

## 2.0 Executive Summary



### Project Location

The project "Planning Area" is located generally along Huntington Drive from west of Buena Vista Street to east of Highland Avenue, plus portions of Buena Vista Street and Highland Avenue from Huntington Avenue to Interstate 210, in the City of Duarte, Los Angeles County, California. Huntington Drive at the Civic Center is the approximate central point of the Planning Area, located at Latitude 34° 8' 22" North, Longitude 117° 58' 19" West. The Planning Area includes all properties within the Town Center Specific Plan boundaries.

### Background

Adopted by the City Council in 2003, the Duarte Town Center Concept Plan envisioned a community-oriented, walkable, mixed-use activity center in the heart of Duarte. In 2012, the City convened a Town Center Ad Hoc Committee to review the 2003 Town Center Concept vision. The Ad Hoc Committee reaffirmed the original vision and recommended that the City Council authorize development of a specific plan to implement that vision. The specific plan would encourage and promote mixed-use development and set forth a plan for streetscape improvements in the area.

The Town Center Concept Plan originally identified an approximately one-mile stretch of Huntington Drive, along with the portion of Buena Vista Street from Huntington Drive south to I-210, as Duarte's Town Center. Given the anticipated opening of the Metro Gold Line Station (light rail) in early 2016, the Town Center concept has been expanded to also include Highland Avenue in this new planning effort, to foster enhanced mobility options to and from the Gold Line station area, and to promote additional transit-oriented development opportunities.

### Environmental Setting

The City of Duarte is located in the San Gabriel Valley, approximately 21 miles northeast of the City of Los Angeles. The City lies at the base of the San Gabriel Mountains and is bordered by the city of Irwindale to the south, the city of Monrovia to the west, the city of Bradbury and the Angeles National Forest to the north, and the city of Azusa to the east. Two major freeways provide regional access: Interstate 210 (I-210) and Interstate 605 (I-605). I-210 runs east-west traversing the southern portion of the City, and I-605, which runs north-south, terminates at I-210 in Duarte.

### Planning Area

The Planning Area is generally occupied by commercial uses on the east and west, government uses in the center, and residential uses intermixed along the corridors. Currently, the planning area comprises the following land uses: approximately 50 percent commercial, 20 percent government/institutional, 15 percent residential, and six percent office, with eight percent of the Planning Area vacant.

### Surrounding Land Uses

The Planning Area is primarily surrounded by multi-family and single-family residential development. The Duarte Sports Park, Duarte High School, and Duarte Middle School are located south of the Planning Area.

### Proposed Town Center Specific Plan Basic Project Objectives

The City's objectives for the proposed Specific Plan are as follows:

1. Revitalize existing development and transform vacant and underutilized properties to create a synergistic and lively Town Center.

2. Facilitate the creation of a mixed-use Town Center with an appropriate mix of residential, commercial, retail, services, civic, and cultural uses that will accommodate higher densities, revitalize existing development, and reflect market conditions.
3. Establish development standards and design guidelines that promote high-quality project designs that are attractive, yield a variety of uses, and create a sense of place.
4. Provide for an attractive and unique image for the community by creating a walkable, cohesive, and enduring built environment.
5. Improve pedestrian and transit facilities to create a comfortable walking environment and enhance connectivity to the Duarte Metro Gold Line Station, City of Hope, and the Duarte Bike Trail.
6. Identify and provide for implementation of capital improvement projects and investments to realize the vision of the Town Center Specific Plan and ensure that future demands on the Town Center's infrastructure will be successfully accommodated.

## **Project Characteristics**

### **Introduction and Overview**

The City of Duarte (City) is proposing a Specific Plan for the Town Center Area (Planning Area or Town Center Area) - the Duarte Town Center Specific Plan (Specific Plan). The proposed Specific Plan would implement the community's vision for the Town Center as guided by the City's General Plan. The General Plan requires the creation of a Town Center Specific Plan to determine detailed standards, strategies, and policies for the Town Center, and to coordinate numerous public and private investments. A primary goal of the proposed Specific Plan is to guide future land use changes in the Planning Area towards realizing the community's vision of recognizing that a high-quality pedestrian experience is central to the success of the Town Center.

The project is the adoption and long-term implementation of the Specific Plan. The Specific Plan establishes new land uses and development standards for the Planning Area to guide redevelopment and new construction. The Specific Plan identifies the long-term vision and objectives for private development and public improvement along portions of Huntington Avenue, Highland Avenue, and Buena Vista Street in the City of Duarte. The project Planning Area encompasses approximately 75 net acres and includes land use designations/zoning districts supporting mixed-use, commercial, residential, and public facility uses. The Specific Plan is structured around a concept called "incentive zoning," whereby increased development potential is provided only if properties meet minimum lot sizes and/or provide community benefits such as but not limited to public plazas, public art, and funding for facilities and streetscape improvements.

The proposed Specific Plan would allow flexibility between uses, but for the purpose of CEQA, the theoretical maximum development capacity allowed by the Specific Plan is analyzed in the EIR to provide a conservative estimate of potential impacts resulting from full build-out. The theoretical maximum build-out of the Planning Area is based on an analysis of existing underutilized sites that may redevelop. Future redevelopment would be subject to the development standards of the Specific Plan, but no detailed designs have been proposed for those sites at this time. As such, the EIR programmatically analyzes the potential build-out of the Planning Area based on anticipated, reasonable assumptions for growth based on the development standards of the Specific Plan on underutilized sites. It is estimated that the Specific Plan would support development of a net new 1,036 residential units, 331 net new hotel rooms, and 217,021 net new square feet of commercial development.

Depending on the size and use associated with future redevelopment, additional environmental review may be required when detailed, site-specific projects are proposed under the Specific Plan. The Specific Plan also identifies the need for roadway improvements to facilitate mobility and improve the pedestrian experience. Therefore, the EIR also analyzes potential impacts related to infrastructure construction facilitated by the Specific Plan.

## Maximum Allowable Development Limitation

Section 7.2 of the Specific Plan would establish a Maximum Allowable Development limitation, or “cap,” which would limit the amount of new residential development (units), new office and retail development (floor area), and new commercial lodging development (hotel rooms) to be permitted within the Specific Plan area after adoption of the Specific Plan. The Specific Plan stipulates that when the selected Maximum Allowable Development limit is reached, no further development would be permitted without a City Council-approved amendment to the Maximum Allowable Development limitation provisions of the Specific Plan. The actual Maximum Allowable Development may be lower than the those analyzed in this SEIR.

**Table 2-1**  
**Summary of Permitted Increment of Change under the Proposed Specific Plan vs. Existing Conditions**

	Residential Units	Hotel Rooms	Commercial Square Feet
Existing Conditions	107	119	515,691
Maximum Allowable Development (Gross)	1,143	450	732,712
Net Change	1,036	331	217,021

## Environmental Impacts

The proposed Town Center Specific Plan includes changes to the General Plan Land Use Plan for the Planning Area and minor revisions to the analysis provided in the previously certified General Plan EIR to make the EIR adequate for use with the proposed Specific Plan. Therefore, in accordance with CEQA Guidelines Section 15162(b) and 15163(b), the City, as the Lead Agency, has prepared this supplement to the previously certified General Plan Environmental Impact Report. This EIR serves as an information document for use by public agencies, the general public, and decision makers. This EIR is not a City of Duarte policy document. It does, however, discuss the impacts of development pursuant to the Town Center Specific Plan, and analyzes project alternatives. This Supplemental EIR will be used by the City of Duarte City Council in assessing impacts prior to adoption of the Specific Plan.

The certified General Plan EIR identified the following impact areas for assessment, which have also been assessed in this Supplemental EIR.

- Land Use and Planning
- Population and Housing
- Aesthetics
- Transportation/Circulation
- Air Quality
- Noise
- Geology and Seismic Hazards
- Hydrology and Drainage
- Public Health and Safety
- Cultural Resources
- Biological Resources
- Water Supply
- Wastewater
- Fire Protection
- Police Protection
- School Facilities
- Parks, Recreational Facilities, and Trails
- Solid Waste

- Electricity and Natural Gas

This Supplemental EIR examines each of these issues in separate sections, in addition to other required topics specified in the State CEQA Guidelines. Table 2-2 (Significant and Unavoidable Impacts), Table 2-3 (Less than Significant Impacts with Mitigation Incorporated), and Table 2-4 (Less than Significant Impacts) at the end of this section summarize the environmental impacts associated with the proposed Specific Plan and list the mitigation measures and standard conditions required to reduce or avoid impacts.

CEQA Guidelines Section 15128 requires a statement indicating the reason that various possible significant effects are determined not to be significant and therefore are not discussed in the EIR. The following impacts were identified as “no impact” or “less than significant impact” in the Initial Study prepared for the certified General Plan EIR that was circulated on March 12, 2007.

### **Aesthetics**

- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

### **Agricultural Resources**

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- Conflict with existing zoning for agricultural use, or a Williamson act contract.
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.
- Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.
- Result in the loss of forest land or conversion of forest land to non-forest use.
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

### **Air Quality**

- Create objectionable odors affecting a substantial number of people.

### **Biological Resources**

- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

### **Geology and Soils**

- Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: 1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.

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

### **Hazardous and Hazardous Materials**

- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.
- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area.
- For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area.

### **Hydrology and Water Quality**

- Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- Place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- Inundation by seiche, tsunami, or mudflow.

### **Land Use and Planning**

- Physically divide an established community.
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

### **Mineral Resources**

- 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.
- 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.

### **Noise**

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

### **Population and Housing**

- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- Displace substantial numbers of people, necessitating the construction of replacement of housing elsewhere.

### **Transportation/Traffic**

- Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- Result in inadequate parking capacity.

## Issues to be Resolved

Pursuant to Section 15123(b)(3) of the CEQA Guidelines, an EIR summary must identify “issues to be resolved including the choice among alternatives and whether or how to mitigate the significant effects.” This Supplemental EIR identifies and resolves issues related to project alternatives in Section 5. Potentially significant impacts and any mitigation needs are identified in the analysis provided in Section 4.

## Areas of Potential Controversy

The public Scoping Meeting held for the General Plan Update on March 12, 2007 did not identify any areas of controversy to be examined in the General Plan EIR. Responses to the circulation of the Notice of Preparation (NOP) identified a variety of environmental concerns related to traffic, wastewater, natural gas, and land use. These areas of potential controversy were examined in the certified General Plan EIR.

The public Scoping Meeting held for the proposed Town Center Specific Plan on March November 4, 2015 did not identify any areas of controversy to be examined in this Supplemental EIR. Responses to the circulation of the Notice of Preparation (NOP) identified a variety of environmental concerns related to traffic, wastewater, fire protection, access, water systems, hazardous materials, and land use. These areas of potential controversy are examined in this Supplemental EIR.

## Alternatives to the Proposed Project

CEQA requires that an EIR examine alternatives to the project that are capable of reducing or eliminating any environmental impacts. The alternatives examined in Section 5.0 are:

- No Project/No Development
- Existing General Plan

Impacts from the alternatives were compared to the Specific Plan to determine which would result in the least impacts on the environment. The Existing General Plan Alternative was found to be the environmentally superior alternative pursuant to CEQA. However, although the Existing General Plan Alternative could result in reduced environmental impacts, it would not meet project objectives.

**Table 2-2  
Significant and Unavoidable Impacts**

Impact Summary	Mitigation Measures	Level of Significance
<b><i>Air Quality*</i></b>		
Development under the proposed Specific Plan could result in an overall increase in mobile source emissions within the City which may exceed SCAQMD air quality standards.	--	Significant and Unavoidable
Regional air quality emissions resulting from short-term and long-term operation of the proposed Specific Plan could impact regional air quality levels on a cumulative basis.	--	Significant and Unavoidable
Regional air quality emissions resulting from the proposed Specific Plan could impact regional air quality levels on a cumulative basis.	--	Significant and Unavoidable
<b><i>Water Supply</i></b>		
Implementation of the Specific Plan would result in increased demand for water supplies.	WS-1	Significant and Unavoidable
* <i>These impacts are primarily based on the premise that the City and pollutant surveys within are widely dispersed and numerous. Although measures related to construction and stationary sources would be implemented, and vehicular emission-reducing programs would be implemented Citywide, it is anticipated that these impacts would remain unavoidable.</i>		



**Table 2-3  
Less than Significant Impacts with Mitigation Incorporated**

Impact Summary	Mitigation Measures	Level of Significance
<i>Traffic and Circulation</i>		
Implementation of the proposed Specific Plan would not result in an increase in traffic volumes which would impact the level of service within the Planning Area. Impacts would remain less than significant with mitigation incorporated.	TR-1, TR-2, TR-3, TR-4, TR-5, TR-6, TR-7	Less than Significant with Mitigation Incorporated
<i>Noise</i>		
Construction-related noise impacts related to future development of the Planning Area would remain less than significant with mitigation incorporated.	N-1, N-2, N-3, N-4	Less than Significant with Mitigation Incorporated
Impacts related to stationary noise sources within the City of Duarte would remain less than significant with mitigation incorporated.	N-5	Less than Significant with Mitigation Incorporated
Impacts related to groundborne vibration would remain less than significant with mitigation incorporated.	N-5	Less than Significant with Mitigation Incorporated
<i>Public Health and Safety</i>		
Impacts related to increased risk of upset associated with the routine use, generation, transport of hazardous materials, and hazardous air emissions would remain less than significant with mitigation incorporated.	PHS-1, PHS-2	Less than Significant with Mitigation Incorporated
<i>Cultural Resources</i>		
Implementation of the proposed Specific Plan could result in the degradation or loss of historical or cultural resources, destroy paleontological resources, or disturb human remains. Impacts would remain less than significant with mitigation incorporated.	CR-1, CR-2	Less than Significant with Mitigation Incorporated
<i>Wastewater</i>		
Impacts related to increased demand of sewer service would remain less than significant with mitigation incorporated.	WW-1, WW-2	Less than Significant with Mitigation Incorporated
<i>Police Protection</i>		
Implementation of the proposed Specific Plan would not result in the need for additional police facilities or personnel. Impacts would remain less than significant with mitigation incorporated.	PP-1	Less than Significant with Mitigation Incorporated
<i>Solid Waste</i>		
Impacts due to increased solid waste generation would remain less than significant with incorporation of General Plan policy and mitigation.	SW-1, SW-2, SW-3, SW-4, SW-5, SW-6, SW-7	Less than Significant with Mitigation Incorporated

Table 2-4  
Less than Significant Impacts

Impact Summary
<i>Land Use</i>
Inconsistency impacts with federal and state plans and policies would remain less than significant.
Inconsistency with policies in SCAG's Regional Comprehensive Plan and Guide would remain less than significant.
Impacts related to inconsistencies with the principles and strategies of SCAG's Southern California Compass Growth Visioning Program would remain less than significant.
Impacts related to inconsistencies with local plans and policies would remain less than significant.
Impacts related to indirect land use incompatibilities would remain less than significant.
<i>Population and Housing</i>
Impacts related to population growth would remain less than significant.
Impacts related to the City's housing stock would remain less than significant.
Impacts related to employment growth would remain less than significant.
<i>Aesthetics</i>
Impacts related to the visual quality and character of the surrounding urban environment would remain less than significant.
Impacts due to light and glare affecting sensitive receptors would remain less than significant.
Impacts related to shade and shadow effects on adjacent buildings would remain less than significant.
Implementation of the proposed Specific Plan would not result in adverse impacts on a scenic vista. Impacts would remain less than significant.
<i>Traffic and Circulation</i>
Implementation of the proposed Specific Plan would not result in inconsistencies with the CMP, AQMP, or RMP. Impacts would remain less than significant.
Implementation of the proposed Specific Plan would not result in inadequate emergency access. Impacts would remain less than significant.
Implementation of the proposed Specific Plan would not result in inadequate design features or incompatible uses. Impacts would remain less than significant.
Impacts related to demand for transit service and alternative transportation-supporting policies would remain less than significant.
<i>Air Quality</i>
The proposed project would not result in a cumulative increase of criteria pollutants from construction activities and would therefore not violate air quality standards. Impacts would remain less than significant.
Future development facilitated by the proposed Specific Plan would not result in carbon monoxide hotspots. Impacts would remain less than significant.
Buildout of the proposed Specific Plan would not conflict with or obstruct implementation of the Southern California Association of Government's Regional Comprehensive Plan Guidelines or the South Coast Air Quality Management District's Air Quality Management Plan. Impacts would remain less than significant.
Buildout of the proposed Specific Plan would not generate direct or indirect greenhouse gas emissions that would contribute considerably to global climate change. Impacts would be less than significant.
The proposed project is consistent with the State Scoping Plan in support of the California Global Warming Solutions Act. Impacts would be less than significant.
<i>Noise</i>
Traffic noise impacts associated with Specific Plan buildout would remain less than significant.

Impacts related to stationary noise sources outside of the City of Duarte would remain less than significant.
<i>Geology and Seismic Hazards</i>
Impacts related to fault rupture would remain less than significant.
Impacts related to building damage during a seismic ground shaking event would remain less than significant.
Impacts related to liquefaction would remain less than significant.
Impacts related to landslides would remain less than significant.
Impacts related to soil erosion would remain less than significant.
Impacts related to expansive soil and soil strength would remain less than significant.
<i>Public Health and Safety</i>
Impacts related to the accidental release of hazardous materials and interference with the adopted emergency response plan would remain less than significant.
Impacts related to the exposure of persons and structures to a risk of loss, injury, or death involving wildland fires would remain less than significant.
Impacts related to the dam inundation would remain less than significant.
<i>Biological Resources</i>
Impacts to species identified as candidate, sensitive, or special status species would remain less than significant.
Impacts to sensitive natural communities would remain less than significant.
Implementation of the proposed Specific Plan would not interfere substantially with the movement of a native resident or migratory wildlife species. Impacts would remain less than significant.
<i>Fire Protection</i>
Implementation of the proposed Specific Plan would not result in the need for additional fire facilities or personnel. Impacts would remain less than significant.
<i>School Facilities</i>
Physical impacts to Duarte Unified School District would remain less than significant.
<i>Parks, Recreational Facilities, and Trails</i>
Impacts to adequate availability of parkland and recreational facilities would remain less than significant.
<i>Electricity and Natural Gas</i>
Impacts related to electricity demand would remain less than significant.

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