



# City of Duarte

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

**NOTICE OF PREPARATION (NOP)  
WESTMINSTER GARDENS SPECIFIC PLAN UPDATE  
PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR)  
AND  
NOTICE OF PUBLIC SCOPING MEETING**

**DATE:** April 4, 2024

**TO:** Responsible Agencies, Trustee Agencies, and Interested Parties

**FROM:** City of Duarte  
Community Development Department, Planning Division  
Attn: Scott Nash, Associate Planner  
1600 Huntington Drive  
Duarte, CA 91010

**SUBJECT:** Notice of Preparation of a Draft Program Environmental Impact Report (PEIR) for the Westminster Gardens Specific Plan Update Project

**PROJECT APPLICANT:** Human Good

**NOTICE OF PREPARATION REVIEW PERIOD:** April 4 through May 6, 2024

**NOTICE IS HEREBY GIVEN** that the City of Duarte (City), as Lead Agency, has determined, in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15160 that an EIR is required for the proposed project to comply with CEQA. The City has further determined that in accordance with CEQA Guideline Section 15168 the EIR should be a Program EIR (PEIR) since the project will be implemented in stages over time. Because the City determined an EIR was clearly required in accordance with CEQA Guidelines 15060(d), an initial study was not prepared.

We need to know your agency's views regarding the scope and content of the Draft PEIR's environmental information pertaining to your agency's statutory responsibilities. For interested individuals, we would like to be informed of environmental topics of interest that you believe should be included in the PEIR.

**Responding to this Notice**

Pursuant to Public Resources Code Section 21092 and CEQA Guidelines Section 15082, the Notice of Preparation will be available for a 30-day public comment period beginning **Thursday, April 4** and ending **Monday, May 6, 2024**.

The City, as Lead Agency, requests that responsible and trustee agencies and other interested parties, including members of the public, respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. All comments and responses to this notice must be submitted in writing to Scott Nash, Associate Planner City of Duarte, Community Development Department, Planning Division, 1600 Huntington Drive, Duarte, CA 91010, by 5:00 PM **May 6, 2024**. The City will also accept responses to this notice submitted via email (snash@accessduarte.com)

### **Scoping Meeting**

Pursuant to CEQA Guidelines Section 15082(c) (Notice of Preparation and Determination of Scope of EIR), the City will conduct a public scoping meeting for the purpose of soliciting comments of adjacent cities, responsible agencies, trustee agencies, and interested parties requesting notice as to the appropriate scope and content of the Draft PEIR.

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

The Public Scoping Meeting will be held on the following date/time and location:

**April 30, 2024 at 6:00 p.m.**  
Duarte Community Center  
1600 Huntington Drive  
Duarte, CA 91010

### **Project Location**

Regionally, the project site is located in the City in Los Angeles County. Duarte is located in the northcentral portion of the San Gabriel Valley, approximately 21 miles northeast of the City of Los Angeles. 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 and the City of Bradbury to the west, the Angeles National Forest to the north, and the City of Azusa to the east; refer to Figure 1, Project Location.

Locally, the project site is bordered by Huntington Drive to the north, Central Avenue to the south, Santo Domingo Avenue to the west and Bradbourne Avenue to the east. The site is located on the eastern edge of the recently adopted Town Center Specific Plan area and in proximity to the Gold Line Station and the Duarte Station Specific Plan area. A portion of the eastern boundary is immediately adjacent to the existing Amberwood Homes townhome development; refer to Figure 2, Project Vicinity.

### **Current Conditions**

The approximately 32-acre site is developed with the Westminster Gardens Life Plan Community (LPC) senior residential community containing residential buildings, administrative offices, recreational facilities, internal vehicular drive aisles, stormwater conveyance facilities, and ornamental vegetation. The northwest portion of the site is undeveloped; refer to Figure 3, Project Site Detail.

### Project Description

The proposed project will update the Westminster Gardens Specific Plan (WGSP) through a comprehensive update, repealing in its entirety the existing Specific Plan, replacing it with a new Specific Plan to facilitate redevelopment of the existing LPC. The updated WGSP identifies the long-term vision and objectives for private redevelopment, new residential and non-residential development capacity, and associated public and private improvements within the WGSP area over a 15-to-20-year span. The WGSP update establishes the general type, parameters, and character of the development aimed at transforming the current Westminster Gardens LPC campus into a vibrant and dynamic environment with senior-centric amenities, services, and multiple housing and continuum of care options at various price points, providing aging Duarte residents a destination to continue to reside within the City.

Redevelopment under the updated WGSP is intended to address the unmet demand for senior housing and services within Duarte and the surrounding communities. Implementation of this amendment allows for redevelopment of the Westminster Gardens LPC campus to allow build-out capacity of the following major components as shown in the following table.

Land Use	Residential (units/beds)	Residential (square feet)	Non-Residential (square feet)
<b>Existing</b>			
Independent Living Unit (market-rate)	107	113,453	
Independent Living Unit (affordable)	0		
Assisted Living/Memory Care Unit	42	24,055	
Resident Amenity			18,122
Utility and Maintenance			3,891
Office			5,650
Retail			0
<b>Total</b>	<b>149</b>	<b>137,508</b>	<b>27,663</b>
<b>Proposed Build-Out Assumptions</b>			
Independent Living Unit (market-rate)	310	539,500	
Independent Living Unit (affordable)	150	142,500	
Assisted Living/Memory Care Unit	90	81,000	
Resident Amenity			65,000
Utility and Maintenance			7,000
Office			25,000
Retail			15,000
<b>Total</b>	<b>550</b>	<b>763,000</b>	<b>112,000</b>
<b>Net Difference Between Existing Conditions and Specific Plan Assumptions - TOTALS</b>	<b>+401</b>	<b>+625,492</b>	<b>+84,337</b>

Another major goal of updating the WGSP is to achieve a coordinated, cohesive environment and character within the Westminster Gardens LPC by updating development and design standards. The updated Specific Plan reorganizes the existing Specific Plan to be more effectively implemented and is organized as follows:

- Specific Plan Setting

- Development Plan
- Development and Design Standards
- Infrastructure and Services
- Administration and Implementation
- Appendices (General Plan Consistency Analysis, Definitions, etc.)

The amended WGSP includes a Conceptual Development Plan for the redevelopment of Westminster Gardens LPC. Figure 4, Proposed Development Concept, illustrates broadly the overall plan for redevelopment, generally depicting building locations, and distribution of land uses throughout the 32-acre site. Two additional gate-controlled vehicular access points are proposed to connect to Santo Domingo Avenue and the unused existing curb cut along Central Avenue will be relocated eastward and serve as access to the Affordable Independent Living Units. Existing vehicular access will be retained at the main entrance on Santo Domingo Avenue, and the Huntington Drive access will serve as emergency vehicle access. All connections with the public right-of-way would also have access-controlled pedestrian gates.

Allowable uses, intensity and density of development, and specific development and design standards are defined for each of the respective land use categories contained within each building of the WGSP. The categories include Residential (both market-rate and affordable Independent Living Units), Residential Care Facilities (Assisted Living/Memory Care Units/Beds), Resident Amenity, Office, Maintenance, Private Park, and Mixed-Use (combining residential, office, and retail uses). Buildings may contain a single use or multiple land use categories specific to the unique function and operations of an LPC.

Redevelopment of Westminster Gardens LPC will result in multiple buildings ranging from single-story to multi-story with associated parking areas located within structures, partially subterranean, or at surface. Resident amenities may be located within residential buildings or in stand-alone buildings throughout the campus and would include areas for dining, activities, health and wellness, education, social, recreational, and other senior-centric functions. Mixed-Use buildings and associated parking would be developed within the northwest portion of the amended WGSP, with ground floor retail combined with either office and/or residential living units on upper floors (vertical) or immediately adjacent (horizontal).

### **Required Approvals**

The City is the Lead Agency for the project and has discretionary authority which includes, but is not limited to, the approvals listed below. In its capacity as Lead Agency, the City determined the proposed amendment to the 1990 Westminster Gardens Specific Plan does not require an amendment to the Duarte Comprehensive General Plan.

- Certification of the Final EIR;
- Adoption of a Mitigation Monitoring and Reporting Program (MMRP);
- Adoption of the update to the Westminster Gardens Specific Plan;
- Approval of any required subdivision maps, or lot line adjustments;
- Discretionary review as necessary, including any applicable CEQA review, for other current and future development proposals within the Specific Plan area.

Future development proposals within the Specific Plan area may be expected to also require review or approvals from other jurisdictional agencies, including, but not limited to:

- California Department of Social Services (CDSS)
- California Department of Toxic Substances Control (DTSC)

- California Department of Transportation (Caltrans District 7)
- County of Los Angeles
- Duarte Unified School District
- Los Angeles County Fire Department
- Los Angeles County Sheriff's Department
- County Sanitation Districts of Los Angeles County (LASCD)
- Los Angeles County Metropolitan Transportation Authority (METRO)
- South Coast Air Quality Management District (SCAQMD)
- Los Angeles Regional Water Quality Control Board (RWQCB District 4)
- California Public Utilities Commission (CPUC)
- California Department of Fish and Wildlife
- Housing and Community Development
- Native American Heritage Commission
- Southern California Association of Governments (SCAG)

### **PEIR Scope**

The City has determined that the proposed project will require preparation of a PEIR pursuant to CEQA that will address the issues listed below.

**Aesthetics:** The PEIR will describe the aesthetic and urban implications of the proposed project.

**Agriculture and Forestry:** The PEIR will evaluate potential impacts (if any) related to land used or zoned for agriculture or forestry resources.

**Air Quality:** The PEIR will describe the potential short-and long-term impacts of the proposed project on local and regional air quality based on methodologies defined by the South Coast Air Quality Management District (SCAQMD).

**Biological Resources:** The PEIR will evaluate potential impacts on biological resources resulting from development of the proposed project including potential impacts to wetlands, interference with migratory birds, and consistency with biological resources policies and ordinances.

**Cultural and Historic Resources:** The PEIR will describe any potential impacts and mitigation needs associated with historic and cultural (archaeological) resources.

**Energy:** The PEIR will evaluate inefficient or unnecessary consumption of energy resources or conflicts that obstruct a State or local plan for renewable energy or energy efficiency.

**Geology and Soils:** The PEIR will describe the potential geotechnical implications of development of the proposed project including the Sierra Madre Fault Line.

**Greenhouse Gas Emissions and Global Climate Change:** The PEIR will describe the potential impacts on local greenhouse gas emissions and global climate change using the latest approach and methodologies recommended by State and regional agencies.

**Hazards and Hazardous Materials:** The PEIR will describe the potential for hazardous material use or hazardous waste investigation and clean-up activities anticipated from the proposed project and will describe any associated potential impacts.

**Hydrology and Water Quality:** The PEIR will evaluate potential impacts on hydrology and water quality resulting from the proposed project including the onsite stormwater drainage channel.

**Land Use and Planning:** The PEIR will describe the potential effects of the proposed project on existing and planned land use characteristics in the project vicinity.

**Mineral Resources:** The PEIR will evaluate whether the project will result in the loss of availability of a known mineral resource or a local mineral resource recovery area.

**Noise:** The PEIR will describe the potential onsite and offsite noise impacts resulting from implementation of the proposed project.

**Population and Housing:** The PEIR will describe potential impacts on the City's existing and future housing supply.

**Public Services:** The PEIR will describe the potential impacts on public services (police and fire protection, parks and recreation, and schools).

**Transportation:** The PEIR will describe the transportation and circulation implications of the proposed project, including its incremental contribution to daily and peak hour traffic on local and regional roadways. The evaluation will include roadway system impacts, transit implications, effects on pedestrian and bicycle circulation related to general plan consistency. Vehicles Miles Travelled (VMT) will also be analyzed.

**Tribal Cultural Resources:** The PEIR will describe potential impacts to Native American resources.

**Utilities and Service Systems:** The PEIR will describe potential impacts associated with the proposed project including water supply, water, wastewater treatment, and solid waste and recycling.

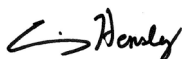
**Wildfire:** The PEIR will describe potential increase in exposure/risk to wildfires.

**Alternatives:** Pursuant to CEQA Guidelines Section 15126.6, the Draft PEIR will identify and compare a reasonable range of alternatives to the Project.

After the Draft PEIR has been completed, it will be available for review and comment during a 45-day public review period. Notice of the availability of the Draft PEIR will be released at a later date and will also be available on the City's website. Following that, a Final PEIR will be prepared that includes responses to all comments received during the public review period. Following the release of the Final PEIR, the Planning Commission will hold a public hearing on the PEIR and the proposed project.

### Questions

Contact Scott Nash, Associate Planner at (626) 357-7931 or snash@accessduarte.com for information about the proposed project or if you have any questions regarding this notice.

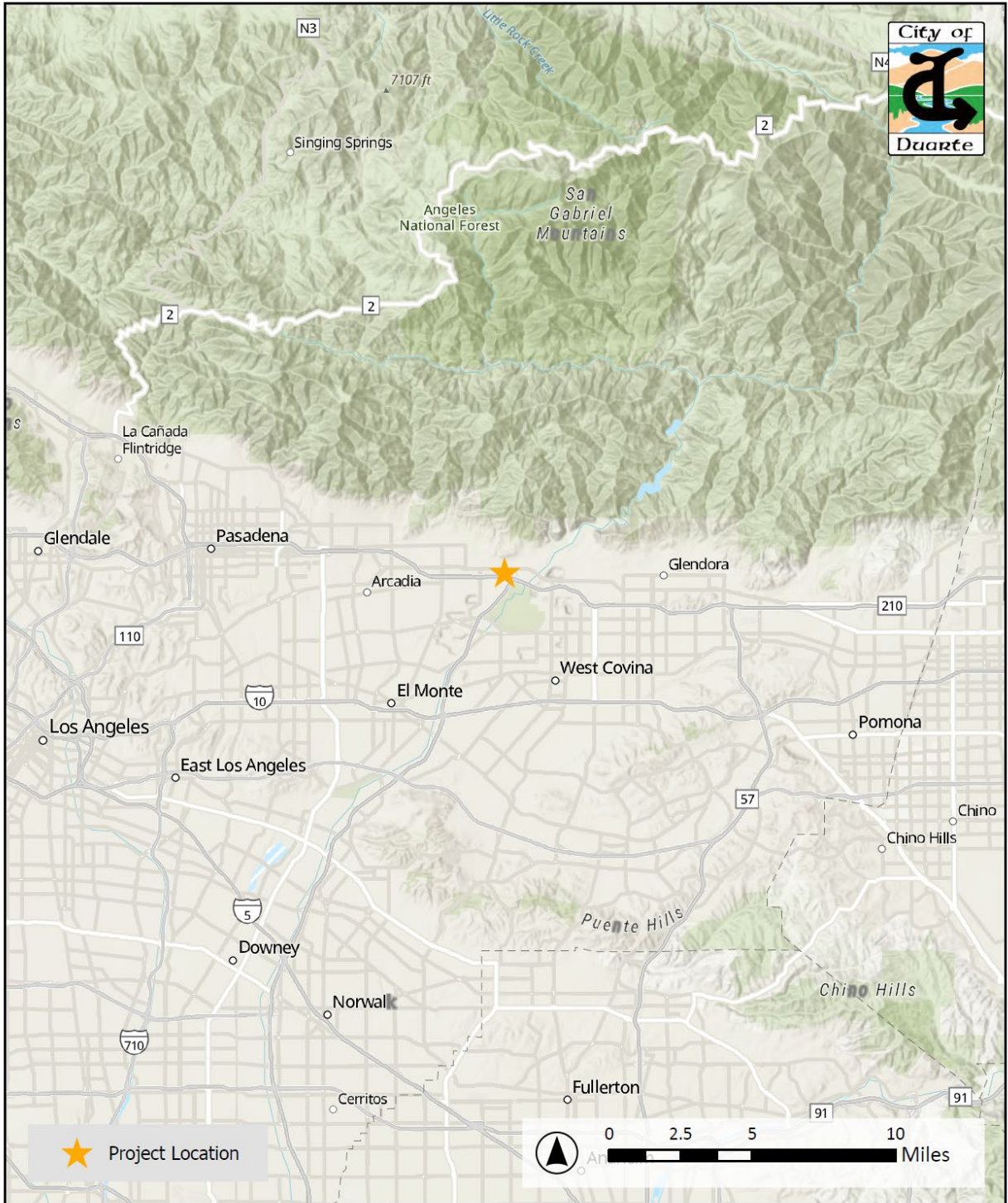


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Craig Hensley, AICP  
Community Development Director

Dated: April 4, 2024

Figure 1 – Project Location




# Westminster Gardens

Project Location

**M I G**  
Revised 1.3.24

Figure 2 – Project Vicinity



 Project Area

# Westminster Gardens

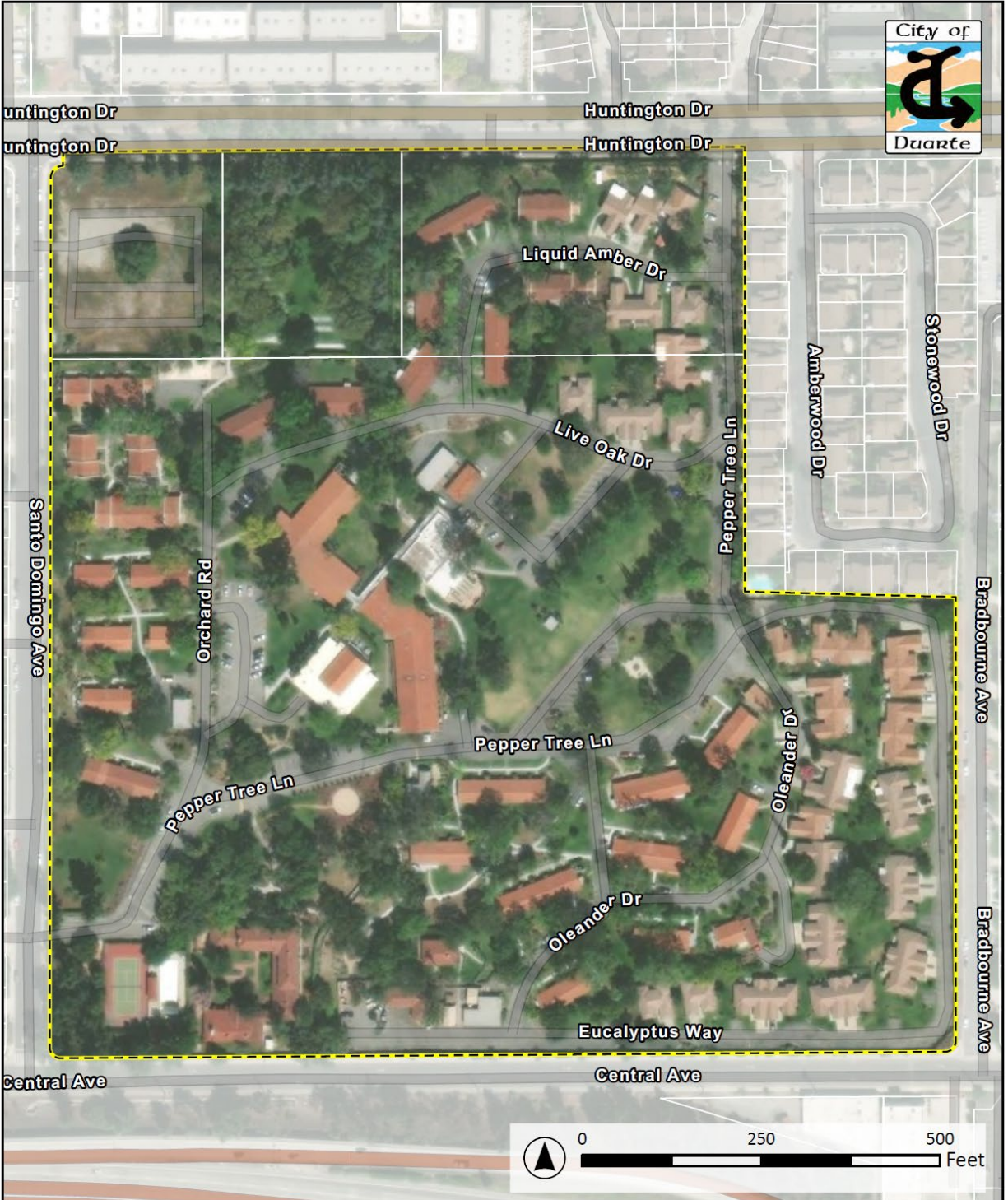
Project Vicinity



Revised 1.3.24



Figure 3 – Project Site Detail



Project Area  
 Parcels

## Westminster Gardens

Project Site Detail



Revised 1.3.24

Figure 4 – Proposed Development Concept

