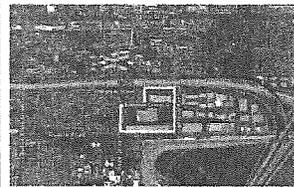




**Notice of Availability of Draft Environmental Impact Report;
Opening of Public Comment Period; and
Notice of Public Hearing for Draft EIR and Duarte Station
Specific Plan (General Plan Amendment 13-1 and Zone
Change 13-1)**

The Draft Environmental Impact Report (Draft EIR) for the City of Duarte's Duarte Station Specific Plan (Specific Plan) is now available for public review.



Highlighted area shows Duarte Station Specific Plan planning area.

The Draft EIR and Specific Plan can be downloaded from the City of Duarte's website (www.accessduarte.com) by clicking the link in the "Current City Projects" box on the Home Page. Printed copies are available for review at these locations:

- City of Duarte - City Hall
1600 Huntington Drive
Duarte, CA 91010
- Duarte Library
1301 Buena Vista Street
Duarte, CA 91010
- City of Duarte - Public Safety Office
1042 Huntington Drive
Duarte, CA 91010

Project Description: The City-initiated Specific Plan (General Plan Amendment 13-1 and Zone Change 13-1) is intended to establish the general type, parameters and character of development in order to develop an integrated Transit-Oriented Development (TOD) that is also compatible with the surrounding area. The area being discussed, shown above, is 19.08 acres in size and is currently the location of three industrial manufacturing buildings. It is located at the northwest corner of Highland Avenue and Duarte Road.

The Master Land Use Plan provides flexibility for property owners to respond to market conditions and develop a mixed-use "transit village" that revitalizes the Plan Area through the provision of multiple land uses that complement one another. Land uses consist of residential, office, hotel, commercial/retail, and open space.

Environmental Impact Report: The Draft EIR for the Specific Plan was released on September 19, triggering a public comment period that will close on Monday, November 4, 2013. For purposes of the preparing the Draft EIR, a development scenario was used that shows one potential implementation of the Master Land Use Plan. It includes up to 475 high density residential units, 250 hotel rooms, 400,000 square feet of office, and 12,000 square feet of commercial uses. The Draft EIR identifies and responds to any environmental impacts that may occur because of the Specific Plan's proposed changes to the area, including potential impacts to aesthetics, land use & planning, air quality, noise, greenhouse gas emissions, population & housing, hazards & hazardous materials, public service & utilities, hydrology & water quality, and transportation & traffic.

Public Comments: Written public comments on the Draft EIR must be submitted to City of Duarte's Community Development Department prior to 5:00 p.m. on Monday, November 4, 2013. Comments may be submitted either as hardcopies or electronically. Electronic copies should be attached to an email as a PDF file, or provided on a standard memory drive in a PDF format. Comments should be addressed to:

Jason Golding
Senior Planner
City of Duarte
1600 Huntington Drive
Duarte CA 91010
goldingj@accessduarte.com

Public comments also can be submitted during the public comment periods at meetings of the City of Duarte Planning Commission at which the Specific Plan and Draft EIR will be considered. Currently, the Planning Commission public hearing is scheduled for October 21, 2013.

Public Hearing: The City of Duarte Planning Commission will hold a public hearing on October 21, 2013 at 7:00 PM at the location indicated below to solicit verbal or written comments on the Draft EIR, Duarte Station Specific Plan (General Plan Amendment 13-1 and Zone Change 13-1):

City Hall Council Chambers
Duarte City Hall
1600 Huntington Drive
Duarte, California 91010

Questions: Please contact Jason Golding at (626) 357-7931 or goldingj@accessduarte.com for information about the proposed project or if you have any questions regarding this notice.

Para información en Español, favor de llamar a City Hall de Duarte, (626) 357-7931.

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