

City of Duarte

General Plan Supplemental EIR for the
Town Center Specific Plan

State Clearinghouse No. 2015101082
September 2016

This document is designed for double-sided printing to conserve natural resources.

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1 Introduction

This Final Environmental Impact Report (FEIR) has been prepared to comply with Sections 15089 and 15132 of the State California Environmental Quality Act (CEQA) Guidelines. As noted in Section 15089(b) of the Guidelines, the focus of a FEIR should be on responses to comments on the Draft Supplemental Environmental Impact Report (Draft SEIR). Accordingly, this document incorporates the City of Duarte General Plan Draft SEIR for the Town Center Specific Plan, Volumes I through II (State Clearinghouse No. 2015101082) by reference, in its entirety. The Draft SEIR is available for review at the City of Duarte, 1600 Huntington Drive, Duarte, California 91010 and on the City's web site (www.duartetowncenter.com). The contents of this FEIR include the following sections.

Section 1: Introduction

Section 2: Responses to Comments

The City published a Notice of Availability and circulated the Draft SEIR for public review and comment for a 45-day review period from June 28, 2016 through August 12, 2016. Three pieces of correspondence were submitted to the City during the review period. This section includes a list of all correspondence submitted to the City of Duarte, each identified by a letter for later reference, together with the authors and the dates the letters were issued. Following this list, all of the letters are presented, with numbered brackets to highlight specific comments that are responded to in the next section.

Review of Environmental Documents

Section 15204 of the CEQA Guidelines provides guidance to the public and public agencies in reviewing CEQA documents. This section is designed not to limit the scope of comments that can be submitted but to focus comments on issues that are substantive to the environmental analysis. Commenting entities should focus on the adequacy of the document in identifying and analyzing impacts to the environment, and should identify any areas they believe to be inadequate. The guidance indicates that comments should be submitted in a manner that:

- Identifies a specific environmental effect
- Supports the effect and its significance with substantial evidence

Comments should include alternatives or mitigation measures to avoid or reduce identified, specific environmental effects. This section reiterates that the lead agency is bound by "reasonableness" and "good faith" in its analysis and that the lead agency is not required to respond to comments on the FEIR that do not identify significant environmental issues.

Each response provided in this Final EIR is coded to correspond to the individual comment/author and each of the bracketed comments in that letter. A summary table is included with each response to identify if the response introduces "new significant information" under any of the four categories identified in Section 15088 et seq. of the CEQA Guidelines.

Evaluation of Comments

Section 15088 et seq. of the State CEQA Guidelines provides guidance on the evaluation and response to comments received during circulation of the Draft SEIR. To summarize:

- The lead agency must evaluate all comments received during the public review period and prepare a written response to comments on significant environmental issues.
- The lead agency must provide the response to the commenting entity at least 10 days prior to certification of the EIR.
- The response must:
 - Identify any significant environmental issues raised in the comment;

- Explain, if necessary, why any recommendations provided in the comment were not accepted; and
- Be supported by reasoned analysis.
- Responses may be provided as direct revisions to the DEIR or as a separate section of the FEIR with marginal notes in the DEIR text indicated that it was subsequently revised.

A lead agency is required to recirculate the DEIR if “significant new information” is introduced during the public comment period. “Significant new information” includes:

1. New significant impacts
2. Substantial increases in the severity of impacts
3. Feasible alternatives or mitigation that would reduce significant impacts
4. Identification of inadequacies in the analysis

Recirculation is *not* required when new information is not significant; this includes:

- Revisions that clarify or amplify an adequate analysis
- Insignificant modifications (such as spelling and grammar corrections)

Section 3: Errata

This section identifies revisions to the Draft SEIR to incorporate clarifications developed in response to comments on the Draft SEIR. Additions to the text are underlined and deletions have been stricken through. No substantial revisions were made to the Draft SEIR, and recirculation of the document is not required pursuant to CEQA.

Section 4: Notices and Distribution

This consists of notices concerning the release of the Draft SEIR for public review and comment, and the list of agencies, groups and individuals who were sent notices and/or a copy of the Draft SEIR.

Section 5: Mitigation Monitoring and Reporting Program

CEQA and the State CEQA Guidelines (PRC Section 21081.6 and State CEQA Guidelines Sections 15091[d] and 15097) require public agencies “to adopt a reporting and monitoring program for changes to the project which it has adopted or made a condition of project approval to mitigate or avoid significant effects on the environment.” A Mitigation Monitoring and Reporting Program (MMRP) is required for the proposed project because the EIR identifies potential significant adverse impacts related to the project implementation, and mitigation measures have been identified to reduce those impacts. Adoption of the MMRP would occur along with approval of the project.

2 Responses to Comments

The Draft Supplemental Environmental Impact Report (Draft SEIR) was circulated for a 45-day public review and comment period beginning June 28, 2016 and ending August 12, 2016. Three pieces of correspondence were received from two public agencies during this time period.

The correspondence listed in Table 1 (Draft SEIR Comments) was submitted to the City of Duarte concerning the Draft SEIR. Written responses to comments are subsequently provided. The following responses to comments include a summary statement to identify if the response will introduce “new significant information” under any of the four categories identified in Section 15088 et seq. of the CEQA Guidelines or if it does not introduce “new significant information.” The four general categories are:

1. New significant impacts
2. Substantial increases in the severity of impacts
3. Feasible alternatives or mitigation that would reduce significant impacts
4. Identification of inadequacies in the analysis

Table 1
Draft SEIR Comments

ID	Commenting Agencies and Individuals	Date
A	California Department of Transportation District 7 (Watson)	8/5/2016
B	California Department of Transportation District 7 (Lin)	8/5/2016
C	County Sanitation Districts of Los Angeles County	8/15/2016

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Comment A – California Department of Transportation – District 7 (Watson)

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY

EDMUND G. BROWN Jr., Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 7-OFFICE OF TRANSPORTATION PLANNING
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897-9140
FAX (213) 897-1337
www.dot.ca.gov



*Serious drought.
Help save water!*

August 5, 2016

Mr. Craig Hensley
City of Duarte, Planning Division
1600 Huntington Drive
Duarte, CA 91010

RE: Town Center Specific Plan
Vic. LA-210/ PM R34.347-R35.257
SCH # 2015101082
Ref. IGR/CEQA No. 151051AL-NOP
GTS #07-LA-2016-00004-DEIR

Dear Mr. Hensley:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The Duarte Town Center Specific Plan identified the long-term vision and objectives for private development and public improvements along portions of Huntington Avenue, Highland Avenue, and Buena Vista Street in the City of Duarte. This development would result in net increase of 1,036 residential units, 217,021 square feet of commercial uses, and 331 hotel rooms.

Caltrans does not consider the Los Angeles County’s CMP criteria alone to be adequate for the analysis of transportation impacts pursuant to a CEQA review. Caltrans’ Guide directs preparers of traffic impact analysis to consult with the local District as early as possible to determine the appropriate requirements and criteria of significance to be used in the traffic impact analysis.

A-1

Caltrans comment letter dated November 20, 2015, requested a traffic analysis of the mainline I-210 freeway, traffic study locations, and a queuing analysis, are not included in the DEIR. Also, the document provided trip generation information from the Institute of Transportation Engineers (ITE) 8th edition, instead of using the latest information from the 9th edition.

A-2

A-3

The Specific Plan project will generate net 315/916 AM/PM peak hour trips. The study does not provide average daily trips. The project site is about one block away from the State facilities. The traffic study does not provide any cumulative related projects in the project vicinity. If the City is allowing more development or redevelopment, then cumulative traffic impact on the State facilities may occur. The decision makers should be aware of this issue and be prepared to mitigate cumulative traffic impacts in the future. Caltrans encourages the City to work with neighboring developing cities to resolve any cumulative significant traffic impacts on the State facilities from other cities’ development.

A-4

A-5

*“Provide a safe, sustainable, integrated and efficient transportation system
to enhance California’s economy and livability”*

Mr. Craig Hensley
August 5, 2016
Page 2

The traffic study proposed to install traffic signal controls when warranted and approved by the City traffic engineer and Caltrans for the Central Avenue/I-210 WB off-ramp location. Please be reminded that any work performed within the State Right-of-way will require an Encroachment Permit from Caltrans. Any modifications to State facilities must meet all mandatory design standard and specifications.

A-6

In addition to the proposed mitigation, Caltrans will accept fair share funding contributions towards future improvements to mitigate cumulative traffic impacts on its facilities. Please contact Caltrans to explore this option.

A-7

Storm water run-off is a sensitive issue for Los Angeles and Ventura counties. Please be mindful that projects should be designed to discharge clean run-off water. Additionally, discharge of storm water run-off is not permitted onto State highway facilities without a storm water management plan.

A-8

Transportation of heavy construction equipment and/or materials, which requires the use of oversized-transport vehicles on State highways, will require a transportation permit from Caltrans. It is recommended that large size truck trips be limited to off-peak commute periods.

A-9

Caltrans will work with the Lead Agency in an effort to evaluate traffic impacts, identify potential improvements, and establish a funding mechanism that helps mitigate cumulative transportation impacts in the project vicinity.

If you have any questions, please feel free to contact Alan Lin the project coordinator at (213) 897-8391 and refer to GTS# LA-2016-00004-DEIR.

Sincerely,



DIANNA WATSON
Branch Chief
Community Planning & LD / IGR Review

cc: Scott Morgan, State Clearinghouse

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

Response A - California Department of Transportation – District 7 (Watson)

- A-1 As noted in the SEIR traffic study (Appendix D of the Draft SEIR), the traffic impact analysis for this project is necessarily programmatic in nature since the plan estimates long-term land use characteristics and cannot specify the location or size of specific land uses and new development. The type of analysis that has been prepared is appropriate for a long-range planning study of this type. As such, final land use plans, building footprints, driveway locations, building size, and lane use type will vary depending on market conditions and property owner actions over the next 20 years. Thus, the traffic forecasts represent a reasonable assumption of traffic flow estimates in the future. As development occurs, the City will consult with the local Caltrans District as appropriate (depending on the size of the development projects and whether the developments trigger further CEQA analysis) to determine the appropriate requirements and criteria of significance for future traffic impact analysis on State facilities. See response to A-2 for specific clarifying information. *No further response is required.*
- A-2 Providing queuing analysis of off-ramps and mainline I-210 freeway traffic analysis is not appropriate for a citywide planning study of this type. Caltrans facilities, such as the freeway mainline and ramps, are not a part of the Town Center Specific Plan, and changes or modifications to Caltrans facilities are not addressed by the Specific Plan. As such, the traffic analysis that has been prepared in support of the Specific Plan focuses on City roadways using City analysis methodology. Future development that may occur as a result of Specific Plan implementation will be subject to project level analysis, which includes evaluation of impacts to Caltrans facilities when applicable and using analysis methodologies for those facilities that are acceptable to Caltrans such as those noted in the comment. *No further response is required.*
- A-3 Reference in the traffic study to ITE Trip Generation 8th edition was in error; the ITE 9th edition was applied for the study. This correction is noted in the Errata. *No further response is required.*
- A-4 Comment noted. The analysis is based on intersection impacts and therefore average daily trip counts were not sampled or required. *No further response is required.*
- A-5 Cumulative traffic is accounted for by the use of a conservative estimate of future traffic growth due to both local and regional sources. To derive forecast year 2036 without project traffic volumes (20-year horizon for the Plan), an annual growth rate of approximately 0.82 percent per year (18 percent total growth) was applied to existing traffic volumes (to account for all cumulative traffic growth and background regional traffic growth) consistent with the following documents:
- Los Angeles County Congestion Management Program (*Los Angeles County Metropolitan Transportation Authority*, July 2004);
 - Local City General Plan Analysis; and
 - Other adopted recent traffic studies in the vicinity.
- This methodology is consistent with recent EIRs in the area and conservatively estimates all possible sources of future traffic growth within the 18 percent cumulative growth total factor that was applied to current traffic counts. *No further response is required.*
- A-6 Comment noted. As mitigation measures are implemented that affect any State facility, the City will work with Caltrans to obtain encroachment permits and to ensure that all designs that affect State highways meet all mandatory design standards and specifications. *This comment does not identify any significant new information or comment on the adequacy of the environmental analysis in the DSEIR. No further response is required.*
- A-7 Comment noted. As any future development occurs that would trigger thresholds for additional CEQA analysis, the City will contact Caltrans to discuss traffic study requirements, mitigation, and possible fair-

share funding contributions. As of now, no fair-share funding agreements or mechanisms are enacted that would allow the City to contribute to specific Caltrans projects in the vicinity of the plan area. *This comment does not identify any significant new information or comment on the adequacy of the environmental analysis in the DSEIR. No further response is required.*

A-8 Comment noted. As discussed in Section 4.8 (Hydrology and Drainage) of the DSEIR, future development within the Planning Area would be subject to the provisions of the National Pollution Discharge Elimination System to protect downstream water quality pursuant to the Federal Clean Water Act, and construction sites would be regulated by the General Permit for Storm Water Discharges Associated with Construction Activity issued by the State Water Quality Control Board. With regard to operational discharges, future development would be required to prepare a site-specific water quality management plan as outlined by the Los Angeles Regional Water Quality Control Board. Appropriate storm water analysis and mitigation will be incorporated into City projects as required by State laws. *This comment does not identify any significant new information or comment on the adequacy of the environmental analysis in the DSEIR. No further response is required.*

A-9 Comment noted. If any oversized-transport vehicles are required for future development projects pursuant to Specific Plan policy, the City and future developers will work with Caltrans obtain the necessary permits. *This comment does not identify any significant new information or comment on the adequacy of the environmental analysis in the DSEIR. No further response is required.*

Comment B – California Department of Transportation – District 7 (Lin)

Fwd: Additional Comment from Caltrans-Duarte Town Center Specific Plan-SCH # 2015101082

1 message

Hi Craig and OPR,

Our reviewer just submit additional comments. Please include these comments as part of the additional comments to our letter that you received today.

1. Appendix D, Traffic Study Draft Report, Page 5-1 as per the Maintenance Agreement signed on May 03, 2001, as a correction from the traffic study, these intersection signals are maintained and operated by the City of Duarte for Caltrans. **B-1**

2. There may be a potential cumulative traffic impact at intersection of Huntington drive and Mount Olive Street (end of SR-605 freeway), recommended improvement is to add a second right turn lane in the northbound direction. This improvement involves widening of the roadway, striping, and relocation of the existing traffic signal and curb ramp at the southwest corner of the intersection. Traffic signals and curb ramps at this intersection need to be upgraded to current standards. Warning and Regulatory signs within the vicinity of the intersection need to be updated. **B-2**

3. Intersection of Central Avenue and I-210 WB off-ramp Recommended mitigation is to install traffic signal controls when warranted by Caltrans per suggested mitigation. **B-3**

4. For intersection of I-210 WB on-ramp and Buena Vista Street and intersection of I-210 EB on-ramp and Buena Vista Street, due to the anticipated increase of pedestrians crossing Buena Vista Street to and from the proposed Town Center Commercial Core development areas, the following improvement are recommended at these intersections: **B-4**

- Upgrade the traffic signals within the intersection including the pedestrian signal heads to current standard and install Accessible Pedestrian Signal (APS) system including wheelchair ramps
- Install new Pedestrian crossing signal and crosswalk at the WB 210 on-ramp entrance
- Upgrade all regulatory signs around the intersections.

Please let us know if you have any question.

Thank you!

Alan Lin, P.E.
Project Coordinator
State of California
Department of Transportation
District 7, Office of Transportation Planning
Mail Station 16
100 South Main Street
Los Angeles, CA 90012
(213) 897-8391 Office
(213) 897-1337 Fax

Response B – California Department of Transportation – District 7 (Lin)

- B-1** Comment noted. This correction is noted in the Errata. *No further response is required.*
- B-2** When an improvement is warranted and implemented at the intersection of Huntington Drive and Mount Olive Street (end of I-605 freeway), the City will work with Caltrans to obtain encroachment permits and to ensure that all designs that affect State highways meet all mandatory design standards and specifications. *This comment does not identify any significant new information or comment on the adequacy of the environmental analysis in the DSEIR. No further response is required.*
- B-3** Comment noted. As per the traffic study and analysis indicated in the EIR, the recommended mitigation measure at Central Avenue/I-210 WB off-ramp is to install traffic signal controls when warranted and approved by the City Traffic Engineer and Caltrans. Traffic conditions should be monitored over time as the Specific Plan land uses are implemented and traffic signal warrants should be periodically reviewed to determine if or when applicable warrants are met and the locations satisfy the standards for installation of a traffic signal. *No further response is required.*
- B-4** Neither location (I-210 westbound on-ramp and Buena Vista Street and intersection of I-210 eastbound on-ramp and Buena Vista Street) were identified as significant impacts by the traffic study and thus do not warrant mitigation as a result of the project. However, the City will work with Caltrans to ensure proper and safe operations at both locations based on patterns of development and should improvements be necessary to accommodate vehicle and pedestrian movements, the City will work with Caltrans to identify improvements, obtain encroachment permits and to ensure that all designs that affect state highways meet all mandatory design standards and specifications. *No further response is required.*

Comment C – County Sanitation Districts of Los Angeles County



**COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY**

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

August 15, 2016

Ref. Doc. No.: 3779382

RECEIVED

AUG 17 2016

CITY OF DUARTE

Mr. Craig Hensley
Community Development Director
City of Duarte
1600 Huntington Drive
Duarte, CA 91010-2592

Dear Mr. Hensley:

Comment Letter for the Duarte Town Center

The County Sanitation Districts of Los Angeles County (Districts) received a Draft Supplemental Environmental Impact Report for the subject project on June 29, 2016. The proposed project is located within the jurisdictional boundaries of District No. 22. We offer the following comments regarding sewerage service:

1. **2.0 EXECUTIVE SUMMARY**, page 2-2, paragraph 2 under Project Characteristics – The paragraph mentions that 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, etc. The Districts request the opportunity to review individual developments within the City to determine whether or not sufficient trunk sewer capacity exists to serve each project and if Districts’ facilities will be affected by the project. C-1
2. **2.0 EXECUTIVE SUMMARY**, page 2-3, Table 2-1 – The Summary of Permitted Increment of Change under the Proposed Specific Plan vs. Existing Conditions table notes a net change of 1,036 residential units, 331 hotel rooms, and 217,021 square feet of maximum allowable development. Based on the aforementioned figures, the expected average wastewater flow from the proposed project is 381,267 gallons per day. For a copy of the Districts’ average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the [Table 1, Loadings for Each Class of Land Use](#) link. C-2
3. **4.13 WASTEWATER**, page 4.13-3, Table 4.13-1 – The Projected Increase in Daily Sewer Flow table breakdown is higher than the maximum allowable development figures shown in Table 2-1. Based on the figures projected in Table 4.13-1, the expected average wastewater flow from the proposed project is 526,758 gallons per day. For a copy of the Districts’ average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the [Table 1, Loadings for Each Class of Land Use](#) link.

DOC: #3843297.D22



Mr. Craig Hensley

-2-

August 15, 2016

4. All other information concerning Districts' facilities and sewerage service contained in the document is current.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

DOC: #3843297.D22

Response C – County Sanitation Districts of Los Angeles County

- C-1 Comment noted. As discussed in Section 4.13 of the DSEIR, future development within the Planning Area will be required to prepare an engineering study to determine the adequacy of the sewer systems and would be required to undergo mandatory standard review by the City and County Sanitation Districts of Los Angeles County (CSDLAC). *This comment does not identify any significant new information or comment on the adequacy of the environmental analysis in the DSEIR. No further response is required.*
- C-2 Comment noted. The maximum development potential summarized in Table 2-1 identifies buildout in terms of quantities of potential residential units, hotel rooms, and commercial square footage. The net development potential summarized in Table 4.13-1 provides finer detail by identifying specific use categories within residential, commercial, and hotel uses such as church, office, retail, nursing home, and civic use. Generation factors from the CSDLAC (Table 1 – Loadings for Each Class of Land Use) were utilized to calculate net generation. As discussed in Section 4.13 of the DSEIR, future development within the Planning Area will be required to prepare an engineering study to determine the adequacy of the sewer systems and would be required to undergo mandatory standard review by the City and CSDLAC. During review, a more accurate estimate of wastewater generation would be provided based on the proposed use. *This comment does not identify any significant new information or comment on the adequacy of the environmental analysis in the DSEIR. No further response is required.*

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This section is intended to identify revisions to the Draft SEIR to incorporate clarifications developed in response to comments on the Draft SEIR or minor errors corrected through subsequent review. Additions are showing in underline. Deletions are shown in ~~strikethrough~~.

Draft EIR Volume II - Appendix D: Traffic Study

The following revisions are made to Appendix D (Traffic Study) page 5-1, first paragraph:

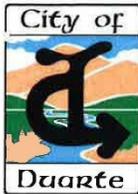
- Huntington Drive and Mount Olive Street. Signalized intersection, maintained and operated by the City of Duarte for Caltrans.
- Central Avenue and Buena Vista Street. Signalized intersection, maintained and operated by the City of Duarte for Caltrans.
- I-210 WB On-Ramp and Buena Vista Street. Signalized intersection, maintained and operated by the City of Duarte for Caltrans.
- I-210 EB On-Ramp and Buena Vista. Signalized intersection, maintained and operated by the City of Duarte for Caltrans.

The following revisions are made to Appendix D (Traffic Study) page 9-1, first paragraph:

Institute of Transportation Engineers (ITE) trip rates from the ~~8th~~^{9th} edition of the ITE Trip Generation Manual were applied to the existing and planned land uses and quantities.

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Notice of Availability



ORIGINAL FILED

JUN 28 2016

LOS ANGELES, COUNTY CLERK

City of Duarte

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

NOTICE OF AVAILABILITY OF DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (DSEIR) FOR THE DUARTE TOWN CENTER SPECIFIC PLAN, GENERAL PLAN AMENDMENT 15-02, AND ZONE CHANGE 15-02

DATE: June 28, 2016
TO: Responsible Agencies, Organizations, Members of the Public and Interested Parties
FROM: Craig Hensley, Community Development Director
 City of Duarte, 1600 Huntington Drive, Duarte, CA 91010

SUBJECT: Notice of Availability of a Supplement to the General Plan Environmental Impact Report for the Duarte Town Center Specific Plan (Specific Plan - General Plan Amendment 15-02 and Zone Change 15-02)

NOTICE OF AVAILABILITY REVIEW PERIOD: June 28, 2016 to August 12, 2016

PUBLIC HEARING: A public hearing will be held before the Duarte Planning Commission on August 15, 2015 at 7:00 p.m. in City Hall Council Chambers Duarte (1600 Huntington Drive, Duarte, CA 91010)

NOTICE IS HEREBY GIVEN that the City of Duarte, as lead agency, has prepared a Draft Supplemental Environmental Impact Report (No. 2015101082) for the Duarte Town Center Specific Plan and associated discretionary actions (project). The DSEIR includes an analysis of potential environmental impacts associated with the long-term implementation of the Duarte Town Center Specific Plan.

Project Title

General Plan Supplemental SEIR for the Duarte Town Center Specific Plan

Project Location

The project site is located in the City of Duarte, generally along Huntington Drive from west of Buena Vista Street to east of Highland Avenue, and portions of Buena Vista Street and Highland Avenue from Huntington Avenue to the I-210 in the City of Duarte, Los Angeles County, California.

Project Description

The Duarte Town Center Specific Plan identifies the long-term vision and objectives for private development and public improvements 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 uses an incentive-based bonus system to advance the vision of the Duarte Town Center Specific Plan and encourage the provision of additional community benefits. This system will allow the City to capture a portion of the market value added to properties through the Specific Plan policies and regulations by providing incentives for projects to contribute community benefits and/or community benefit funds in exchange for additional floor area, height, and/or the inclusion of a residential component for qualified projects.

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 has been analyzed in the SEIR to provide a conservative estimate of potential impacts from full build-out. The City estimates that the Specific Plan will support development of up to 800 residential units but has used a higher buildout number in the EIR, 1,143 residential units, 732,712 square feet of commercial uses, and 450 hotel rooms. Compared to existing land uses, this development would result in net increases of 1,036 residential units, 217,021 square feet of commercial uses, and 331 hotel rooms. The theoretical maximum build-out of the planning area is based on an analysis of existing underutilized sites that may redevelop. Specific Plan development potential estimates are subject to change as the Specific Plan is refined through the public review process.

The Duarte Town Center Specific Plan would provide new development standards and incentives for redevelopment, particularly with regard to underutilized commercial spaces and vacant properties. The Specific Plan will establish land use, transportation, infrastructure, economic development, and urban design strategies to promote well-balanced retail development, mixed-use and residential development, and active civic and public places.

Environmental Issues

Unavoidable significant impacts, consistent with the determinations in the certified General Plan EIR, have been identified in regards to air quality emissions and water supply.

There are no sites within the Planning Area listed as hazardous waste facilities, hazardous waste properties, and/or hazardous waste disposal sites as enumerated under California Government Code 65962.5.

Responding to this Notice

The Draft Supplemental EIR will be available for a 45-day public review beginning **June 28, 2016 and ending August 12, 2016**. Copies of the Draft Supplemental EIR are available for review at:

- Duarte City Hall, 1600 Huntington Drive, Duarte, CA 91010
- Duarte Library, 1301 Buena Vista Street, Duarte, CA 91010.
- The City of Duarte's website for the Town Center project: www.duartetowncenter.com

The City of Duarte, as lead agency, requests that responsible and trustee agencies and other interested parties, including members of the public, respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. All comments and responses to this notice should be submitted in writing to Craig Hensley, Community Development Director, City of Duarte, Planning Division, 1600 Huntington Drive, Duarte, CA 91010, by **August 12, 2016**. The City will also accept responses to this notice submitted via email received through the close of business on August 12, 2016.

Provide written comments no later than 5:00 PM on August 12, 2016 to:

Craig Hensley, Community Development Director
City of Duarte
1600 Huntington Drive
Duarte, CA 91010
Email: chensley@accessduarte.com

Questions

Contact the Community Development Department at (626) 357-7931 for information about the proposed project or if you have any questions regarding this notice. You can also visit the project website at : www.duartetowncenter.com

Distribution

The Notice of Availability (NOA) was distributed to all agencies on the standard notification list maintained by the Community Development Department via Certified Mail (see following pages) and was posted to the San Gabriel Valley Newspaper Group. The NOA and Notice of Completion (NOC) were sent to the State Clearinghouse for distribution to State agencies.

City of Irwindale
Community Development Department
Attn: Gus Romo
16102 Arrow Highway, 2nd Floor
Irwindale, CA 91706

City of Bradbury
Attn: Planning Department
600 Winston Avenue
Bradbury, CA 91008

County of Los Angeles
Dept. of Regional Planning
320 West Temple St., 13th Floor
Los Angeles, CA 90012

Metropolitan Water District
Lands & Right of Way
700 N. Alameda St. #1-304
Los Angeles, CA 90012-2944

Duarte Unified School District
1620 Huntington Drive
Duarte, CA 91010

LA County Flood Control District/
Dept. of Public Works
900 South Fremont Ave., 2nd Floor
Alhambra, CA 91803-1331

Foothill Transit
Attn: CEQA Review
100 S. Vincent Avenue, Suite 200
West Covina, CA 91790-2944

US Fish and Wildlife Service
6010 Hidden Valley Road
Carlsbad, CA 92009

California Dept. of Fish & Wildlife
3883 Ruffin Road
San Diego, CA 92123

US Army Corps. Of Engineers
911 Wilshire Blvd., #1525
Los Angeles, CA 90017

City of Monrovia
Attn: Planning Department
415 South Ivy Avenue
Monrovia, CA 91016

County of Los Angeles
Department of Public Health
Attn: CEQA Review
5050 Commerce Drive
Baldwin Park, CA 91706

Southern California
Association of Governments
Environmental Planning
818 W. 7th Street. 12th Floor
Los Angeles, CA 90017

SCAQMD
Attn: CEQA Section
21865 E. Copley Drive
Diamond Bar, CA 91765-4182

Los Angeles County Fire Department
Fire Prevention Division
5823 Rickenbacker Drive
Commerce, CA 90040-3027

California American Water Company
Los Angeles Division
8657 Grand Avenue
Rosemead, CA 91770-1221

Los Angeles County
Metropolitan Transportation Authority
1 Gateway Plaza
Los Angeles, CA 90012

Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691

California Energy Commission
1516 9th St., 300
Sacramento, CA 95814-5512

City of Azusa
Attn: Planning Division
213 E. Foothill Blvd.
Azusa, CA 91702

City of El Monte
Attn: Planning Division
City Hall West
11333 Valley Boulevard
El Monte, CA 91731-3293

LA County Sheriff
Attn: CEQA Review
Hall of Justice
211 West Temple Street
Los Angeles, CA 90012

Southern California Gas Company
Centralized Correspondence
Attn: Environmental Affairs
PO BOX 3150
San Dimas, CA 91773

Southern California Edison
Real Properties Group
2131 Walnut Grove Ave.
Rosemead, CA 91770

Los Angeles County Sanitation Districts
Attn: Ruth Frazen
1955 Workman Mill Road
Whittier, CA 90601

Los Angeles RWQCB
320 West Fourth Street, Suite 200
Los Angeles, CA 90013

Caltrans District 7
IGR/CEQA Branch
100 S Main Street MS16 12th Floor
Los Angeles CA 90012

California Air Resources Board
1001 "I" Street
Sacramento, CA 95814

Ti'At Society/Inter – Tribal Council of Pimu
Cindi M. Alvitre, Chairwoman-Manisar
3094 Mace Avenue, Apt. B Gabrielino
Costa Mesa, CA 92626

Gabrielino/Tongva San Gabriel Band of
Mission
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA 91778

LA City/County Native Americans Indian
Comm.
Ron Andrade, Director
3175 West 6th Street Room 403
Los Angeles, CA 90020

Gabrielino Tongva Indian of
California Tribal Council
Robert F. Dorame, Tribal Chair/Cult. Res.
P.O. Box 490
Bellflower, CA 90086

Gabrielino – Tongva Tribe
Linda Candelaria, Co-Chairperson
1999 Avenue of the Stars
Suite 1100
Los Angeles, CA 90067

Andrew Salas, Chairman
Gabrieleño Band of Mission Indians Kizh
Nation
P.O. Box 393
Covina, CA 91723

Gabrielino Tongva Nation
Attn: Sam Dunlap
Gabrielino Tongva
P.O. Box 86908
Los Angeles, CA 90086

Gabrielino Band of Mission Indians
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA 91723

Joseph Ontiveros
Cultural Resources Director
Soboba Band of Luiseño Indians
P.O. Box 478
San Jacinto, CA 92581

Notice of Completion

Print Form

Appendix C

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2015101082

Project Title: Town Center Specific Plan
 Lead Agency: City of Duarte, Planning Division Contact Person: Craig Hensley
 Mailing Address: 1600 Huntington Drive Phone: 626-357-7931
 City: Duarte Zip: 91010 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Duarte
 Cross Streets: Huntington Drive and Buena Vista, Huntington Drive and Highland Avenue Zip Code: 91010
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 8 ' 22 " N / 117 ° 58 ' 19 " W Total Acres: 75
 Assessor's Parcel No.: Multiple Section: N/A Twp.: 1N Range: 10W Base: SBBM
 Within 2 Miles: State Hwy #: I-210, I-605 Waterways: Santa Anita Wash
 Airports: None Railways: BNSF Schools: Multiple

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) 2007031064 Draft EIS Other: _____
 Mit Neg Dec Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 1,075 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 703K Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: 350 hotel rooms

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Climate Change

Present Land Use/Zoning/General Plan Designation:

Commercial, Residential, Government/C-P, C-G, C-F, R-1, R-3, R-4, PF, O, SP/Commercial, Mixed Use, Residential, Professional

Project Description: (please use a separate page if necessary)

The Town Center 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 Specific Plan will establish land use, transportation, infrastructure, economic development, and urban design strategies to promote well-balanced retail development, mixed-use and residential development, and active civic and public places. The Specific Plan area encompasses approximately 75 acres. It is estimated that the Specific Plan would support development of 1,075 residential units, 703,000 square feet of commercial use, and 350 hotel rooms.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2010

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <u>S</u> Air Resources Board | <u>X</u> Office of Historic Preservation |
| <u> </u> Boating & Waterways, Department of | <u> </u> Office of Public School Construction |
| <u> </u> California Emergency Management Agency | <u> </u> Parks & Recreation, Department of |
| <u> </u> California Highway Patrol | <u> </u> Pesticide Regulation, Department of |
| <u>S</u> Caltrans District #7 | <u> </u> Public Utilities Commission |
| <u> </u> Caltrans Division of Aeronautics | <u>S</u> Regional WQCB #4 |
| <u> </u> Caltrans Planning | <u> </u> Resources Agency |
| <u> </u> Central Valley Flood Protection Board | <u> </u> Resources Recycling and Recovery, Department of |
| <u> </u> Coachella Valley Mtns. Conservancy | <u> </u> S.F. Bay Conservation & Development Comm. |
| <u> </u> Coastal Commission | <u> </u> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <u> </u> Colorado River Board | <u> </u> San Joaquin River Conservancy |
| <u> </u> Conservation, Department of | <u> </u> Santa Monica Mtns. Conservancy |
| <u> </u> Corrections, Department of | <u> </u> State Lands Commission |
| <u> </u> Delta Protection Commission | <u> </u> SWRCB: Clean Water Grants |
| <u> </u> Education, Department of | <u> </u> SWRCB: Water Quality |
| <u>S</u> Energy Commission | <u> </u> SWRCB: Water Rights |
| <u>S</u> Fish & Game Region #5 | <u> </u> Tahoe Regional Planning Agency |
| <u> </u> Food & Agriculture, Department of | <u> </u> Toxic Substances Control, Department of |
| <u> </u> Forestry and Fire Protection, Department of | <u> </u> Water Resources, Department of |
| <u> </u> General Services, Department of | <u> </u> Other: _____ |
| <u> </u> Health Services, Department of | <u> </u> Other: _____ |
| <u> </u> Housing & Community Development | |
| <u>S</u> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date June 28, 2016 Ending Date August 12, 2016

Lead Agency (Complete if applicable):

Consulting Firm: <u>MIG</u>	Applicant: <u>City of Duarte, Planning Division</u>
Address: <u>1500 Iowa Avenue, Suite 110</u>	Address: <u>1600 Huntington Drive</u>
City/State/Zip: <u>Riverside, CA 92507</u>	City/State/Zip: <u>Duarte, CA 91010</u>
Contact: <u>Olivia Chan</u>	Phone: <u>626-357-7931</u>
Phone: <u>951-787-9222</u>	

Signature of Lead Agency Representative: _____ **Date:** 6/27/2016

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Revised 2010

5 Mitigation Monitoring Reporting Program

CITY OF DUARTE TOWN CENTER SPECIFIC PLAN							
General Plan Supplemental Environmental Impact Report: Mitigation Monitoring Reporting Program							
Mitigation Measures		Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
Transportation and Traffic Mitigation Measures							
<i>General Plan EIR Mitigation Measures</i>							
TR-1	For the entire length of Huntington Drive, for Mountain Avenue between Huntington Drive and Duarte Road, and for any other arterial roadways that are determined to operate at unacceptable conditions, measures shall be taken to increase the capacity and enhance traffic flow during peak periods.	In Conjunction with Approval of Discretionary Cases, Prior to Issuance of Building Permit	Plan Review Process	City of Duarte Community Development Department			
TR-2	Right-of-way dedications shall be required of development applicants to accommodate the recommended roadway cross-sections and the enhanced intersection improvements at major intersections.	In Conjunction with Approval of Discretionary Cases, Prior to Issuance of Building Permit	Plan Review Process	City of Duarte Community Development Department, Public Works			
TR-3	The City of Duarte shall consider the implementation of a traffic impact fee program that would require developers to provide a fair-share contribution to a pool of funds that could be used for future transportation system improvements.	In Conjunction with Approval of Discretionary Cases, Prior to Issuance of Building Permit	Plan Review Process	City of Duarte Community Development Department, Public Works			
<i>Supplemental Mitigation Measures</i>							
TR-4	Huntington Drive/Cotter Avenue and Central Avenue/I-210 WB Freeway off-ramp – Install traffic signal controls when warranted and approved by the City Traffic Engineer and Caltrans (Caltrans approval for the Central Avenue/I-210 WB off-ramp location). Traffic conditions shall be monitored over time as the Specific Plan land uses are implemented, and traffic signal warrants shall be reviewed periodically, to determine if or when applicable warrants are met and the locations satisfy the standards for installation of a traffic signal.	In Conjunction with Approval of Discretionary Cases, When Warranted	Installation of Traffic Signals	City of Duarte Community Development Department, Public Works			
TR-5	Huntington Drive/Mount Olive Street – Add a fourth northbound lane to create a dual right turn lane in addition to a left turn lane and a shared/through left turn lane.	In Conjunction with Approval of Discretionary Cases, When Appropriate	Construction of Specified Improvements	City of Duarte Community Development Department, Public Works			
TR-6	Huntington Drive/Buena Vista Street – At the appropriate time and when traffic volumes and conditions warrant in the future, provide double southbound left turn lanes.	In Conjunction with Approval of Discretionary Cases, When Warranted	Construction of Specified Improvements	City of Duarte Community Development Department, Public Works			

CITY OF DUARTE TOWN CENTER SPECIFIC PLAN							
General Plan Supplemental Environmental Impact Report: Mitigation Monitoring Reporting Program							
Mitigation Measures		Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
TR-7	Huntington Drive/Mountain Avenue – At the appropriate time and when traffic volumes and conditions warrant, provide double southbound left turn lanes.	In Conjunction with Approval of Discretionary Cases, When Appropriate or Warranted	Construction of Specified Improvements	City of Duarte Community Development Department, Public Works			
Noise Mitigation Measures							
<i>General Plan Mitigation Measures</i>							
N-1	Mitigate transportation equipment impacts at construction sites, such as temporary noise buffers/barriers.	Ongoing/Upon Receipt of Noise Complaints	As appropriate, require acoustical analysis for new uses near sensitive uses	Director of Community Development			
N-2	Ensure noise mitigation techniques are incorporated into all construction-related activities.	During Project Construction	As appropriate, require acoustical analysis for new uses near sensitive uses	Director of Community Development			
N-3	Reduce noise generated by construction activities by requiring sound attenuation devices on construction equipment.	During Project Construction	As appropriate, require acoustical analysis for new uses near sensitive uses	Director of Community Development			
N-4	Require noise-reduction techniques in site planning, architectural design, and construction where noise reduction is necessary.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	As appropriate, require acoustical analysis for new uses near sensitive uses	Director of Community Development			
N-5	Require that mix-use structures be designed to prevent transfer of noise and vibration from the commercial to residential uses.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	As appropriate, require acoustical analysis for new uses near sensitive uses	Director of Community Development			
Hydrology and Drainage Mitigation Measures							
<i>General Plan Mitigation Measures</i>							
HYD-1	Individual development projects shall be required to prepare a drainage/grading plan for approval by the City of Duarte Department of Public Works prior to issuance of grading permits.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps, Prior to Issuance of Building Permits	Require Submittal of Drainage/Grading Plan	Public Works Director			

CITY OF DUARTE TOWN CENTER SPECIFIC PLAN							
General Plan Supplemental Environmental Impact Report: Mitigation Monitoring Reporting Program							
Mitigation Measures		Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
HYD-2	Individual development projects shall be required to construct any parkway drains or similar devices required by the draining/grading plan prior to issuance of a building permit.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps, Prior to Issuance of Building Permits	Require Construction of Parkway Drains or Similar Devices Required by Draining/Grading Plan	Public Works Director			
Public Health and Safety Mitigation Measures							
<i>General Plan Mitigation Measures</i>							
PHS-1	Provide information to businesses on viable alternatives to hazardous materials. Create an informational pamphlet with existing hazardous material substitutions and retailers that sell the materials. Offer the information to applicable business owners who are required to file as a hazardous waste handler in the City.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	Compliance with Condition of Approval	City of Duarte Community Development Department			
PHS-2	Provide information on viable alternatives to household hazardous materials on the City's website so households may use alternatives. Information will also educate the public to the health, safety, and environmental benefits of using non-hazardous substitutions.	In Conjunction with Implementation of General Plan	Zoning Regulations	City of Duarte Community Development Department			
Cultural Resources Mitigation Measures							
<i>General Plan Mitigation Measures</i>							
CR-1	During excavation and grading activities of any future development project, if archaeological resources are discovered, the project contractor shall stop all work and shall retain a qualified archaeologist to evaluate the significance of the finding and appropriate course of action. Salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed, and the treatment of discovered Native American remains shall comply with State codes of regulations of the Native American Heritage Commission.	During Project Construction	If Resources Discovered, Retain Qualified Archaeologist and Comply with State and Federal Codes and Regulations	City of Duarte Community Development Department			
CR-2	If human remains are discovered during the development of any projects, all activity shall cease immediately, and the project contractor shall notify the Los Angeles County Coroner's Office immediately under State law, and a qualified archaeologist and Native American monitor shall be contacted. Should the Coroner determine the human remains to be Native American, the Native American Heritage Commission shall be contacted pursuant to Public Resources Code Section 5097.98.	During Project Construction	If Remains Uncovered, Notify Los Angeles County Coroner, Qualified Archaeologist, and Native American Monitor	City of Duarte Community Development Department			
Water Supply Mitigation Measures							
<i>General Plan Mitigation Measures</i>							

CITY OF DUARTE TOWN CENTER SPECIFIC PLAN

General Plan Supplemental Environmental Impact Report: Mitigation Monitoring Reporting Program

Mitigation Measures		Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
WS-1	Prior to approval of project tract maps, the project owner/developer(s) shall be required to coordinate with California American Water to determine requirements necessary to mitigate impacts to water supplies and distribution on-site and off-site. Proposed projects shall implement mitigation measures, if required, to the satisfaction of California American Water and the City of Duarte.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps, Prior to Issuance of Building Permit	Coordination with California American Water	City of Duarte Engineering/Public Works			
Wastewater Mitigation Measures							
<i>General Plan Mitigation Measures</i>							
WW-1	Prior to issuance of a wastewater permit, payment of connection fees shall be made to connect (directly or indirectly) to CSDLAC's sewerage systems.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps, Prior to Issuance of Wastewater Permit	Payment of Fees	City of Duarte Engineering/Public Works, County Sanitation Districts of Los Angeles County			
WW-2	Prior to issuance of building permits, an engineering study shall be required to determine the adequacy of the sewer systems.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps, Prior to Issuance of Building Permit	Submit Engineering Study	City of Duarte Engineering/Public Works			
Police Protection							
<i>General Plan Mitigation Measures</i>							
PP-1	Promote citizen involvement in crime prevention and public safety through programs, education, and other methods.	In Conjunction with Implementation of General Plan	Ongoing Implementation	City of Duarte Community Development Department, Los Angeles County Sheriff			
Solid Waste Mitigation Measures							
<i>General Plan Mitigation Measures</i>							
SW-1	Provide education and outreach to residents and businesses to contribute to the reduction, recycling, and disposal of solid wastes.	In Conjunction with Implementation of General Plan	Ongoing Implementation	City of Duarte Engineering/Public Works			

CITY OF DUARTE TOWN CENTER SPECIFIC PLAN							
General Plan Supplemental Environmental Impact Report: Mitigation Monitoring Reporting Program							
Mitigation Measures		Monitoring Timing/ Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
SW-2	Recycling bins shall be provided by project applicants at all construction sites. All recyclable materials currently being accepted at either landfills and/or recycling centers shall be directed for recycling at construction sites.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	Recycling of Recyclable Materials	City of Duarte Engineering/Public Works			
SW-3	On-site recycling bins shall be required for retail, business, office, and manufacturing and industrial facilities. Location of bins may require review by the City's Architectural Review Board.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	Provide Recycling Bins	City of Duarte Engineering/Public Works			
SW-4	Encourage composting as an alternative to disposal for organic waste.	In Conjunction with Implementation of General Plan	Ongoing Implementation	City of Duarte Engineering/Public Works			
SW-5	Commercial and industrial developments shall be required to locate recycling/separation bins in proximity to waste bins for non-recyclables, elevators, loading docks, and primary internal and external access points.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	Location of Recycling Bins in Proximity to Waste Bins	City of Duarte Engineering/Public Works			
SW-6	The location of recycling/separation bins shall not be in conflict with any applicable Federal, State, or local laws related to fire, building, access, transportation, circulation, or safety.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	Location of Recycling Bins	City of Duarte Engineering/Public Works			
SW-7	Recycling containers/bins at commercial and industrial facilities shall be located so that they do not block access to each other.	In Conjunction with Approval of Discretionary Cases and Tentative Subdivision Maps	Location of Recycling Bins	City of Duarte Engineering/Public Works			