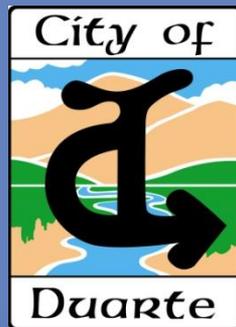


# Duarte Station Specific Plan Environmental Impact Report

Environmental Scoping Meeting  
April 22, 2013



# Environmental Impact Report (EIR) Scoping Meeting Presentation

- Purpose of California Environmental Quality Act
- Purpose of an EIR
- Purpose of a Scoping Meeting
- Environmental Review Process
- Overview of Proposed Project
- Topics to be Analyzed in EIR

# Purpose of California Environmental Quality Act (CEQA)

- To disclose information about potentially significant environmental effects of a project.
- To identify ways to avoid or mitigate significant environmental impacts.
- To allow for public participation in the planning process.
- To foster interagency coordination in the review of projects.

# Purpose of an EIR

- Review Existing Conditions
- Analyze Potential Environmental Impacts
- Suggest Feasible Mitigation Measures to Reduce Potential Impacts
- Analyze a Range of Feasible Alternatives

# Purpose of the Scoping Meeting

- Inform the public of the proposed project and the City's intent to complete an EIR
- Present an overview of the environmental review process
- Review environmental topics requiring further study in the EIR
- Review public comments regarding potential **environmental issues** of concern associated with the construction and operation of the proposed project

# Environmental Review Process

Current Step  
in Process



# Overview of the EIR Process

- The Initial Study/Notice of Preparation begins the CEQA Process
  - 30-Day Public Review Period (April 11– May 13, 2013)
  - Scoping Meeting April 22, 2013
  - Conduct Technical Analyses
  - Prepare and Publish the Draft EIR
  - 45-day Public Review Period
  - Respond to Comments
- Present the Final EIR to the City Council



# Next Steps in Environmental Review Process



# Project Location



- 19.08-Acre Site
- Northwest corner of Highland Avenue & Duarte Road

# Existing On-Site Uses

- Three Parcels Under Separate Ownership
- Developed with Industrial Uses
- 313,955 Square Feet

# Overview of Proposed Project

- City-Initiated Specific Plan
  - Establish general type, parameters & character of development for an integrated TOD with the Gold Line Station
- Master Land Use Plan
  - Provide flexibility for property owners
  - Respond to market conditions
  - Develop a mixed-use “transit village”
  - Four Land Use Designations: Station Plaza, Mixed Use, High Density Residential, Open Space

# Master Land Use Plan



## LAND USE :

- STATION PLAZA MIXED USE
- MIXED USE
- HIGH DENSITY RESIDENTIAL
- OPEN SPACE
- PERMISSIBLE RETAIL EDGE
- P POTENTIAL ALTERNATIVE LOCATIONS FOR SHARED PARKING BETWEEN OFFICE AND GOLDLINE STATION

Land Use Designation	Acreege
Station Plaza	0.81
Mixed Use	12.06
High Density Residential	2.55
Open Space	0.80
Roads	2.86
<b>TOTAL</b>	<b>19.08</b>



# Overview of Proposed Project

## DEVELOPMENT SCENARIO

Land Use	Residential (DU)	Non-Residential (SF)	Non-Residential (Hotel Rooms)
Retail		12,000	
Office		400,000	
Hotel			250
High Density Residential	475		
Open Space			
Roads			
<b>TOTAL</b>	<b>475</b>	<b>412,000</b>	<b>250</b>

### Notes:

Existing On-Site Development: 313,955 SF

General Plan Designation - Gold Line Specific Plan: 120 DU and 100,000 SF Non-Residential  
Housing Element: 186 DU

# Anticipated Project Approvals City of Duarte

- Adoption of a Specific Plan/Zone Change
- Adoption of a General Plan Amendment – Text Changes to the Land Use Element relative to the Gold Line Station Area Development
- CEQA Documentation

# Topics to be Analyzed in the EIR

- Aesthetics
- Air Quality
- Greenhouse Gas Emissions
- Hydrology/Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
  - Fire Protection
  - Police Protection
  - Schools
  - Parks
- Recreation
- Transportation/Traffic
- Utilities & Service Systems
  - Water
  - Wastewater
  - Storm Drains
  - Solid Waste

# Topics to be Analyzed in EIR

- Aesthetics
  - Degrade the Visual Character/Quality of the Site
  - New Sources of Light or Glare That Adversely Affect Day or Nighttime Views in Area
  
- Air Quality
  - Conflict with Implementation of Applicable Air Quality Plan
  - Violate Air Quality Standard
  - Construction-Related Air Pollutant Emissions
  - Operational Mobile-Source and Stationary Source Emissions
  - Exposure of Sensitive Receptors to Substantial Pollutant Concentrations
  - Creation of Objectionable Odors

# Topics to be Analyzed in EIR

- Greenhouse Gas Emissions
  - Directly or Indirectly Generate Greenhouse Gas Emissions
  - Conflict with Plans, Policies, or Regulations That Reduce Greenhouse Gas Emissions
- Hazards and Hazardous Materials
  - Create a Significant Hazard to Public or Environment Through Routine Transport, Use or Disposal of Hazardous Materials
  - Create a Significant Hazard to Public or Environment Through Reasonably Foreseeable Upset and Accident Conditions Involving Release of Hazard Materials
  - Located on a Site Included on a List of Hazardous Materials Sites

# Topics to be Analyzed in EIR

- Hydrology/Water Quality
  - Violate Water Quality Standards or Waste Discharge Requirements
  - Alter Existing Drainage Patterns That Could Result in Erosion or Flooding
  - Create Runoff That Could Exceed Existing Storm Drain Capacity or Increase Polluted Runoff
  - Degrade Water Quality
  - Impacts to Drainage Patterns or Changes in Runoff Flow Rates
  - Adverse Impact on Groundwater Quality

# Topics to be Analyzed in EIR

- Land Use and Planning
  - Conflict with Applicable Land Use Plans, Policies, or Other Regulations
- Noise
  - Exposure of Noise Levels in Exceedance Of Noise Standards: Construction and Post-Construction
  - Exposure to Groundborne Vibration or Groundborne Noise Levels
  - Increase in Ambient Noise Levels Above Existing Levels
  - Impacts To Sensitive Receptors
- Population and Housing
  - Induce Substantial Growth in an Area Either Directly or Indirectly

# Topics to be Analyzed in EIR

- Public Services
  - Adverse Physical Impacts Associated with the Provision of New or Altered Facilities, Need for New or Altered Facilities, the Construction of Which Could Cause Significant Impacts in Order to Maintain Acceptable Service Ratios or Response Times to the Following Public Services:
    - Police Protection
    - Fire Protection
    - Schools
    - Parks
    - Other Public Facilities

# Topics to be Analyzed in EIR

- Recreation
  - Increase Use of Neighborhood and Regional Parks and Other Recreational Facilities Such that Physical Deterioration Would Occur
  - Project Inclusion of Recreational Facilities or Require the Construction or Expansion of Recreational Facilities that have Adverse Effect on Environment

# Topics to be Analyzed in EIR

- Transportation/Traffic
  - Conflict with an Applicable Plan, Ordinance, or Policy Establishing Measures of Effectiveness for the Performance of the Circulation System
  - Conflict with an Applicable Congestion Management Plan
  - Increase Hazards Due to a Design Feature
  - Conflict with Adopted Policies, Plans, or Programs Regarding Public Transit, Bicycle or Pedestrian Facilities, or Otherwise Degrade the Performance or Safety of Such Facilities

# Topics to be Analyzed in EIR

- Utilities and Service Systems
  - Exceed Wastewater Treatment Requirements
    - Require Additional Water/Wastewater/Storm Drain Facilities and/or Improvements to Existing Facilities
  - Have Adequate Water Supplies Available for the Project
  - Adequate Capacity to Accommodate Projected Solid Waste
  - Comply with Federal, State, and Local Statutes and Regulations Related to Solid Waste

# Topics to be Analyzed in EIR

- Cumulative Effects
  - Associated with Other Related Growth or Development Projects
- Alternatives
  - A Range of Alternatives in Accordance with the Requirements of CEQA

# Topics That Will Not Be Analyzed in EIR

- Initial Study Results - Conclusion of No Impact or Less Than Significant Impact
  - Agricultural and Forestry Resources
  - Biological Resources
  - Cultural Resources
  - Geology and Soils
  - Mineral Resources
- Topics Do Not Require Analysis in EIR

# Receive Public Comments Tonight

- Receive public comments tonight regarding **environmental issues of concern** associated with the proposed project
- Complete and Turn-in Comment Form

# Public Comments to City by May 13, 2013

Written Comments on the Initial Study/Notice of  
Preparation Must Be Received by:

**Monday May 13, 2013, 5:00 PM**

Mail, Email, Fax, or Hand-Deliver Comments to:

Mr. Jason Golding

Senior Planner

City of Duarte

1600 Huntington Drive, Duarte, CA 91010

Fax: 626.358.0018

Email: [goldingj@accessduarte.com](mailto:goldingj@accessduarte.com)

# Project Information

- City of Duarte Website
  - <http://www.accessduarte.com/>