



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 25, 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, 2010 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