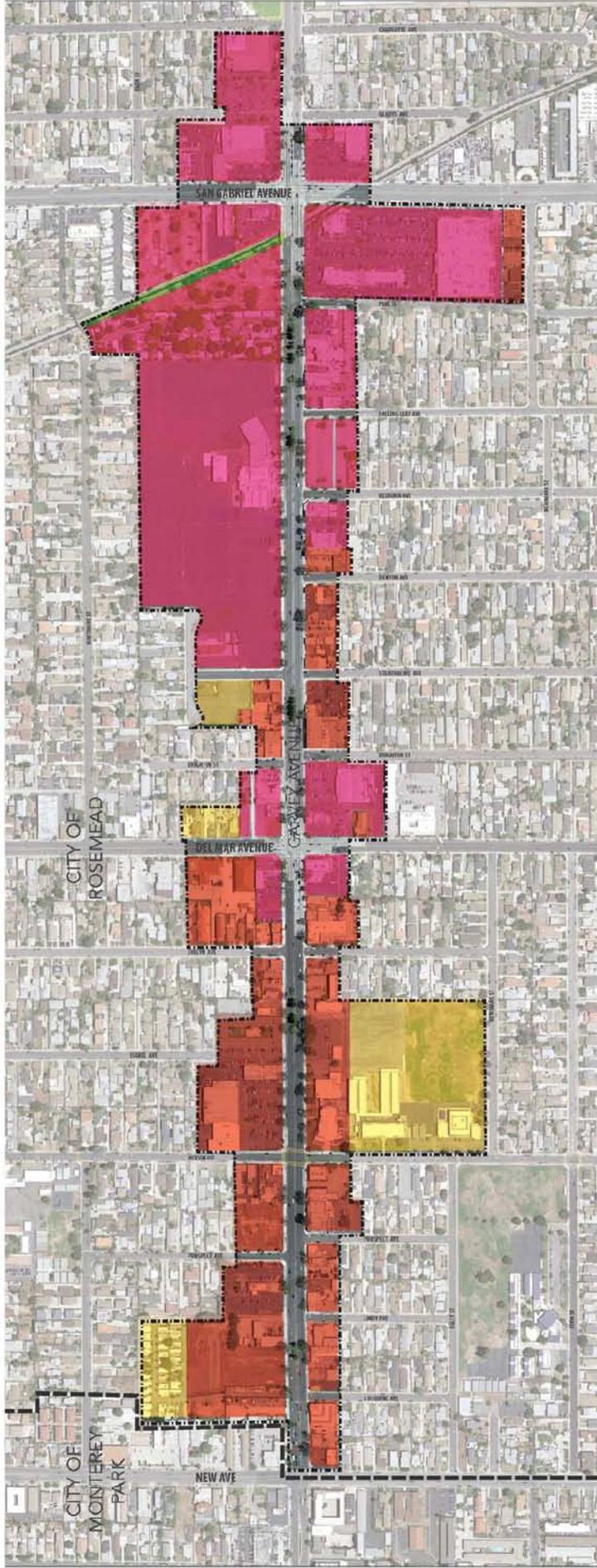




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## Exhibit 2 Planning Area





### Rosemead Garvey Avenue Specific Plan

#### Zoning

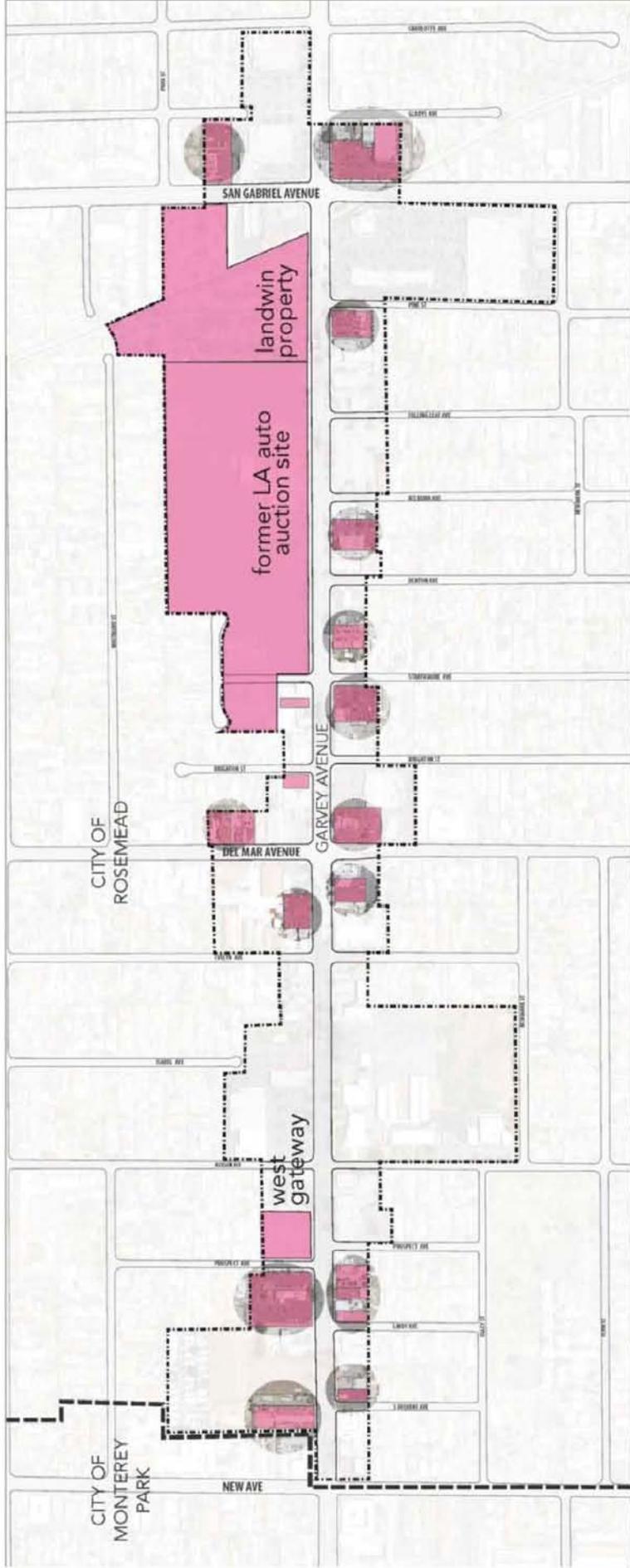


#### Legend

- City Boundary
- GSP-R/C | Garvey Avenue Specific Plan, Residential/Commercial
- GSP-OS/P | Garvey Avenue Specific Plan, Open Space & Parking
- GSP-MU | Garvey Avenue Specific Plan, Incentivized Mixed-Use
- Specific Plan Area
- GSP | Garvey Avenue Specific Plan









**Rosemead Garvey Avenue Specific Plan  
Catalytic Projects**



0 400 800 1,200 feet



**Legend**

-  City Boundary
-  Specific Plan Area
-  Catalytic Project Site
-  "Prototypical Development"  
Catalytic Project site

## Exhibit 4 Catalytic Project Sites



### 3 DETERMINATION

#### Environmental Factors Potentially Affected

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

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

#### Determination

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a 'potentially significant impact' or 'potentially significant unless mitigated' impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Name: Sheri Bermejo, City Planner

Date



## 4 EVALUATION OF ENVIRONMENTAL IMPACTS

### 4.1 Aesthetics

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within view from a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A) **No Impact.** According to the General Plan Environmental Impact Report (EIR), views of the San Gabriel Mountains to the north, Whittier Narrows Golf Course to the south, and the La Puente Hills to the south constitute the potential scenic views from within the City.<sup>1</sup> From within the planning area, views of the San Gabriel Mountains are prevalent (see Exhibit 5, Photographic Survey). Whittier Narrows Golf Course and the La Puente Hills are not visible from within the planning area due to distance and obstruction by existing development. Views of the San Gabriel Mountains from within the planning area are intermittently obstructed by existing development but generally prevalent from all vantage points. Existing development within the planning area is generally one- to two-stories in height intermixed with occasional mid-rise structures. The proposed Specific Plan will permit development up to 80 feet in height (with incentive) and supports high intensity, mixed-use development. Redevelopment of the planning area pursuant to the development standards of the Specific Plan will result in increased height and mass in the planning area and therefore will result in increased obstruction of views of the San Gabriel Mountains from within and outside of the planning area. The General Plan EIR recognized that long-term redevelopment of the City would result in increased intensity and height when compared to existing conditions and recognized that the City is transitioning from single to two-story development to higher intensity, taller development. No impacts to scenic vistas were found in the General Plan EIR because development potential supported by the General Plan will be consistent with the transitioning character of development in the City. Similarly, the proposed Specific Plan supports mid-rise (4 or more stories) development at greater intensity consistent with the General Plan and the analysis of impacts to scenic vistas provided in the EIR. Pursuant to the analysis provided in the General Plan EIR under which this discussion is tiering, no impact to scenic vistas will occur. No further analysis of impacts to scenic vistas will be required for development proposed within the Garvey Avenue Corridor Specific Plan area.

B) **No Impact.** A scenic resource is defined as an isolated source of aesthetic value such as an old oak tree, a unique rock formation, or a historic structure visible from a scenic highway. The planning area is urbanized and generally developed with urban uses. No site within the planning area contains any scenic resources that could be impacted by development supported by the Specific Plan. There are no scenic highways within or outside of

the planning area. No impact to any scenic resources could occur. No further analysis of impacts to scenic resources will be required for development proposed within the Garvey Avenue Corridor Specific Plan area.

- C) **Potentially Significant Impact.** The proposed Specific Plan includes development standards and design guidelines to guide long-term development within the planning area. Recycling and redevelopment of properties within the planning area subject to the design guidelines of the Specific Plan will result in changes to the visual character of the planning area. Potentially significant impacts could occur if these visual changes degrade the character and/or quality of development within the planning area. Potential impacts related to visual character and quality will be evaluated in an EIR.
  
- D) **Potentially Significant Impact.** Long-term development within the planning area will result in new light sources including the potential for pedestrian lighting, electric signs, security lighting, parking lot lighting, and street lights. Development within the planning area will be subject to Rosemead Municipal Code Section 17.88 (Lighting) to ensure that lighting does not impact adjacent properties and associated day or night views. Exterior lighting is required to be low intensity and shielded to prohibit spill over onto adjacent properties. This will ensure that development within the planning area is adequately illuminating on-site uses for security purposes without impacting adjacent properties. When necessary a photometric survey will be required to verify that light spillover is not occurring. Impacts to day and night views from lighting will be less than significant with implementation of existing regulations. No further analysis of impacts related to lighting will be required for development proposed within the Garvey Avenue Corridor Specific Plan area.

Glare is defined as light that enters the eye but is not helpful to sight. Glare is generated during the daytime from reflective surfaces such as glass, polished metals, or snow. Halos (rings of light around a light source) occur at night. In relationship to development, glare can be generated from projects using reflective building materials. The proposed Specific Plan includes development standards for building construction within the planning area. Potentially significant impacts related to glare could occur if building materials or techniques are permitted that could generate glare. Glare can impact people by scattering light in the eye and inducing temporary blindness. In extreme cases glare can also cause surficial heating at the terminus of the reflected ray. Potential impacts related to glare will be evaluated in an EIR.



# Exhibit 5 Photo Location Map





①



②



③



④



⑤



⑥





7



8



## 4.2 Agriculture and Forest Resources

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D) Result in loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A-E) **No Impact.** The planning area is completely urbanized and void of any agricultural uses or native open space. There is no farmland of any importance, Williamson Act contracts, or timberland within the planning area.<sup>2 3</sup> No impacts to any of these resources could occur. No further analysis of impacts to agricultural or forestry will be required for development proposed within the Garvey Avenue Corridor Specific Plan area.

### 4.3 Air Quality

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A-C) **Potentially Significant Impact.** The proposed Specific Plan will support long-term redevelopment of the planning area with higher intensity development and uses. Pollutant emissions will be generated from area and mobile sources within the planning area. Depending on the nature of growth anticipated in the planning area and ability for the proposed Specific Plan to accommodate such growth, conflicts with the assumptions used in the 2012 Air Quality Management Plan (AQMP) may occur and result in cumulatively considerable air quality impacts. Long-term development within the specific plan area will result in constriction and operational emissions that could exceed daily thresholds established by the South Coast Air Quality Management District (SCAQMD) for assessing regional and local impacts. Potentially significant impacts related to criteria pollutant emissions will be evaluated in an EIR.

D) **Potentially Significant Impact.** The proposed Specific Plan does not include uses that could result in substantial emissions of toxic air contaminants (TACs) such as warehouses, heavy industrial, or manufacturing facilities; therefore, no impacts to sensitive receptors due to TAC emissions will occur as result of adoption of the proposed Specific Plan and no further analysis of such impacts for future development within the planning area will be required.

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections.<sup>4</sup> CO hotspots have the potential to violate state and federal CO standards at intersections, even if the broader Basin is in attainment for federal and state levels. The proposed Specific Plan supports long-term redevelopment of the planning area that will result in an increase traffic in the project vicinity that could result in or contribute substantially to CO hotspots in the project vicinity. Potentially significant impacts related to CO hotspots will be evaluated in an EIR.

- E) **No Impact.** According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.).<sup>5</sup> The proposed Specific Plan does not support any of these types of uses. No impact could occur and no analysis of impacts related to odors will be required for future development within the planning area.

### 4.4 Biological Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A) **No Impact.** The planning area is completely urbanized and lacks any native habitat. The California Natural Diversity Database (CNDDDB) was consulted to determine the potential for occurrence of sensitive species within or in vicinity of the planning area (see Appendix A, CNDDDB Map and Data).<sup>6</sup> The result identified three sensitive species that have occurred within the project vicinity: the bank swallow (*Riparia riparia*), the pallid bat

(*Antrozous pallidus*), and the coast horned lizard (*Phynosoma blainvillii*). The bank swallow requires vertical banks/cliffs with riparian habit to nest. This habitat does not exist within the planning area; therefore, the bank swallow will not occur within the planning area. The pallid bat roosts in rocky areas in open, dry habitats. This habitat does not exist within the planning area; therefore, the pallid bat will not occur within the planning area. The coast horned lizard is typically found in lowland, sandy washes with scattered brush. This habitat does not exist within the planning area; therefore, the coast horned lizard will not occur within the planning area. Considering the lack of habitat supporting sensitive species in the planning area, no impacts will occur and no further analysis of impacts to sensitive species or their habitat will be required for future development within the planning area.

- B-D) **No Impact.** There is no riparian habitat, wetlands, wildlife corridors, wildlife nurseries within the planning area that could be impacted by long-term development supported by the proposed Specific Plan. No impacts related to these environmental issues could occur and no further analysis regarding these issues will be required for future development within the planning area.
- E-F) **No Impact.** There are no local or regional plans or policies in place protecting biological resources. There are no habitat Conservation Plans (HCP) or Natural Community Conservation Plans (NCCP) In effect in the planning area. No impact could occur and further analysis of consistency with these types of plans will not be required for future development within the planning area.

### 4.5 Cultural Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- A) **Potentially Significant Impact.** Historical resources typical become of concern when a structure is 50 years or older. Considering the age of development within the planning area, many structures are 50 years or older. Potentially significant impacts could occur if a structure meeting the definition of a *historical resource* pursuant to CEQA is damaged or destroyed during redevelopment of the planning area. Potential impacts to historical resources will be evaluated in an EIR.
- B) **Potentially Significant Impact.** Archaeological resources are buried cultural resources from historic or pre-historic eras. Surficial and near-surface archaeological resources in the planning area would have been destroyed or recovered as a result of past development and redevelopment; therefore, it is unlikely that archaeological resources are located in these locations under existing development. However, some archaeological resources may have been left in place which is the preferred treatment pursuant to CEQA. Furthermore, the proposed Specific Plan supports high-intensity development that could include multiple-story subsurface parking, resulting in the disturbance of soils at depths not previously disturbed by existing or past development. Future development could result in impacts to such archaeological resources if not treated properly. Potential impacts to archaeological resources will be evaluated in an EIR.
- C) **Potentially Significant Impact.** Paleontological resources are buried fossil remains. Surficial and near-surface paleontological resources in the planning area would have been destroyed or recovered as a result of past development and redevelopment; therefore, it is unlikely that paleontological resources are located in these locations under existing development. However, the proposed Specific Plan supports high-intensity development that could include multiple-story subsurface parking, resulting in the disturbance of soils and bedrock at depths not previously disturbed by existing or past development. Future development could result in impacts to such paleontological resources if not treated properly. Potential impacts to paleontological resources will be evaluated in an EIR.
- D) **Less than Significant Impact.** There are no cemeteries within the planning area. Considering planning area is developed, surficial and near-surface human remains would have been destroyed or recovered as a result of past development and redevelopment; therefore, it is unlikely that human are located in these locations under existing development. In the unlikely event that human remains are uncovered, future proponents of development within the planning area and the City will be required to comply with Section 7050.5 of the California Health and Safety Code and Section 5097.98 of the California Public Resources Code, including

halting construction activities until a County Coroner can evaluate the discovery and potentially consult with a Native American Representative if the remains are of Native American Origin. Impacts to buried human remains will be less than significant with implementation of existing regulations and no further analysis of impacts to buried human remains will be required for future development within the planning area.

## 4.6 Geology and Soils

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

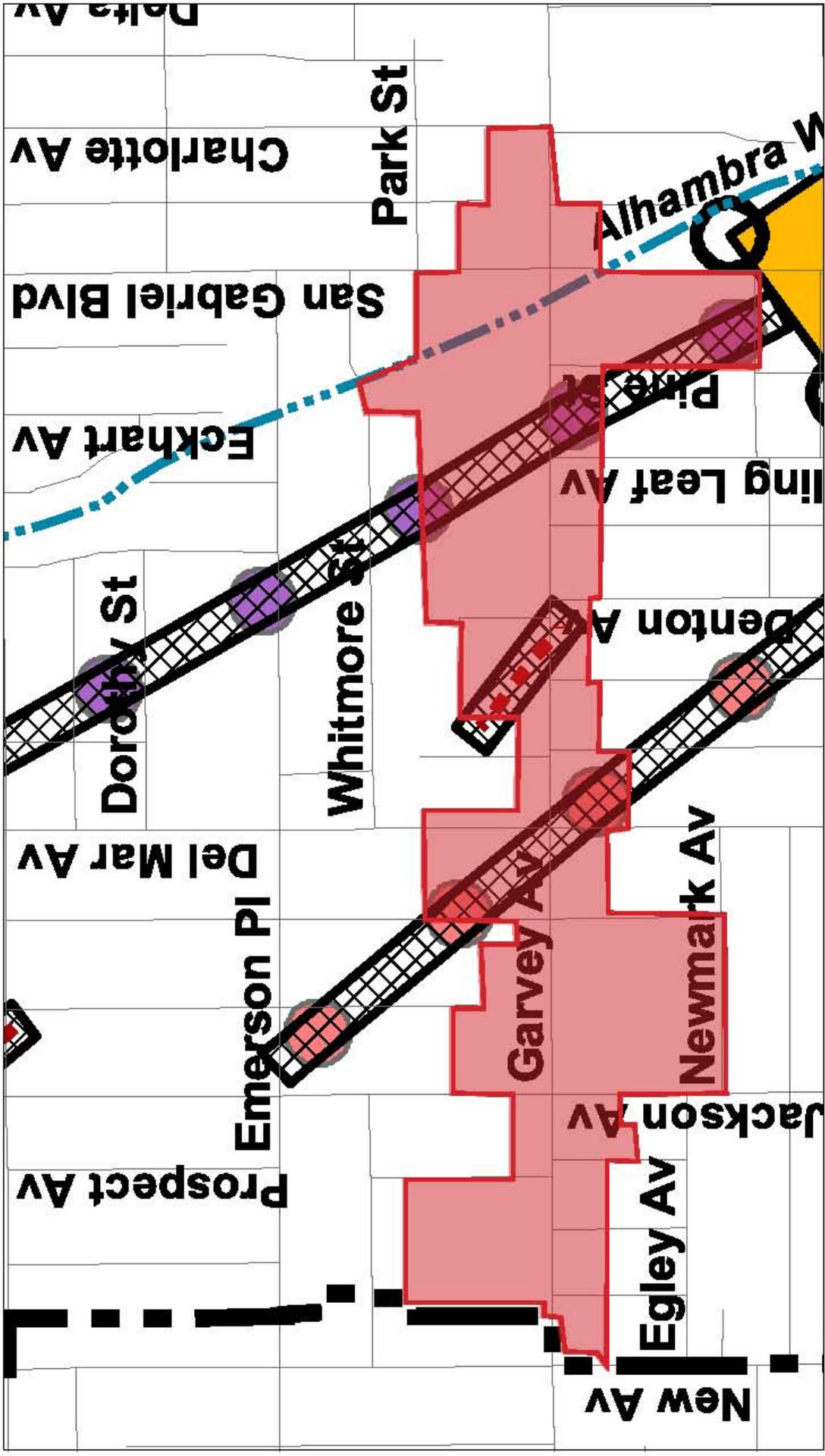
A) **Less than Significant Impact.** There are no Alquist-Priolo Earthquake Fault Zones located within the planning area; however, the General Plan does identify three Fault Hazard Management Zones (FHMZ) extending through the planning area. These are probable fault traces inferred from groundwater data and other geomorphic indicators that to date have not been considered sufficiently active or well-defined to be zoned under the criteria of the Alquist-Priolo Earthquake Fault Zoning Act (see Exhibit 6, Fault Zones).<sup>7</sup> Per the City's General Plan, a critical facility cannot be built within a FHMZ unless a detailed fault investigation has been conducted to determine that the area of the proposed project is not underlain by an active fault. The planning area is subject to strong ground shaking due to seismic events generally prevalent throughout California; however, given that the area is underlain by soft sediments to significant depth, seismic shaking in this portion of the San Gabriel Valley may be amplified. The eastern portion of the planning area is subject to

liquefaction defined as the loss of soil strength during ground shaking (see Exhibit 7, Liquefaction and Landslide Hazards).<sup>8</sup> The planning area is not subject to landslides because the area is flat and urbanized.

Chapter 15.04 (Building Code) of the City of Rosemead Municipal Code formally adopted the Los Angeles County-amended 2013 California Building Code (CBC). The CBC requires adequate design of structures to prevent collapse during seismic events. Seismic hazards can be mitigated through a variety of solutions including soil excavation and replacement, use of piles, post-tensioned foundations, and other geotechnical and structural options. Future development within the planning area will be subject to building and safety review and approval pursuant to the CBC; potential seismic hazards will require correction through standard foundation and/or structural design. Impacts related to seismic hazards will be less than significant with implementation of existing regulations and analysis of impacts related to seismic hazards pursuant to CEQA will not be required for future development within the planning area. Note that this does not relieve future project proponents from the requirement of submitting faults studies for critical facilities proposed within a FHMZ or liquefaction studies as part of required geotechnical analysis.

- B) **Less than Significant Impact.** Topsoil is used to cover surface areas for the establishment and maintenance of vegetation due to its high concentrations of organic matter and microorganisms. Large areas underlain by native topsoil are unlikely to occur in the planning area because most of the planning area is expected to be underlain by fill soils associated with existing and past development. Future development within the planning area will be subject to SCAQMD Rule 403 (Fugitive Dust) to prevent loss of any soil located within the planning area due to wind. Water erosion will be prevented through the City's standard erosion control practices required pursuant to the California Building Code such as silt fencing or sandbags. Impacts related to loss of topsoil will be less than significant with implementation of existing regulations and analysis of impacts related to loss of topsoil will not be required for future development within the planning area.
- C) **Less than Significant Impact.** As discussed in Section 4.6.A, impacts related to seismic and geotechnical issues are subject to the requirements of the CBC to prevent structural failure. Impacts related to geology and soils will be less than significant with implementation of existing regulations and analysis of impacts related to geology and soils pursuant to CEQA will not be required for future development within the planning area. Note that this does not relieve future project proponents from the requirement of submitting geotechnical analysis with recommended design measures.
- D) **Less than Significant Impact.** The planning area is completed urbanized and any expansive soils that were underlying the planning area have likely been removed in place of fill materials used for past and existing development. Should expansive soils be present in the planning area, they will be required to be addressed prior to construction through removal, watering and compression, foundation design, or other recommendation provided by the project civil/geotechnical engineer pursuant to the requirements of the CBC. Impacts related to expansive soils will be less than significant with implementation of existing regulations and analysis of impacts related to expansive soils pursuant to CEQA will not be required for future development within the planning area. Note that this does not relieve future project proponents from the requirement of submitting geotechnical analysis with recommended design measures.
- E) **No Impact.** No development within the planning area will require septic systems because there is a fully functional sewer system serving the planning area. No impact could occur and impacts related to septic systems will not be required for future development within the planning area.





**LEGEND**

Specific Plan Area

Fault Hazard Management Zone (FHMZ)

Alquist-Priolo Earthquake Fault Zone

Approximate location of escarpment of Bullard and Lettis (1990b)

Inferred faults from California Department of Water Resources (1966)

Photolineaments

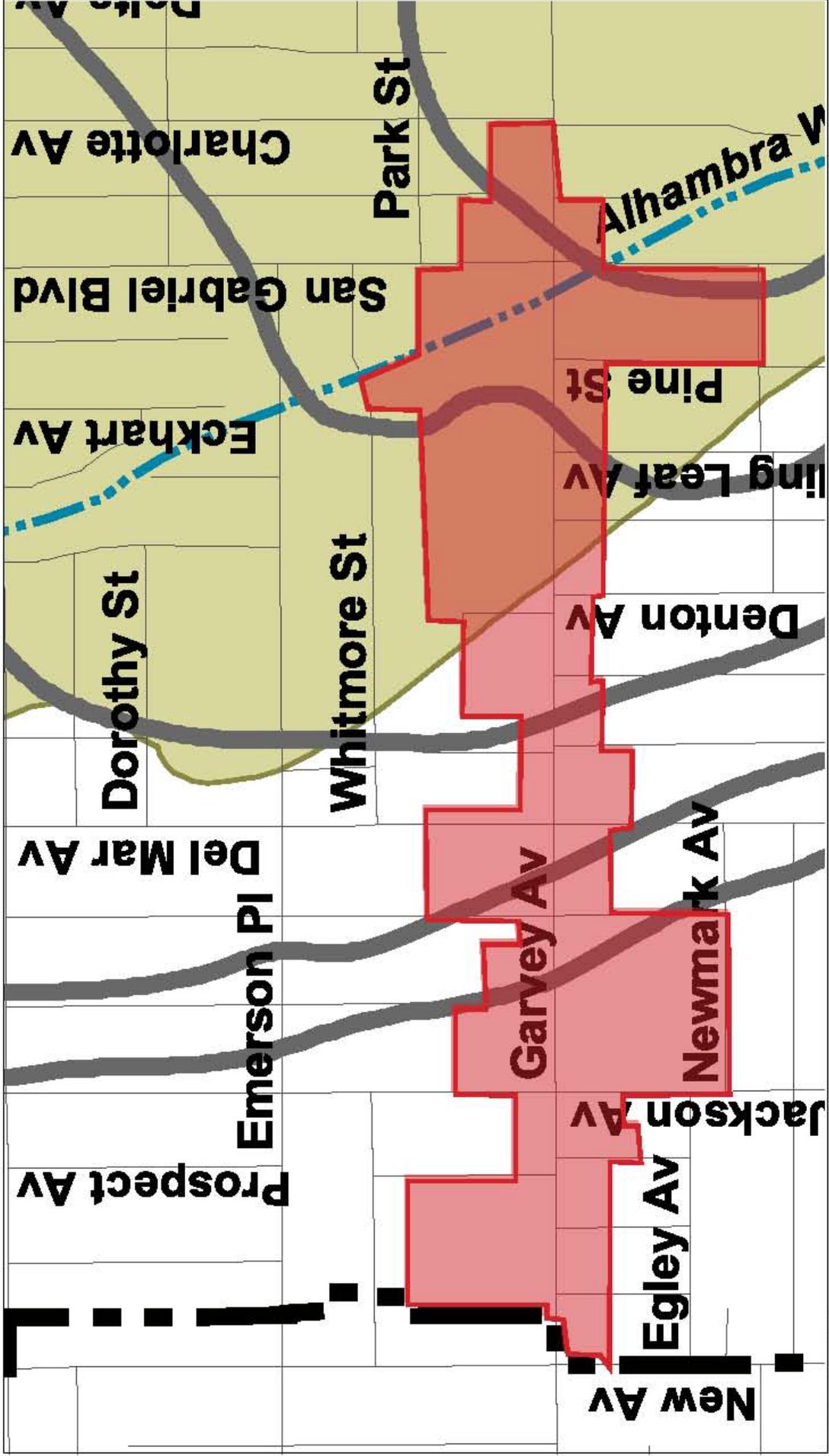
Possible or Probable fault

well-defined

less well-defined

indicate downside of scarp





# Exhibit 7 Liquefaction and Landslide Hazards

- LEGEND**
- Specific Plan Area
  - Rosemead City Boundary
  - Sphere of Influence Boundary
  - Major Roads
  - Railroad
  - River/Wash
  - Liquefaction Zones
  - Landslide Zones
  - Historically Highest Groundwater Contours (Depth in Feet)
  - 30



### 4.7 Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A–B) **Potentially Significant Impact.** The proposed Specific Plan supports long-term development of high-intensity uses within the planning area that will generate greenhouse gas (GHG) emissions from energy demand, mobile, water demand, wastewater generation, and solid waste generation sources. GHG emissions could contribute considerably to the cumulative impacts of climate change. Potential impacts related to GHG emissions and efforts to reduce GHG emissions will be evaluated in an EIR.

### 4.8 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A-C) **Less than Significant Impact.** During construction of future development within the planning, there will be some level of transport, use, and disposal of hazardous materials and wastes that are typical of construction projects. This will typically include fuels and lubricants for construction machinery and coating materials (e.g. paints) and asbestos. Routine construction control measures and best management practices for hazardous materials storage, application, waste disposal, accident prevention and clean-up will be as required by state and

federal regulations will be implemented to ensure that construction activities do not unduly expose people or the environment within or outside of the planning area to significant hazard.

*Asbestos.* Activities associated with the demolition of the existing structures in the planning that were constructed in the 1950s and 1960s, may pose a hazard with regard to asbestos containing materials (ACM). ACM were used on a widespread basis in building construction prior to and into the 1980s. Asbestos generally does not pose a threat when it remains intact. When asbestos is disturbed and becomes airborne, such as during demolition activities, significant impacts to human health could occur. Construction workers completing demolition activities, as well as surrounding uses, have the potential to be exposed to airborne asbestos emissions due to the potential presence of ACM. SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities) requires work practices that limit asbestos emissions from building demolition and renovation activities, including the removal and disturbance of ACM.<sup>9</sup> This rule is generally designed to protect uses and persons adjacent to demolition or renovation activity from exposure to asbestos emissions. Rule 1403 requires surveys of any facility being demolished or renovated for the presence of all friable and Class I and Class II non-friable ACM. Rule 1403 also establishes notification procedures, removal procedures, handling operations, and warning label requirements, including HEPA filtration, the *glovebag* method, wetting, and some methods of dry removal that must be implemented when disturbing appreciable amounts of ACM (more than 100 square feet of surface area).

*Lead-Based Paints.* Exposure of construction workers to lead-based paint during demolition activities is also of concern, similar to exposure to asbestos. Specific testing is required to determine if paint or other materials used in the construction of buildings within the planning area contains significant levels of lead. Exposure of surrounding land uses to lead from demolition activities is generally not a concern because demolition activities do not result in appreciable emissions of lead. The primary emitters of lead are industrial processes. Improper disposal of lead-based paint can contaminate soil and subsurface groundwater in and under landfills not properly equipped to handle hazardous levels of this material. If lead-based paint exists in structure proposed for future demolition within the planning area, 8 CCR Section 1532.1 (California Construction Safety Orders for Lead) is applicable requiring exposure assessment and compliance measures to keep worker exposure below actionable levels. Future demolition within the planning area will also be subject to Title 22 requirements for the disposal of solid waste contaminated with excessive levels of lead.

The proposed Specific Plan does not support uses that would result in substantial use, transport, and/or disposal of hazardous materials or wastes typically associated with industrial uses. Operation of future commercial and residential uses within the planning area as supported by the proposed Specific Plan will result in the use of widely used hazardous materials common to these types of uses to include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Regular operation and cleaning of future uses will not result in significant impacts involving use, storage, transport or disposal of hazardous wastes and substances. Use of common household hazardous materials and their disposal does not present a substantial health risk to the community.

Based on the preceding analysis of future construction and operational activities within the planning area, impacts associated with the routine transport, use of hazardous materials or wastes will be less than significant with implementation of existing regulations and analysis of impacts related to hazardous materials will not be required for future development within the planning area.

- D) **Potentially Significant Impact.** No property within the planning area is identified on the *Cortese List* that includes hazardous waste and substance sites listed by the Department of Toxic Substances Control (DTSC), leaking underground storage tank (LUFT) sites as listed by the State Water Resources Control Board (SWRCB), hazardous solid waste disposal sites as listed by the SWRCB, Cease and Desist Order (CDO) or a Cleanup and Abatement Order (CAO) sites as issued by the SWRCB, or hazardous waste facilities subject to

corrective action by the DTSC.<sup>10 11 12 13 14</sup> It should be noted that there are three leaking underground storage tank sites within or next to the Planning Area, and at least two more up gradient. Although four of these cases have been closed by the Regional Water Quality Control Board (RWQCB), there is the potential for some contamination to be exposed during redevelopment activities. In the event of such exposure, potentially significant impacts dependent on the type of contaminant, level of contamination, location of the contaminant, and potential risk of exposure. Risk of upset due to contaminated sites will be further evaluated in an EIR.

- E-F) **No Impact.** The planning area is not within the influence area of any public airport or private airstrip. No impact could occur and analysis of impacts related to airport hazards will not be required for future development within the planning area.
  
- G) **No Impact.** The proposed Specific Plan includes no road closures or other feature that could physically impact rescue and evacuation efforts within or surrounding the planning area. No impact could occur and analysis of impacts related to conflicts with emergency responses and evacuation will not be required for future development within the planning area.
  
- H) **No Impact.** The planning area is not located in an area susceptible to wildland fires.<sup>15</sup> No impact could occur and analysis of impacts related to wildland fires will not be required for future development within the planning area.

### 4.9 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- A) **Less than Significant Impact.** Future development within the planning area will be subject to the provisions of the National Pollution Discharge Elimination System (NPDES) to protect downstream water quality pursuant to the Clean Water Act (CWA). Discharges into stormwater drains or channels from construction sites of one acre or larger are regulated by the General Permit for Storm Water Discharges Associated with Construction Activity (Order 2009-0009-DWQ as amended by 2010-0014-DWQ and 2012-0006-DWQ) issued by the State Water Quality Control Board. The General Permit was issued pursuant to National Pollutant Discharge Elimination System (NPDES) regulations of the Environmental Protection Agency (EPA), as authorized by the Clean Water Act. Compliance with the General Permit involves developing and implementing a Storm Water Pollution Prevention Plan (SWPPP) specifying best management practices (BMPs) that a project will use to minimize pollution of stormwater. The SWPPP BMPs will follow the guidelines set forth by the State Water Resources Control Board (SWRCB). Proponents of future projects within the planning area will be required to comply with NPDES permit requirements through the preparation and implementation of a SWPPP for construction activities. The City implements NPDES requirements through Municipal Code Chapter 13.16 (Storm Water Management). Impacts to water quality due to construction activities will be less than significant with implementation of existing regulations and analysis of impacts water quality due to construction activities will not be required for future development within the planning area.

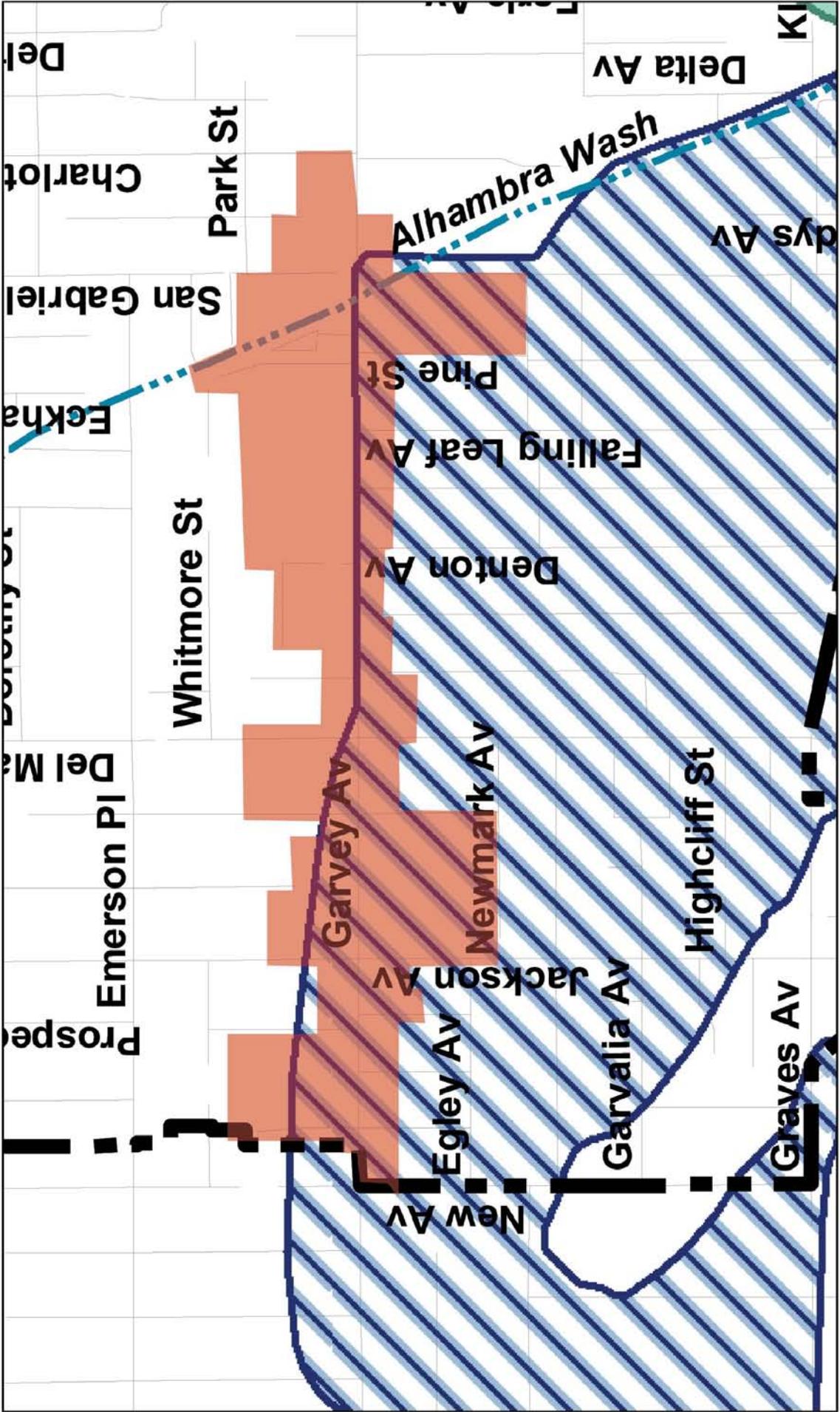
Operationally, future development and uses will be required to prepare a water quality management plan (WQMP) to implement measures as outlined by the Los Angeles RWQCB in the Los Angeles Countywide Standard Urban Stormwater Management Plan (SUSMP) that typically includes, but is not limited to: 1) guidance, operation and maintenance for all source control, site design, and treatment control BMPs; and 2) operation and maintenance activities, which include maximizing canopy interception and water conservation, landscape planning, roof runoff controls, efficient irrigation, storm drain system signage, trash storage areas and litter control, employee training/education program, protect slopes and channels, common area catch basin inspection, energy dissipaters, pervious concrete/alternative materials, and storm filter filtration systems (see Municipal Code Section 13.16.030.B.5, Water Quality Management Plan). Standard conditions of the WQMP will also include providing a thorough description of operation and maintenance activities, and providing a schedule of the frequency of operation and maintenance for each BMP. The potential impacts to water quality resulting from operation of future development within the planning area will be less than significant with implementation of existing regulations and analysis of impacts water quality due to operational activities will not be required for future development within the planning area.

- B) **Potentially Significant Impact.** The proposed Specific Plan supports high-intensity development within the planning area that will accommodate an increase in growth beyond that contemplated in the City's General Plan. This growth could result in a substantial increase in the use of groundwater resources that could ultimately result in the lowering of the water table, thereby impacting operation of existing wells. Impacts to groundwater levels and well operations will be evaluated in an EIR.
- C-D) **No Impact.** The planning area is completely urbanized with a fully functional storm drain system. The drainage pattern of properties within the planning area have been engineered through past and present development to not result in on- or off-site erosion or flooding as all properties convey storm water to the existing storm drain system. Future redevelopment of the planning area will be subject to entitlement and building permit requirements to submit grading and drainage plans that identify on-site drainage design and the provisions for cross-lot drainage and/or conveyance to off-site facilities (see Municipal Code Title 17, Zoning, for specific drainage requirements based on zoning district and proposed development type). Implementation of existing requirements will ensure that on- and off-site erosion and flooding do not occur and analysis of impacts related to on- and off-site erosion or flooding will not be required for future development within the planning area.
- E) **No Impact.** The planning area is fully urbanized and generally constructed with impervious surfaces. Future redevelopment of the planning area will result in high-intensity development that could increase impervious surfaces and result in additional stormwater runoff to local and regional storm drain and flood control facilities. Pursuant to NPDES requirements and current focus on Low Impact Development (LID) standards, no increase

in stormwater runoff from any development within the planning area will be permitted. Any calculated increase in stormwater runoff, as identified in the project WQMP, will be required to be absorbed and/or retained on site; therefore, no increase in stormwater runoff could occur and storm drain capacity will not be impacted. Analysis of impacts related to storm drain capacity will not be required for future development within the planning area.

- F) **No Impact** No other impacts related to water quality will result from development supported by the proposed Specific Plan. Analysis of miscellaneous impacts related to water quality will not be required for future development within the planning area.
  
- G-H) **No Impact.** The planning area is not located within a 100-year flood zone. No impact to housing or flood elevation levels could occur. Analysis of impacts related to flood hazards will not be required for future development within the planning area.
  
- I) **Less than Significant Impact.** According to the General Plan EIR, a portion of the planning area north of Garvey Avenue and the majority of the planning area south of Garvey Avenue are subject to dam inundation in the event that containment of the Garvey Reservoir located southwest of the planning area were to fail (see Exhibit 8, Dam Inundation Areas).<sup>16</sup> If the north dam failed, the planning area would be inundated up to approximately five feet of water. Based on the analysis in the General Plan EIR, potential impacts related to dam inundation are less than significant. The Garvey Reservoir is owned and operated by the Metropolitan Water District of Southern California, and under jurisdictional review by the California State Department of Water Resources, Division of Safety of Dams that conducts mandatory inspections to verify the integrity of the dam. The National Dam Safety Act authorized programs to reduce the risks to life and property from dam failure by establishing a safety and maintenance program. The program requires regular inspection of dams to reduce the risks associated with dam facilities. Based on the analysis documented in the General Plan EIR and the regulatory requirements for dam safety, potential impacts related to dam inundation will be less than significant and analysis of impacts related to dam and levee inundation will not be required for future development within the planning area.
  
- J) **No Impact.** The planning area is not subject to seiche, tsunami, or mudflow because conditions that could result in these hazards do not exist within or in vicinity of the planning area. No impact could occur and analysis of impacts related to seiche, tsunami, or mudflow will not be required for future development within the planning area.





- Rosemead City Boundary
- ..... Sphere of Influence Boundary
- ++++ Major Roads
- Railroad
- River/Wash
- Flood Inundation Areas - Due to Catastrophic Dam Failure
- Whittier Narrows Dam
- Garvey Reservoir
- Santa Fe Dam
- M I G Hogle-Ireland

Source: City of Rosemead General Plan Update, April 13, 2010

## Exhibit 8 Dam Inundation Areas



### 4.10 Land Use and Planning

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- A) **No Impact.** There are no established communities within the planning area and the Specific Plan does not propose and land use or zoning changes that could result in the long-term division of any community. No impact could occur and analysis of impacts related to division of communities will not be required for future development within the planning area.
- B) **Potentially Significant Impact.** The proposed Specific Plan will include new goals and development standards for long-term redevelopment of the planning area. There is potential for the provisions of the Specific Plan to conflict with the policies of the existing General Plan that were identified as mitigating in the General Plan EIR. Potential impacts related to conflicts with mitigating policies will be evaluated in an EIR.
- C) **No Impact.** There are no habitat Conservation Plans (HCP) or Natural Community Conservation Plans (NCCP) In effect in the planning area. No impact could occur and further analysis of consistency with these types of plans will not be required for future development within the planning area.

### 4.11 Mineral Resources

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A-B) **No Impact.** The planning area is designated as Mineral Resource Zone (MRZ) 4 indicating that there is insufficient data to assign any other MRZ designation.<sup>17</sup> As identified in the General Plan and certified EIR, the City is completely urbanized with no capability or permission for mineral extraction activities. Any opportunity for extraction of underlying mineral resources has been lost due to urbanization. The General Plan does not identify any locally important mineral resources within the City. No impact to state, regional, or local mineral resources could occur and future analysis of impacts to these resources will not be required for future development within the planning area.

4.12 Noise

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A-D) **Potentially Significant Impact.** Construction activities and operation of development within the planning area will generate temporary, periodic, and permanent sources of noise and vibration. Temporary noise and vibration will be generated by construction activities. Periodic noise will be generated from common urban sources such as delivery loading and unloading, landscape maintenance, and special events. Permanent increase in ambient noise will result from incremental increase in traffic volumes as the redevelopment of the planning area result in more intense development. Increases in noise levels could result in exceedance of General Plan and/or Municipal Code noise standards. Potential impacts will be evaluated further in an EIR.

E-F) **No Impact.** The planning area is not within the noise contours of any public airport or private airstrip. No impact could occur and analysis of impacts related to airport noise will not be required for future development within the planning area.

### 4.13 Population and Housing

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A) **Potentially Significant Impact.** The proposed Specific Plan is designed specifically to encourage growth in the planning area through the development of high-intensity, mixed-use development. This could result in previously unanticipated and unplanned for growth in the planning area. Potential impacts related to substantial growth will be evaluated in an EIR.

B-C) **No Impact.** The proposed Specific Plan includes no physical changes to the planning area and does not include any provisions that would remove housing in the planning area. The proposed Specific Plan is designed to guide the natural recycling and redevelopment of the planning area. The proposed Specific Plan supports housing over the long-term and includes zoning district for residential and mixed-use development. No impact could occur and analysis of impacts related to displacement of housing or people will not be required for future development within the planning area.

4.14 Public Services

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

Potentially Significant Impact      Less Than Significant with Mitigation Incorporation      Less Than Significant Impact      No Impact

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A) **Less than Significant Impact.** The planning area is within the existing service areas of the Los Angeles County Fire Department, the Los Angeles County Sheriff's Department, the Garvey Elementary School District, the Alhambra City High School District, and the County of Los Angeles Public Library.<sup>18</sup> Because the planning area is within the existing service area of applicable public services, service areas will not need to be expanded to serve the planning area. Fire, police, and library services are funded through taxes and will be incrementally funded as new development occurs within the planning area. Schools are funded through development impact fees (DIF) pursuant to the Leroy F. Green School Facilities Act and are paid prior to issuance of building permits. Facilities will be expanded or renovated incrementally as growth in the planning area and greater service area increases. Construction of public facilities will be subject to standard environmental review processes to determine if potentially significant impacts would occur and appropriate mitigation incorporated, as necessary, pursuant to CEQA. Impacts will be less than significant with implementation of existing regulations and analysis of potential impacts related to the construction of public facilities due to incremental growth within the planning area will not be required for future development within the planning area.

### 4.15 Recreation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A) **Less than Significant Impact.** Long-term redevelopment of the planning area will result in new residential units resulting in the incremental need for local and regional park facilities. As recognized in the General Plan EIR, long-term redevelopment of the City will result in the need for parks and recreation facilities that may not be able to be met due to the urbanized character of the City and the lack of developable space and impacts related to the provision of parks and recreation facilities were found to be significant and unavoidable. Failure to provide adequate parks and recreation facilities result in the accelerated deterioration of existing facilities due to use by higher concentrations of people. The proposed Specific Plan includes incentives for providing community benefits, such as open space, in development projects within the planning area. Furthermore, the proposed Specific Plan includes 0.77 acres of open space. Additionally, future residential development within the planning area will be subject to Municipal Code Section 12.44.020 (Park and Recreation Impact Fee) requiring payment of fees for parks and recreational facilities. The design features of the proposed Specific Plan coupled with the development impact fee requirements of the Municipal Code will compensate for the incremental increase in need for parks and recreation facilities resulting from long-term redevelopment of the planning area. The proposed Specific Plan is consistent with the analysis in the General Plan EIR and will result in less than significant impacts related to the accelerated deterioration of parks and recreation facilities with implementation of project design features and existing regulations. Analysis of potential impacts related to the accelerated deterioration of parks and recreation facilities will not be required for future development within the planning area.

B) **Less than Significant Impact.** The proposed Specific Plan includes incentives and standards for the provision of open space and recreation facilities within the planning area. Construction and operation of such facilities do not result in substantial impacts to the environment. Considering open space in the planning area is limited to less than one acre and on-site recreation facilities would be accessory to primary development efforts on individual sites, impacts would amount to nominal construction activities such as fine grading, pouring of concrete, installation of playground and other activity facilities, minor construction of accessory buildings such as bathrooms, and installation of landscaping and outdoor lighting. These types of construction activities do not result in significant impacts to the environment and are common in urban environments. Impacts will be less than significant and analysis of potential impacts related to the construction of parks and recreation facilities will not be required for future development within the planning area.

### 4.16 Transportation and Traffic

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

A-B) **Potentially Significant Impact.** Long-term growth within the Specific Plan area will result in increased trip generation that could potentially impact the performance of local and regional intersections and freeway ramps. A traffic impact analysis is currently being prepared to evaluate the potential impacts of the proposed Specific Plan on local and regional roadways. Potential impacts will be evaluated in an EIR.

C) **No Impact.** The project is not located within the imaginary surfaces or influence area of any airport where height restriction are in place to avoid obstruction of air traffic routes. The project will accommodate growth in the planning area and a portion of that growth will utilize air travel in the future. Air travel trip generation is a regional, national, and international concern and cannot be significantly impacted by local plans for growth and development management. No impact to air traffic patterns will occur and analysis of potential impacts related to air traffic will not be required for future development within the planning area.

- D) **No Impact.** The proposed Specific Plan includes no street alignments or roadway configurations that could result in hazardous traffic conditions. The proposed Specific Plan includes no land use designations or zoning districts that support uses that could conflict with normal traffic operations. No impact will occur and analysis of potential impacts related to hazardous traffic conditions will not be required for future development within the planning area.
  
- E) **Less than Significant Impact.** Future development within the planning area will be subject to fire code requirements and Fire Department review and approval ensuring adequate emergency access. Adequate emergency access is provided in the forms of primary and secondary ingress and egress, adequate driveway width and slope to accommodate emergency vehicles, fire hydrant placement, and/or access requirements for gated facilities. The proposed Specific Plan includes no development standards that would interfere with implementation of emergency access requirements. Impacts will be less than significant and analysis of potential impacts related to emergency access will not be required for future development within the planning area.
  
- F) **Potentially Significant Impact.** The proposed Specific Plan includes development standards, design guidelines, and streetscape improvements designed to promote pedestrian mobility and alternative transportation modes in the planning areas. The potential impacts and/or benefits of these features as related to consistency with local and regional transportation plans and policies will be evaluated in an EIR.

### 4.17 Utilities and Service Systems

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A-B, E) **Potentially Significant Impact.** The proposed Specific Plan will support growth in the planning area that will result in an increase in water demand and wastewater discharges. These increases could overwhelm current and/or future facilities resulting in the need for new construction and or expansion of conveyance facilities and changes in associated permits. Potential impacts to water and wastewater facilities will be evaluated in an EIR.

C) **No Impact.** As discussed in Section 4.9.E, the planning area is fully urbanized and generally constructed with impervious surfaces. Future redevelopment of the planning area will result in high-intensity development that could increase impervious surfaces and result in additional stormwater runoff to local and regional storm drain and flood control facilities. Pursuant to NPDES requirements and current focus on Low Impact Development (LID) standards, no increase in stormwater runoff from any development within the planning area will be permitted. Any calculated increase in stormwater runoff, as identified in the project WQMP, will be required to be absorbed and/or retained on site; therefore, no increase in stormwater runoff could occur and storm drain

capacity will not be impacted. Analysis of impacts related to storm drain capacity will not be required for future development within the planning area.

- D) **Potentially Significant Impact.** The proposed Specific Plan will result in an increase in water demand in the planning area that may not have been contemplated in the local water districts' Urban Water Management Plans (UWMP) and thus could require acquisition of new or expanded supplies. The need for additional water supplies will be evaluated in an EIR.
- F-G) **Less than Significant Impact.** According to the General Plan, solid waste within the City is primary disposed of at the Chiquita Canyon Sanitary Landfill and secondarily disposed of at the Puente Hills Sanitary Landfill.<sup>19</sup> In reality any number of landfills will serve the City and the planning area over the long-term depending on daily intake limits and annual capacity limitations. According to the California Department of Resources Recycling and Recovery (CalREcycle), annual and lifetime capacity in Los Angeles County is sufficient to meet long-term demand. Annual disposal in the County is limited to approximately 14.7 million tons. Landfill estimates between 2015 and 2025 are estimated at 7.1 million tons and 7.5 million tons, respectively. This is approximately half of the annual allowable disposal amount; therefore, there is sufficient annual disposal capacity to serve the uses resulting from the long-term development of the planning area. By 2025, remaining capacity in landfills throughout the County is approximately 32 million tons; therefore, there is sufficient lifetime capacity to serve the uses resulting from the long-term development of the planning area. All uses within the planning area will be subject to applicable local and state regulations related to solid waste disposal and recycling and no portion of the proposed Specific Plan will conflict with implementation of such regulations. Impacts will be less than significant and analysis of impacts related to solid waste will not be required for future development within the planning area.

### 4.18 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B) Does the project have impacts that are individually limited, but cumulatively considerable?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- A) **Potentially Significant Impact.** The proposed Specific Plan could result in significant impacts related to visual character, light, and glare. The proposed Specific Plan could result in significant impacts related to local and regional emissions of criteria pollutants. The proposed Specific Plan will have no impact on any biological resources. The proposed Specific Plan may impact historical, cultural, and/or paleontological resources. The proposed Specific Plan could result in significant impacts related to greenhouse gas emissions and groundwater levels. Based on the preceding analysis of potential impacts in the responses to items 4.1 through 4.17, evidence is presented that this project could degrade the quality of the environment. The City hereby finds that impacts related to degradation of the environment, biological resources, and cultural resources are potentially significant and an EIR will be prepared.
  
- B) **Potentially Significant Impact.** Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts can be short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes involved in the project. Based on the preceding analysis in Sections 4.1 through 4.17, the proposed Specific Plan has the potential to contribute considerably to short- and long-term cumulative impacts at local, regional, and global contexts. The City hereby finds that cumulative impacts are potentially significant and an EIR will be prepared.
  
- C) **Potentially Significant Impact.** The analysis documented in Section 4.1 through 4.17 identify potential direct and indirect impacts to human beings related to air quality, greenhouse gas emissions, and noise. The City hereby finds that direct and indirect impacts to human beings are potentially significant and an EIR will be prepared.



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### Persons and Organizations Consulted

None

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- <sup>12</sup> California State Water Resources Control Board. GeoTracker. <http://geotracker.waterboards.ca.gov> [March 27, 2015]
- <sup>13</sup> California Department of Toxic Substances Control. EnviroStor. [www.envirostor.dtsc.ca.gov/public/search.asp](http://www.envirostor.dtsc.ca.gov/public/search.asp) [March 27, 2015]
- <sup>14</sup> California Department of Toxic Substances Control. Hazardous Facilities Subject to Corrective Action. [www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm#Facilities](http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm#Facilities) [March 27, 2015]
- <sup>15</sup> California Department of Forestry and Fire Prevention. Los Angeles County Fire Hazard Severity Zones Map. [http://www.fire.ca.gov/fire\\_prevention/fhsz\\_maps\\_losangeles.php](http://www.fire.ca.gov/fire_prevention/fhsz_maps_losangeles.php) [March 27, 2015]
- <sup>16</sup> City of Rosemead. General Plan Update Environmental Impact Report. October 2008 (Amended April 2010)
- <sup>17</sup> City of Rosemead. General Plan. 2010
- <sup>18</sup> City of Rosemead. General Plan. 2010
- <sup>19</sup> City of Rosemead. General Plan. 2010



## **APPENDIX A CNDDDB MAP AND DATA**

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## California Natural Diversity Database (com ed) [ds85] Selected:

SCIENTIFIC NAME	COMMON NAME	ELEMENT CODE	OCC NUMBER	MAPNDX	EONDX	KEY QUAD CODE	KEY QUAD NAME	KEY COUNTY CODE	ACCURACY	PRESENCE	OCC RANK	SENSITIVE	SITE DATE	ELM DATE	OWNER MANAGEMENT	Federal Status	State Status	GLOBAL RANK	STATE RANK	RARE PLANT RANK	Other Status	AVLCODE
Riparia riparia	bank swallow	ABPAU08010	105	84246	85270	3411812	Los Angeles	LAX	5 miles	Extirpated	X	N	18940704	18940704	UNKNOWN	None	Threatened	G5	S2		BLM_S; IUCN_LC	21001
Antrozous pallidus	pallid bat	AMACC10010	187	66533	66650	3411811	El Monte	LAX	1 mile	Presumed Extant	U	N	19310502	19310502	UNKNOWN	None	None	G5	S3		BLM_S; CDFW_SSC; IUCN_LC; USFS_S; WBWG_H	20901
Phrynosoma blainvillii	coast horned lizard	ARACF12100	49	02272	28120	3411811	El Monte	LAX	1 mile	Possibly Extirpated	X	N	19540715	19540715	UNKNOWN	None	None	G3G4	S3S4		BLM_S; CDFW_SSC; IUCN_LC	20901



# Occurrence Report

## California Department of Fish and Wildlife

### California Natural Diversity Database



**Query Criteria:** BIOS selection

<b>Map Index Number:</b> 84246	<b>EO Index:</b> 85270
<b>Key Quad:</b> Los Angeles (3411812)	<b>Element Code:</b> ABPAU08010
<b>Occurrence Number:</b> 105	<b>Occurrence Last Updated:</b> 2011-11-10

<b>Scientific Name:</b> <i>Riparia riparia</i>	<b>Common Name:</b> bank swallow
<b>Listing Status:</b>	<b>Rare Plant Rank:</b>
<b>Federal:</b> None	
<b>State:</b> Threatened	<b>Other Lists:</b> BLM_S-Sensitive IUCN_LC-Least Concern
<b>CNDDDB Element Ranks:</b>	
<b>Global:</b> G5	
<b>State:</b> S2	

<b>General Habitat:</b> COLONIAL NESTER; NESTS PRIMARILY IN RIPARIAN AND OTHER LOWLAND HABITATS WEST OF THE DESERT.	<b>Micro Habitat:</b> REQUIRES VERTICAL BANKS/CLIFFS WITH FINE-TEXTURED/SANDY SOILS NEAR STREAMS, RIVERS, LAKES, OCEAN TO DIG NESTING HOLE.
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<b>Last Date Observed:</b> 1894-07-04	<b>Occurrence Type:</b> Natural/Native occurrence
<b>Last Survey Date:</b> 1894-07-04	<b>Occurrence Rank:</b> None
<b>Owner/Manager:</b> UNKNOWN	<b>Trend:</b> Unknown
<b>Presence:</b> Extirpated	

**Location:**  
VICINITY OF ALHAMBRA.

**Detailed Location:**  
LOCATION STATED AS "ALHAMBRA." EXACT LOCATION UNKNOWN. MAPPED TO THE AREA OF ALHAMBRA INCLUDING PORTIONS OF ARROYO SECO, LOS ANGELES RIVER, AND ALHAMBRA WASH.

**Ecological:**  
NEST OF STICKS AND GRASS LINED WITH OAK LEAVES, HAY, PEPPER TREE LEAVES AND HORSE HAIR, PLACED IN A BANK 1.5 FEET FROM MOUTH OF HOLE.

**Threats:**  
**General:**  
WFVZ EGG SET (3 EGGS) COLLECTED BY C. H. RICHARSON, JR. ON 21 MAY 1902. CONSIDERED EXTIRPATED AS A BREEDER IN SOUTHERN CALIFORNIA (SCH92).

<b>PLSS:</b> T01S, R12W, Sec. 20 (S)	<b>Accuracy:</b> 5 miles	<b>Area (acres):</b> 0
<b>UTM:</b> Zone-11 N3770966 E392673	<b>Latitude/Longitude:</b> 34.07395 / -118.16318	<b>Elevation (feet):</b>

<b>County Summary:</b> Los Angeles	<b>Quad Summary:</b> El Monte (3411811), Los Angeles (3411812), Mt. Wilson (3411821), Pasadena (3411822)
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**Sources:**

SCH92R0001	SCHLORFF, R. (CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE) - RECOVERY PLAN: BANK SWALLOW. DFG NONGAME & MAMMAL SECTION REPORT 93.02 1992-12-XX
WVFNDS0001	WESTERN FOUNDATION OF VERTEBRATE ZOOLOGY - EGG SET DATA FOR MULTIPLE SPECIES (RECEIVED IN 1981). XXXX-XX-XX



# Occurrence Report

## California Department of Fish and Wildlife

### California Natural Diversity Database



<b>Map Index Number:</b> 66533	<b>EO Index:</b> 66650
<b>Key Quad:</b> El Monte (3411811)	<b>Element Code:</b> AMACC10010
<b>Occurrence Number:</b> 187	<b>Occurrence Last Updated:</b> 2006-10-02

<b>Scientific Name:</b> <i>Antrozous pallidus</i>	<b>Common Name:</b> pallid bat
<b>Listing Status:</b>	<b>Rare Plant Rank:</b>
<b>Federal:</b> None	
<b>State:</b> None	<b>Other Lists:</b>
<b>CNDDDB Element Ranks:</b>	BLM_S-Sensitive
<b>Global:</b> G5	CDFW_SSC-Species of Special Concern
<b>State:</b> S3	IUCN_LC-Least Concern
	USFS_S-Sensitive
	WBWG_H-High Priority

<b>General Habitat:</b> DESERTS, GRASSLANDS, SHRUBLANDS, WOODLANDS & FORESTS. MOST COMMON IN OPEN, DRY HABITATS WITH ROCKY AREAS FOR ROOSTING.	<b>Micro Habitat:</b> ROOSTS MUST PROTECT BATS FROM HIGH TEMPERATURES. VERY SENSITIVE TO DISTURBANCE OF ROOSTING SITES.
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<b>Last Date Observed:</b> 1931-05-02	<b>Occurrence Type:</b> Natural/Native occurrence
<b>Last Survey Date:</b> 1931-05-02	<b>Occurrence Rank:</b> Unknown
<b>Owner/Manager:</b> UNKNOWN	<b>Trend:</b> Unknown
<b>Presence:</b> Presumed Extant	

**Location:**  
2 MI W OF EL MONTE.

**Detailed Location:**  
EXACT LOCATION UNKNOWN. MAPPED ACCORDING TO THE LAT/LONG COORDINATES GIVEN IN MANIS, WITH UNCERTAINTY OF 1609.344 M. INCLUDES LOCALITY "VALLEY BLVD., 1 MI W EL MONTE."

**Ecological:**

**Threats:**

**General:**  
1 MALE AND 1 FEMALE COLLECTED BY L. LITTLE ON 1 NOV 1930, MVZ #71656-71657. 2 MALES AND 1 FEMALE COLLECTED BY L. LITTLE ON 2 MAY 1931, MVZ #71658-71659 & KU #9418.

<b>PLSS:</b> T01S, R11W, Sec. 19 (S)	<b>Accuracy:</b> 1 mile	<b>Area (acres):</b> 0
<b>UTM:</b> Zone-11 N3770355 E401067	<b>Latitude/Longitude:</b> 34.06926 / -118.07215	<b>Elevation (feet):</b> 260

<b>County Summary:</b> Los Angeles	<b>Quad Summary:</b> El Monte (3411811)
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**Sources:**  
MAN04S0028 MAMMAL NETWORKED INFORMATION SYSTEM (MANIS) - PRINTOUT OF ANTROZOUS PALLIDUS SPECIMEN RECORDS FROM MANIS. INCLUDES RECORDS FROM MVZ, CAS, KU, UWBM, UMNH, LACM, MSB, FMNH, TTU, MSU. 2004-12-09



**Occurrence Report**  
**California Department of Fish and Wildlife**  
**California Natural Diversity Database**



<b>Map Index Number:</b>	02272	<b>EO Index:</b>	28120
<b>Key Quad:</b>	EI Monte (3411811)	<b>Element Code:</b>	ARACF12100
<b>Occurrence Number:</b>	49	<b>Occurrence Last Updated:</b>	2012-11-01

<b>Scientific Name:</b>	<i>Phrynosoma blainvillii</i>	<b>Common Name:</b>	coast horned lizard
<b>Listing Status:</b>	<b>Federal:</b> None <b>State:</b> None	<b>Rare Plant Rank:</b>	
<b>CNDDB Element Ranks:</b>	<b>Global:</b> G3G4 <b>State:</b> S3S4	<b>Other Lists:</b>	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern

<b>General Habitat:</b>	<b>Micro Habitat:</b>
FREQUENTS A WIDE VARIETY OF HABITATS, MOST COMMON IN LOWLANDS ALONG SANDY WASHES WITH SCATTERED LOW BUSHES.	OPEN AREAS FOR SUNNING, BUSHES FOR COVER, PATCHES OF LOOSE SOIL FOR BURIAL, & ABUNDANT SUPPLY OF ANTS & OTHER INSECTS.

<b>Last Date Observed:</b>	1954-07-15	<b>Occurrence Type:</b>	Natural/Native occurrence
<b>Last Survey Date:</b>	1954-07-15	<b>Occurrence Rank:</b>	None
<b>Owner/Manager:</b>	UNKNOWN	<b>Trend:</b>	Unknown
<b>Presence:</b>	Possibly Extirpated		

**Location:**  
3 MI SE OF SAN GABRIEL.

**Detailed Location:**  
1954 LOCALITY GIVEN AS "3 MI SE SAN GABRIEL." 1953 TOPO USED TO DETERMINE LOCATION OF SAN GABRIEL CITY CENTER CIRCA 1954.

**Ecological:**  
COMPARISON OF 1953 TOPO MAP W/CURRENT TOPO & AERIAL IMAGERY SHOWS THAT REMNANT OPEN SPACE EXTANT IN 1953 WAS REPLACED BY RESIDENTIAL DEVELOPMENT & A GOLF COURSE. HABITAT MAY STILL EXIST IN THE WHITTIER NARROWS REC AREA TO THE SOUTH (2012).

**Threats:**  
DEVELOPMENT.

**General:**  
LACM #4284 COLLECTED BY F DURHAM ON 19 JUL 1954.

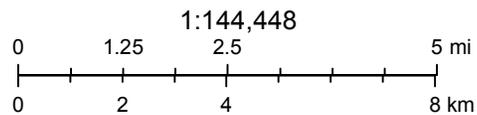
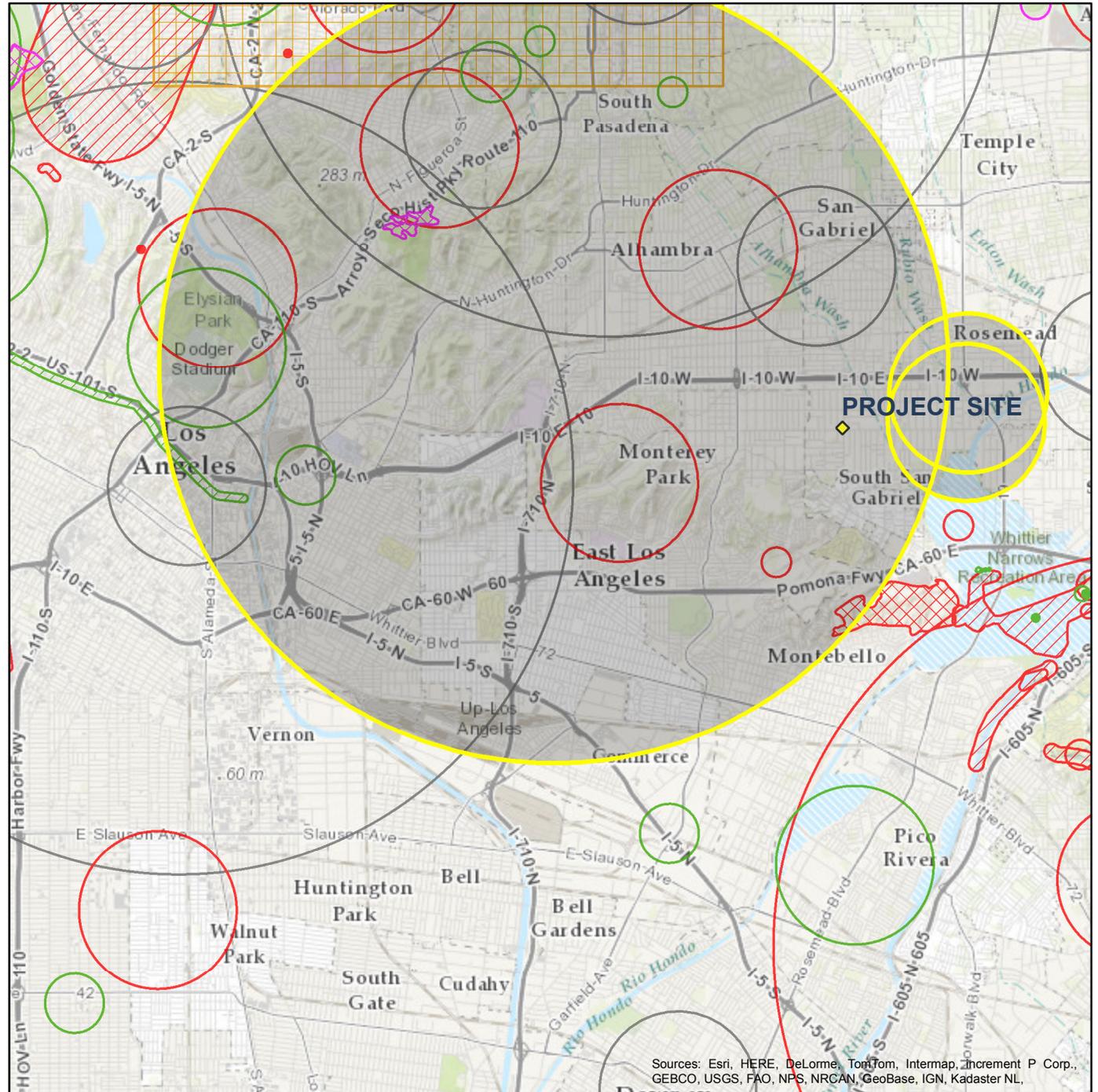
<b>PLSS:</b> T01S, R11W, Sec. 19 (S)	<b>Accuracy:</b> 1 mile	<b>Area (acres):</b> 0
<b>UTM:</b> Zone-11 N3769758 E401022	<b>Latitude/Longitude:</b> 34.06389 / -118.07257	<b>Elevation (feet):</b> 250

<b>County Summary:</b>	<b>Quad Summary:</b>
Los Angeles	EI Monte (3411811)

**Sources:**  
LAC06S0001 LOS ANGELES COUNTY MUSEUM - PRINTOUT OF LACM PHRYNOSOMA CORONATUM SPECIMEN RECORDS FOR LOS ANGELES COUNTY. 2006-01-23

# CNDDDB Map -- Rosemead, CA

- Plant (80m)
- Plant (specific)
- Plant (non-specific)
- Plant (circular)
- Animal (80m)
- Animal (specific)
- Animal (non-specific)
- Animal (circular)
- Terrestrial Comm. (80m)
- Terrestrial Comm. (specific)
- Terrestrial Comm. (non-specific)
- Terrestrial Comm. (circular)
- Aquatic Comm. (80m)
- Aquatic Comm. (specific)
- Aquatic Comm. (non-specific)
- Aquatic Comm. (circular)
- Multiple (80m)
- Multiple (specific)
- Multiple (non-specific)
- Multiple (circular)
- Sensitive EO's (Commercial only)



March 25, 2015

Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,