



Royal Oaks Annexation

Initial Study – Negative Declaration

prepared by

City of Duarte

Planning Division, Department of Community Development

1600 Huntington Drive

Duarte, California 91010

Contact: Mena Abdul-Ahad, Associate Planner

prepared with the assistance of

Rincon Consultants, Inc.

250 East 1st Street, Suite 1400

Los Angeles, California 90012

July 2024



RINCON CONSULTANTS, INC. SINCE 1994

Table of Contents

Initial Study	1
1. Project Title	1
2. Lead Agency Name and Address.....	1
3. Contact Person and Phone Number	1
4. Project Sponsor’s Name and Address.....	1
5. Project Location	1
6. Description of Project Site	2
7. General Plan Designation.....	2
8. Zoning.....	2
9. Surrounding Land Uses and Setting.....	2
10. Project Background	3
11. Description of Project	3
12. Required Approvals.....	4
13. Other Public Agencies Whose Approval is Required	4
14. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?	5
Environmental Factors Potentially Affected.....	9
Determination	9
Environmental Checklist.....	11
1 Aesthetics.....	11
2 Agriculture and Forestry Resources.....	13
3 Air Quality	15
4 Biological Resources.....	17
5 Cultural Resources	19
6 Energy	21
7 Geology and Soils.....	23
8 Greenhouse Gas Emissions	27
9 Hazards and Hazardous Materials	29
10 Hydrology and Water Quality	33
11 Land Use and Planning.....	37
12 Mineral Resources	39
13 Noise	41
14 Population and Housing.....	43
15 Public Services.....	45
16 Recreation.....	49

17	Transportation	51
18	Tribal Cultural Resources	53
19	Utilities and Service Systems	55
20	Wildfire.....	57
21	Mandatory Findings of Significance	59
References		61
Bibliography		61
List of Preparers		62

Figures

Figure 1	Regional Location	6
Figure 2	Project Location	7

Tables

Figure 1	Regional Location	6
Figure 2	Project Location	7

Initial Study

1. Project Title

Royal Oaks Annexation

2. Lead Agency Name and Address

City of Duarte, Planning Division, Department of Community Development
1600 Huntington Drive
Duarte, California 91010

3. Contact Person and Phone Number

Mena Abdul-Ahad, Associate Planner
(626) 357-7931 ext. 238

4. Project Sponsor's Name and Address

Andrew Smith, Executive Director
HumanGood SoCal dba Royal Oaks
1763 Royal Oaks Drive
Duarte, California 91010

5. Project Location

The Royal Oaks Annexation Project (hereafter referred to as “proposed project,” “project,” or “proposed annexation”) is located at 1763 Royal Oaks Drive North in unincorporated Los Angeles County, California. The project site is comprised of one parcel, Assessor Parcel Number (APN): 8527-022-023, with a total area of 19.02 acres. The proposed annexation also includes the Royal Oaks Drive North public right-of way (ROW) along the project frontage and a portion of the Woodlyn Lane private road easement along the eastern boundary of the project site. The project site is surrounded to the north, east, and west by the City of Bradbury, and to the south by the City of Duarte.

Regional vehicular access to the project site is provided via Interstate 210 (I-210) and Interstate 605 (I-605). The project site is locally accessible via Royal Oaks Drive North, Deodar Lanes, and Woodlyn Lane. Regional mass transit service is provided by Foothill Transit; the closest transit stop is bus route 861 on Royal Oaks Drive and Highland Avenue, approximately 478 feet southeast of the project site. There is also an existing bike trail located directly south of the project site between Royal Oaks Drive North and South. Figure 1 shows the location of the project site in the region and Figure 2 depicts the location of the site in its neighborhood context.

6. Description of Project Site

The project site is currently developed with Royal Oaks Manor, a senior living facility that includes independent-living apartments and cottages, and an assisted living and skilled nursing facility with associated roadways for circulation and recreational amenities. The independent-living apartments are located on the western portion of the site and contain a dining area, main lounge, barber and beauty shop, billiards room, woodshop, library, lobby/reception area, maintenance shop, and administration offices. The independent-living apartment building is four stories. The E building in the central portion of the site and F building on the eastern portion of the site offer the feel of condo living and each contains a subterranean parking garage. The Bradbury Oaks building is located on the northeast corner of the site, which contains an assisted living and skilled nursing facility. There are also 16 cottages on the southeastern portion of the site that each have two bedrooms with dens and private garages. Towards the back of the property, there is a mid-sized park, and a fitness center and pool in the center of the site. There is landscaping throughout the facility and outside entrance, and the property is completely fenced with a guard house at the main entrance. Currently, there are a total of 226 units totaling approximately 277,264 square feet, and 251 residents at Royal Oaks Manor. The tallest existing building on the site is 44 feet. The public ROW along Royal Oaks Drive consists of pavement, a sidewalk with curb and gutter, and landscaping.

7. General Plan Designation

The entire project site is designated as Residential 2 – H2 under the County of Los Angeles General Plan.

8. Zoning

The entire project site is zoned Light Agricultural – A-1-2 under the County of Los Angeles zoning map.

9. Surrounding Land Uses and Setting

As shown in Figure 2, the project site is in a suburban area that is surrounded by natural open space and low-density single-family residential homes in the City of Bradbury to the north, northwest and northeast. The southeast portion of the site is adjacent to low-density residences with farm/ranch land in Bradbury. The southwest portion of the site is adjacent to medium-density single-family homes in Bradbury, and the medium-density single-family homes south of the site are in the City of Duarte. The west portion of the site is adjacent to a fire lane easement and the City of Bradbury City Hall approximately 472 feet from the project site. The south portion of the project site (across the bike trail) consists of commercial uses (i.e., dog wash and jewelry store). The east portion of the project site is adjacent to the Wilbur C. Pearce House, which is a historic home designed by Frank Lloyd Wright.

10. Project Background

On January 23, 2024, the City Council of the City of Duarte approved a Pre-Annexation Agreement with HumanGood SoCal (applicant) relating to their annexation application to the Local Agency Formation Commission (LAFCO) for the County of Los Angeles. The application requests for the annexation of APN 8527-022-023 to the City of Duarte. The City Council directed staff to prepare a letter in support of the applicant's annexation application before LAFCO.

On February 13, 2024, a joint resolution between the Board of Supervisors of the County of Los Angeles and City Council of the City of Duarte was approved, which would allow for the negotiated exchange of property tax revenue resulting from the annexation of territory, known as Annexation No. 2023-07, to the City of Duarte and withdrawal from County Road District No. 5 (Resolution No. 24-02).

11. Description of Project

The project site is located in unincorporated County of Los Angeles lands and within the City of Bradbury's Sphere of Influence (SOI). HumanGood SoCal (applicant) is proposing the annexation of the 19.02-acre property to the City of Duarte. As part of the annexation process, the City is required to designate the project site with a land use designation and pre-zone the project site consistent with the proposed General Plan land use designation. The City of Duarte is proposing to amend the City's General Plan to designate the project site as Institutional and pre-zone the project site as Institutional. The new Institutional zone would allow for senior residential, lifetime care communities, and associated uses with a maximum floor area ratio of 1.0 and a maximum building height of 75 feet. Any structure over 35 feet requires a 50-foot front, side, and rear setback. The minimum lot area would be one acre with a minimum lot width of 125 feet and a minimum lot depth of 200 feet. The minimum front setback would be 20 feet; the side abutting nonresidential would be 5 feet; the side abutting residential would be 15 feet; the side abutting the street would be 10 feet; and the rear would be 15 feet.

As described in *Description of Project Site*, the entire project site is developed with a senior living facility, Royal Oaks Manor. The proposed annexation would result in no development changes or improvements to the project site and the project site would continue to be used as a senior living facility. No construction activities are being proposed. Table 1 provides the existing service provider and proposed service provider for the senior living facility on the project site.

Table 1 Existing and Proposed Municipal Services

Municipal Service	Existing Service Provider	Proposed Service Provider
Animal Control	County of Los Angeles Department	Duarte Public Safety
Fire & Emergency Medical	Los Angeles County Fire Department	Los Angeles County Fire Department
Flood Control	Los Angeles County Flood Control District	Los Angeles County Flood Control District
Library	Los Angeles County Library	Los Angeles County Library
Mosquito and Vector Control	San Gabriel Valley Mosquito and Vector Control District	San Gabriel Valley Mosquito and Vector Control District
Park and Recreation	Los Angeles County Department of Parks and Recreation	City of Duarte Parks and Recreation
Planning	County of Los Angeles Department of Regional Planning	City of Duarte Planning Division
Police	Los Angeles County Sheriff	Los Angeles County Sheriff
Road Maintenance	Los Angeles County Public Works	City of Duarte Public Works
Solid Waste	Ware Disposal	Burrtec Waste Services
Street Lighting	Los Angeles County Public Works	City of Duarte Public Works
Water	California American Water	California American Water
Wastewater	Los Angeles County Sanitation District	Los Angeles County Sanitation District
Building Permits	L.A. County Department of Building & Safety	City of Duarte Community Development

The proposed annexation would allow the Royal Oaks residents to participate in local elections and access local amenities as residents of the City of Duarte.

12. Required Approvals

The proposed project would require approval of the following entitlements and adoption of this Negative Declaration by the City of Duarte:

- Annexation of APN 8527-022-023 from the unincorporated County of Los Angeles to the City of Duarte;
- General Plan Amendment to designate the land use for APN 8527-022-023 as Institutional.
- Pre-zone APN 8527-022-023 as Institutional.

13. Other Public Agencies Whose Approval is Required

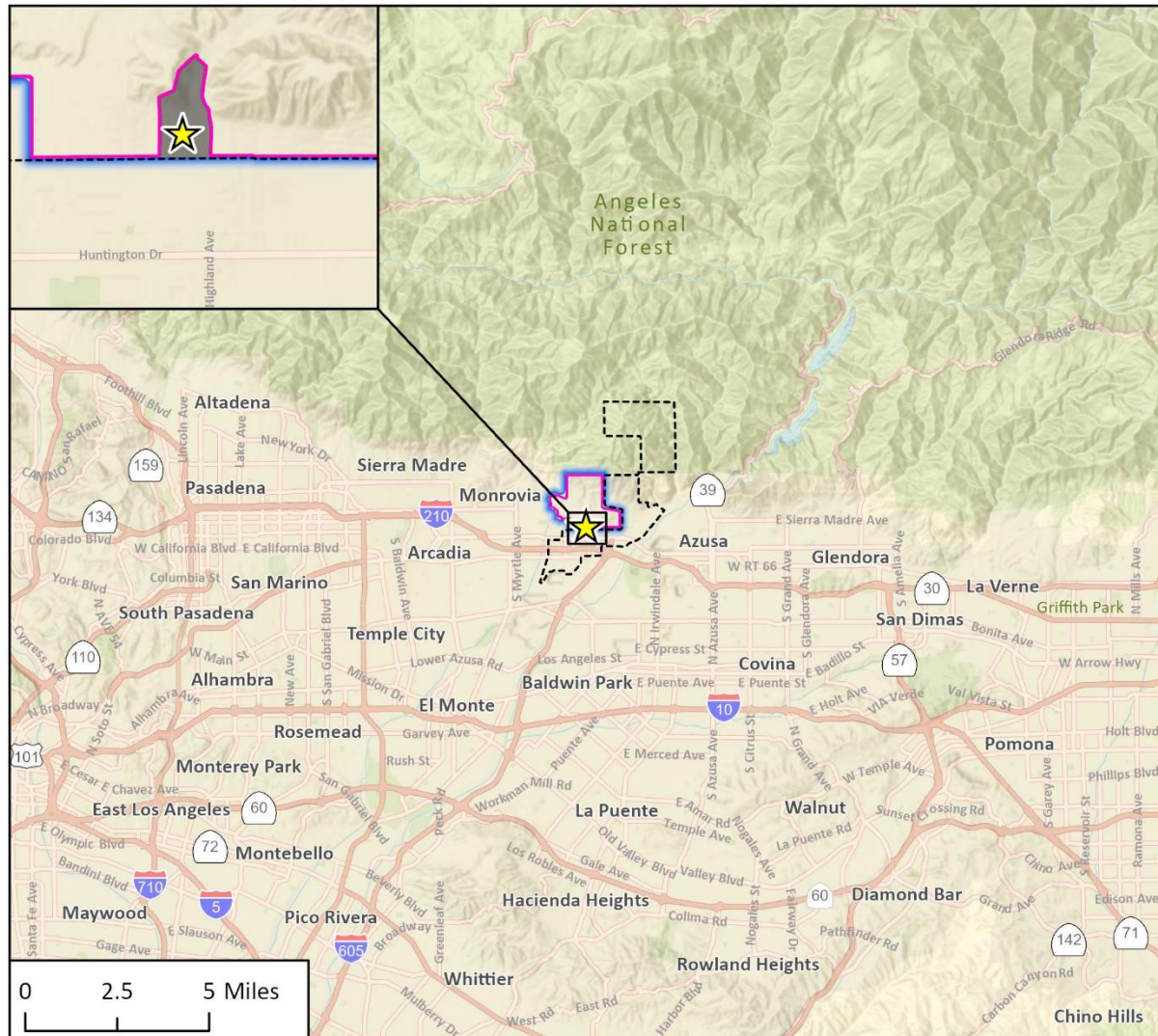
LAFCO is authorized and mandated by State law as the agency responsible for evaluating and approving SOI revisions and annexations to an incorporated city. Subsequent to the initial consideration of an annexation request, a public hearing is held before LAFCO where the annexation proposal is approved, denied, or modified. LAFCO for the County of Los Angeles will serve as the “Conducting Authority” for the annexation of APN 8527-022-023 and adjacent public ROWs into the

City of Duarte. LAFCO would also be responsible for approval of the SOI Amendment to remove APN 8527-022-023 from the City of Bradbury's SOI.






14. Have California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Requested Consultation Pursuant to Public Resources Code Section 21080.3.1?

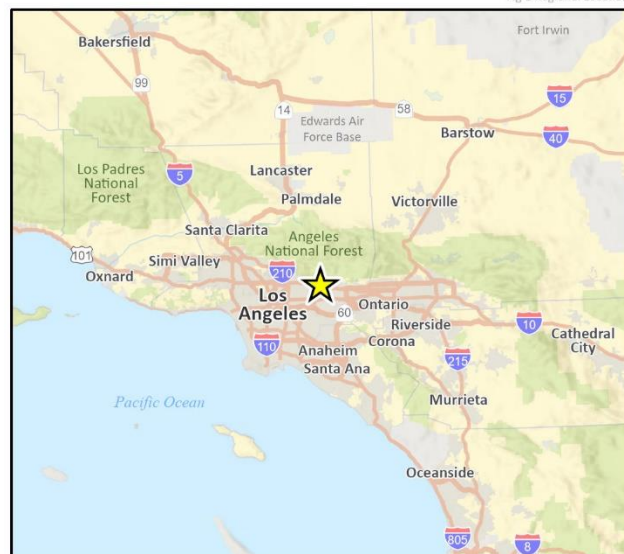
On February 21, 2024, the City of Duarte sent notification letters to seven tribes: Gabrieleño Band of Mission Indians - Kizh Nation; Gabrieleño/Tongva San Gabriel Band of Mission Indians; Gabrielino/Tongva Nation; Gabrielino Tongva Indians of California Tribal Council; Gabrielino-Tongva Tribe; Santa Rosa Band of Cahuilla Indians; and Soboba Band of Luiseno Indians. On May 2, 2024, the Gabrieleño Band of Mission Indians - Kizh Nation requested consultation; however, because no ground disturbance or construction would occur, the request for consultation was rescinded and consultation was concluded on May 21, 2024.

Figure 1 Regional Location



Imagery provided by Esri and its licensors © 2024.

-  Project Location
-  City of Bradbury
-  City of Bradbury Sphere of Influence
-  City of Duarte
-  County of Los Angeles Unincorporated Land



23-15440 EPS
 Fig 1 Regional Location

Figure 2 Project Location



Imagery provided by Microsoft Bing and its licensors © 2024.

23-15440-EPs
Fig 2 Project Location

This page intentionally left blank.

Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

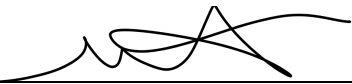
- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

Determination

Based on this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “less than significant with mitigation incorporated” impact 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. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Mena Abdul-Ahad

Printed Name

July 23, 2024

Date

Associate Planner

Title

Environmental Checklist

1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Would the project have a substantial adverse effect on a scenic vista?

A scenic vista is defined as a public viewpoint that provides expansive views of a highly valued landscape for the benefit of the public. Public views are those that are experienced from a publicly accessible vantage point, such as a roadway or public park.

The proposed annexation is located less than half a mile from the San Gabriel Mountains in a suburban area. These mountains are the most prominent visual feature. However, the project site is not formally designated as a scenic vista by Los Angeles County or by the City of Duarte. Additionally, the proposed annexation would result in no development changes or improvements to the project site and the project site would continue to be used as a senior living facility. Therefore, no changes would be implemented that could impact a scenic vista. No impact would occur.

NO IMPACT

- b. *Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

The project site is fully developed with a senior living facility. The proposed annexation would result in no development improvements or changes to the project site, including changes that may include damage to trees, rock outcroppings, or historic buildings. Furthermore, there are no State designated scenic highways near the project site. The California Department of Transportation (Caltrans) Scenic Highway Mapping System identifies State Route 39 (north of Interstate 210) as an Eligible State Scenic Highway (Caltrans 2019). This scenic highway is located approximately 3.5 miles east of the project; however, the project site is both physically and visually separated from State Route 39 by intervening land uses and the mountainous terrain. In addition, no scenic highways or roadways are listed within the project site in the Los Angeles County's General Plan. Therefore, no impact would occur.

NO IMPACT

- c. *Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

The project site is currently developed with a senior living facility. The proposed project involves annexation of 19.02 acres on a single parcel presently outside the bounds of the Duarte city limits. The proposed annexation would result in no development changes, construction, or improvements to the project site. Therefore, it would not impact the existing visual character or quality of the area or its surroundings. The project would not conflict with applicable zoning or other regulations governing scenic quality. No impact would occur.

NO IMPACT

- d. *Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?*

The project site is currently developed with a senior living facility. The proposed annexation would result in no development changes, construction, or improvements to the project site, and therefore, would not create new sources of light or glare, which would adversely affect day or nighttime views in the area. No impact would occur.

NO IMPACT

2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
--	--------------------------------	--	--------------------------------	-----------

Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

According to the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program Map, the project site is not located on Farmland (DOC 2018). Furthermore, the project would not result in physical changes to the site or its surroundings. Therefore, implementation of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use. No impact would occur.

NO IMPACT

- b. *Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?*

According to the County of Los Angeles zoning map, the entire project site is zoned Light Agricultural – A-1-2, which permits agricultural activities, low-density single-family residential development, outdoor recreational uses, and public and institutional facilities (County of Los Angeles 2024). The proposed annexation would require a new zoning designation (Institutional) for the project site under the City of Duarte. The project site is already developed with a senior living facility, and the proposed annexation would not involve development changes, construction, or improvements, and therefore, would not conflict with the proposed Institutional zone. In addition, according to the California Williamson Act Enrollment Finder, no Williamson Act land is located within the project site (DOC 2023). Therefore, the project would not conflict with a Williamson Act contract. No impact would occur.

NO IMPACT

- c. *Would the project 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))?*

According to the County of Los Angeles zoning map, the entire project site is zoned Light Agricultural – A-1-2, which permits agricultural activities, low-density single-family residential development, outdoor recreational uses, and public and institutional facilities. Therefore, the project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. No impact would occur.

NO IMPACT

- d. *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

The project site is designated by the County of Los Angeles General Plan as Residential 2 – H2 and zoned Light Agricultural – A-1-2 by the County of Los Angeles zoning map, both of which do not permit forest land, timberland, or timberland uses. In addition, the site is already developed as a senior living facility; therefore, the project site is not used for forest land. The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur.

NO IMPACT

- e. *Would the project 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?*

As described in Response 2a, the project is not located on Farmland, and as described in Response 2d, the project site's existing land use and zone do not permit forest land. In addition, the proposed project involves an annexation of the property to the City of Duarte, an amendment of the City's General Plan of the project site to Institutional, and a pre-zone of the project site as Institutional. No development, construction, or improvements are being proposed. Therefore, the project would not 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 would occur.

NO IMPACT

3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project conflict with or obstruct implementation of the applicable air quality plan?*
- b. *Would the project 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?*
- c. *Would the project expose sensitive receptors to substantial pollutant concentrations?*
- d. *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

The project site is in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the SCAB establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the State and federal air quality standards.

The project would not conflict with or obstruct implementation of applicable air quality plan because the project only involves an annexation of the property to the City of Duarte, an amendment of the City’s General Plan to Institutional, and a pre-zone of the project site as Institutional. No development, construction, or improvements are being proposed. Therefore, the project would not result in changes to existing air quality conditions including pollutant concentrations to sensitive receptors or emissions such as those leading to odors. No impact would occur.

NO IMPACT

This page intentionally left blank.

4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project 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 Wildlife or U.S. Fish and Wildlife Service?*
- b. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*
- c. *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
- d. *Would the project 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?*

The project site is currently developed with a senior living facility. The proposed project involves annexation of the 19.02-acre parcel presently outside the bounds of Duarte city limits. The proposed annexation would not involve development changes, construction, or improvements to the project site; therefore, the project would have no impact on candidate, sensitive, or special-status species. Furthermore, the surrounding area is urbanized with single-family homes to the north, east, and south, and single-family homes and a farm to the west (see Figure 2). There are no riparian or wetland habitats on-site (United States Fish and Wildlife Service n.d.). No habitat modifications would take place and there would be no interference with the movement of native residents or wildlife species. Accordingly, no impact would occur.

NO IMPACT

- e. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
- f. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The project site is currently developed with a senior living facility. The proposed annexation would not conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, as no development, construction, or improvement is proposed that would require the removal of such resources.

Additionally, the project site does not occur within, and therefore would not conflict with, an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan (California Department of Fish and Wildlife 2019). No impact would occur.

NO IMPACT

5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*
- b. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*
- c. *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

The project site is currently developed with a senior living facility. The proposed project involves annexation of the 19.02-acre parcel presently outside the bounds of Duarte city limits. The proposed annexation would not result in development changes or improvements to the project site and the project site would continue to be used as a senior living facility. No construction activities would occur under the proposed project. Therefore, the project would not impact historical or archaeological resource or disturb human remains. No impact would occur.

NO IMPACT

This page intentionally left blank.

6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*
- b. *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The project site is currently developed with a senior living facility. The proposed project involves annexation of the 19.02-acre parcel presently outside the bounds of the Duarte city limits. The proposed annexation would result in no development changes, construction, or improvements to the project site, and would therefore have no impact on existing energy resource consumption or operation. Furthermore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. No impact would occur.

NO IMPACT

This page intentionally left blank.

7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
--	--------------------------------	--	--------------------------------	-----------

Would the project:

a. Directly or indirectly cause 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a.1. *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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?*
- a.2. *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*
- a.3. *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*
- a.4. *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*

According to the California Geological Survey Earthquake Zones of Required Investigation map, the Duarte Fault transects the project site (2024). The project site is also located partially within a liquefaction zone which encroaches into the property for about four acres in the northeastern portion of the parcel. Additionally, about half an acre of the western portion of the parcel is located within a landslide zone. However, the project site is already developed with a senior living facility, and the proposed annexation would not involve any development changes, construction, or improvements to the project site. Therefore, the project would have no impact on existing conditions related to faults, strong seismic ground shaking, liquefaction, or landslides. No impact would occur.

NO IMPACT

- b. *Would the project result in substantial soil erosion or the loss of topsoil?*
- c. *Would the project 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. *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*
- e. *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*
- f. *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

According to the United State Department of Agriculture (USDA) Natural Resources Conservation Service, soil underlying the project site is primarily Urban land-Palmview-Tujunga, gravelly complex, two to nine percent slopes and a sliver of the northwest portion of the site is underlain with Padova-Walong complex, 30 to 85 percent slopes (USDA 2024). The topography of the parcel is generally flat, ranging from approximately 620 feet above mean sea level (MSL) to approximately 600 feet MSL. A portion of the land in the northwestern section of the parcel rises sharply to approximately 750 feet MSL.

As noted in the discussion under Thresholds a.1-a.4, the project site is also located partially within a liquefaction zone that encroaches into the property for about four acres in the northeastern portion of the parcel. Additionally, about half an acre of the western portion of the parcel is located thin a landslide zone. However, the project site is already developed with a senior living facility, and the

annexation project would not involve any development changes, construction, or improvements to the project site. Therefore, the project would have no impact on existing conditions relating to substantial soil erosion or loss of topsoil; unstable soils; expansive soils; the addition of septic tanks or other wastewater disposal; or directly or indirectly destroying a paleontological resource or site or geological feature that may exist on the site. Accordingly, no impact would occur.

NO IMPACT

This page intentionally left blank.

8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project generate greenhouse emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b. *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The project site is currently developed with a senior living facility. The proposed project involves annexation of 19.02 acres on a single parcel presently outside the bounds of Duarte city limits. The proposed annexation would not involve development changes, construction, or improvements to the project site. Because there is no construction or development associated with project implementation, the project would not generate greenhouse gas emissions or conflict with applicable greenhouse gas plan, policy, or regulation. No impact would occur.

NO IMPACT

This page intentionally left blank.

9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site that is included on a list of hazardous material 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located in 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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Would the project 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?*

The project site is currently developed with a senior living facility. The proposed project only involves annexation of the property to the City of Duarte, an amendment of the City's General Plan of the project site to Institutional, and a pre-zone of the project site as Institutional. No development, construction, or improvements are being proposed. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, disposal, or reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. No impact would occur.

NO IMPACT

- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

The nearest school to the project site is Wee Care Montessori Duarte, located at 1014 Highland Avenue in Duarte, approximately 1,000 feet southeast of the project site. However, the proposed annexation would result in no development changes, construction, or improvements to the project site that would emit hazardous emissions or handling of hazardous materials, substances, or waste within 0.25-mile of an existing or proposed school. Therefore, no impact would occur.

NO IMPACT

- d. *Would the project be located on a site that is included on a list of hazardous material 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?*

According to California Department of Toxic Substances Control's EnviroStor database, the project site is not listed as a hazardous material site, and no such sites exist within the vicinity of the project site (2024). The nearest active cleanup site is located approximately half a mile southeast of the project site at 2107 Huntington Drive, which is currently occupied by Former Lerner's Gas Station. Due to the distance and no development associated with the proposed project, there are no potential hazards associated with this cleanup site. No impact would occur.

NO IMPACT

- 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 or excessive noise for people residing or working in the project area?*

The project site is located approximately 0.9-mile north of RC Airplane Airport at Santa Fe Dam in the City of Irwindale, and approximately 5.5 miles northeast of the San Gabriel Valley Airport in the City of El Monte. Due to the distance and no development associated with the proposed project, the project would not result in a safety hazard or excessive noise for people residing or working in the project area due to proximity to an airport. Therefore, no impact would occur.

NO IMPACT

- f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The project site is currently developed with a senior living facility. The proposed annexation would result in no development changes, construction, or improvements to the project site and the project site would continue to be used as a senior living facility. Therefore, the project would not impair implementation of or physically interfere with adopted emergency response or evacuation plan or emergency evacuation plan. Accordingly, no impact would occur.

NO IMPACT

- g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

According to the County of Los Angeles GIS database and California Department of Forestry and Fire Protection (CalFire), the project site is not located within a very high fire hazard area (County of Los Angeles 2024; CalFire 2024). In addition, the proposed annexation would not affect existing conditions, as the proposed annexation would result in no development changes, construction, or improvements to the project site. Therefore, no impact would occur.

NO IMPACT

This page intentionally left blank.

10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iii) 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; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The project site is currently developed with a senior living facility. The proposed annexation would not involve development changes, construction, or improvements, and the project site would continue to be used as a senior living facility. Therefore, implementation of the project would not violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Accordingly, no impact would occur.

NO IMPACT

- b. *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The project site is currently developed with a senior living facility. The proposed annexation would not involve development changes, construction, or improvements, and the project site would continue to be used as a senior living facility. Therefore, the project would not decrease groundwater supplies or interfere substantially with groundwater recharge. No impact would occur.

NO IMPACT

- c.(i) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?*
- c.(ii) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
- c.(iii) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would 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?*
- c.(iv) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?*

The project site is currently developed with a senior living facility. The proposed annexation would not involve development changes, construction, or improvements, and the project site would continue to be used as a senior living facility. Therefore, the project would not alter the existing drainage pattern of the site which would result in substantial erosion or siltation, flooding, exceed the capacity of existing or planned stormwater drainage systems, provide substantial additional sources of polluted runoff, or impede or redirect flood flows. No impact would occur.

NO IMPACT

- d. *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?*

There are no inland water bodies with the potential for a seiche in the vicinity of the project site. This precludes the possibility of a seiche inundating the project site.

The project site is more than 30 miles from the Pacific Ocean, and therefore not susceptible to inundation by tsunami. Additionally, the project site is located within a Federal Emergency Management Agency Flood Zone X, meaning it is in an area with minimal flood hazard (2008). Therefore, the project site is not at risk for any of these hazards. No impact would occur.

NO IMPACT

- e. *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The proposed annexation would not include any development, construction, improvements, or other physical changes to the project site or surrounding areas, and therefore would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, no impact would occur.

NO IMPACT

This page intentionally left blank.

11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. Would the project physically divide an established community?

The project site is currently developed with a senior living facility. The proposed annexation would result in no development changes, construction, or improvements (such as the extension of infrastructure or utilities), and the project site would continue to be used as a senior living facility. Therefore, the project would not physically divide an established community. No impact would occur.

NO IMPACT

b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The proposed project consists of the annexation of the 19.02-acre property to the City of Duarte. Currently, the project site is located within the unincorporated County of Los Angeles and is also within the City of Bradbury’s SOI. The entire project site is designated as Residential 2 under the County of Los Angeles General Plan land use map, and zoned Light Agricultural under the County of Los Angeles zoning map. As part of the annexation process, the City is required to designate the project site with a land use designation and pre-zone the project site consistent with the City’s proposed General Plan land use designation. The City of Duarte is proposing to amend the City’s General Plan to designate the project site as Institutional and pre-zone the project site as Institutional. The Institutional General Plan Designation and the Institutional Zone will each be new to the General Plan and Development Code. The entire project site is developed with a senior living facility, which would be consistent with the land use designation and pre-zone upon approval of the proposed general plan amendment and pre-zone. In addition, the project would not involve any development changes, construction, or improvements to the project site. The senior living facility would be consistent with applicable General Plan policies, such as Policy LU 1.1.2 (Encourage the development of a mix of housing types and densities to ensure a variety of housing to accommodate a range of tastes and incomes); Policy LU 1.1.3 (Encourage high-quality design for infill development, and continue to support new high-quality uses); and Policy LU 2.1.1 (New infill residential development should be compatible in design, bulk, and height with existing nearby residential development as referenced in Duarte’s Architectural Design Guidelines and applicable Specific

City of Duarte
Royal Oaks Annexation

Plans). Therefore, the project would conform with applicable land use plans, policies, and regulations. No impact would occur.

NO IMPACT

12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
--	--------------------------------	--	--------------------------------	-----------

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?
- 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project 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. *Would the project 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?*

The project site is not included in a State classified mineral resource zone and is not delineated on a local general plan, specific plan, or other land use plan as having importance regarding mineral resources. Furthermore, mineral resource extraction is not a permitted use under the site’s current zoning or proposed zoning designation. Therefore, no impact would occur.

NO IMPACT

This page intentionally left blank.

13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*
- b. *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

The project site is currently developed with a senior living facility. The proposed annexation would not involve development changes, construction, or improvements, and the project site would continue to be used as a senior living facility. Therefore, the project would not generate new temporary or permanent increase in ambient noise levels in the vicinity of the project site nor would the project generate new groundborne vibration during construction or operation. No impact would occur.

NO IMPACT

- c. *For a project located within the vicinity of a private airstrip or 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?*

The project site is located approximately 0.9-mile north of RC Airplane Airport at Santa Fe Dam in the City of Irwindale, and approximately 5.5 miles northeast of San Gabriel Valley Airport in the City of El Monte. Due to the distance and no development associated with the proposed project, the

City of Duarte
Royal Oaks Annexation

project would not expose people residing or working in the project site to new noise levels. No impact would occur.

NO IMPACT

14 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
--	--------------------------------	--	--------------------------------	-----------

Would the project:

a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project induce substantial unplanned 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)?*

The proposed project involves annexation of the 19.02-acre parcel that is currently developed with a senior living facility, which is occupied by approximately 251 residents. According to 2023 estimates by the United States Census Bureau (USCB), Duarte has an existing population of 21,807 residents (USCB 2022). Therefore, the proposed annexation would increase the city’s population by approximately 1.2 percent to 22,058. However, because these residents already live adjacent to Duarte, and because the proposed project would not involve any development changes, construction, or improvements to the site or surrounding area, the inclusion of these residents within Duarte would not have a physical impact on the community. Therefore, the project would not induce substantial unplanned population growth and impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

- b. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The project site is currently developed with a senior living facility. The proposed annexation would not involve development changes, construction, or improvements, and the project site would continue to be used as a senior living facility. Therefore, existing people and housing would not be displaced. No impact would occur.

NO IMPACT

This page intentionally left blank.

15 Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2 Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4 Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5 Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.1. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

Currently, the project site is within the City of Bradbury’s SOI and is served by the Los Angeles County Fire Department Station 44, at 1105 Highland Avenue, located approximately 0.2-mile south of the project site. The Los Angeles County Fire Department Station 44 would continue to serve the residents at the project site. The proposed annexation would not result in the need for additional service requirements to this fire station, as it would not involve development changes or improvements to the project site that would generate new residents. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities. Accordingly, no impact would occur.

NO IMPACT

a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

The project site is served by the Los Angeles County Sheriff Department, at 150 Hudson Avenue, located approximately 6.2 miles southwest of the project site, and at 8838 East Las Tunas Drive, located approximately 6.7 miles southwest from the project site. The Los Angeles County Sheriff Department would continue to serve the residents at the project site. In addition, the proposed annexation would not result the need for additional service requirements to this station, as it would involve no development changes or improvements to the project site that would generate new residents. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities. Accordingly, no impact would occur.

NO IMPACT

a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

The proposed project is located within the Duarte Unified School District. The nearest schools include:

- Wee Care Montessori Duarte, located at 1014 Highland Avenue in Duarte, approximately 1,000 feet southeast from the project site.
- Foothill Oaks Academy, located at 822 Bradbourne Avenue in Duarte, approximately 0.5-mile southeast from the project site.
- Duarte High School, located at 1565 Central Avenue in Duarte, approximately 0.5-mile southwest from the project site.
- School of Little Scholar, located at 932 Buena Vista Street in Duarte, approximately 0.5-mile southwest from the project site.

However, the proposed annexation would not include development, construction, improvements, such as the extension of infrastructure or utilities, or add school-aged to the city's population. Therefore, the project would not increase the number of students currently enrolled in public or private education. As a result, the project would not result in substantially adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools. No impact would occur.

NO IMPACT

a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

The project site is currently developed with a senior living facility, which includes recreational facilities such as a billiards room, a woodshop, and a library. The project site also includes a park, a fitness center, and a pool.

In addition to these on-site facilities, public parks nearest to the project site include:

- Duarte Recreational Trail, within the median of Royal Oaks Drive, immediately south of the project site.
- Orange Blossom Park at 1721 3rd Street in Duarte, approximately 1,300 feet south of the project site.
- Duarte Park Playground at 1344 Bloomdale Street in Duarte, approximately 0.4-mile southwest of the project site.

The proposed project would not result in physical changes to the project site or its surrounding areas and would not impact the existing conditions of the site and surrounding area. Additionally, the property's existing recreational facilities reduces demand for Duarte's recreational facilities. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks. Accordingly, no impact would occur.

NO IMPACT

a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

The project site is currently developed with a senior living facility. The proposed project would not result in physical changes to the project site or its surrounding areas and would not impact the existing conditions of the site and surrounding area or increase demand for public services. Additionally, the project includes its own facilities for its residents as a senior living facility. Therefore, no impact would occur.

NO IMPACT

This page intentionally left blank.

16 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?*

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?*

Approval of the proposed project would not directly or indirectly 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. The project site would continue to be used as a senior living facility, which includes the use of its existing recreational facilities, such as a billiards room, woodshop, library, park, fitness center, and pool. Additionally, the proposed project would not require the extension of services as no development is being proposed. The proposed annexation would also not include the construction or expansion of recreational facilities. Therefore, no impact would occur.

NO IMPACT

This page intentionally left blank.

17 Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*
- b. *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?*
- c. *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?*
- d. *Would the project result in inadequate emergency access?*

Regional vehicular access to the project site is provided by I-210 and I-605. The project site is locally accessible by Royal Oaks Drive North, Deodar Lanes, and Woodlyn Lane. Regional mass transit service is provided by Foothill Transit, with the closest transit stop being bus route 861 on Royal Oaks Drive and Highland Avenue, approximately 290 feet southeast of the project site. Figure 1 shows the location of the project site in the region and Figure 2 depicts the location of the site in its neighborhood context.

The proposed project is an annexation of the 19.02-acre site, which would not include any physical changes to the project site or surrounding area. Therefore, no roadway design features are associated with this proposed project that would result in an increase in hazards due to a design feature or be an incompatible use or create inadequate emergency access. Furthermore, neither level of service nor vehicle miles traveled standards would be exceeded, and the project would not conflict with applicable plan, ordinance, or policy addressing the circulation system. The project would comply with all applicable policies in the General Plan, which includes Policy Circ 1.1.6 (Pursue and provide adequate right-of-way to accommodate future circulation system improvements). Therefore, no impact would occur.

NO IMPACT

This page intentionally left blank.

18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
--	--------------------------------	--	--------------------------------	-----------

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?*
- b. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?*

The project site is currently developed with a senior living facility. The proposed annexation would not involve development changes, construction, or improvements to the project site and the project site would continue to be used as a senior living facility. On February 21, 2024, the City of Duarte mailed a notice of tribal consultation to seven tribes: Gabrieleño Band of Mission Indians - Kizh Nation; Gabrieleño/Tongva San Gabriel Band of Mission Indians; Gabrielino /Tongva Nation;

City of Duarte
Royal Oaks Annexation

Gabrielino Tongva Indians of California Tribal Council; Gabrielino-Tongva Tribe; Santa Rosa Band of Cahuilla Indians; and Soboba Band of Luiseno Indians. On May 2, 2024, the Gabrieleño Band of Mission Indians - Kizh Nation requested consultation; however, because no ground disturbance or construction would occur, the request for consultation was rescinded and consultation was concluded on May 7, 2024. Because the project is an annexation of the site requiring no ground disturbance or construction, the project would not impact tribal cultural resources.

NO IMPACT

19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
--	--------------------------------	--	--------------------------------	-----------

Would the project:

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*
- b. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*
- c. *Would the project 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?*

- d. *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*
- e. *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The project site is currently developed with a senior living facility. Water services on the project site would continue to be provided by California American Water, which has capacity to provide adequate water supply for the existing senior living facility. Wastewater services would continue to be provided by Los Angeles County Sanitation District, and solid waste services would switch from Ware Disposal to Burrtec Waste Services. The project would not require additional service for sewage disposal, water, or solid waste disposal, beyond the current services in use by the existing residences and facilities within the project site. The City of Duarte's utilities and service systems would not be affected by the project. Therefore, impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

20 Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr/>				
a. <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?</i>				
b. <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?</i>				
c. <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</i>				

- d. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

According to the California Department of Forestry and Fire Protection State Responsibility Area map, the project site is not within a State Responsibility Area or Local Responsibility Area (LRA) classified as very high fire hazard severity zone (CalFire 2024). However, land directly surrounding the project site are classified as very high fire hazard severity zone in an LRA. Furthermore, as discussed in Section 7, *Geology and Soils*, portions of the project site are within a landslide zone. However, because the project would not involve development changes, construction, or improvements to the project site or the surrounding area, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan; exacerbate wildfire risks and thereby expose residents of the senior living facility to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors; require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, no impact would occur.

NO IMPACT

21 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
--	--------------------------------	--	--------------------------------	-----------

Does the project:

a. Have the potential to substantially 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, substantially 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. *Does the project have the potential to substantially 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, substantially 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?*

The project site is currently developed with a senior living facility. The proposed annexation would not involve development changes, construction, or improvements to the project site and the project site would continue to be used as a senior living facility. Therefore, the project would not impact 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, substantially 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 would occur.

NO IMPACT

- 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)?*

The project site is currently developed with a senior living facility. The proposed annexation would not involve development changes, construction, or improvements to the project site and the project site would continue to be used as a senior living facility. Therefore, the project would not contribute to a cumulatively considerable impact.

LESS-THAN-SIGNIFICANT IMPACT

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

No significant impacts have been identified in this Initial Study for the proposed project. The proposed annexation would result in no development changes, construction, or improvements to the project site and the project site would continue to be used as a senior living facility. Therefore, the project would not cause adverse effects on human beings, either directly or indirectly. Accordingly, no impact would occur.

NO IMPACT

References

Bibliography

- California Board of Forestry and Fire Protection. 2024. State Responsibility Area Viewer. <https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=468717e399fa4238ad86861638765ce1>. Accessed February 2024.
- California Department of Conservation. 2023. California Williamson Act Enrollment Finder. May 2023. <https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/index.html>. Accessed February 2024.
- _____. 2018. The Farmland Mapping and Monitoring Program. <https://maps.conservation.ca.gov/dlrp/ciff/app/>. Accessed February 2024.
- California Department of Fish and Wildlife. 2019. California Natural Community Conservation Plans Map. April 2019. <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>. Accessed February 2024.
- California Department of Forestry and Fire Protection (CalFire). 2024. Fire Hazard Severity Zones in State Responsibility Area. Effective April 1, 2024. <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>. Accessed April 2024.
- California Department of Transportation. 2019. California State Scenic Highway System Map. <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>. Accessed February 2024.
- California Department of Toxic Substances Control. EnviroStor. 2024. <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Sacramento&tour=True>. Accessed February 2024.
- California Geological Survey. 2024. Earthquake Zones of Required Investigation. <https://maps.conservation.ca.gov/cgs/EQZApp/app/>. Accessed February 2024.
- City of Duarte General Plan Land Use Element. 2007. <https://www.accessduarte.com/home/showpublisheddocument/492/63792123314770000>. Accessed February 2024.
- Federal Emergency Management Agency. 2008. National Flood Hazard Layer FIRMette 06037C1675F. https://msc.fema.gov/arcgis/rest/directories/arcgisjobs/nfhl_print/mscprintb_gpserver/j54439a10643047bfa0e741c6317c1b77/scratch/FIRMETTE_c5a7a98d-938d-417a-95c3-54c3870f75e8.pdf. Accessed February 2024.
- Los Angeles County Department of Regional Planning. 2024. Planning & Zoning Information for Unincorporated L.A. County. https://rpgis.isd.lacounty.gov/Html5Viewer/index.html?viewer=GISNET_Public.GISNET_Public. Accessed February 2024.

City of Duarte
Royal Oaks Annexation

United States Census Bureau. 2023. QuickFacts Duarte city, California.
<https://www.census.gov/quickfacts/fact/table/duartecitycalifornia/PST045222> . Accessed February 2024.

United States Fish and Wildlife Service. n.d. National Wetlands Inventory (NWI).
<https://www.fws.gov/wetlands/data/mapper.html>. Accessed February 2024.

USDA Natural Resources Conservation Service. 2024. Web Soil Survey.
<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>. Accessed February 2024.

List of Preparers

Rincon Consultants, Inc. prepared this IS-ND under contract to the City of Duarte. Persons involved in data gathering analysis, project management, and quality control are listed below.

Rincon Consultants, Inc.

Susanne Huerta, Director-in-Charge
Lauren Reese, Project Manager
Jordan Parrish, MPP, Environmental Planner