

**APPENDIX A**  
**Initial Study/Notice of Preparation**

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# 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.



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Jason Golding  
Senior Planner

Dated: April 11, 2013

INITIAL STUDY/ENVIRONMENTAL CHECKLIST

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**Duarte Station  
Specific Plan**

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LEAD AGENCY:

***City of Duarte***  
1600 Huntington Drive  
Duarte, California 91010  
**Contact: Mr. Jason Golding**  
626.357.7931

PREPARED BY:

***RBF Consulting***  
14725 Alton Parkway  
Irvine, California 92618  
**Contact: Ms. Collette L. Morse, AICP**  
949.472.3505

April 11, 2013

JN 10108568 (130318)



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# 1.0 PROJECT DESCRIPTION

## 1.1 PROJECT LOCATION

Regionally, the project site is located in the City of Duarte. The City of Duarte is located in the eastern portion of the San Gabriel Valley, approximately 21 miles northeast of the City of Los Angeles in the County of Los Angeles. The City of Duarte is situated at the base of the San Gabriel Mountains and is bordered by the City of Irwindale to the south, the City of Monrovia to the west, the community of Bradbury and the Angeles National Forest to the north, and the City of Azusa to the east; refer to *Exhibit 1, Regional Location*.

Locally, the project site is generally at the northwest corner of Duarte Road and Highland Avenue. 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, US Army Corps of Engineers settling basin area and Duarte Road to the south; refer to *Exhibit 2, Local Vicinity*.

## 1.2 ENVIRONMENTAL SETTING

### Existing Land Uses

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.

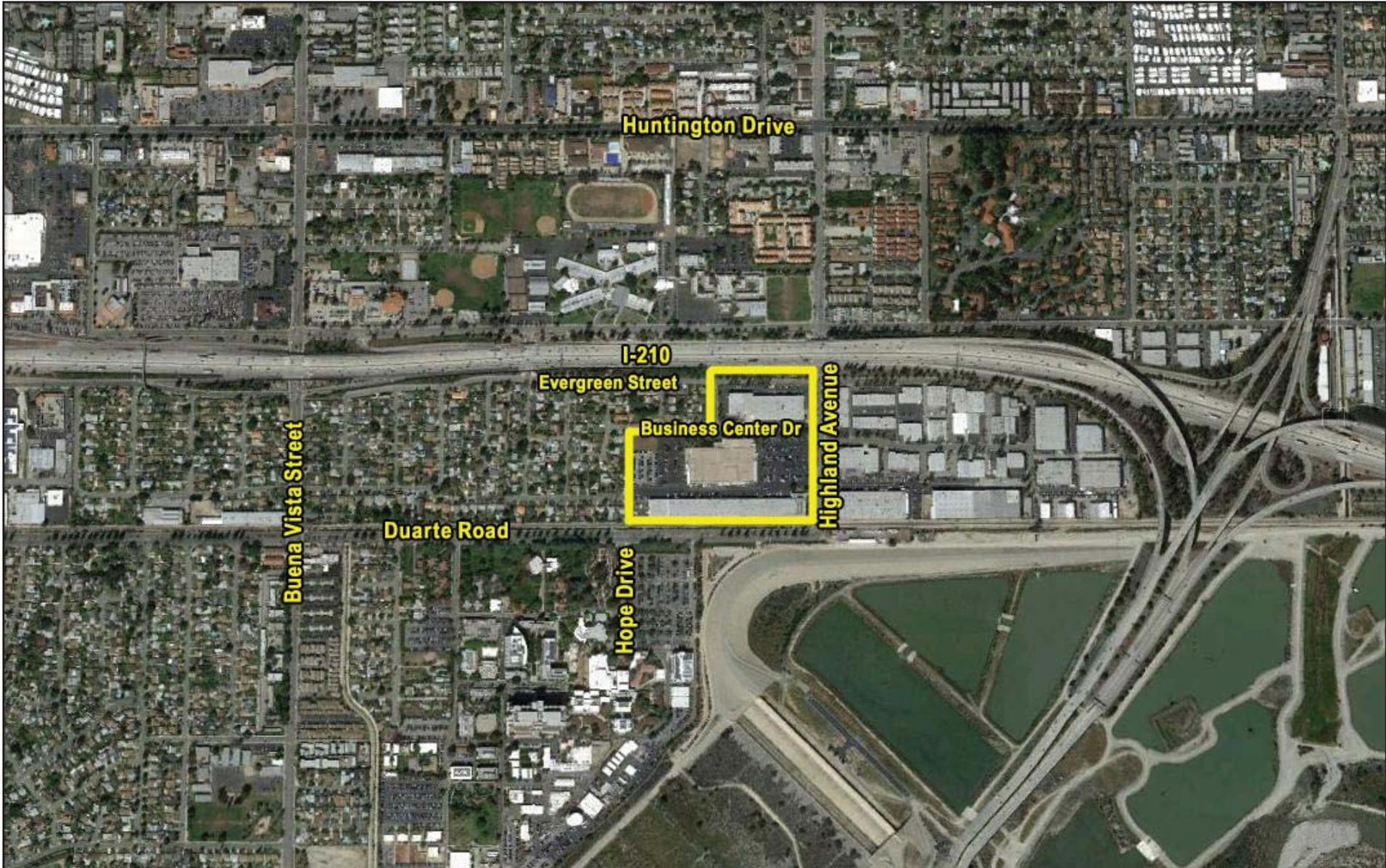
Parcel 1, which abuts the future station location is approximately 6.60 acres in size and includes a 128,466 square foot warehousing building occupied by multiple tenants. Parcel 2, located in the center of the Plan Area, is approximately 9.16 acres in size and includes a 114,599-square foot industrial building currently occupied by GE Aviation. Parcel 3, located in the northern portion of the Plan Area, is approximately 3.32 acres in size and includes a 70,890 square foot warehouse building occupied by multiple tenants.

### Surrounding Land Uses

The project site is surrounded by the following uses:

- North: Evergreen Street and the Foothill Freeway (Interstate 210) are located to the north of the most northern portion of the site. Single-family residential uses are located to the north across Business Center Drive.
- West: An approximately 204-unit single-family residential neighborhood south of Evergreen Street, west of Buena Vista Street, and north of Duarte Road is located to the east of the project site.
- South: The Los Angeles County Metropolitan Transportation Authority (Metro)-owned railroad right-of-way is directly adjacent to the project site. The City of Hope campus and the Santa Fe Dam Recreational Area, owned by the US Army Corps of Engineers, operated by Los Angeles County Department of Parks and Recreation and located in the City of Irwindale are located to the south of the project site across Duarte Road.
- East: The Duarte/Lewis Business Center occupies approximately 40 acres and is located to the east across Highland Avenue, south of the Interstate 210 and west of the San Gabriel Freeway (Interstate 605).





Source: Google Maps, 2013.  
- Project Site

NOT TO SCALE



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INITIAL STUDY  
DUARTE STATION SPECIFIC PLAN  
**Local Vicinity**

**Exhibit 2**

### 1.3 GENERAL PLAN AND ZONING DESIGNATIONS

The General Plan designates the project site as Gold Line Specific Plan. The Final Zoning Map designates the project site as M, Manufacturing.

The following text from the *General Plan* Land Use Element describes the intent of the Gold Line Station Area Development Specific Plan.

*“The Metro Gold Line will eventually provide alternate mobility to residents and businesses in the San Gabriel Valley from Montclair to downtown Los Angeles. This light rail system currently runs from Pasadena to Downtown Los Angeles with thirteen stations now open. The next phase of the system, known as Planned Segment 1, will continue from Pasadena 11.4 miles to Azusa with six additional stations including one in Duarte. Five additional stations are planned in Planned Segment 2 from Azusa, 12.5 miles to Montclair. With congestion expected to double within thirty years, transit oriented development around the Gold Line stations will provide relief from current and future gridlock. While timing of the Duarte segment is not certain, it is anticipated this segment will be operating by 2010 at the earliest.*

*The Duarte Gold Line station will be located north of Duarte Road and about 400 feet west of Highland Avenue within the vicinity of City of Hope. The area to the north of the station includes about twenty acres of industrial buildings. For purposes of this Land Use Element, it is anticipated this area should be designated a specific plan area. This specific plan should provide for a mixed use transit oriented development. For planning purposes a maximum of 100,000 sq. ft. of retail and office could be accommodated within this area. In addition up to 120 multiple family residential units could be built within this area. Gold Line ridership estimates could eventually require up to 500 parking spaces in close proximity to the Duarte station. The concept is to work with existing property owners and businesses to formulate a specific plan that provides for the before mentioned uses, densities and intensities as well as development standards for a true transit oriented development.*

*The Gold Line Station Area Development Specific Plan is a new land use designation for the 2005 – 2020 General Plan. As with the City Center area, this area is intended to create a unique area oriented towards the future Gold Line station in Duarte. This flexible mixed use area will be located north of the Gold Line station in what is now part of the industrial park west of Highland Avenue.*

*This mixed use area will also use a specific plan as an implementation tool to achieve the desired objective. The desired objective is to reduce vehicle miles traveled, provide transportation options for existing and future workforce and residents around the Gold Line station, provide location efficiency, expanded mobility, and provide public/private financial return and value recaptured. The specific plan to implement this objective must provide flexibility in providing vertical and/or horizontal mixed high density residential, commercial uses, office, R&D and industrial uses. As with the City Center plan the Gold Line station Specific Plan which will be the implementation tool for this area must also provide unique parking standards, sufficient residential densities, housing types and appropriate pedestrian friendly design to encourage usage of the Gold Line as a primary mode of travel. Because the timing of the Gold Line station opening is unknown, this Specific Plan must provide even more flexibility for future needs.”*

Development Code Section 19.16.110 describes the M Light Industrial Zone District (M zone) as a zone that provides areas for relatively low-intensity industrial activities that do not involve substantial truck traffic or outdoor fabrication or assembly, do not produce noticeable odors, and do not involve operations normally considered hazardous within an urban environment.

## General Plan Land Use Element

Land Use Element Table LU-4 includes the planned land use and/or development densities/intensities for the “Gold Line Station” Specific Plan Areas. As indicated on Table LU-4, the General Plan projected 120 dwelling units and 100,000 square feet of non-residential use. These projections are additive to existing on-site uses.

## General Plan Housing Element

The 2008-2014 Housing Element identified the Gold Line Station Development Area Specific Plan as a site for rezoning to accommodate 120 multi-family units. In October 2011, the City Council did not approve a 66-unit affordable housing project proposed on Huntington Drive. As part of the project denial, the City Council opted to meet its affordable housing requirements at another location in the City. The 66 units were to previously been accommodated with the City Center Area Development Specific Plan but have been reallocated to the Gold Line Station Area Development Specific Plan. Thus, a total of 186 multi-family units are included in the Land Use Element and 2008-2014 Housing Element for the Gold Line Station Area Development Specific Plan.

## 1.4 PROJECT CHARACTERISTICS

### BACKGROUND

Beginning in 2005, the Metro Gold Line Foothill Extension Construction Authority (Authority) began working with the City of Duarte (City) to review the preliminary construction plans for the Light Rail Transit (LRT). At that time, the Authority introduced the idea of Transit Oriented Development (TOD) to cities along the LRT corridor and the benefits it may present to communities. The idea of TOD resonated with the City Council, and as such, the City began to contemplate the integration of TOD into the City’s land use documents. In August 2007, the City Council adopted a comprehensively updated General Plan that included the re-designation of approximately 19 acres of industrial land uses near the future Gold Line Station the Gold Line Station Area Development Specific Plan designation. In 2007 and 2008, the City also participated in a Caltrans Community Based Transportation Grant. The grant was sponsored by the San Gabriel Valley Council of Governments, and produced a TOD visioning study for the project site based upon significant public outreach, a joint City Council and Planning Commission workshop with over 150 residents in attendance, and a summary presentation before the City Council in April 2008. All of these efforts have served as a catalyst for both the City Council and the community to realize a TOD development at the project site.

Since 2008, the City has entertained multiple development teams that have shown interest in initiating a TOD development at the project site; however, none have move forward.

The Duarte City Council is committed to the realization of the Duarte Gold Line Station Area Development, and as such, supported City Staff submittal of a Metro Transit Oriented Development (TOD) Planning Grant. The City was awarded the grant and will lead the efforts in the preparation of a Gold Line Station Area Development Specific Plan.

### DESCRIPTION OF PROJECT

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 and providing enhanced transit ridership opportunities 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. Refer to *Exhibit 3, Master Land Use Plan*.

Land Use Designations

Based upon the Master Land Use Plan, the Specific Plan is establishing the following land use designations (refer to *Table 1, Master Land Use Plan Designations and Acreages*):

- Station Plaza
- Mixed Use
- High Density Residential
- Open Space

**Table 1  
Master Land Use Plan Designations and Acreages**

Land Use Designation	Acreage
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>

*Station Plaza*

The Station Plaza (SP) designation would allow for retail shops, boutiques, restaurants, small-scale entertainment amenities, and an outdoor plaza, all placed around the Gold Line Station.

*Mixed Use*

The Mixed Use (MU) designation incorporates a mixed use approach that allows for a full range of high density residential, office, hotel, and commercial uses.

*High Density Residential*

The High Density Residential (HDR) land use designation is anticipated to allow maximum flexibility and response to future market conditions and residential trends. Anticipated residential types in the HDR designation include condominiums and apartment units.

*Open Space*

The Open Space (OS) designation provides for up to 0.80 acres of passive open space in the form of a greenbelt, which serves as a buffer between the high density residential area in the Plan Area and the existing single-family residential to the west of the project site. The eastern-most extension of the green space may be narrowed or broken up into smaller open spaces throughout the Plan Area.

In addition, a public plaza is planned near the Station and is intended to be a public gathering place and focal point along Highland Avenue that would include landscaping, hardscape features, and public amenities.

**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 (refer to *Exhibit 4* and *Table 2*). The development program is anticipated to be implemented on development parcels totaling 15.42 acres of developable land, with 2.87 acres of internal project roads and 0.80 acres of open space. 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.

**Table 2  
Development Scenario**

Land Use	Residential	Non-Residential	Non-Residential (Hotel Rooms)
Retail		12,000	
Office		400,000	
Hotel			250
High Density Residential	475 <sup>1</sup>		
Open Space			
Roads			
<b>TOTAL</b>	<b>475<sup>1</sup></b>	<b>452,000</b>	<b>250</b>
Notes: 1. A minimum of 178 units shall be provided on Parcels F and H, as shown on Exhibit 5.			

**Growth Over Existing Conditions**

As shown in the *Table 3, Growth Over Existing Conditions*, the anticipated growth in residential and non-residential uses over year 2013 existing conditions within the Plan Area is:

- Addition of 475 dwelling units
- Addition of 138,045 square feet of non-residential uses
- Addition of 250 hotel rooms



- 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

Source: Dahlin Group, April 5, 2013.

NOT TO SCALE



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INITIAL STUDY  
DUARTE STATION SPECIFIC PLAN  
**Master Land Use**

**Exhibit 3**



**Table 3  
Growth Over Existing Conditions**

<b>Land Use</b>	<b>Residential</b>	<b>Non-Residential</b>	<b>Non-Residential (Hotel Rooms)</b>
<b>Existing</b>			
Warehouse/Industrial		313,955	
<b>Total</b>		<b>313,955</b>	
<b>Proposed Specific Plan</b>			
Retail		12,000	
Office		400,000	
Hotel			250
High Density Residential	475		
<b>Total</b>	<b>475</b>	<b>452,000</b>	<b>250</b>
<b>Difference Between Existing and Proposed</b>	<b>+475</b>	<b>+138,045</b>	<b>+250</b>

#### **ANTICIPATED PERMITS AND APPROVALS**

The City of Duarte is the Lead Agency for the project and has discretionary authority over the project which includes, but is not limited to, the following:

- 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

## 2.0 INITIAL STUDY CHECKLIST

### 2.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

✓	Aesthetics	✓	Land Use and Planning
	Agriculture and Forest Resources		Mineral Resources
✓	Air Quality	✓	Noise
	Biological Resources	✓	Population and Housing
	Cultural Resources	✓	Public Services
	Geology and Soils	✓	Recreation
✓	Greenhouse Gas Emissions	✓	Transportation/Traffic
✓	Hazards & Hazardous Materials	✓	Utilities & Service Systems
✓	Hydrology & Water Quality	✓	Mandatory Findings of Significance

### 2.2 EVALUATION OF ENVIRONMENTAL IMPACTS

This section analyzes the potential environmental impacts associated with the proposed project. The issue areas evaluated in this Initial Study include:

- Aesthetics
- Agriculture & Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems
- Mandatory Findings of Significance

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the *California Environmental Quality Act (CEQA) Guidelines* and used by the City of Duarte in their environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study’s preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the potential impacts of and to identify mitigation related to development from the proposed project in the Environmental Impact Report (EIR).

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and answers are provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development from the proposed project. To each question, there are four possible responses:

- **No Impact.** The development will not have any measurable environmental impact on the environment.
- **Less Than Significant Impact.** The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- **Less Than Significant Impact With Mitigation Incorporated.** The development may have the potential to generate an impact which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact.** The development may have an impact which is considered significant, and additional analysis is required to identify mitigation measures that could reduce this impact to less than significant level.

A Potentially Significant Impact response indicates that the topic will require further analysis in the EIR.

A No Impact or Less Than Significant Impact response indicates that the proposed project will have an insignificant effect or is unlikely to occur, and therefore, need not be discussed further in the EIR.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>1. AESTHETICS.</b> <i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?			✓	
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	✓			
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	✓			
<b>2. AGRICULTURE RESOURCES.</b> <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</i>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓
<b>3. AIR QUALITY.</b> <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?	✓			
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	✓			
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	✓			
d. Expose sensitive receptors to substantial pollutant concentrations?	✓			
e. Create objectionable odors affecting a substantial number of people?	✓			

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. BIOLOGICAL RESOURCES.</b> <i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓
<b>5. CULTURAL RESOURCES.</b> <i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?				✓
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?				✓
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d. Disturb any human remains, including those interred outside of formal cemeteries?				✓
<b>6. GEOLOGY AND SOILS.</b> <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
2) Strong seismic ground shaking?			✓	
3) Seismic-related ground failure, including liquefaction?			✓	

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4) Landslides?				✓
b. Result in substantial soil erosion or the loss of topsoil?			✓	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
<b>7. GREENHOUSE GAS EMISSIONS:</b> <i>Would the project:</i>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	✓			
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	✓			
<b>8. HAZARDS AND HAZARDOUS MATERIALS:</b> <i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	✓			
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	✓			
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	✓			
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			✓	

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. HYDROLOGY AND WATER QUALITY.</b> <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?	✓			
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	✓			
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	✓			
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	✓			
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	✓			
f. Otherwise substantially degrade water quality?	✓			
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			✓	
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			✓	
j. Inundation by seiche, tsunami, or mudflow?			✓	
<b>10. LAND USE AND PLANNING.</b> <i>Would the project:</i>				
a. Physically divide an established community?			✓	
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	✓			
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
<b>11. MINERAL RESOURCES.</b> <i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>12. NOISE.</b> <i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	✓			
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	✓			
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
<b>13. POPULATION AND HOUSING.</b> <i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	✓			
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
<b>14. PUBLIC SERVICES.</b>				
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?	✓			
2) Police protection?	✓			
3) Schools?	✓			
4) Parks?	✓			
5) Other public facilities?	✓			
<b>15. RECREATION.</b>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	✓			

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	✓			
<b>16. TRANSPORTATION/TRAFFIC.</b> <i>Would the project:</i>				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	✓			
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	✓			
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	✓			
e. Result in inadequate emergency access?			✓	
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	✓			
<b>17. UTILITIES AND SERVICE SYSTEMS.</b> <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	✓			
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✓			
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✓			
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	✓			
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	✓			
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	✓			
g. Comply with federal, state, and local statutes and regulations related to solid waste?	✓			

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				✓
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	✓			
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	✓			

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### 3.0 ENVIRONMENTAL ANALYSIS

The following is a discussion of potential project impacts as identified in the Initial Study/Environmental Checklist. Explanations are provided for each item.

#### 3.1 AESTHETICS. *Would the proposal:*

a) *Have a substantial adverse effect on a scenic vista?*

**Less Than Significant Impact.** The proposed project involves the redevelopment of an urbanized area located south of the San Gabriel Mountains and south of the Foothill freeway (Interstate 210). The *Duarte General Plan* identifies the San Gabriel Mountains as a prominent natural feature and open space area. Construction of the proposed project would change the existing visual character of the site by removing existing industrial uses and redeveloping the site with mixed use development.

Views from the project site of adjacent urbanized uses includes residential uses to the west, industrial uses to the east, and the City of Hope campus to the south. Limited views of the San Gabriel Mountains exist to the north from the project site. While there is the potential that future development on the site would result in taller buildings than currently exist on the project site, limited views of the San Gabriel Mountains would still be available from on-site and surrounding uses. Therefore, the proposed project would have a less than significant impact on a scenic vista. Further analysis is not required in the EIR.

b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

**No Impact.** No officially designated or eligible State scenic routes or highways occur near the project site. The project proposes redevelopment of the Specific Plan area and would not damage scenic resources. Thus, the proposed project would have no impact on a scenic highway. Further analysis is not required in the EIR.

c) *Substantially degrade the existing visual character or quality of the site and its surroundings?*

**Potentially Significant Impact.** The project site and its surroundings are urbanized and contain a mix of residential, institutional, and industrial uses. The proposed project involves redevelopment of the Specific Plan area from industrial uses to mixed use development. The proposed project is anticipated to enhance the project site's infrastructure and built environment. Although redevelopment of the project site is not anticipated to degrade the existing visual character or quality of the site and its surroundings, views from surrounding sites may be impacted. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

**Potentially Significant Impact.** The project site and its surroundings are currently urbanized and contain various forms of on- and off-site lighting. As part of the proposed project, lighting would be included for activity areas involving nighttime uses, parking, security lighting around structures and interiors of buildings. Project implementation would result in development at a greater intensity than currently exists. Development of the proposed uses would introduce new sources of light and glare, potentially affecting views in the area. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

**3.2 AGRICULTURE AND FOREST RESOURCES.** *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:*

- a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

**No Impact.** The project site does not contain any land that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Thus, project implementation would not result in the conversion of important farmland to non-agricultural uses. Further analysis is not required in the EIR.

- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

**No Impact.** The project site does not include any land specifically zoned as agricultural uses or under a Williamson contract. The project site is currently zoned as M, Manufacturing. This zone does not include agricultural uses or a Williamson Act contract. Therefore no impact would occur in this regard. Further analysis is not required in the EIR.

- c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

**No Impact.** The project site is currently developed with industrial uses. Forestry operations do not occur on or within the vicinity of the project site. Also, the project site does not support any trees that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Project implementation would not result in the rezoning of forest land, timberland, or timberland zoned Timberland Production. No impact would occur in this regard and further analysis is not required in the EIR.

- d) *Result in the loss of forest land or conversion of forest land to non-forest use?*

**No Impact.** Refer to Response 3.2(c). Further analysis is not required in the EIR.

- e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

**No Impact.** The project site does not contain any forest land or land utilized for agricultural production. Thus, implementation of the proposed project would not result in changes to the environment that would result in the conversion of farmland to a non-agricultural use. Further analysis is not required in the EIR.

**3.3 AIR QUALITY.** *Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:*

- a) *Conflict with or obstruct implementation of the applicable air quality plan?*

**Potentially Significant Impact.** The project site is located within the South Coast Air Basin (SCAB), monitored by the South Coast Air Quality Management District (SCAQMD). The United States Environmental Protection Agency (U.S. EPA) has classified the SCAB as a non-attainment area for Federal and State air quality standards. Further analysis in the EIR is required to confirm the proposed project's status in terms of compliance and/or conflict with the current SCAQMD guidelines.

- b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

**Potentially Significant Impact.** Development and site improvements associated with the proposed project could result in pollutant emissions from three different sources, including: 1) short-term construction emissions, 2) long-term mobile emissions from trucks and vehicles traveling to and from a site once the proposed improvements are implemented, and 3) long-term stationary emissions generated by on-site uses resulting from power and gas consumption, and machinery and equipment.

The greatest potential for air quality impacts from the proposed project would be attributed to mobile emissions. The proposed project's potential air quality impacts on a local and regional level require an evaluation pursuant to the SCAQMD and California Air Resources Board (CARB) requirements and methodology. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*

**Potentially Significant Impact.** The proposed project could potentially result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard. Development and site improvements associated with the proposed project would result in the addition of new indirect, mobile, and stationary source emissions. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- d) *Expose sensitive receptors to substantial pollutant concentrations?*

**Potentially Significant Impact.** Sensitive populations are more susceptible to the effects of air pollution than are the general population (i.e., children, senior citizens, and acutely or chronically ill people). Land uses considered sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes. Implementation of the proposed project would not substantially change circulation patterns, but is anticipated to generate increased vehicle trips on area roadways that could result in increased air pollutants. Construction and operation of the proposed project would increase vehicle trips on area roadways and result in associated air pollutants. Grading and excavation operations may also have air quality impacts in the absence of mitigation. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- e) *Create objectionable odors affecting a substantial number of people?*

**Potentially Significant Impact.** The proposed project would result in redevelopment of the project site from industrial uses to mixed use development. Construction activity associated with the proposed project may generate detectable odors from heavy equipment exhaust. Long-term operation of the proposed project may generate long-term odor impacts. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

### **3.4 BIOLOGICAL RESOURCES. *Would the project:***

- a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

**No Impact.** The project site is in an urbanized area and is predominately built out. Landscaping on the site consists of non-native vegetation and no species that are candidate, sensitive or special status species are known to exist in the local vicinity due to the urbanized conditions. No sensitive or special status species or their habitats have been previously identified in the project area. Thus, the proposed project would not affect any sensitive or special status species or their habitats. Further analysis is not required in the EIR.

- b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

**No Impact.** The project site is currently developed with industrial uses and does not contain any riparian habitat or sensitive communities. Additionally, the *Duarte General Plan* does not identify that riparian habitat or sensitive communities are located on the project site. Therefore, implementation of the proposed project would not impact riparian habitats. Further analysis is not required in the EIR.

- c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

**No Impact.** There are no federally protected wetlands present within or adjacent to the project site. Therefore, implementation of the proposed project would not result in any impacts in this regard. Further analysis is not required in the EIR.

- d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

**No Impact.** No migratory wildlife corridors or native wildlife nurseries exist on or surrounding the project site. Therefore, implementation of the proposed project would not result in any impacts in this regard. Further analysis is not required in the EIR.

- e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

**Less Than Significant Impact.** The project site is developed with industrial uses, and the on-site landscaping consists of non-native vegetation. The City encourages the use of mature trees as part of new development wherever possible. The proposed project would comply with all applicable City policies related to biological resources. Therefore, no impacts would occur in this regard. Further analysis is not required.

- f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

**No Impact.** There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional, or state habitat conservation plans applicable to the project site. Therefore, the proposed project would not result in impacts in this regard. Further analysis is not required in the EIR.

### **3.5 CULTURAL RESOURCES. *Would the project:***

- a) *Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?*

**No Impact.** According to the *Duarte General Plan*, no historical resources within the City of Duarte are listed on the *California Historical Landmarks for Los Angeles County*, *National Register of Historic Places*, and *National Historical Landmarks*. At present, there are no historical resources located on the project site, thus, implementation of the proposed project would result in no impacts in this regard. Further analysis is not required in the EIR.

- b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?*

**No Impact.** The project area is predominately urbanized and built out with land area having been previously disturbed. No archaeological or paleontological resources are known to occur on-site and due to the level of past disturbance, it is not anticipated that archaeological or paleontological resource sites exist within the project area. Should evidence of archaeological or paleontological resources occur during grading and construction, operations would be required to cease and the City is required to be contacted and standard protocol and procedures would be implemented. Therefore, no impacts would occur in this regard. Further analysis is not required in the EIR.

- c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

**No Impact.** No paleontological resources are known to be on or adjacent to the project site. It is assumed that if these resources were located in these areas, they would have been discovered during original or subsequent ground distributing activities in this urbanized area. Nonetheless, should evidence of paleontological resources be encountered during grading and construction, operations would be required to cease and a qualified archaeologist would be contacted to determine the appropriate course of action and implementation. Thus, no impacts would occur in this regard. Further analysis is not required in the EIR.

- d) *Disturb any human remains, including those interred outside of formal cemeteries?*

**No Impact.** No known human remains occur on-site, and due to the level of past disturbance, it is not anticipated that human remains exist within these areas. In the event human remains are encountered during earth removal or disturbance activities, all activities would cease immediately and a qualified archaeologist and Native American monitor would be immediately contacted. The Coroner would be contacted pursuant to Sections 5097.98 and 5097.99 of the *Public Resources Code* relative to Native American remains. Should the Coroner determine the human remains to be Native American, the Native American Heritage Commission would be contacted pursuant to *Public Resources Code* Section 5097.98. Therefore, no impacts would occur in this regard. Further analysis is not required in the EIR.

### 3.6 GEOLOGY AND SOILS. *Would the project:*

a) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

1) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

**No Impact.** The project site is located in tectonically active Southern California. However, the project site is not located on an Alquist-Priolo Earthquake Fault Zoning Map. Therefore, no impacts would occur in this regard. Further analysis is not required in the EIR.

2) *Strong seismic ground shaking?*

**Less Than Significant Impact.** Southern California has numerous active and potentially active faults that could produce strong ground shaking that could impact the project site. The City of Duarte is in proximity to the San Andreas and Sierra Madre Fault zones. The Raymond Fault is the closest active fault, and traverses a portion of Monrovia north of Foothill Boulevard. The *California Building Code* requires structural design and construction methods that minimize the effects of strong seismic ground shaking. The *California Building Code* requirements would be applied to the proposed project as standard conditions of project approval reducing impacts to a less than significant level. Therefore, further analysis is not required in the EIR.

3) *Seismic-related ground failure, including liquefaction?*

**Less Than Significant Impact.** Liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant buried structures and cracking of the ground surface. A common manifestation of liquefaction is the formation of sand boils, which are short-lived fountains of soil and water that emerge from fissures or vents and leave freshly deposited mounds of sand or silt on the ground surface.

Exhibit 4.7-2, Areas of Potential Landslides and Liquefaction, in the *Duarte General Plan Update EIR* identifies potential liquefaction and landslide areas within the City of Duarte as well as surrounding areas, including the eastern portion of the City of Monrovia. According to Exhibit 4.7-2, the project site is not located within a potential landslide or liquefaction area. Therefore, impacts as a result of seismic-related ground failure, including liquefaction would be less than significant. Further analysis is not required in the EIR.

4) *Landslides?*

**No Impact.** Refer to Response 3.6(a)(3). According to Exhibit 4.7-2, of the *Duarte General Plan EIR*, the project site is not located within a potential landslide area. Therefore impacts as a result of seismic-related ground failure, including landslides would be less than significant. Further analysis is not required in the EIR.

b) *Result in substantial soil erosion or the loss of topsoil?*

**Less Than Significant Impact.** Grading and trenching for construction may expose soils to short-term wind and water erosion. Implementation of erosion control measures as stated in Chapter 16.04 of the *Duarte Municipal Code*, as well as adherence to all requirements set forth in the National Pollutant Discharge Elimination System (NPDES) permit for construction activities would reduce potential impacts to less than significant levels. Further analysis is not required in the EIR.

- c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

**Less Than Significant Impact.** According to Exhibit 4.7-2 of the *Duarte General Plan Update EIR*, the project site and surrounding areas are not located within a potential landslide or liquefaction area and the risk of landslides and liquefaction in the project area is low. The project site has not been identified as a geologic unit that is unstable, and based upon available references, would not become unstable as a result of project implementation. Further analysis is not required in the EIR.

- d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

**Less Than Significant Impact.** Soil type varies throughout the City boundaries and are likely to consist of marine and non-marine sand and silt underlying this portion of the coastal plain and newer alluvial deposits that exist along the San Gabriel River. Soil in the southern portion of the City may consist of soils of the Hanford association, which have only slight erosion potential. Additionally, soil types and textures under areas characterized as urban land have historically consisted of native alluvial soils comprised of dry, dense, silty and occasionally gravelly sand, rocks, and boulders. Several feet of introduced fill material of unknown origin and varying composition may cover the some sites currently occupied by landscaped/ruderal vegetation. The project site is not located on expansive soil. Any development would be required to comply with the latest building code adopted by the City of Duarte. Further analysis is not required in the EIR.

- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

**No Impact.** Sewers are currently available for the on-site disposal of wastewater; therefore it would not be necessary to install septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur in this regard. Further analysis is not required in the EIR.

### **3.7 GREENHOUSE GAS EMISSIONS. *Would the project:***

- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

**Potentially Significant Impact.** Greenhouse gases (GHGs) are gases in the atmosphere that absorb and emit radiation. The greenhouse effect traps heat in the troposphere through a three-fold process, summarized as follows: short wave radiation emitted by the Sun is absorbed by the Earth; the Earth emits a portion of this energy in the form of long wave radiation; and GHGs in the upper atmosphere absorb this long wave radiation and emit this long wave radiation into space and toward the Earth. This "trapping" of the long wave (thermal) radiation emitted back toward the Earth is the underlying process of the greenhouse effect. The main GHGs in the Earth's atmosphere are water vapor, carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), ozone (O<sub>3</sub>), hydrofluorocarbons (HCFs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF<sub>6</sub>).

Direct GHG emissions include emissions from construction activities, area sources, and mobile (vehicle) sources. Typically, mobile sources make up the majority of direct emissions. Indirect GHG emissions are generated by incremental electricity consumption and waste generation. Electricity consumption is responsible for the majority of indirect emissions.

#### Regulatory Environment

In June 2005, Governor Schwarzenegger established California's GHG emissions reduction targets in Executive Order S-3-05. The Executive Order established the following goals: GHG emissions should be reduced to 2000 levels by

2010; GHG emissions should be reduced to 1990 levels by 2020; and GHG emissions should be reduced to 80 percent below 1990 levels by 2050. California further solidified its dedication to reducing GHGs by setting a new Low Carbon Fuel Standard for transportation fuels sold within the State in 2007 with Executive Order S-1-07. Executive Order S-1-07 sets a declining standard for GHG emissions measured in CO<sub>2</sub> equivalent gram per unit of fuel energy sold in California.

In response to the transportation sector accounting for more than one-half of California's CO<sub>2</sub> emissions, Assembly Bill (AB) 1493 (AB 1493, Pavley) was enacted on July 22, 2002. AB 1493 required the California Air Resources Board (CARB) to set GHG emission standards for passenger vehicles, light duty trucks, and other vehicles whose primary use is noncommercial personal transportation in the State. Additionally, the California legislature enacted AB 32 (AB 32, Nuñez) in 2006 to further the goals of Executive Order S-3-05. AB 32 represents the first enforceable statewide program to limit GHG emissions from all major industries, with penalties for noncompliance.

CARB adopted the *AB 32 Climate Change Scoping Plan* (Scoping Plan) in December 2008 to achieve reductions in GHG emissions in California pursuant to the requirements of AB 32. The Scoping Plan contains the main strategies California will use to reduce GHG emissions. AB 32 requires California to reduce its GHG emissions by approximately 28 to 33 percent below business as usual. CARB has identified reduction measures to achieve this goal as set forth in the Scoping Plan.

The project proposes to redevelopment the site from industrial uses to a mixed use development. As a result, the proposed project could generate both direct and indirect GHG emissions that may have a significant impact on the environment. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

**Potentially Significant Impact.** The City of Duarte *Draft Energy Action Plan* identifies the City's long-term vision and commitment to achieve energy efficiency in the community and in municipal operations. The proposed project will be reviewed for consistency with the *Draft Energy Action Plan*, and other applicable State or regional plans, such as the California Air Resources Board Scoping Plan or other Assembly Bill 32 implementation guidance. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

### **3.8 HAZARDS AND HAZARDOUS MATERIALS. *Would the project:***

a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

**Potentially Significant Impact.** Many types of businesses utilize various chemicals and hazardous materials, and their routine business operations involve chemicals that are manufactured, warehoused, or transported. Currently, there are a variety of existing business operations in the project area that use, store, or transport hazardous substances, biohazards, as well as generate hazardous waste. The possibility exists that future non-residential development within the project site would require or engage in operations that involve the routine transport, use, or disposal of hazardous materials, potentially creating a significant hazard to the public and/or environment. The secondary activities that would occur with non-residential uses (e.g., building and landscape maintenance) would also involve the use of hazardous materials. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

**Potentially Significant Impact.** One of the means through which human exposure to hazardous substance could occur is through accidental release. Incidents that result in an accidental release of hazardous substance into the environment can cause contamination of soil, surface water, and groundwater, in addition to any toxic fumes that might be generated. If not cleaned up immediately and completely, the hazardous substances can migrate into the soil or enter a local stream or channel causing contamination of soil and water. Human exposure of contaminated soil or water can have potential health effects on a variety of factors, including the nature of the contaminant and the degree of exposure.

Construction associated with the proposed project could release hazardous materials into the environment through reasonably foreseeable upset and accident conditions. Certain existing structures shall be demolished prior to construction of new buildings. Demolition of structures could expose construction personnel and the public to hazardous substances such as asbestos containing materials (ACM) or lead-based paints (LBP), depending on the age of the structure. In addition, the disturbance of soils and demolition of structures could expose construction workers or employees to health or safety risks in the event contaminated structures and/or soils are encountered during construction. Exposure could occur from ACM or LBP in older buildings, or unknown contaminants that have not previously been identified. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

**Less Than Significant Impact.** Duarte High School, located 0.15 miles to the north of site and the Foothill freeway (Interstate 210), is the closest school to the project site. The project site is immediately surrounded by residential, institutional, and industrial uses and there are no other schools within in one-quarter mile. As previously stated, amounts of hazardous materials are relatively small and the existing and proposed project facilities would process these materials for ultimate disposal at a permitted disposal facility. Any hazardous materials used in as part of the proposed project would be subject to City, State, and Federal regulations. Therefore, the proposed project would not pose a health risk to nearby schools, and no significant impacts to schools would result from the construction and operation of the proposed project. Further analysis is not required in the EIR.

- d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

**Potentially Significant Impact.** There is the potential that the project site is included on a list of hazardous materials sites that create a significant hazard to the public or the environment. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

**No Impact.** The project site is not located within an airport land use plan or within two miles of an airport. The nearest airport is the El Monte Airport, approximately 4.5 miles southwest of the project site. No impacts would occur in this regard. Therefore, further analysis is not required in the EIR.

- f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

**No Impact.** Refer to Response 3.7(e). Further analysis is not required in the EIR.

- g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

**No Impact.** Emergency vehicles would continue to have access to project-related and surrounding roadway upon completion of the proposed project. The proposed project would not impact access to emergency response. In addition, the proposed project would not place temporary or permanent barriers on existing roadways or reconfigure existing roadways. Therefore, no impacts would result from the construction and operation of the proposed project. Further analysis is not required in the EIR.

- h) *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

**Less Than Significant Impact.** The project site and surrounding areas are predominately built out and no wildlands occur within or adjacent to the project site. According to the *Duarte General Plan*, the risk of wildfire is greatest in the north wilderness area and non-urbanized portion of the City where vegetation, varied topography, and slopes are all present. The southern urbanized area is exposed to the least amount of threat because of minimal exposure to fire prone vegetation, relatively flat topography, and developed character. The urban area is located in close proximity to fire stations and response times would be within the Los Angeles County Fire Department's desired range of five minutes. The proposed project is located within the southern urbanized area. Project implementation would introduce additional ornamental landscaping, which is not anticipated to create hazardous fire conditions. Further analysis is not required in the EIR.

### **3.9 HYDROLOGY AND WATER QUALITY. *Would the project:***

- a) *Violate any water quality standards or waste discharge requirements?*

**Potentially Significant Impact.** Impacts to water quality would range over three different periods: (1) during the earthwork and construction phase, when the potential for erosion, siltation and sedimentation would be the greatest; (2) following construction, prior to the establishment of ground cover, when the erosion potential may remain relatively high; and (3) following completion of the proposed projects, when impacts related to sedimentation would decrease markedly, but those associated with urban runoff would increase.

A reduction in permeable surfaces would be considered to be a water quality impact because permeable surfaces allow for rain and runoff to infiltrate into the ground. The project proposes redevelopment of the site from industrial uses to a mixed use development. While the site is currently developed with industrial uses, the amount of impervious surfaces could be altered as a result of project implementation.

Compliance with Statewide NPDES General Permit for Storm Water Discharges Associated with Construction Activity, which would prevent storm water pollution from impacting waters of the U.S. in the vicinity of the project area, will be required. Additionally, compliance with Section 6.15 (Stormwater and Urban Runoff Pollution Control) of the *Duarte Municipal Code* would be required. *The Duarte Municipal Code* includes a process for NPDES permits and Best Management Practices (BMPs). Further analysis in the EIR is required to determine the significance of potential impacts.

- b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?*

**Potentially Significant Impact.** The project site is in an urbanized area and adjacent areas are predominately built out. However, the project proposes to redevelop the site from industrial uses to a mixed use development. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*

**Potentially Significant Impact.** As previously stated, the project site is currently developed and adjacent areas are predominately built out. The amount of impervious surfaces could be altered as a result of project implementation. Additionally, project implementation could alter the existing drainage pattern of the area resulting in substantial erosion or siltation on-site or in the project vicinity. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*

**Potentially Significant Impact.** Refer to Response 3.9(c). Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

**Potentially Significant Impact.** As indicated in Response 3.9(a), the proposed project may result in increases in runoff volumes and associated flows to local stormwater drainage infrastructure. Such increases in stormwater flows could exceed the capacity of the local drainage infrastructure. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- f) *Otherwise substantially degrade water quality?*

**Potentially Significant Impact.** Refer to Response 3.9(a). In addition, short-term surface water quality impacts may occur from water erosion of soils during construction. The proposed project would be required to utilize BMPs and comply with the NPDES stormwater quality requirements. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*

**Less Than Significant Impact.** According to the Flood Insurance Rate Map (FIRM), Map Number 06037C1415F, Panel Number 1415F, September 26, 2008, published by the Federal Emergency Management Agency (FEMA), the project is located within Other Areas Zone X. Other Areas Zone X is defined as "Areas determined to be outside 500-year flood-plain." Thus, less than significant impacts are anticipated in this regard. Further analysis is not required in the EIR.

- h) *Place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

**No Impact.** Refer to Response 3.9(g). Further analysis is not required in the EIR.

- i) *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*

**Less Than Significant Impact.** Refer to Response 3.8(g). Additionally, the Cogswell Dam, San Gabriel Dam, Morris Dam, Sawpit Debris Basin, and the Santa Anita Dam are upstream from the City of Duarte and have the potential for failure. The proposed project consists of redeveloping the site from industrial uses to a mixed use development, and would not significantly increase the hazards of dam inundation to on-site uses. Further analysis is not required in the EIR.

j) *Inundation by seiche, tsunami, or mudflow?*

**Less Than Significant Impact.** There are no large bodies of water within the vicinity of the project site that would cause inundation by seiche, tsunami, or mudflow. However, there are several dams that are upstream from the City of Duarte (Cogswell Dam, San Gabriel Dam, Morris Dam, Sawpit Debris Basin, and the Santa Anita Dam), all of which have the potential for failure caused by seismic activity. The proposed project consists of redeveloping the site from industrial uses to a mixed use development, and would not significantly increase the hazards of dam inundation. Therefore, less than significant impacts would result from the construction and operation of the proposed project. Further analysis is not required in the EIR.

### 3.10 LAND USE AND PLANNING. *Would the project:*

a) *Physically divide an established community?*

**Less Than Significant Impact.** The project site is currently developed with industrial uses. Surrounding uses include single-family residential to the west, industrial uses to the east, and the City of Hope campus to the south. Redeveloping the site from industrial uses to a mixed use development would not physically divide an established community, but would help to create the opportunity to provide from additional compatible land uses next to existing uses. Implementation of the proposed project would result in less than significant impacts in this regard. Further analysis is not required in the EIR.

b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

**Potentially Significant Impact.** The Duarte General Plan designates the project site as GL Specific Plan. The proposed project is intended to implement the General Plan vision and Land Use Policy Map. The overall purpose and intent of the proposed Duarte Station Specific Plan is to create a policy and zoning document that will establish a planning and regulatory framework for mixed use development adjacent to the Duarte Gold Line Station. Further analysis in the EIR is required to determine whether project implementation would conflict with any applicable land use plan, policy, or regulation.

c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

**No Impact.** The project site is not located in a habitat conservation plan area or natural community conservation plan area. Therefore, no impacts would occur in this regard. Further analysis is not required in the EIR.

### 3.11 MINERAL RESOURCES. *Would the project:*

a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

**No Impact.** The project site is currently developed and not identified as sites with mineral resources that would be of value to the region or the residents of the State. As indicated in the Duarte General Plan, there are no mines, mineral deposits, or other mineral resources within the City. Further analysis is not required in the EIR.

b) *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

**No Impact.** The Duarte General Plan does not identify the project site as important mineral resource recovery sites. No impacts are anticipated in this regard. Further analysis is not required in the EIR.

### 3.12 NOISE. *Would the project result in:*

- a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

**Potentially Significant Impact.** Project construction and operation would result in both short-term and long-term noise impacts. Short-term impacts would occur during grading and construction. Long-term noise impacts would be associated with increased vehicular traffic to and from the project site, outdoor activities, deliveries, and stationary mechanical equipment on-site. Both short- and long-term noise impacts require further evaluation. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

**Potentially Significant Impact.** Development of the proposed project would require earthwork and grading to prepare the project site for development, which could create ground borne vibrations or noise impacts. Further analysis in the EIR is required to determine the significance of potential impacts.

- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

**Potentially Significant Impact.** The proposed project could potentially result in a permanent increase in ambient noise levels within the project area. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

**Potentially Significant Impact.** Construction of the proposed project could potentially expose new residents or employees of the project to temporary or periodic noise levels in excess of those in the *Duarte General Plan Noise Element* and *Duarte's Noise Ordinance*. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

**No Impact.** Construction of the proposed project would have no impact with regards to airports. The project area is not located within two miles of any public airport or within an airport land use plan. Therefore, no impacts would occur. Further analysis is not required in the EIR.

- f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

**No Impact.** There are no private airstrips in the City of Duarte. Therefore, no impacts would occur in this regard. Further analysis is not required in the EIR.

### 3.13 POPULATION AND HOUSING. *Would the project:*

- a) *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

**Potentially Significant Impact.** The project proposes to redevelop the project site from industrial uses to a mixed use development that could include up to 475 residential units, 250 hotel rooms, 400,000 square feet of office, and 12,000 square feet of commercial uses. The addition of both the residential and non-residential uses has the potential to add both residents and employees to the City. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

**No Impact.** No housing units exist on the project site; thus, there would be no displacement of existing on-site housing or the need to construct replacement housing elsewhere. No impacts would occur in this regard. Further analysis is not required in the EIR.

- c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

**No Impact.** Refer to Response 3.13(b). Further analysis is not required in the EIR.

### 3.14 PUBLIC SERVICES.

- a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

- 1) *Fire protection?*

**Potentially Significant Impact.** The Los Angeles County Fire Department provides fire protection services to the City of Duarte. The proposed project may increase the need for fire protection services in Duarte. The increase in demand for fire protection services could result in potentially significant fire protection service impacts and other environmental impacts. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- 2) *Police protection?*

**Potentially Significant Impact.** The proposed project may increase the need for police protection services in the City. The increase in demand for police protection services could result in potentially significant police protection service impacts and other environmental impacts. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- 3) *Schools?*

**Potentially Significant Impact.** The proposed project may result in a direct increase in the City's population, thereby increasing demands on local school facilities. The housing and employment growth associated with implementation of the proposed project could therefore result in potentially significant impacts to schools in the local area. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

4) *Parks?*

**Potentially Significant Impact.** Potential population growth resulting from the proposed project could incrementally increase demand for park and other recreational facilities. The degree to which such population increases would adversely affect recreational facilities has not been determined. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

5) *Other public facilities?*

**Potentially Significant Impact.** Potential population and employee growth resulting from the proposed could incrementally increase demand for other public facilities including water, sewer, electrical and gas. The degree to which such population increases would adversely affect public facilities has not been determined. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

**3.15 RECREATION.**

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

**Potentially Significant Impact.** The increase in utilization of parks and recreational facilities in the vicinity of the project site resulting from implementation of the proposed project has not been quantified. However, because the proposed project may result in population growth recreational facilities may be impacted. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

**Potentially Significant Impact.** Implementation of the proposed project may create a demand for new or expanded recreational facilities. The degree to which population increases associated with the proposed project would adversely affect recreational facilities has not been determined. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

**3.16 TRANSPORTATION/TRAFFIC. *Would the project:***

- a) *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?*

**Potentially Significant Impact.** Due to the proposed development of up to 475 residential units, 250 hotel rooms, 400,000 square feet of office, and 12,000 square feet of commercial uses, the proposed project has the potential to increase traffic in the project vicinity. Further analysis in the EIR is required to determine the significance of potential impacts on intersections within Duarte and adjacent jurisdictions, as applicable.

- b) *Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*

**Potentially Significant Impact.** Refer to Response 3.16(a). Further analysis in the EIR is required to determine the significance of potential impacts.

- c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

**No Impact.** The proposed project would not change air traffic patterns. Therefore, no impact would occur in this regard. Further analysis is not required in the EIR.

- d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

**Potentially Significant Impact.** The proposed project could create hazards due to design features or incompatible uses. The proposed project would be subject to review and approval by the City of Duarte Community Development and Public Works Departments. Access to the project site would be required to comply with all City design standards, which would preclude the potential for dangerous conditions. However, further analysis in the EIR is required to determine the significance of potential impacts.

- e) *Result in inadequate emergency access?*

**Less Than Significant Impact.** The proposed project would not significantly impact the adequacy of existing and future emergency services. Constructed roadways and driveways are required to meet access standards of the Los Angeles County Fire Department. Therefore, less than significant impacts would result from the construction and operation of the proposed project. Further analysis is not required in the EIR.

- f) *Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*

**Potentially Significant Impact.** The Duarte Gold Line Station will be immediately adjacent to the project site. The proposed project will be reviewed for consistency with applicable policies, plans, or programs, regarding public transit, bicycle, or pedestrian facilities. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

### **3.17 UTILITIES AND SERVICE SYSTEMS. *Would the project:***

- a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

**Potentially Significant Impact.** The proposed uses would generate wastewater that would be conveyed to and treated by the Sanitation District of Los Angeles County collection and treatment system. Although the wastewater flows related to implementation of the proposed project are not anticipated to represent a significant portion of the overall wastewater flows conveyed and treated by either City's system, the degree to which these flows could contribute to an exceedance of the system's capacity has not been determined. Such an exceedance could result in the applicable wastewater treatment plant exceeding the established treatment requirements of the Los Angeles Regional Water Quality Control Board (RWQCB). Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

**Potentially Significant Impact.** As noted in Response 3.17(a), the proposed project's contribution to the wastewater flows to the affected wastewater treatment plant has not been evaluated. As such, it is possible that the project-related flows could require the construction of new treatment facilities, or expansion of new facilities, to meet projected demands. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- c) *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

**Potentially Significant Impact.** The project-related storm water flows and the capacity of the stormwater infrastructure serving the project site have not been evaluated. Nonetheless, the introduction of impermeable surfaces and overall alteration of the drainage patterns of the project site could increase stormwater flows in the local stormwater drainage facilities in excess of capacity. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

**Potentially Significant Impact.** The proposed project would require potable water for proposed active uses. Given that the proposed project's projected water demands have not been estimated, it is not possible to determine the adequacy of the Duarte's water supplies relative to overall demand. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- e) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

**Potentially Significant Impact.** As indicated previously, the degree to which project-related wastewater flows could contribute to an exceedance of the treatment capacity of the affected wastewater treatment plan has not been determined. Therefore, given that the proposed project would contribute flows to the City of Duarte's and the Sanitation District of Los Angeles County's wastewater system, further analysis in the EIR is required to determine the significance of potential impacts.

- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

**Potentially Significant Impact.** The proposed project would generate solid waste that would require disposal at an appropriate landfill or other disposal facility. The proposed project's contribution to the waste stream at affected landfills has not been evaluated, and it is not possible to assess the adequacy of solid waste disposal capacity in the region through the life of the proposed project. Therefore, further analysis in the EIR is required to determine the significance of potential impacts.

- g) *Comply with federal, state, and local statutes and regulations related to solid waste?*

**Potentially Significant Impact.** Refer to Response 3.17(f). Further analysis in the EIR is required to determine the significance of potential impacts.

### **3.18 MANDATORY FINDINGS OF SIGNIFICANCE.**

- a) *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

**No Impact.** As discussed in previous sections of this Initial Study, the proposed project would not result in significant direct and indirect impacts to wildlife and habitat resources, or to archaeological or paleontological resources. Further analysis is not required in the EIR.

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

**Potentially Significant Impact.** The proposed project could contribute to impacts that are individually limited but cumulatively considerable. Further analysis is required for each issue area that has been identified as potentially significant pursuant to *CEQA Guidelines* Section 15130. Cumulative impacts of the proposed project and related projects are considered potentially significant and require further analysis in the EIR to determine the significance of potential impacts.

- c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

**Potentially Significant Impact.** The proposed project could potentially adversely affect human beings, either directly or indirectly. Further analysis in the EIR is required to determine the significance of potential impacts.

### **3.19 REFERENCES**

The following references were utilized during preparation of this Initial Study/Environmental Checklist. These documents are available for review at the City of Duarte, Community Development Department, 1600 Huntington Drive, Duarte, California 91010.

1. City of Duarte, *Municipal Code*, Codified through Ordinance No. 838, passed July 31, 2012.
2. City of Duarte, *Comprehensive General Plan 2005 – 2020*, August 14, 2007.
3. City of Duarte, *General Plan Update Environmental Impact Report*, August 14, 2007.

### 4.0 LEAD AGENCY DETERMINATION

On the basis of this initial evaluation:

I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section 3.0 have been added. A NEGATIVE DECLARATION will be prepared.

I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposal MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.



City of Duarte

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Lead Agency

Jason Golding  
Senior Planner  
\_\_\_\_\_  
Printed Name/Title

April 11, 2013  
\_\_\_\_\_  
Date

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