3. Project Description

3.1 PROJECT LOCATION

The proposed Monterey Park Market Place (MPMP) project is in the southern portion of the City of Monterey Park, which is in central Los Angeles County, east of the City of Los Angeles, north of State Route 60 (SR-60), and south of Interstate 10 (I-10), as shown in Figure 3-1, *Regional Location*. The City of Monterey Park shares boundaries with Alhambra on the north, Rosemead on the east, Montebello on the south, and East Los Angeles and unincorporated Los Angeles County on the west. The Monterey Park Market Place is at 2550 Greenwood Avenue in southern Monterey Park, along the north side of SR-60 between the Paramount Boulevard and Potrero Grande Drive exits (see Figure 3-2, *Local Vicinity*). The project site is bounded by Southern California Edison (SCE) easements on the northwest and northeast. Beyond the SCE easements are Potrero Grande Drive to the northwest and the Resurrection Cemetery and residential land uses to the northeast and east. The main project site access, Greenwood Avenue, enters the site from the north from Potrero Grande Drive, as shown in Figure 3-3*, Aerial Photograph*, and Neil Armstrong Street intersects Paramount Boulevard to the east of the site.

3.2 PROJECT BACKGROUND

3.2.1 Previous Use of the Site

The 51.1-acre project site is partially covered by the northern portion of a former 190-acre landfill, now owned by Operating Industries Incorporated (OII). The north and south parcels of the landfill are divided by SR-60. Between 1948 and 1952, the landfill portion of the project site was operated as a municipal waste disposal facility by the City of Monterey Park. In 1952, the landfill was purchased by OII. The site continued to operate as a landfill and, in 1976, the Regional Water Quality Control Board permitted the site to accept and dispose of certain municipal wastes, hazardous and nonhazardous wastes, and nonsewerable liquid waste. The liquid waste was only disposed in a 32-acre area in the southern parcel (that is, south of SR-60, not on the project site). The landfill has been inactive since 1984 and was listed on the National Priorities List as a Superfund Site in 1986. The north parcel has also been used for various industrial activities and, at one point, for oil and gas production, with similar operations in the surrounding area.

Hazardous waste leachate is found on the project site. Leachate is a mixture of hazardous substances combined with groundwater or rain and is commonly found in landfills. A leachate treatment plant (LTP) operates on the project site and processes the collected leachate from the south parcel. A by-product of the leachate treatment process is gas, which is routed to the OII main station flare on the south parcel through a 12-inch PVC pipe. Landfill gas from both the north and south parcels is treated at this flare. After the 2000 MPTP EIR was certified, a thermal destruction facility (TDF) was constructed adjacent to the LTP on the south to improve leachate treatment and control the amount of gas released. The TDF structure includes two 60-foot stacks, both approximately 6 feet in diameter.

As seen in Figure 3-4, *Site Photographs*, there are no structures on the project site other than the LTP/TDF. The majority of the site is ungraded and unpaved. Sparse vegetation covers about half of the site and the remainder is covered with gravel and dirt. A gravel pile lies on the eastern portion of the site.

3.2.2 Summary of the 2000 Monterey Park Towne Plaza Site Plan

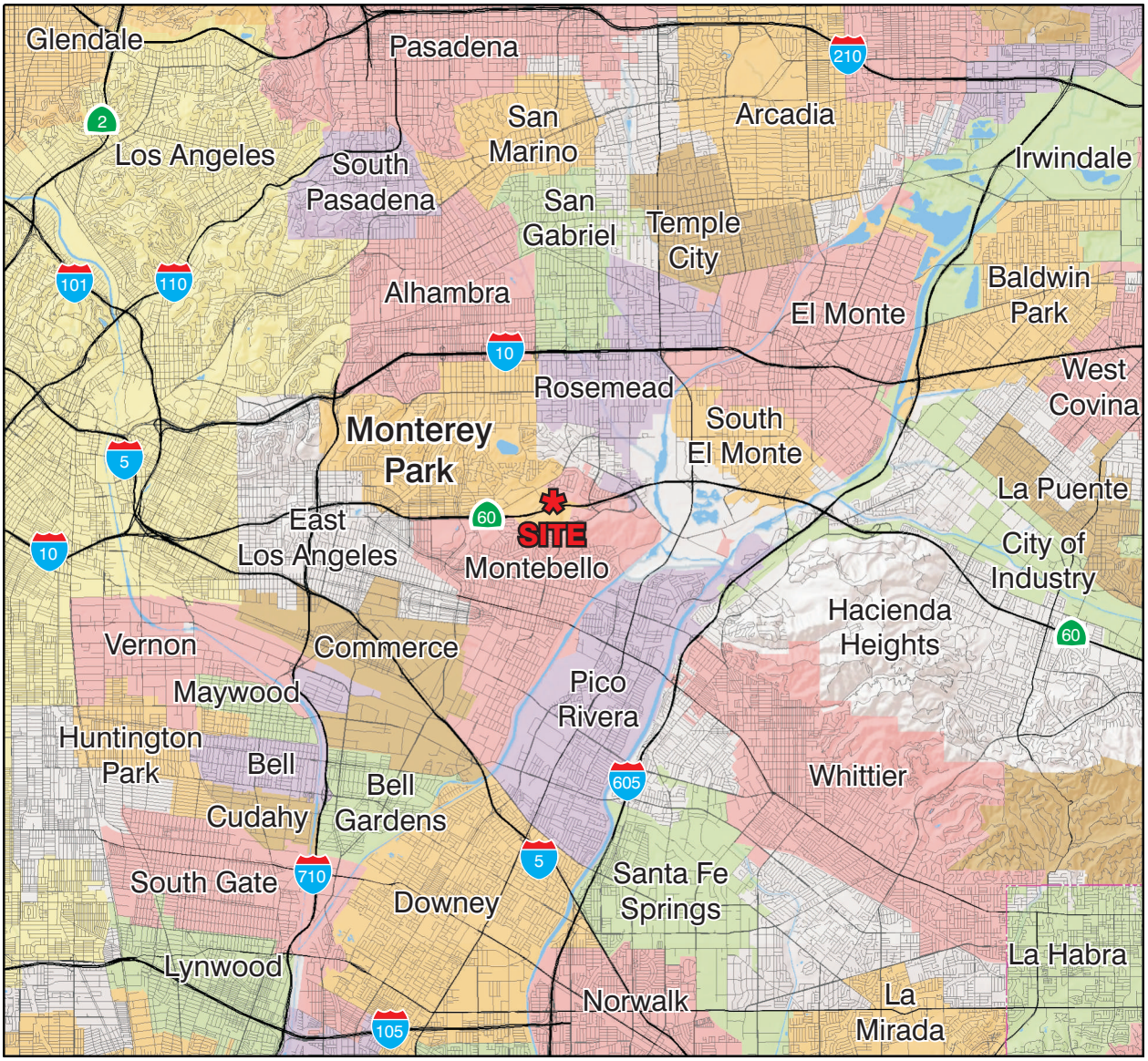
In March 2000, the Final EIR/EIS for the previous project was certified by the City of Monterey Park Planning Commission. The City had the principal responsibility for project approval and acted as the CEQA lead agency as defined by Section 15367 of the CEQA Guidelines. To help with the costs of land acquisition, site cleanup, and required access, the City received a Section 108 Loan Guarantee and an accompanying Economic Development Initiative grant from the US Department of Housing and Urban Development (HUD). Because of the assistance provided by HUD, the project was subject to National Environmental Protection Act (NEPA) review, and HUD was the federal (NEPA) lead agency for the previous project.

The previous site plan required the demolition of all existing buildings, excluding the LTP, and the leveling of the berm along SR-60 on the southern portion of the site. Contaminated berm soil (with traces of lead) would be removed from the site while the remaining soil would be used to level the site. The previously proposed development is similar in type, the proposed development. Approximately 464,143 square feet of the 515,382 square feet were proposed as retail space (including two anchor stores with garden centers). Another 36,250 square feet were proposed for retail or restaurant pads, and 14,989 square feet were proposed for restaurant space. The previously proposed development would have included 2,971 parking spaces. Table 3-1 shows the previous plan for development.

Table 3-1
Previous Site Plan (2000 MPTP EIR)

Building and Use	*Square Footage*
Retail "A"	107,920
Garden Center	23,928
Retail "B" (includes Garden Center)	135,300
Retail "C"	45,000
Retail "D"	37,275
Retail "E"	41,265
Retail "F"	35,000
Retail "G"	11,100
Retail "H"	12,350
Retail "I"	11,168
Retail "J"	3,837
Pad 1	11,250
Pad 2	25,000
Restaurant 1	3,035
Restaurant 2	2,954
Restaurant 3	9,000
Total	**515,382**

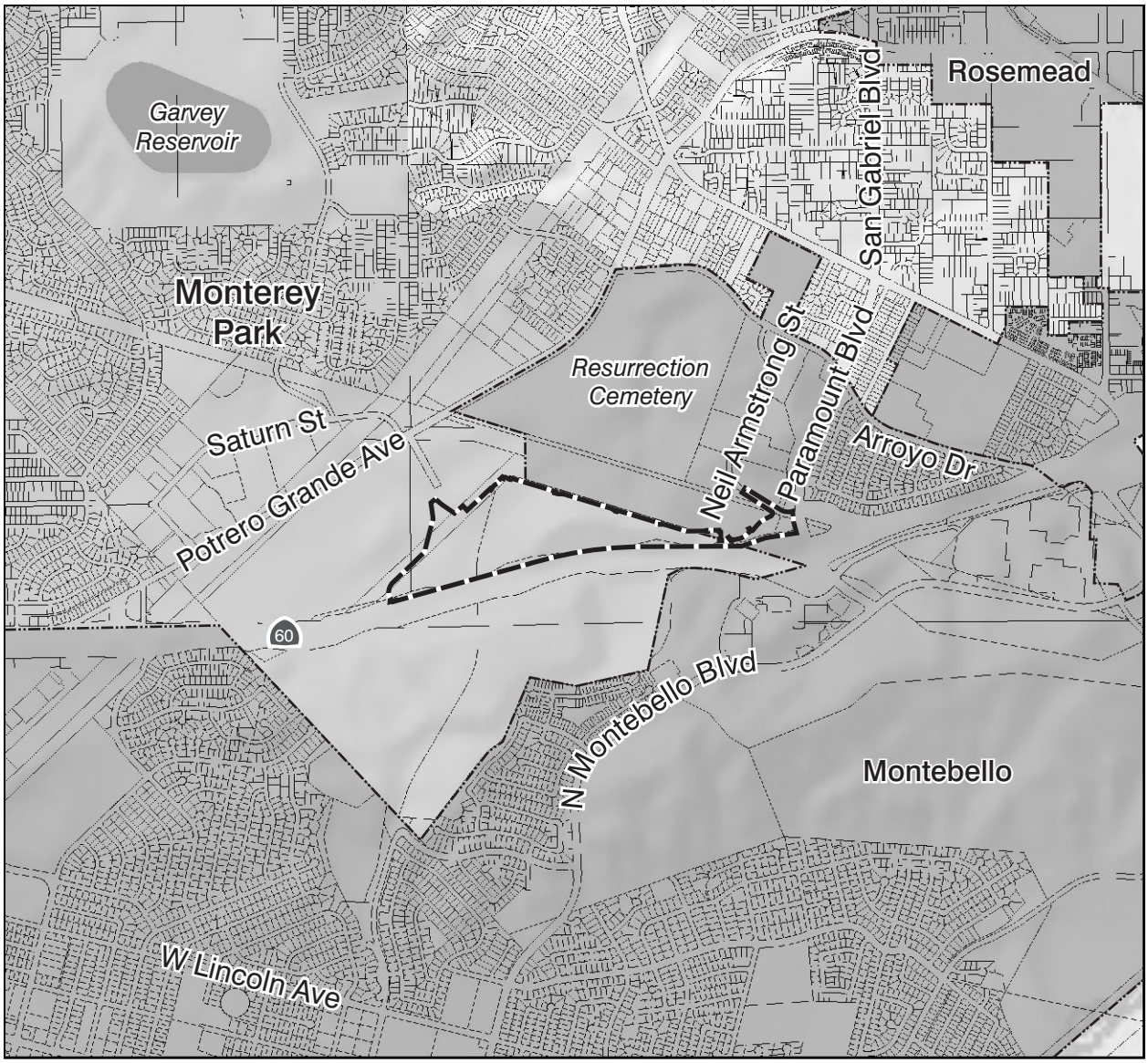
Regional Location



NOT TO SCALE

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Local Vicinity



Site Boundary

City Boundary

0 2,000
Scale (Feet)

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Aerial Photograph and Photograph Location Key



Site Boundary

1 Location of Photos

0 1,250
Scale (Feet)

Source: Google Earth Pro 2010

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Site Photographs



1 View of existing project site from the northwest at Greenwood Avenue access.

2 View of leachate treatment plant on south portion of site, taken from Greenwood Avenue access.
The graded south parcel can be seen in the background.





3 Greenwood Avenue along the northwest boundary of the project site.

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3.2.3 General Plan and Zoning

In 1998, the project site zoning was changed from "M – Manufacturing" to "R-S (PD) – Regional Specialty Center – Planned Development" Overlay Zone. The General Plan land use designation is Commercial. The R-S (PD) Overlay Zone allows a variety of retail, service, and restaurant uses, as described in Chapter 21.24 of the Monterey Park Municipal Code. All development projects in the R-S (PD) Overlay Zone must submit a Precise Plan and be approved by the Monterey Park Planning Commission.

The Commercial land use designation in the Monterey Park General Plan allows for retail and specialty office and service businesses that meet the needs of the City's residents and regional customers.

3.3 STATEMENT OF OBJECTIVES

The following objectives have been established for the Monterey Park Market Place (MPMP) Precise Plan and will aid decision makers in their review of the project and associated environmental impacts:

- Provide for a new site plan which responds to current market conditions while maintaining consistency with the City's General Plan.
- Create and maintain a clear design identity that will promote and preserve a community identity.
- Convert the 42.1-acre north parcel of the OII landfill (plus 9 acres of adjacent SCE easements) into a 51.1-acre highway-oriented commercial district that would blend with and enhance existing and future developments in the area.
- Allow redevelopment of the project site to stimulate the local economy, create jobs, and remove regional/local blight, while preserving the environment and public safety.
- Implement a project that will bring cleanup and closure to the site's environmental issues.
- Utilize a design approach developing the entire area into a comprehensive commercial complex oriented toward being both a community and regional center. Architecture, signs, lighting, walkways, and landscaping shall be coordinated to achieve harmony of all elements in the development area.
- Create an attractive environment to motorists traveling on both SR-60 and arterial roadways, while providing visual and acoustic buffering between the development area and adjacent developments.
- Provide opportunity for intensity and development standard incentives to be authorized and approved so as to encourage unique, innovative, and imaginative architectural design, site planning, development schemes, and development consistent with the General Plan.
- Create a coordinated pedestrian and vehicular circulation system to provide safe and convenient access to all facilities within the area.
- Provide opportunities for public transit service at the project site.

3.4 PROJECT CHARACTERISTICS

"Project," as defined by the CEQA Guidelines, means "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following:

- An activity directly undertaken by any public agency including but not limited to public works construction and related activities clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100–65700

- An activity undertaken by a person which is supported in whole or in part through public agency contacts, grants, subsidies, loans, or other forms of assistance from one or more public agencies

- An activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies. (14 Cal. Code of Reg. § 15378[a])

3.4.1 Description of the Project

The proposed MPMP Precise Plan and associated site plan would meet the requirements of a "project" under CEQA. As revised, the proposed project would include the construction of 600,000 square feet of commercial space on 51.1 acres of the former north parcel OII landfill.

Proposed Land Use

The proposed MPMP Precise Plan alters the previous project by increasing the amount of retail square feet to 600,000, an increase of 84,618 square feet (16.4 percent). The redevelopment would cover 42.1 acres of the north parcel plus approximately 9 acres of the adjacent SCE easements, totaling 51.1 acres.[1] As depicted in Figure 3-5, *Proposed Site Plan*, four retail anchor stores would be the largest buildings onsite and would include a home improvement store, retail and/or department stores, and a wholesale/discount store. Two garden centers would also be included with these anchor stores, one with the home improvement store and one with one of the retail/discount stores. The smaller retail buildings "E" and "G," would be for mixed-retail or restaurant use. Smaller retail pads include a bank, a fast-food restaurant, two sit-down restaurants, and a gas station. Table 3-2 summarizes square footages of all buildings in the proposed project.

[1] The project applicant is seeking to acquire two additional portions of easements from SCE. The smaller of these (0.5 acre) would allow for an additional 110 parking stalls near the northwest entrance to the proposed project site. The other (2.0 acres) is along the northern project site boundary and would be graded at a slope of 2:1 to stabilize the slope in place of a retaining wall. These areas are currently not under the ownership of the applicant and are not included in the project description or on the project site plan.

Table 3-2
Proposed Plan for Development

Building Type	Gross Building Area (sf)	Building Usage	Parking Demand (per 1,000 sf)[1]	Parking Spaces Required
Buildout by Individual Building				
Retail "A" – Anchor 1	128,000	Home Improvement	3.40	520
Garden Center	25,000	Garden Center	NA	
Retail "B" – Anchor 2	99,011	Retail/Department Store	3.02	299
Retail "C" – Anchor 3	134,000	Retail/Department Store	3.02	441
Garden Center	12,000	Garden Center	NA	
Retail "D" – Anchor 4	138,000	Wholesale/Discount Store	2.75	380
Optional Retail (Fitness Center)[2]	25,000	Fitness Center	5.19	130
Retail "E"	9,248	Mixed Retail/Restaurant	16.30	171
Retail "G"	10,516	Mixed Retail/Restaurant	16.30	151
Pad 1	3,225	Bank	3.49	11
Pad 2	5,000	Fast-Food Restaurant	9.90	50
Pad 3	6,000	Restaurant	16.30	98
Pad 4	5,000	Restaurant	16.30	82
Pad 5	NA	Gas Station	NA	NA
Total	**600,000**	**NA**	**NA**	**2,333**
Buildout by Building Type				
Total Anchor (including garden centers)[2]	561,011 sf			
Total Retail (nonanchor)[3]	3,225–22,989 sf			
Total Restaurant[4]	16,000–35,764 sf			
Gas Station[5]	NA sf			

Source: Monterey Park Retail Partners, LLC, 2009.

[1] The parking demand is based on the highest possible parking demand for the proposed project site.

[2] The 25,000-square-foot fitness center and the 12,000-square-foot garden center are not shown on the site plan but are included in the total square footage to provide a more conservative parking estimate. If the fitness center option is chosen, it would be built as part of Building D. The second garden center would be built with Building C. The total parking demand is based on the buildout of a fitness center and the 12,000-square-foot garden center in addition to the buildout of Building D and Building C.

[3] This range of totals includes Mixed Retail/Restaurant and Bank. If Retails E and G are developed entirely as mixed retail, total retail (nonanchor) square footage would be 22,989. If Retail E and G are developed entirely as restaurants, total retail (nonanchor) square footage would be 3,225.

[4] This range of totals includes Mixed Retail/Restaurant, Fast Food Restaurant, and Restaurant uses. If Retails E and G are developed entirely as restaurants, the total restaurant square footage would be 35,764. If Retail E and G are entirely developed as mixed retail, the total restaurant square footage would be 16,000.

[5] The gas station is not a stand-alone brand. It is part of Retail D – Anchor 4.

Based on the type of commercial business and the various buildout options, anchor stores—including the garden centers—would make up to 561,011 square feet, nonanchor retail would make up 3,225 to 22,989 square feet, and restaurants would make up 16,000 to 35,764 square feet of the total gross building area.

Alternate Land Use Scenario: Small-Box Development

An alternative layout to the proposed project is also analyzed in this SEIR, in the event that the project applicant opts to develop a small-box retail shopping center instead of the big box retail. The small-box alternative would have a reduced total square footage of 534,751 square feet that would include three anchors, six smaller retail stores, and five retail pads. It would still have Retails A, B, and C in the same locations with the same dimensions, but only Retail A would have a garden center. The largest anchor, Retail D (163,000 square feet), would be broken into five smaller retail stores (Retails D, E, F, G, and H), which

would have a combined total square footage of 167,000 square feet. Retail E would be divided into Pads 1 and 2, both 5,000 square feet. The alternate site layout is shown in Figure 3-6, *Alternate Land Use Layout*.

Table 3-2 shows the proposed square footage for each land uses proposed in the alternative site plan layout. Anchor stores would have a total square footage of 318,370, retail nonanchor stores (including the proposed bank) would have a total square footage between 185,600 to 196,116, depending on whether Retail I is developed as retail or restaurant, and restaurants would have a total square footage of between 20,265 and 30,781.

The small box alternative would also replace the gas station on the northeast corner of the site with a 7,000-square-foot retail pad (Pad 4) and replace Pad 2 (5,000 square feet) with Pad 5 (3,265 square feet).

Table 3-3
Small Box Alternate Plan for Development

Building Type	*Gross Building Area (sf)*	*Building Usage*	*Parking Demand (per 1,000 sf)*[1]	*Parking Spaces Required*
Buildout by Individual Building				
Retail "A" – Anchor 1	106,000	Home Improvement	3.40	449
Garden Center	26,000	Garden Center		
Retail "B" – Anchor 2	50,000	Grocery Store	4.36	218
Retail "C" – Anchor 3	136,370	Department Store	3.02	412
Retail "D"	50,000	Sporting Goods Store	1.60	80
Retail "E"	36,000	Electronics Store	3.03	109
Retail "F"	15,000	Pet Supply Store	1.17	18
Retail "G"	35,000	Home Décor Store	3.02	106
Retail "H" (Fitness)	45,000	Fitness Center	5.19	234
Retail "I"	10,516	Mixed Retail/Restaurant	16.30	171
Pad 1	5,000	Restaurant	16.30	82
Pad 2	5,000	Restaurant	16.30	82
Pad 3	4,600	Bank (with Drive-thru)	3.49	16
Pad 4	7,000	Restaurant	16.30	114
Pad 5	3,265	Fast Food Restaurant (with Drive-thru)	9.90	32
Total	**534,751**	**NA**	**NA**	**2,123**
Buildout by Building Type				
Total Anchor (including garden centers)	318,370 sf (292,370 without garden center)			
Total Retail (nonanchor)[2]	185,600–196,116 sf			
Total Restaurant[3]	20,265–30,781 sf			

Source: Monterey Park Retail Partners, LLC, 2009.

[1] The parking demand is based on the highest possible parking demand for the proposed project site.

[2] This range of totals includes Retails D, E, F, G, H, and I and Pad 3. If Retail I is developed entirely as mixed retail, total retail (nonanchor) square footage would be 196,116. If Retail I is developed entirely as restaurants, total retail (nonanchor) square footage would be 185,600.

[3] This range of totals includes Retail I and Pads 1, 2, 4, and 5. If Retail I is developed entirely as restaurants, the total restaurant square footage would be 30,781. If Retail I is entirely developed as mixed retail, the total restaurant square footage would be 20,265.

For purposes of environmental analysis, the alternate small-box site plan scenario is being treated as having the same or similar impacts at the proposed project even though impacts would likely be less due to the reduction in square footage. The general site layout, construction phasing, and utility service demands would be similar between the proposed project and the alternate scenario. However, to ensure traffic impacts would not be worsened under the alternate scenario, additional traffic analysis was completed and is included in Chapter 5.5 of this SEIR and the Traffic Impact Assessment (Appendix E1). In the event that minor adjustments are made to the location and size of buildings in the small-box site plan scenario, the changes must not increase the project-related impacts associated with the small-box site plan scenario. If impact levels are increased, additional environmental analysis would be required. The City would be responsible for ensuring the modifications do not require additional environmental review.

Building and Development Criteria

Monterey Park Market Place Precise Plan

The MPMP Precise Plan has been designed to (1) meet the requirements of the Planned Development Overlay Zone on the project site, (2) provide the overall design concept for the site, (3) implement the goals, policies, and objectives of the City's general plan as feasible, and (4) establish the development regulations and framework for the project site.

Building Characteristics

Maximum height of buildings is set in the MPMP Precise Plan and it meets the standards of the R-S Planned Development Zone Overlay. Maximum allowable height of the R-S Planned Development Overlay Zone is 50 feet or four stories. Architectural features are allowed to project an additional 15 feet above maximum building height with the approval of a conditional use permit. The proposed buildings would be between 30 and 50 feet in height (up to 60 feet with architectural features). A sample building elevation is shown in Figure 3-7, *Proposed Building Elevations*.

Building setbacks depend on the adjacent land uses. The proposed project is required to have 30-foot setbacks from property lines adjacent to City or state rights-of-way. Along adjacent easements, setbacks may be zero feet.

The LTP/TDF would be screened from general public view by a masonry wall to reduce aesthetic incompatibility between land uses. This wall would be at least six feet in height from the highest ground surface, and landscaping would also be used around the LTP/TDF. Retaining walls would also be constructed around the LTP/TDF site and would vary in height up to 25 feet to account for the grade difference between the proposed development and the existing LTP/TDF.

Site Characteristics

Landscaping on the project site would be used for both aesthetic and shading purposes. It would cover at least 10 percent of the parking lot areas, mainly in the form of islands to provide shading, rainwater percolation, and aesthetic improvement. Three-foot landscape strips would be placed along rights-of-way.

Another purpose of landscaping over the refuse limits is to ensure that the landfill cap is maintained. The cap prevents water from percolating into previous landfill waste, thereby reducing water contamination. Planter beds that direct water into the stormwater drainage system would be used in these areas.

Project Access and Parking

The existing access road for the proposed project site is Greenwood Avenue, which enters the northern boundary of the project site from Potrero Grande Drive. The main road through the development would be named Market Place Drive. This road would be slightly realigned where it enters the project site on the north and then extended toward the east corner of the site. Neil Armstrong Street would no longer intersect Paramount Avenue but would intersect Market Place Drive instead (see Figure 3-3). Market Place Drive would intersect Paramount Avenue east of the project site. With the completion of all roadway improvements, the site would be accessible from both Potrero Grande Drive and Paramount Boulevard off of SR-60.

Market Place Drive would serve as the main public/private roadway through the retail center and it would allow truck and standard vehicle access. Additional specified truck/service routes would allow access to the buildings to allow for pick-up and delivery of goods. The circulation plan for the project site would identify the primary vehicle, truck/service, and pedestrian access routes on the project site.

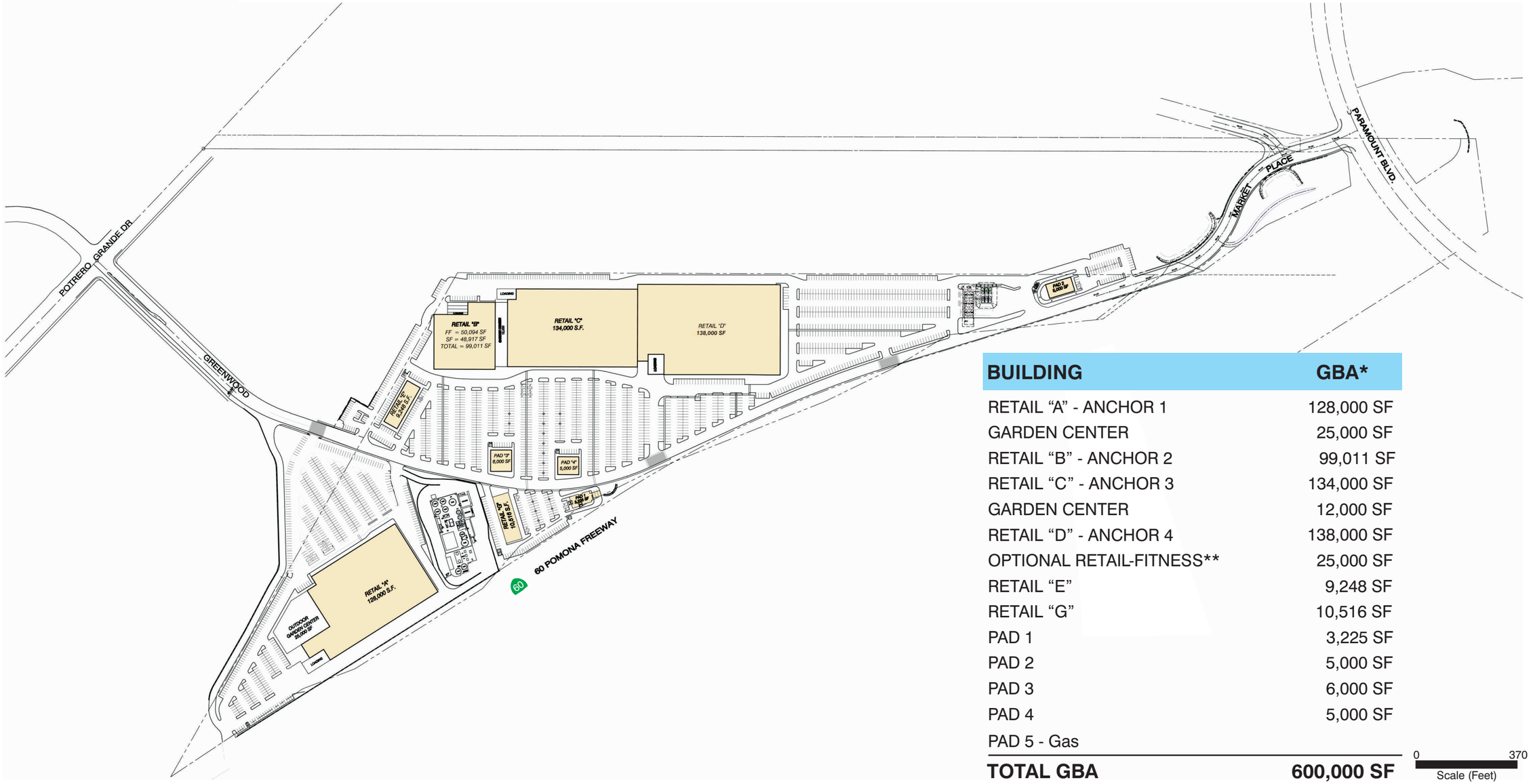
Onsite parking is provided based on the parking demand ratio of the proposed land uses per 1,000 square feet of building space, as shown in the far right column in Table 3-2. A minimum of 2,333 spaces would be provided, including 44 handicapped spaces throughout the site, placed near the entrances for anchor stores, the smaller mixed retail/restaurant stores, and the retail/restaurant pads. Although 2,333 are required, up to 2,386 would be provided, which would result in a surplus of up to 53 parking spaces. All parking lots are aboveground surface lots and would be accessible from Market Place Drive.

Proposed Sign Program

The proposed signage plan would include freestanding pylon (pole) signs and monument signs that would identify the Market Place and promote and advertise its tenants and businesses. Directional and informational signage would also be included in and around the project site to direct pedestrian and vehicular traffic and provide public access information, as needed. Signage would also be incorporated into the retail uses on the project site. The proposed signage program would include certain signs located near SR-60 and may include LED or other electronic and/or animated signage, illuminated building identification, tenant identification, storefront signs, and wayfinding signs.

The proposed signage program would require approval of an amendment to Section 21.050.190 of the Monterey Park Municipal Code, which must be approved by a majority of the voters of the City of Monterey Park voting at a regular or special municipal election. Along with a request for the amendment, the applicant would be required to submit a final signage program for the City's review and approval consistent with the project design features, mitigation measures, and analysis presented in this SEIR. Due to close proximity to a state highway (SR-60), some offsite signage and LED displays may be subject to governance by the State of California Outdoor Advertising Act, Business and Professions Code, Sections 5200 et seq.

Proposed Site Plan



BUILDING	GBA*
RETAIL “A” - ANCHOR 1	128,000 SF
GARDEN CENTER	25,000 SF
RETAIL “B” - ANCHOR 2	99,011 SF
RETAIL “C” - ANCHOR 3	134,000 SF
GARDEN CENTER	12,000 SF
RETAIL “D” - ANCHOR 4	138,000 SF
OPTIONAL RETAIL-FITNESS**	25,000 SF
RETAIL “E”	9,248 SF
RETAIL “G”	10,516 SF
PAD 1	3,225 SF
PAD 2	5,000 SF
PAD 3	6,000 SF
PAD 4	5,000 SF
PAD 5 - Gas	
TOTAL GBA	**600,000 SF**
(Without Garden Centers GBA = 563,000 SF)	

* GBA = Gross Building Area

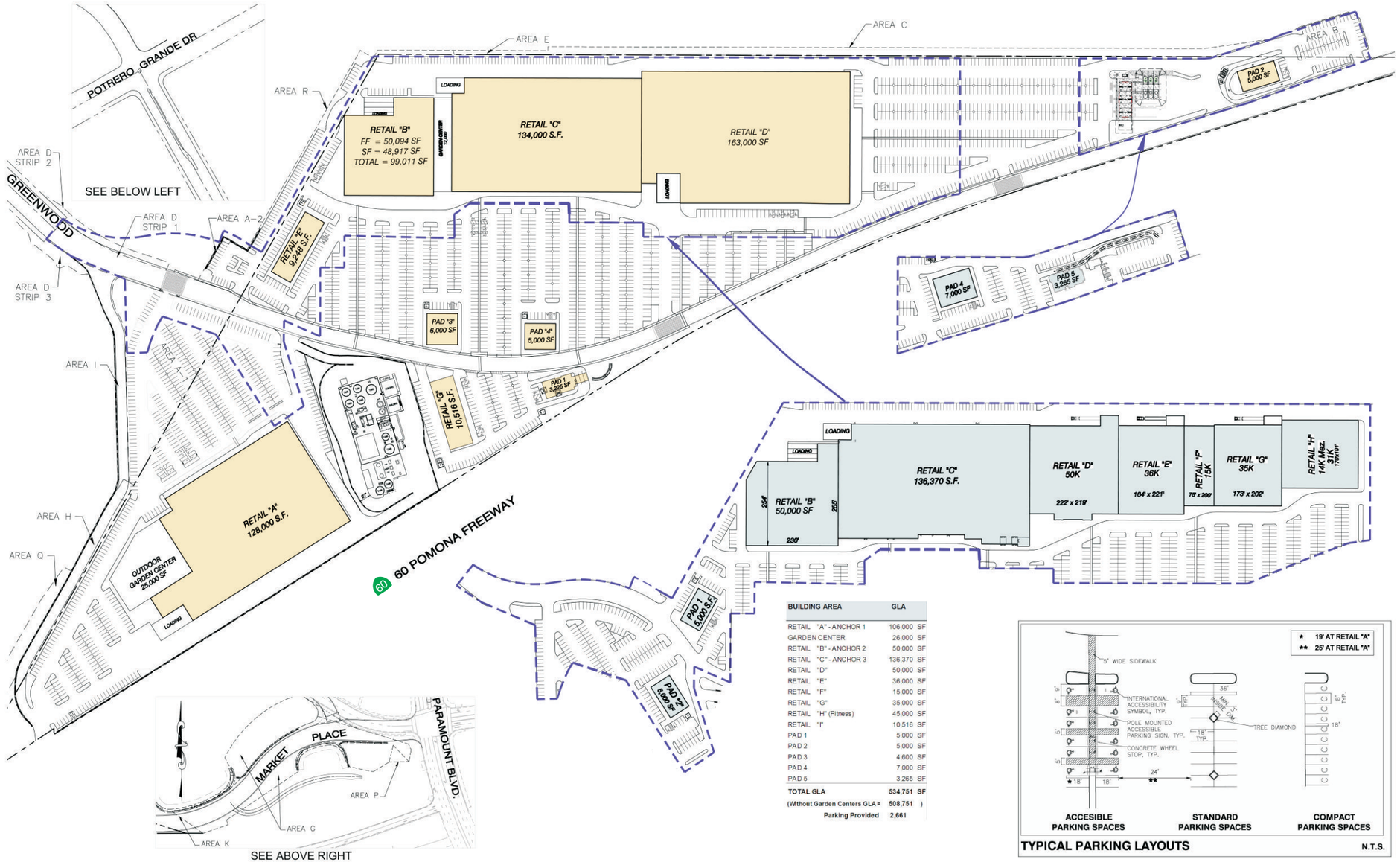
** (For Planning Purposes Only to Generate Higher Parking Requirement)

0 370
Scale (Feet)

Source: Monterey Park Retail Partners, LLC 2010

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Alternate Land Use Layout



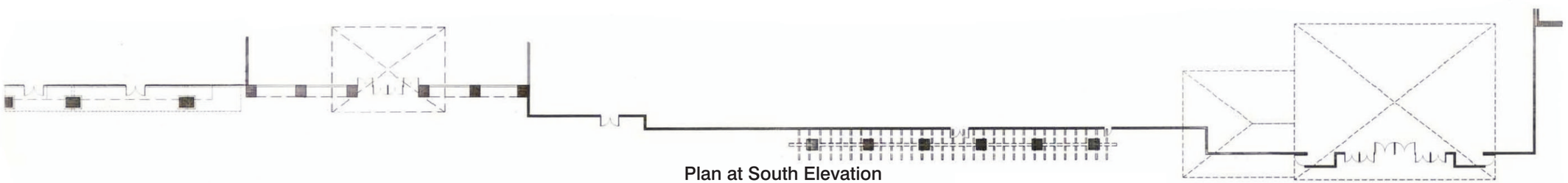
BUILDING AREA	GLA	
RETAIL "A" - ANCHOR 1	106,000	SF
GARDEN CENTER	26,000	SF
RETAIL "B" - ANCHOR 2	50,000	SF
RETAIL "C" - ANCHOR 3	136,370	SF
RETAIL "D"	50,000	SF
RETAIL "E"	36,000	SF
RETAIL "F"	15,000	SF
RETAIL "G"	35,000	SF
RETAIL "H" (Fitness)	45,000	SF
RETAIL "I"	10,516	SF
PAD 1	5,000	SF
PAD 2	5,000	SF
PAD 3	4,600	SF
PAD 4	7,000	SF
PAD 5	3,265	SF
TOTAL GLA	**534,751**	**SF**
(Wthout Garden Centers GLA =	508,751	)
Parking Provided	2,661	

0 350
Scale (Feet)

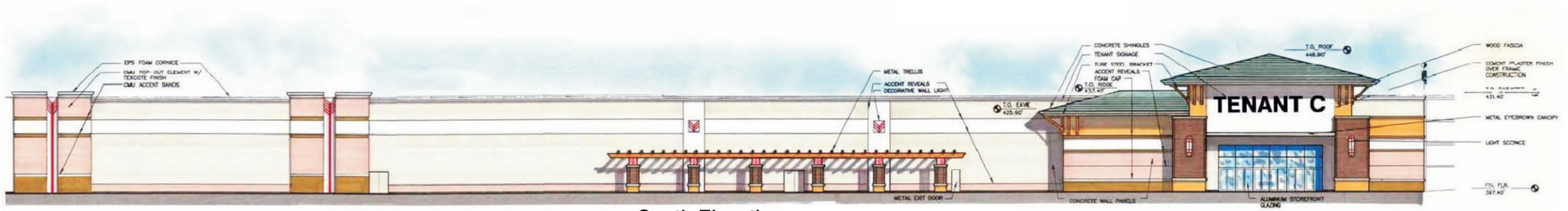
Source: Monterey Park Retail Partners, LLC

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Proposed Building Elevations



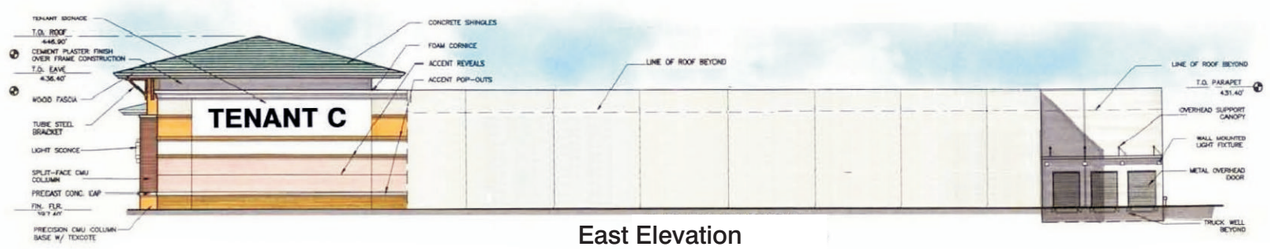
Plan at South Elevation



South Elevation



West Elevation



East Elevation

Note: Buildings are not drawn to scale. Buildings range from 30 to 60 feet high. The maximum allowable building height is 50 feet and architectural features are allowed to project an additional 15 feet.

Source: Monterey Park Retail Partners, LLC 2009

NOT TO SCALE

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Project Phasing

Although the particular sequence of the phasing will be dictated by the readiness of tenants to occupy the spaces on the site, the project is expected to be constructed in six general phases. Each general phase would have subphases to allow for the different professions involved in the construction work.

Phase 1: The first phase includes rough grading and utility infrastructure construction required to service the retail buildings north of Market Place Drive, including the expansion and widening of Market Place Drive. In this phase, the berm along SR-60 on the southern portion of the site would need to be leveled to accommodate the proposed site plan. Most of this berm material would be used to fill the northwesterly portion of the project site to accommodate the proposed retail and building pads north of Market Place Drive.

Phase 2: The construction of the buildings north of Market Place Drive would occur in Phase 2, along with paving, lighting, landscaping, and all other pertinent construction needed to service these buildings.

Phase 3: Phase 3 would consist of grading and constructing retaining walls and utilities needed to service the retail and pad east of the LTP/TRF south of Market Place Drive.

Phase 4: Phase 4 would include the construction of the retail buildings and pads south of Market Place Drive and east of the LTP/TRF.

Phase 5: In Phase 5, all necessary work—including grading, retaining walls, and utilities—to prepare for the construction of the home improvement site (Retail A – Anchor 1) would be completed.

Phase 6: The construction of the home improvement store along with the paving, landscape, and lighting, as well as the maintenance access road that connects to the south parcel of the former OII landfill, would be in the final general phase.

With respect to the construction of tenant spaces, it is anticipated that some spaces may open for business prior to completion of all tenant space construction. The construction process is expected to take between 2.5 and 3 years and opening year would be 2015. It should be noted that the phasing described may proceed in other than numerical order depending on tenant needs.

3.4.2 Previous Approvals and Completed Actions

The previously approved precise plan for the 2000 Monterey Park Town Plaza allowed for the development of 515,382 square feet of retail space in multiple buildings, including a home improvement store, at least one restaurant, and various other retail uses. The previous project included a tract map, a precise plan, an owner participation agreement, and other implementing approvals and agreements. The previous MPTP EIR was certified in 2000.

3.4.3 Actions Completed Since Certification of the 2000 MPTP EIR

The following actions have been completed since the certification of the 2000 MPTP EIR:

- Removal of the existing industrial buildings, including the Recycled Woods Productions operation, the Ecology Auto Wrecking area, Aman Brothers Pavement Crushing, and Manhole Adjustment, Inc.

- Construction of the TDF to the south of the LTP.

- Remediation work to remove contaminated soil and material and cap the northern landfill, making the site suitable for development (described below).

Landfill Remedy Actions

The Construction Completion Report, prepared by Geosyntec Consultants in March 2010, details the construction activities and as-built conditions of the completed remedy for the North Parcel of the OII Landfill. The remedy was approved by the EPA in April 2008 and included three main components:

- Landfill cover system
- Gas management and conveyance system
- Surface water management system (Geosyntec 2010)

Quality control and quality assurance, as part of the Construction Completion Report, were conducted during the following remedy activities:

- Earthworks, including engineered fill, monolithic soil cover, low-permeability barrier layer, select fill, and protective soil cover.
- Waste excavation and reconsolidation.
- Geosynthetics, including geosynthetic clay liner, geocomposite, geotextile, and erosion control mats (turf reinforcement materials).
- Subgrade drainage system, including the geocomposite and dendritic subdrain system.
- Surface water management system, including geoweb-lined drainage swales, concrete-filled geoweb down drains, vee-ditches, sedimentation basin, rip rap, storm drain, and catch basins.
- Conveyance system, including the leachate transmission lines, gas transmission line, liquid sumps, and tie-in connections.
- Paved access road. (Geosyntec 2010)

A long-term operations and maintenance plan was also implemented as part of the landfill capping and remedy work. This plan, prepared and maintained by New Cure, Inc., contains provisions affecting site design, site maintenance, and employee safety during construction and operation. The following activities are included in the plan:

- Site control and monitoring of landfill gas, stormwater, and erosion.
- Maintenance of landscaping, irrigation systems, access roads, fences, support facilities, and utilities.
- Leachate management system monitoring and maintenance (leachate wastewater collection, pretreatment and transport piping, influent storage and liquid treatment, and effluent storage and transport).
- Operation and maintenance of the gas control system and cover system.
- Landfill gas treatment system monitoring and maintenance.

- Installation of groundwater monitoring wells and perimeter liquid control systems consisting of leachate and groundwater extraction wells.

- Installation of landfill gas extraction and monitoring wells and connection of wells to the existing header and landfill gas treatment system, as part of possible perimeter liquid controls.

- Groundwater monitoring and sampling. (NCI 2008)

3.5 PROJECT APPROVALS

This SEIR examines the environmental impacts of the revised project and is also being prepared to address various actions by the City and others to adopt and implement the revised project. It is the intent of this SEIR to enable the City of Monterey Park, other responsible agencies, and interested parties to evaluate the environmental impacts of the revised project, thereby enabling them to make informed decisions with respect to the requested entitlements. The anticipated approvals required for this project include but are not limited to those shown in Table 3-4.

Development Agreement

The MPMP Precise Plan may be subject to a development agreement between the City of Monterey Park and project applicant. The California Government Code Sections 65864 et seq. authorizes cities to enter into development agreements to provide developers certainty that, upon approval of the project, the applicant may proceed with the project in accordance with existing policies, rules, and regulations, subject to conditions of approval and mitigation measures. In return, cities may demand certain public benefits be paid or provided by the developer. The Development Agreement would grant the project applicant the right to develop the MPMP Precise Plan pursuant to the zoning provisions and other applicable rules and regulations in place at the time the Development Agreement is executed by the project applicant and City of Monterey Park. The Development Agreement would not involve any development in addition to or different from the MPMP Precise Plan, and would have the same impacts as the MPMP Precise Plan. It would also contain certain public benefits to be provided by the project applicant, which remain to be negotiated between the City of Monterey Park and project applicant. The Development Agreement would not affect the right of the City of Monterey Park to exercise its police powers to 1) enact regulations that are necessary to preserve the public health and safety, 2) amend its Building Code or Fire Code, or 3) enact regulations that are necessary to comply with state or federal laws or regulations.

Disposition and Development Agreement

The MPMP Precise Plan may also be subject to a Disposition and Development Agreement between the Monterey Park Redevelopment Agency ("Agency") and the project applicant. The Agency is authorized under California Health and Safety Code Sections 33000 et seq. to enter into agreements to effect redevelopment plans under its jurisdiction by providing for the assembly, disposition and development of property within a redevelopment area. The primary purpose of the Disposition and Development Agreement would be to transfer certain property owned by the Agency to the project applicant with restrictions on the use of the transferred property. The Disposition and Development Agreement may also include an agreement by the Agency to fund certain offsite improvements required pursuant to this SEIR or project conditions of approval, although any such assistance remains to be negotiated between the Agency and the project applicant. The Disposition and Development Agreement would not involve any development in addition to or different from the MPMP Precise Plan and would have the same impacts as the MPMP Precise Plan.

Table 3-4
Project Approvals

Lead Agency	Action
City of Monterey Park	• Approval of the Monterey Park Market Place Precise Plan (City Council) • Certification of the Supplement to the Monterey Park Towne Plaza EIR (City Council) • Approval of a Conditional Use Permit for architectural features (Planning Commission) • Signage Regulation amendment by voter approval and signage program approvals • Approval of Tentative and Final Subdivision Maps • Approval of Architectural Review (Design Review Board) • Approval of Master Sign Plan (Design Review Board) • Approval of hard/softscape plans (Design Review Board)
Responsible Agencies	**Action**
Monterey Park Redevelopment Agency	• Approval of Disposition and Development Agreement[1]
South Coast Air Quality Management District	• Issuance of construction-related air quality permits
Los Angeles Regional Water Quality Control Board	• Processing of Notice of Intent and issuance of a National Pollution Discharge Elimination System Permit for construction activities and/or Stormwater Pollution Prevention Plan(s) • Review and approval of project-specific Water Quality Management Plan for City compliance with MS4 Municipal Stormwater Permitting
City of Montebello	• Approval of placement of proposed project entrance sign within City of Montebello's boundaries • Approval of roadway improvements to meet traffic mitigation measure requirements
Caltrans	• Approval of encroachment permit

[1] The City may determine that a development agreement is required for the proposed project. The applicability and requirements of a development agreement are listed in Section 21.110.010 of the City's Municipal Code.