



# City of Duarte

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

September 19, 2013

**RE: Availability of Draft Environmental Impact Report on City's proposed Duarte Station Specific Plan; 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)**

Dear Resident:

As we announced in April, the City is preparing the Duarte Station Specific Plan (Specific Plan), which will establish the type and character of future development in the area next to the city's future Duarte Metro station, which will open to the public in 2016. The Specific Plan will encourage Transit-Oriented Design (T.O.D.) while making sure any new land uses are compatible with the surrounding area. The area's proximity to freeways, major streets and rail makes it ideal for the sort of mixed use development that can spur economic development and encourage transit ridership.



Highlighted area shows Duarte Station Specific Plan planning area. The 210 Freeway is to the north, and City of Hope and the Army Corps of Engineers spreading basin are to the south.

The area being discussed, shown on the previous page, is 19.08 acres in size and is currently the location of three industrial manufacturing buildings. The planning area is generally located at the northwest corner of Highland Avenue and Duarte Road. A residential neighborhood is to the west, a business park to the east, the 210 Freeway to the north, and the rail line, City of Hope and an Army Corps of Engineers basin to the south.

The Specific Plan's proposes to amend the General Plan designation and change the Zoning of the project area. The purpose of the Duarte Station Specific Plan is to invest in the area's potential by allowing new uses besides what is allowed under the current "Manufacturing" zoning. It would not require any landowners within the Specific Plan to change their current land uses. Rather, it would give them flexibility to respond to new market conditions that could increase the value of their property through its conversion to any of the Specific Plan's proposed new land uses: Station Plaza, Mixed Use, High Density Residential and/or Open Space.

**The Draft Environmental Impact Report (EIR)** on the Specific Plan was published on September 19, 2013 and is now available for public review. The Draft EIR and Duarte Station Specific Plan can be downloaded from the City of Duarte's website ([www.accessduarte.com](http://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

The Draft EIR studied a development scenario that depicts 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 identified and responded 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.

**All interested parties are encouraged to comment on the Draft EIR.** 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](mailto: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 Duarte Station Specific Plan and Draft EIR will be considered. Currently, the Planning Commission public hearing is scheduled for October 21, 2013 at 7:00 p.m. in the Duarte City Hall Council Chambers.

**The City of Duarte Planning Commission will hold a public hearing.** This public hearing will be held on October 21, 2013 at 7:00 p.m. at the location indicated below to solicit verbal or written comments on the Draft Environmental Impact Report and Draft 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

**The next steps in the review process** will be for the City's environmental consultants to respond to all the comments received during the comment period. These responses will be included with the Draft EIR and Specific Plan when it is considered by the Duarte Planning Commission at a public hearing scheduled for October 21, 2013, during which members of the public will be invited to speak about the proposal.

For more information on the Specific Plan, visit the City website, [www.accessduarte.com](http://www.accessduarte.com). The Duarte Station Specific Plan page can be accessed easily from the "Current City Projects" button on the Home Page. On the page, you can also sign up for email updates, ensuring you will get notices and news as the review process progresses.

If you have questions about the Draft EIR or the project, please call me at 626/357-7931 or email me at [goldingj@accessduarte.com](mailto:goldingj@accessduarte.com)



Jason Golding  
Senior Planner

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