



# City of Duarte

1600 Huntington Drive, Duarte, CA 91010 - (626) 357-7931 - FAX (626) 358-0018

## **NOTICE OF PREPARATION (NOP) OF A SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (EIR) AND NOTICE OF PUBLIC SCOPING MEETING**

**DATE:** March 15, 2019

**TO:** Responsible Agencies, Trustee Agencies, and Interested Parties

**FROM:** City of Duarte  
Community Development Department, Planning Division  
Attn: Jason Golding, Planning Manager  
1600 Huntington Drive  
Duarte, CA 91010

**SUBJECT:** Notice of Preparation of a Draft Subsequent Environmental Impact Report (EIR) for the Duarte Station Specific Plan Amendment Project

**NOTICE OF PREPARATION REVIEW PERIOD:** March 18 to April 16, 2019

**NOTICE IS HEREBY GIVEN** that the City of Duarte, as lead agency, prepared and certified an Environmental Impact Report for the Duarte Station Specific Plan, which was adopted in November of 2013. The City is now considering an amendment and update of the Specific Plan. The City as Lead Agency has determined, in accordance with CEQA Guidelines Section 15162, that the appropriate CEQA documentation for this project would be a Subsequent EIR (SEIR). In addition, the City has determined, in accordance with Subsection 15060(d) of the CEQA Guidelines, that a SEIR is clearly required for the project; therefore, an Initial Study will not be prepared.

We are interested in your agency's views as to the appropriate scope and content of the Draft EIR's environmental information pertaining to your agency's statutory responsibilities related to the project. For interested individuals, we would like to be informed of environmental topics of interest to you regarding the project.

## Scoping Meeting

Pursuant to CEQA Guidelines Section 15082(c) (Notice of Preparation and Determination of Scope of EIR), the City will conduct a scoping meeting for the purpose of soliciting comments of adjacent cities, responsible agencies, trustee agencies, and interested parties requesting notice as to the appropriate scope and content of the Draft SEIR.

The purpose of the meeting is to present the project and environmental topics in a public setting and provide an opportunity for the City to hear from the community and interested agencies on what potential environmental issues are important to them. The meeting will include a brief presentation of the proposed project, the EIR process, and the topics to be analyzed in the SEIR. Following the presentation, interested agencies, organizations, and members of the public will be encouraged to offer their views concerning what environmental issues should be included in the SEIR.

The Public Scoping Meeting will be held on the following date/time and location:

Monday, March 25, 2019 at 6:00 to 7:30 PM  
Duarte Community Center  
1600 Huntington Drive  
Duarte, CA 91010

## Project Location

The 19.09-acre project site is bounded by Evergreen Street and the Foothill Freeway (Interstate 210) to the north, Highland Avenue to the east, a single-family residential neighborhood to the west, and to the south, the Los Angeles County Metropolitan Transportation Authority (Metro) railroad right-of-way, the Duarte/City of Hope Gold Line Station, and Duarte Road. The City of Hope medical/research center lies southwest of the project site. Figures 1 and 2 show the regional location and project site.

## Current Conditions

The project site consists of three parcels currently developed with industrial uses totaling approximately 313,955 square feet, and a fourth parcel developed as a surface parking lot for the Metro Gold Line station. The adopted Specific Plan and associated certified EIR allow for the land uses identified in the table below.

**Existing Specific Plan - Master Land Use Plan**

<b>Land Use Category</b>	<b>Density/Intensity</b>	<b>Acres</b>
Station Plaza Mixed Use	--	0.81
Mixed Use (non-residential) Mixed Use (residential)	2.0 FAR 70 du/ac maximum 40 du/ac minimum	12.06
High Density Residential	70 du/ac maximum 40 du/ac minimum	2.55
Open Space	--	0.80
Roads	--	2.87
<b>Total Acreage</b>		<b>19.09</b>

## Project Description

The proposed project includes the adoption and long-term implementation of an amendment to the Duarte Station Specific Plan. The General Plan designates the project site as Gold Line Specific Plan. The proposed Specific Plan amendment establishes the general type, parameters, and character of the development and allows for a mix of residential, office and research and development, hospitality uses, supporting commercial uses (such as retail and services), and urban open spaces. The Draft SEIR will evaluate the potential environmental impacts of the mix of land uses shown in the table below.

**Proposed Specific Plan - Master Land Use Plan**

Land Use	Residential (units)	Non-Residential (SF)
Retail/Restaurant	--	12,500
Office	--	100,000
High Density Residential	1,400	--
<b>Total</b>	<b>1,400</b>	<b>112,000</b>

Redevelopment of the project site is estimated to be complete by the end of the year 2025, which will be the time horizon used by the Draft SEIR to assess potential environmental impacts of the project.

The proposed Specific Plan would allow flexibility between uses, but for the purpose of CEQA, the theoretical maximum development capacity allowed by the revised Specific Plan will be analyzed in the EIR to provide a conservative yet realistic estimate of potential impacts resulting from full build-out. The theoretical maximum build-out of the Planning Area is based on: (1) a proposed development project on parcels 8528-011-025 and 8528-011-906 and (2) a programmatic analysis of the potential build-out of the planning area based on anticipated, reasonable assumptions for growth. The proposed development on parcels 8528-011-025 and 8528-011-906 will include up to 700 residential units.

## Required Approvals

Implementation of the project would require, but is not limited to, the following discretionary approvals by the City of Duarte (Lead Agency).

- Certification of Final SEIR
- Adoption of a Mitigation Monitoring and Reporting Program
- Adoption of the Duarte Station Specific Plan Amendment
- Adoption of General Plan Amendment – Text changes to the Land Use Element relative to the revised Duarte Station Specific Plan
- Discretionary review as necessary for individual land use approvals, including any applicable CEQA review, for future individual public and private development proposals within the Specific Plan

## SEIR Scope

The City of Duarte has determined that the proposed project will require preparation of a Subsequent EIR pursuant to the California Environmental Quality Act (CEQA) that will address the issues listed below.

**Aesthetics:** The SEIR will describe the aesthetic and urban implications of the proposed project.

**Agriculture and Forestry:** The SEIR will evaluate potential impacts (if any) related to land used or zoned for agriculture or forestry resources.

**Air Quality:** The SEIR will describe the potential short-and long-term impacts of the proposed project on local and regional air quality based on methodologies defined by the South Coast Air Quality Management District (SCAQMD).

**Biological Resources:** The SEIR will evaluate potential impacts on biological resources resulting from development of the proposed project.

**Cultural and Historic Resources and Tribal Cultural Resources:** The SEIR will describe any potential impacts and mitigation needs associated with historic and cultural (archaeological) resources, including potential impacts on tribal cultural resources, that could result from the proposed project.

**Energy:** The SEIR will evaluate inefficient or unnecessary consumption of energy resources or conflicts that obstruct a State or local plan for renewable energy or energy efficiency.

**Geology and Soils:** The SEIR will describe the potential geotechnical implications of development of the proposed project.

**Greenhouse Gas Emissions and Global Climate Change:** The SEIR will describe the potential impacts on local greenhouse gas emissions and global climate change using the latest approach and methodologies recommended by State and regional agencies.

**Hazards and Hazardous Materials:** The SEIR will describe the potential for hazardous material use or hazardous waste investigation and clean-up activities anticipated from the proposed project and will describe any associated potential impacts and mitigation needed.

**Hydrology and Water Quality:** The SEIR will evaluate potential impacts on hydrology and water quality resulting from the proposed project.

**Land Use and Planning:** The SEIR will describe the potential effects of the proposed project on existing and planned land use characteristics in the project vicinity.

**Mineral Resources:** The SEIR will evaluate whether the project will result in the loss of availability of a known mineral resource or a local mineral resource recovery area.

**Noise:** The SEIR will describe the potential noise impacts resulting from implementation of the proposed project.

**Population and Housing:** The SEIR will describe potential impacts on existing and future housing supply.

**Public Services:** The SEIR will describe the potential impacts on public services (police and fire protection, parks and recreation, and schools) and any mitigation.

**Transportation:** The SEIR will describe the transportation and circulation implications of the proposed project, including its incremental contribution to daily and peak hour traffic on local and regional roadways. The evaluation will include roadway system impacts, transit implications, and effects on pedestrian and bicycle circulation.

**Utilities and Service Systems:** The SEIR will describe potential impacts associated with the proposed project including water supply, water, wastewater treatment, and solid waste and recycling.

**Wildfire:** The project site is in an urban area. Nonetheless, the SEIR will describe potential increase in exposure/risk to wildfires.

**Alternatives:** Pursuant to CEQA Guidelines Section 15126.6, the Draft SEIR will identify and compare a reasonable range of alternatives to the Project.

### **Responding to this Notice**

Pursuant to Public Resources Code Section 21092 and CEQA Guidelines Section 15082, the Notice of Preparation will be available for a 30-day public comment period beginning **March 18, 2019** and ending **April 16, 2019**.

The City of Duarte, as Lead Agency, requests that responsible and trustee agencies and other interested parties, including members of the public, respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. All comments and responses to this notice must be submitted in writing to Jason Golding, Planning Manager, City of Duarte, Planning Division, 1600 Huntington Drive, Duarte, CA 91010, by 5:00 PM **April 16, 2019**. The City will also accept responses to this notice submitted via email ([goldingj@accessduarte.com](mailto:goldingj@accessduarte.com)).

### **Next Steps in the Process**

After the Draft SEIR has been completed, it will be available for review and comment during a 45-day public review period. Notice of the availability of the Draft SEIR will be released at a later date and will also be available on the City's website. Following that, a Final SEIR will be prepared that includes responses to all comments received during the public review period. Following the release of the Final SEIR, the Planning Commission will hold a public hearing on the SEIR and the proposed project.

### **Questions**

Contact Jason Golding, Planning Manager at (626) 357-7931 or [goldingj@accessduarte.com](mailto:goldingj@accessduarte.com) for information about the proposed project or if you have any questions regarding this notice.

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Jason Golding  
Planning Manager

Dated: March 15, 2019



**Figure 1: Vicinity Map  
Duarte Station Specific Plan Amendment**



**Figure 2: Project Location Map  
Duarte Station Specific Plan Amendment**