City of Duarte

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

Notice of Preparation of a Draft Environmental Impact Report (EIR) and Notice of Public Scoping Meeting

Date: Monday, April 22, 2013, 6:00 to 7:30 PM

Location: Duarte Community Center
1600 Huntington Drive
Duarte, CA 91010

Project: Duarte Station Specific Plan
Northwest Corner of Highland Avenue & East Duarte Road

Scoping Meeting

The City of Duarte has begun the preparation of an Environmental Impact Report (EIR) for the project described below. The public and interested agencies are invited to attend a Scoping Meeting to comment on environmental issues that they believe should be addressed in the EIR.

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 what potential environmental issues are important to them. The meeting will include a presentation of the proposed project, the EIR process, and the topics to be analyzed in the EIR. 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 EIR.

Initial Study

The Initial Study is either attached to this notice or is available for review at the Community Development Department at City Hall. Owners of the three industrial properties within the 19.08-acre project site will have the Initial Study attached to this notice.

Comments on the Notice of Preparation and Initial Study

The City of Duarte is the Lead Agency and will be preparing an EIR for the project described below. The City is soliciting input from agencies and the public as to the scope and content of the EIR. **The 30-day public comment period begins on April 11, 2013 and ends May 10, 2013, 5:00 PM.**

Provide written comments no later than 5:00 PM on May 10, 2013 to:

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

Project Location and Current Uses

The 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 the Los Angeles County Metropolitan Transportation Authority (Metro)-owned railroad right-of-way and Duarte Road to the south;

The approximately 19.08-acre site is comprised of three parcels under separate ownerships. The parcels are developed with a mix of industrial uses totaling approximately 313,955 square feet. Each parcel is developed with a single building.

The General Plan designates the project site as Gold Line Specific Plan. The Final Zoning Map designates the project site as M, Manufacturing. The Specific Plan being considered at this time is designed to align the area's zoning with the land use intentions of the General Plan.

Project Description

The City-initiated Duarte Station Specific Plan (Specific Plan) is intended to establish the general type, parameters, and character of the development in order to develop an integrated TOD that is also compatible with the surrounding area. The Plan Area's proximity to freeways, major streets, and existing rail infrastructure makes the Duarte Station Specific Plan an ideal location for the integration of mixed uses and transit, along with facilitating economic development in Duarte.

Master Land Use Plan

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. This mixture of land uses results in the availability of a variety of goods, services, and entertainment for residents, employees, or visitors to the Plan Area.

Land Use Designations

Based upon the Master Land Use Plan, the Specific Plan is establishing the following land use designations: Station Plaza, Mixed Use, High Density Residential, and Open Space.

Development Scenario

For purposes of the environmental analysis, a development scenario that shows one potential implementation of the Master Land Use Plan has been identified, which includes up to 475 high density residential uses, 250 hotel

rooms, 400,000 square feet of office, and 12,000 square feet of commercial uses. The ultimate land use would be determined at the time of site plan submittal for a specific parcel, subject to the development standards and permitted uses outlined in the Specific Plan.

Growth Over Existing Conditions

The anticipated growth in residential and non-residential uses over year 2013 existing conditions within the Plan Area includes the addition of 475 dwelling units, 138,045 square feet of non-residential uses, and 250 hotel rooms.

Topics to be Reviewed in EIR

The proposed project may have potentially significant impacts for the following topical areas, and will require further analysis in the EIR:

- Aesthetics
- Air Quality
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Noise
- Population & Housing
- Public Services & Utilities
- Transportation/Traffic

The Initial Study has concluded that the proposed project will have No Impact or Less Than Significant Impacts for the following topical areas, and as such, do not require further analysis in the EIR:

Agriculture & Forestry Resources
Biological Resources
Cultural Resources
Geology & Soils
Mineral Resources

Next Steps in EIR Process

After the Draft EIR has been prepared, the EIR will be available for review and comment during a 45-day public review period. Following that, the Planning Commission will hold a public hearing on the EIR and the proposed project. Notices of the availability of the Draft EIR will be released at later dates and will also be available on the City's website.

Questions

Contact Jason Golding at 626.357.7931 for information about the proposed project or if you have any questions regarding this notice.

Jason Golding
Senior Planner

Dated: April 11, 2013