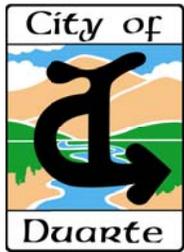


Appendix A Initial Study/Notice of Preparation (NOP)

Appendices

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City of Duarte

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

**NOTICE OF PREPARATION OF
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
AND
NOTICE OF PUBLIC SCOPING MEETING
(GENERAL PLAN AMENDMENT & ZONE CHANGE 15-01)**

DATE: October 13, 2015

TO: Responsible Agencies, Organizations, Members of the Public and Interested Parties

FROM: City of Duarte
Community Development Department, Planning Division
Attn: Jason Golding, Senior Planner
1600 Huntington Drive
Duarte, CA 91010

SUBJECT: Notice of Preparation of an Environmental Impact Report and Public Scoping Meeting for the City of Hope Campus Plan (Specific Plan - General Plan Amendment 15-01, and Zone Change 15-01)

NOTICE OF PREPARATION REVIEW PERIOD: October 15 to November 16, 2015

NOTICE IS HEREBY GIVEN that the City of Duarte, as lead agency, has prepared an Initial Study for the City of Hope Campus Plan (project) and has determined that an Environmental Impact Report (EIR) is required. Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Duarte is the Lead Agency for the project. The purpose of this notice is 1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the CEQA Guidelines Section 15082; 2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project; and 3) to provide notice of the public scoping meeting.

Scoping Meeting

The City of Duarte has begun the preparation of an EIR for the project described below. The public and interested parties are invited to attend a Scoping Meeting to comment on environmental issues that they believe should be addressed in the EIR.

The purpose of the meeting is to present the project and environmental topics in a public setting and provide an opportunity for the City to hear from the community and interested agencies on what potential environmental issues are important to them. The meeting will include a presentation of the proposed project, the EIR process, and the topics to be analyzed in the EIR. Following the presentation, interested agencies, organization and members of the public will be encouraged to offer their views concerning what environmental issues should be included in the EIR.

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

City of Hope Campus Plan and EIR - Public Scoping Meeting

Date/time: Monday, October 19, 2015, 7:00 to 8:00 pm
Location: Duarte Community Center
1600 Huntington Drive
Duarte, CA 91010

Project Title

City of Hope Campus Plan

Project Location

The project site is primarily located in the City of Duarte (approximately 89.5 acres), with a smaller portion at its eastern and southern edges located in the City of Irwindale (approximately 26.5 acres). The project site is generally bounded by Duarte Road to the north; Cinco Robles Drive, the Duarte Flood Control Channel, and Buena Vista Street to the west; and the Santa Fe Flood Control Basin to the east and south.

Project Description

City of Hope National Medical Center (project applicant) is seeking approval of the City of Hope Campus Plan, which through a comprehensive Specific Plan, would provide direction for enhancement and development over a 20-year period of an approximately 116-acre area that contains its existing campus. City of Hope is proposing additions to the existing outpatient (clinic), inpatient (hospital), research, office, industrial, warehouse, and hospitality uses. New parking structures and surface lots are also proposed, as well as internal roadways and open space improvements. These changes and improvements throughout the City of Hope campus would be implemented primarily through the proposed Specific Plan, which would govern future development of the campus, supporting its efforts to expand its research and treatment capabilities, while accommodating the needs of patients and their families, faculty, staff, and the community. Accordingly, the Specific Plan would be a guide and vision for the long-term improvements that would enable City of Hope to meet its commitment to transform the future of medicine.

The Specific Plan would contain required elements and encouraged conditions that would allow for a broad range of interpretive design solutions intended to guide development over the 20-year period. Ultimately, the vision for the City of Hope campus is to create a walkable and compact campus core that builds upon and enhances existing inpatient and outpatient facilities, research, office, assembly, parking, and open spaces uses. In addition, the project proposes to consolidate modular buildings that are currently dispersed throughout the campus, demolish outdated

buildings, and construct new floor area within larger development sites that provide flexibility for future buildout of the campus.

The proposed Specific Plan would allow flexibility between uses, but for the purpose of CEQA, the maximum development capacity allowed by the Specific Plan will be analyzed in the EIR in order to provide a conservative estimate of potential impacts from full buildout of the project. Full buildout of the project would consist of approximately 1,426,000 square feet of new development (approximately 1,017,000 net new square feet following the proposed demolition of approximately 409,000 square feet of existing structures), which would result in up to approximately 2,617,850 gross square feet of development on the City of Hope campus.

Environmental Issues

Based on the Initial Study prepared for the proposed project, the City of Duarte anticipates that the following environmental topics will need to be addressed in the EIR:

Aesthetics	Greenhouse Gas Emissions	Population and Housing
Air Quality	Hazards and Hazardous Materials	Public Services
Biological Resources	Hydrology and Water Quality	Recreation
Cultural Resources	Land Use and Planning	Transportation and Traffic
Geology and Soils	Noise	Utilities and Service Systems

The EIR will address the short and long-term effects of the City of Hope Campus Plan on the environment. Mitigation measures will be proposed for impacts that are determined to be significant.

Responding to this Notice

Pursuant to Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082, the Initial Study will be available for a 30-day public review beginning **October 15** and ending **November 16, 2015**. Copies of the Initial Study are available for review at:

- Duarte City Hall, 1600 Huntington Drive, Duarte, CA 91010
- Duarte Library, 1301 Buena Vista Street, Duarte, CA 91010.
- Duarte Public Safety Office, 1042 Huntington Drive, Duarte, CA 91010
- The City of Duarte website: accessduarte.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 Jason Golding, Senior Planner, City of Duarte, Planning Division, 1600 Huntington Drive, Duarte, CA 91010, by **November 16, 2015**. The City will also accept responses to this notice submitted via email received through the close of business on November 12, 2015.

Provide written comments no later than 5:00 PM on November 16, 2015 to:

Jason Golding, Senior Planner
City of Duarte
1600 Huntington Drive
Duarte, CA 91010
Email: goldingj@accessduarte.com

Next Steps in the Process

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

Questions

Contact Jason Golding at (626) 357-7931 or goldingj@accessduarte.com for information about the proposed project or if you have any questions regarding this notice.



Jason Golding
Senior Planner

Dated: October 13, 2015

October 2015 | Initial Study

CITY OF HOPE CAMPUS PLAN

City of Duarte

Prepared for:

City of Duarte

Contact: Jason Golding, Senior Planner
Planning Division
1600 Huntington Drive
Duarte, California 91010
626.357.7931 x231
goldingj@accessduarte.com

Prepared by:

PlaceWorks

Contact: Nicole Morse, Associate Principal
3 MacArthur Place, Suite 1100
Santa Ana, California 92707
714.966.9220
info@placeworks.com
www.placeworks.com



Table of Contents

Section	Page
1. INTRODUCTION.....	1
1.1 PROJECT LOCATION.....	1
1.2 ENVIRONMENTAL SETTING.....	2
1.3 PROJECT DESCRIPTION.....	10
1.4 CITY ACTION REQUESTED.....	17
2. ENVIRONMENTAL CHECKLIST.....	19
2.1 BACKGROUND.....	19
2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED.....	20
2.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY).....	20
2.4 EVALUATION OF ENVIRONMENTAL IMPACTS.....	21
3. ENVIRONMENTAL ANALYSIS	23
3.1 AESTHETICS	23
3.2 AGRICULTURE AND FORESTRY RESOURCES.....	24
3.3 AIR QUALITY	27
3.4 BIOLOGICAL RESOURCES.....	30
3.5 CULTURAL RESOURCES	33
3.6 GEOLOGY AND SOILS.....	35
3.7 GREENHOUSE GAS EMISSIONS.....	40
3.8 HAZARDS AND HAZARDOUS MATERIALS	41
3.9 HYDROLOGY AND WATER QUALITY.....	44
3.10 LAND USE AND PLANNING.....	49
3.11 MINERAL RESOURCES.....	51
3.12 NOISE.....	52
3.13 POPULATION AND HOUSING.....	54
3.14 PUBLIC SERVICES.....	55
3.15 RECREATION	56
3.16 TRANSPORTATION/TRAFFIC.....	57
3.17 UTILITIES AND SERVICE SYSTEMS.....	59
3.18 MANDATORY FINDINGS OF SIGNIFICANCE.....	62
4. REFERENCES.....	65
5. LIST OF PREPARERS	67
LEAD AGENCY.....	67
PLACEWORKS	67

Table of Contents

List of Figures

Figure		Page
Figure 1	Regional Location	3
Figure 2	Local Vicinity	5
Figure 3	Aerial Photograph.....	7
Figure 4	Land Use Plan	13

List of Tables

Table		Page
Table 1	Land Use Projections for City of Hope Campus Plan.....	12

Abbreviations and Acronyms

AAQS	ambient air quality standards
AB	Assembly Bill
AQMP	air quality management plan
BMP	best management practices
CARB	California Air Resources Board
CAWC	California American Water Company'
CEQA	California Environmental Quality Act
CGP	construction general permit
CGS	California Geologic Survey
CMP	Congestion Management Program
CO	carbon monoxide
Corps	US Army Corps of Engineers
DOSD	California Department of Water Resources, Division of Safety of Dams
EIR	environmental impact report
FEMA	Federal Emergency Management Agency
GHG	greenhouse gas
LACFD	Los Angeles County Fire Department
LACSD	Los Angeles County Sheriff's Department
MBTA	Migratory Bird Treaty Act
Metro	Los Angeles County Metropolitan Transportation Authority
MRZ	mineral resource zone
NAHC	Native American Heritage Commission
NO _x	nitrogen oxides
NPDES	National Pollution Discharge Elimination System
O ₃	ozone
Pb	lead
PCC	Portland cement-concrete
PM	particulate matter
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SoCAB	South Coast Air Basin

Abbreviations and Acronyms

SOx	sulfur oxides
SWPPP	Stormwater Pollution Prevention Plan
USFWS	US Fish and Wildlife Service
WQMP	water quality management plan

1. Introduction

The project applicant, City of Hope National Medical Center (City of Hope), is seeking approval of the City of Hope Campus Plan, which through a comprehensive Specific Plan would provide direction for the enhancement and development of the City of Hope campus over a period of 20 years, including the replacement of existing outdated and/or obsolete buildings with modern facilities. Specifically, City of Hope proposes additions to the existing outpatient (clinic), inpatient (hospital), research, office, industrial, warehouse, and hospitality uses at its main campus. New parking structures, surface parking lots, internal roadways, pedestrian and open space improvements are also proposed. Improvements would support the applicant's efforts to expand its research and treatment capabilities in order to ensure continued advances in the treatment and research of cancer, diabetes, and other life-threatening diseases, while accommodating the needs of patients and their families, faculty, staff, and the community. The Specific Plan would be a guide and vision for the long-term improvements that will enable City of Hope to meet its commitment to transform the future of medicine.

As described in more detail below, the City of Hope's main campus is located in the City of Duarte (City) and the City of Irwindale, and both agencies have discretionary approval authority over the project. Pursuant to CEQA Guidelines Section 15050, one agency is responsible for processing the Environmental Impact Report (EIR) and is designated as the lead agency. Based on the criteria established in CEQA Guidelines Section 15051, the City of Duarte is designated as lead agency, since the majority of the site, development actions, and project approvals will be processed in the City of Duarte. As lead agency, the City of Duarte is preparing the environmental documentation for the City of Hope Campus Plan to determine if approval of the discretionary actions requested and subsequent development could have a significant impact on the environment. The City of Irwindale is a responsible agency that has discretionary approval authority over the portion of the project area within the City of Irwindale.

As defined by Section 15063 of the CEQA Guidelines, an Initial Study is prepared primarily to provide the lead agency with information to use as the basis for determining whether an EIR, Negative Declaration, or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation and clearance for the City of Hope Campus Plan. This Initial Study has been prepared to support the preparation of an EIR.

1.1 PROJECT LOCATION

Figures 1, *Regional Location*, and 2, *Local Vicinity*, show the location of the City of Hope campus (project site) in the regional context of Los Angeles County and the local context of the cities of Duarte and Irwindale. The cities of Duarte and Irwindale are in the eastern portion of the San Gabriel Valley, approximately 16 miles northeast of downtown Los Angeles. As shown in Figure 1, the City of Duarte is situated at the base of the San Gabriel Mountains and is bordered by the City of Irwindale to the south, the City of Monrovia to

1. Introduction

the west, the City of Bradbury and the Angeles National Forest to the north, and the City of Azusa to the east.

The project site is primarily located in the City of Duarte (approximately 89.5 acres), with a smaller portion at its eastern and southern edges located in the City of Irwindale (approximately 26.5 acres). The project site is generally bounded by Duarte Road to the north; Cinco Robles Drive, the Duarte Flood Control Channel, and Buena Vista Street to the west; and the Santa Fe Flood Control Basin to the east and south (see Figure 2).

Regional access to the project site is via Interstates 210 and 605 (I-210 and I-605). Local access is provided primarily from Duarte Road, with secondary access provided from Buena Vista Street.

1.2 ENVIRONMENTAL SETTING

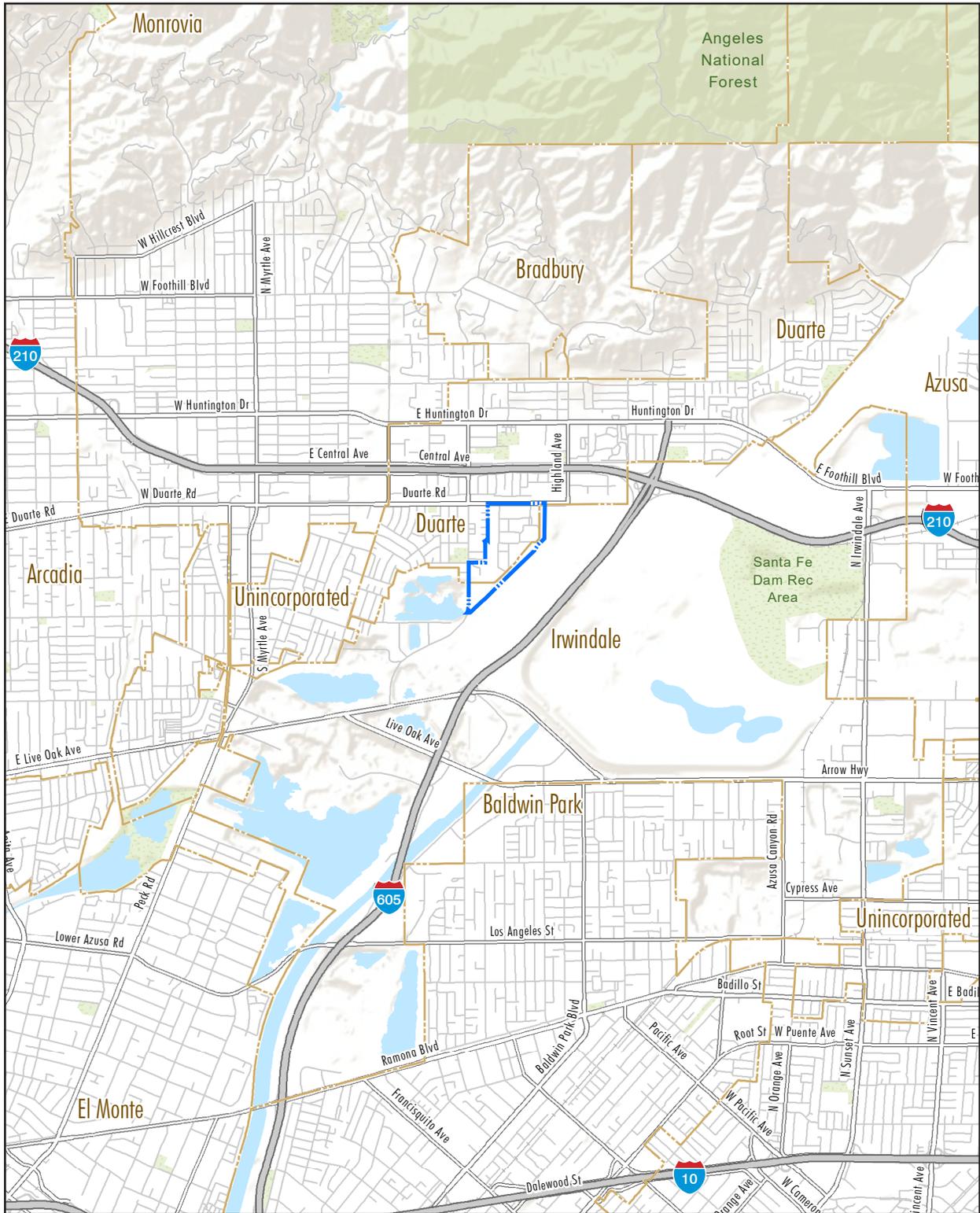
1.2.1 Existing Land Use and Conditions

Figure 3, *Aerial Photograph*, shows existing land uses on the project site, that is, the City of Hope campus. City of Hope is an independent, nonprofit, comprehensive medical center and research facility. The 116 acre campus is comprised of landscaped gardens and open spaces which surround leading-edge medical and research facilities, including:

- City of Hope Helford Clinical Research Hospital (inpatient)
- Geri and Richard Brawerman Center for Ambulatory Care (outpatient)
- Michael Amini Transfusion Medicine Center (blood donor center and outpatient surgery)
- Rita Cooper Finkel and J. William Finkel Building
- Sheri & Les Biller Patient and Family Resource Center
- Arnold and Mabel Beckman Center for Cancer Immunotherapeutics & Tumor Immunology
- Leslie & Susan Gonda (Goldschmied) Diabetes & Genetic Research Center

Overall, City of Hope campus is developed with a mix of hospital-related uses, including office, industrial, warehouse, assembly, hospitality (short-term stay housing provided by City of Hope for family members of patients and guests), and housing (residential), that total approximately 1.6 million gross square feet of building space. The existing housing consists of four rental units on three lots along the east side of Cinco Robles Drive, which are owned by City of Hope and used primarily for graduate student housing (i.e., rented primarily by graduate students attending City of Hope's Irell & Manella Graduate School of Biological Sciences). City of Hope also owns several vacant parcels (approximately 2.5 acres) of land along the south and east sides of Cinco Robles Drive. Although not part of the City of Hope campus, there are six single family residences that are not owned by City of Hope on the east side of Cinco Robles Drive that are proposed for inclusion in the Specific Plan because they are surrounded by City of Hope-owned properties. The Specific Plan will allow these single family residential uses to remain residential uses, and will not require them to be incorporated into the campus. In addition, City of Hope's central utility plant is along the southern end of the project site, along with other campus warehouse and industrial uses.

Figure 1 - Regional Location
1. Introduction



Project Boundary



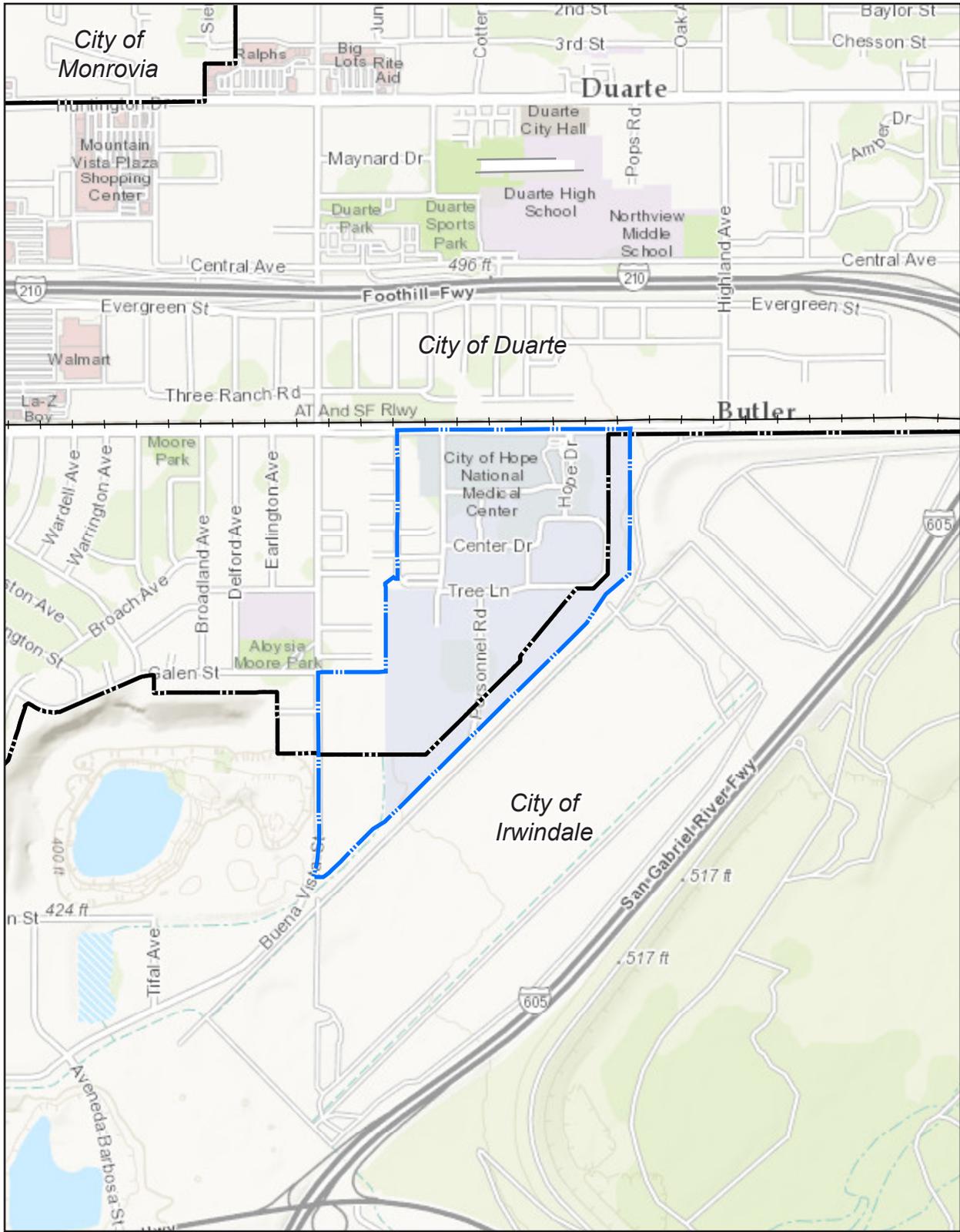
Source: ESRI, 2015

PlaceWorks

1. Introduction

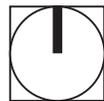
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Figure 2 - Local Vicinity
1. Introduction



--- Project Boundary
--- City Boundary

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Scale (Miles)



Source: ESRI, 2015

PlaceWorks

1. Introduction

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Figure 3 - Aerial Photograph
1. Introduction



- - - - - Project Boundary
- - - - - City Boundary

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Scale (Feet)



Source: ESRI, 2015

1. Introduction

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1. Introduction

Other existing improvements throughout the project site include stop-controlled, two-lane roadways; driveways and drive aisles; asphalt-paved parking areas; parking structures; walkways and sidewalks; and other hardscape improvements. The project site also has a number of landscaped gardens and open space areas, including a rose garden and Japanese garden, Pioneer and Heritage parks, several common landscape areas, and an outdoor basketball court. There is also a vacant area, approximately three acres in size, located at the southern portion of the campus. The project site is generally flat, gradually sloping at approximately 1 to 2 percent from northeast to southwest; elevations onsite range from 435 to 482 feet above mean sea level (msl).

1.2.2 Surrounding Land Use

The project site is in an urbanized area. One- and two-story, single- and multifamily residential uses are directly west of the project site; similar residential uses are to the north across Duarte Road and the Los Angeles County Metropolitan Transportation Authority (Metro) railroad right-of-way for the Gold Line. The City of Duarte recently approved the Duarte Station Specific Plan, which would allow the construction of a transit-oriented, mixed-use development with high-density residential, office, hotel, and commercial uses. The Duarte/City of Hope Gold Line station, which is constructed with passenger service to begin in 2016, is north of the project site across Duarte Road on the southern boundary of the Duarte Station Specific Plan. To the south and east of the project site lies the Santa Fe Dam and San Gabriel River flood control facilities owned by the US Army Corps of Engineers (Corps) (see Figure 3, *Aerial Photograph*). These areas are used for flood control, groundwater recharge, and community recreation.

1.2.3 Existing Zoning and General Plan

Duarte General Plan and Zoning Designations

For the portion of the project site in the City of Duarte (89.5 acres), the Duarte General Plan identifies this area under four land use designations: Hospital (encompasses the majority of the project site), Medium-Density Residential, High-Density Residential, and Research and Development.

Per the City of Duarte zoning map, the majority of the project site in Duarte is zoned H (Hospital). The H zoning designation permits general hospitals (excluding sanitariums, nursing homes, convalescent homes, maternity homes, or rest homes); medical professional offices; and attendant medical facilities, including, but not limited to, pharmacies, physical therapy offices, laboratories, and clinics. Portions of the project site on the western part of the campus are zoned for residential uses, with the current zoning designations of R-2 (Two-Family Residential) and R-4 (Multiple Family Residential High Density).

Irwindale General Plan and Zoning Designations

The portion of the project site in the City of Irwindale (26.5 acres) is categorized under three General Plan land use designations: Industrial/Business Park (IBP), Open Space/Easements (OSE), and Commercial. The project site is zoned A-1 (Agricultural), M-1 (Light Manufacturing), and C-2 (Heavy Commercial).

1. Introduction

1.3 PROJECT DESCRIPTION

1.3.1 Description of the Project

Specific Plan

City of Hope (project applicant) is seeking approval of a Specific Plan, which would provide comprehensive direction for enhancement and development of its approximately 116-acre campus (less than one half acre is not owned by City of Hope) adjacent to the campus over a 20 year period. City of Hope proposes additions to the existing outpatient (clinic), inpatient (hospital), research, office, industrial, warehouse, and hospitality uses. New parking structures and surface parking lots are also proposed, as well as internal driveways and open space improvements. These changes and improvements throughout the campus would be implemented primarily through the Specific Plan, which would govern future development of the campus, supporting City of Hope's efforts to expand its research and treatment capabilities, while accommodating the needs of patients and their families, faculty, staff, and the community. Accordingly, the Specific Plan would be a guide and vision for the long-term improvements that will enable City of Hope to meet its commitment to transform the future of medicine.

The campus also contains the Irell & Manella Graduate School of Biological Sciences, and City of Hope owns several existing housing units within the project site that are primarily rented by graduate students. Currently, the Graduate School has approximately 75 students, with the possibility to ultimately increase the student population to approximately 150 students during the life of the project. No Graduate School-specific facilities are proposed; rather, the Graduate School would operate in research and medical buildings throughout the campus, as it currently does under existing conditions.

The Specific Plan would contain required elements and encourage conditions that would allow for a broad range of interpretive design solutions intended to guide development over the 20 years. Ultimately, the vision for City of Hope is to create a walkable and compact campus core that builds upon and enhances existing inpatient and outpatient facilities, research, office, assembly, parking, and open spaces uses. In addition, the Specific Plan would propose to consolidate modular buildings that are currently dispersed throughout the campus, demolish outdated buildings, and construct new floor area within larger development sites that provide flexibility for future buildout of the campus.

The Specific Plan would act as a bridge between Duarte's General Plan and development activity throughout the project site. Jurisdictions may adopt specific plans by resolution or ordinance. When a specific plan is adopted by ordinance, it replaces portions or all of the current zoning regulations for specified parcels and becomes an independent set of zoning regulations that govern use and development of properties within the bounds of that specific plan. The Specific Plan is proposed to be adopted by ordinance by the Duarte City Council and subsequently by the Irwindale City Council, and function as the regulatory document for implementing zoning for the entire project site, ensuring the orderly and systematic implementation of those cities' general plans. The Specific Plan would establish the necessary land use plan, development standards, regulations, design guidelines, infrastructure systems, and implementation strategies on which subsequent, project-related development activities would be founded. Upon adoption of the Specific Plan, subsequent

1. Introduction

project-specific design review plans, detailed site plans, grading and building permits, or any other actions requiring either ministerial or discretionary approvals would be required to demonstrate consistency with the Specific Plan.

There are six residences located east of Cinco Robles Drive within the proposed Specific Plan area that are not owned by City of Hope and not part of its campus. Following adoption of the Specific Plan, these single-family uses may continue on their properties.

Other Discretionary Actions

A general plan amendment and zone change for the Duarte portion of the project site would be required to implement the Specific Plan. The general plan amendment would change the current general plan land use designations (Hospital, Medium-Density Residential, High-Density Residential, and Research and Development) to Specific Plan; this would require a revision to the Duarte General Plan land use map. The general plan amendment would also include a narrative amendment to the Duarte General Plan, adding the City of Hope Specific Plan to the list of approved specific plans. The zone change would change the zoning designations (H [Hospital], R-2 [Two-Family Residential], and R-4 [Multiple Family Residential High Density]) to Specific Plan; this would require a revision to the Duarte zoning map. The zone change also includes codification of the City of Hope Specific Plan in the Duarte Municipal Code.

Adoption of the Specific Plan would also require a general plan amendment and zone change from the City of Irwindale. Under the general plan amendment, the current land use designations (Industrial/Business Park [IBP], Open Space/Easements [OSE], and Commercial) of this portion of the project site would be changed to Specific Plan; this would require a revision to the Irwindale General Plan land use map. Under the zone change, the zoning designations (A-1 [Agricultural], M-1 [Light Manufacturing], C-2 [Heavy Commercial]) of this portion of the project site would be changed to Specific Plan; this would require a revision to the Irwindale zoning map. The Zone Change also includes codification of the City of Hope Specific Plan in the Irwindale Municipal Code.

Specific Plan Land Uses

To accomplish the vision and goals of City of the Hope, as shown in Figure 4, *Land Use Plan*, the Specific Plan broadly divides the project site into four major land use designations—Core Medical Zone (CM), Transition Medical Zone (TM), Infrastructure and Utility Zone (IU), and Cultural Amenity Zone (CA). The land use designations are meant to be broad enough to provide flexibility in implementation, but clear enough to provide sufficient direction to carry out the vision of the Specific Plan.

The majority of the central area of the project site would be zoned Core Medical, reinforcing the area's function as the primary medical and scientific research core of City of Hope's operations, while allowing for expanded hospitality uses to improve the patient and visitor experience. At the northern edge of the project site, the Specific Plan proposes a Cultural Amenity zone that would enhance and support existing open space and public gathering areas. Along the western edge, a Transition Medical Zone measuring 200 to 315 feet in width would buffer core campus activities from the adjacent residential neighborhoods by allowing for secondary medical, research, and office uses at lower heights and densities that are more compatible with adjacent uses. In addition, new development in the Transition Medical Zone would be required to include

1. Introduction

landscape buffers, which would include planting with continuous, evergreen, tall plants that form visual barriers between the residential uses to the west and uses on the project site. The Infrastructure and Utility Zone designation is located along the southeast edge of the project site, primarily in the City of Irwindale, and would allow for the primary utility services and infrastructure, along with secondary research, medical office, administrative support, warehouses, the central plant, and other related uses.

Allowable Building Area (Maximum Permitted Development at Full Buildout)

The Specific Plan would allow flexibility between uses, but for the purpose of CEQA, the maximum development capacity allowed by the Specific Plan will be analyzed to provide a conservative estimate of potential impacts from full buildout of the Specific Plan. As shown in Table 1, full buildout would consist of approximately 1,426,000 square feet of gross new development (1,017,000 net new square feet following the proposed demolition of 409,000 square feet of existing structures), which would result in a total of 2,617,850 square feet of developed floor area on the City of Hope campus.

Table 1 Land Use Projections for City of Hope Campus Plan

Land Use	Existing Conditions (GSF)	Proposed Net New Development (GSF) ²	Total Allowable Building Area (GSF)
Outpatient (Clinic)	304,322	410,000	714,322
Inpatient (Hospital)	425,722	139,000	564,722
Research	457,936	293,000	750,936
Office	186,296	121,500	307,796
Hospitality	18,168	56,500	74,668
Assembly	69,295	(29,000)	40,295
Warehouse	59,244	(28,500)	30,744
Industrial	73,909	54,500	128,409
Housing ¹	5,958	0	5,958
Total	1,600,850 GSF	1,017,000 GSF	2,617,850 GSF

Notes: GSF = Gross Square Feet

¹ The existing housing consists of four rental units on three lots along Cinco Robles, which are rented primarily by graduate students attending City of Hope's Irell & Manella Graduate School of Biological Sciences.

² The proposed net new development accounts for up to 409,000 square feet of demolition.

Under the Specific Plan and as shown in Table 1, the following would occur:

- Outpatient (Clinic) and Inpatient (Hospital).** Key patient-serving uses would be relocated to the existing campus core in new or expanded facilities, resulting in up to approximately 714,322 gross square feet of outpatient space (approximately 440,000 square feet of gross new development, minus approximately 30,000 square feet to be demolished, yielding approximately 410,000 net new gross square feet over existing conditions) and up to approximately 564,722 square feet of inpatient space (approximately 210,000 square feet of gross new development, minus approximately 71,000 square feet to be demolished, yielding approximately 139,000 net new gross square feet over existing conditions).

Figure 4 - Land Use Plan
1. Introduction



-  Cultural Amenity District
-  Core Medical District
-  Transitional Medical District
-  Infrastructure & Utility District
-  Project Boundary
-  Duarte/Irwindale Boundary

0 600
Scale (Feet)



Source: ESRI, 2015

PlaceWorks

1. Introduction

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1. Introduction

- **Research.** Expanded research uses would provide up to approximately 750,936 gross square feet (approximately 383,000 square feet of gross new development, minus approximately 90,000 square feet to be demolished, yielding approximately 293,000 net new gross square feet over existing conditions) of research and development space, ensuring the future viability of the campus as a cutting-edge biomedical research institution.
- **Office.** Up to approximately 307,796 gross square feet of office space (approximately 240,000 square feet of gross new development, minus approximately 118,500 square feet to be demolished, yielding approximately 121,500 net new square feet over existing conditions) would provide administrative support, primary for medical and research functions.
- **Hospitality.** Up to approximately 74,668 gross square feet of hospitality uses (i.e., hotel; approximately 56,500 net new gross square feet over existing conditions) would replace the existing Parsons and Hope Villages in order to better accommodate short-term patient and visitor lodging needs at the northern portion of the campus.
- **Assembly.** Approximately 29,000 square feet of existing assembly square footage would be demolished, reducing the overall square footage from 69,295 to 40,295 gross square feet.
- **Warehouse and Industrial.** Up to approximately 128,409 gross square feet of industrial uses (approximately 58,000 square feet of gross new development, minus approximately 3,500 square feet to be demolished, yielding approximately 54,500 net new gross square feet over existing conditions) and approximately 30,744 gross square feet of warehouse uses (approximately 20,000 square feet of gross new development, minus approximately 48,500 square feet to be demolished, yielding a reduction of approximately 28,500 gross square feet from existing conditions) at the southern edge of the campus (located primarily in the City of Irwindale) would support the City of Hope's infrastructure and utility needs.
- **Housing.** The existing housing on the campus consists of four rental units on three lots along the east side of Cinco Robles Drive, which are owned by the City of Hope and which are rented primarily by graduate students attending City of Hope's Irell & Manella Graduate School of Biological Sciences. Under the Specific Plan, the residential units would remain and continue to be rented to grad students. No changes to the housing square footage (totals 5,958 square feet) or number of units are currently proposed. There are also six single family homes on the east side of Cinco Robles that are not owned by City of Hope that are proposed for inclusion within the boundaries of the Specific Plan. These homes would be able to continue operating as residential uses after adoption of the Specific Plan.

Land Use Equivalency Program

Development of the City of Hope campus would occur over an extended period of time and therefore would need to be flexible enough to respond to changing demands in medical research and patient service needs, as well as funding opportunities. To accommodate this flexibility, the Specific Plan would incorporate a mechanism to allow for the conversion of land use types up to the maximum allowable building area. The

1. Introduction

mechanism would ensure that the transfer of square footage does not result in new significant impacts beyond those analyzed and disclosed in the City of Hope Campus Plan EIR.

Circulation and Parking

Under the Specific Plan, an expanded internal loop road and other roadways, pedestrian pathways, and sidewalk improvements, as well as two new parking structures with nearly 3,000 new parking spaces, would enhance onsite circulation and meet City of Hope's parking needs. Specifically, the expanded campus loop road along the existing Village Road would provide improved north-south circulation throughout the project site. Two new parking structures would be constructed one consisting of approximately 1,750 parking spaces and one consisting of 1,230 parking spaces.

The existing surface parking lot adjacent to the building located at 2144 Buena Vista Street would be expanded to provide additional parking for employees during construction of the new parking structure in the northeast corner of the City of Hope campus, and to serve as possible construction worker parking.

Infrastructure

Improvements to roadways and utilities may be required to support future development. Proposed onsite infrastructure improvements could include storm drain, wastewater, water, and dry utilities that would connect to existing facilities adjacent to the project site.

Design Guidelines

Future development accommodated by the Specific Plan would be required to comply with the Specific Plan's design guidelines. Design guidelines provide direction for architectural, parking, landscape, circulation, and lighting features within the Specific Plan area. The purpose is to identify and establish visual themes that are aesthetically pleasing and will create a cohesive "sense of place" for people who work or visit in the Specific Plan area, and to ensure that the City of Hope campus remains compatible with surrounding residential areas located to the west and north. These design guidelines include both mandatory standards and interpretive design guidelines to guide future development within Specific Plan area.

The Specific Plan's landscape guidelines would incorporate sustainable site design practices and focus on enhancing and improving landscaping features throughout the City of Hope campus. The landscape guidelines would emphasize the use of native species, preservation of the natural ecosystem, replenishment of groundwater, and reduction of waste. Specific projects developed pursuant to the Specific Plan will also be developed in compliance with the City of Duarte's sustainable development practices (Duarte Municipal Code Chapter 19.52).

1.3.2 Project Phasing

No specific phasing program has been identified. The Specific Plan would be implemented on a project-by-project basis as future development applications are submitted by City of Hope. However, for purposes of environmental analysis, buildout of the project site under the Specific Plan is anticipated to occur over 20 years.

1. Introduction

1.4 CITY ACTION REQUESTED

Discretionary approvals are required for approval of the project.

City of Duarte (Lead Agency)

- Certification of the City of Hope Campus Plan EIR
- Approval of the City of Hope Specific Plan
- Approval of a General Plan Amendment
- Approval of a Zone Change

City of Irwindale (Responsible Agency)

- Approval of the City of Hope Specific Plan
- Approval of a General Plan Amendment
- Approval of a Zone Change

1. Introduction

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2. Environmental Checklist

2.1 BACKGROUND

1. Project Title: City of Hope Campus Plan

2. Lead Agency Name and Address:

City of Duarte
Planning Division
1600 Huntington Drive
Duarte, California 91010

3. Contact Person and Phone Number:

Jason Golding, Senior Planner
626.357.7931 x 231
goldingj@accessduarte.com

4. Project Location:

The project site is primarily in the City of Duarte (approximately 89.5 acres), with a smaller portion at its eastern and southern edges located in the City of Irwindale (approximately 26.5 acres). The project site is generally bounded by Duarte Road to the north; Cinco Robles Drive, the Duarte Flood Control Channel, and Buena Vista Street to the west; and the Santa Fe Flood Control Basin to the east and south.

5. Project Sponsor's Name and Address:

City of Hope
1500 E. Duarte Road
Duarte, CA 91010-3000

6. General Plan Designation: See Section 1.2.3, above.

7. Zoning: See Section 1.2.3, above.

8. Description of Project: A detailed description is included in Section 1.3, above.

9. Surrounding Land Uses and Setting:

The project site is in an urbanized area of the City. It is surrounded by residential uses to the west and north, and by the Santa Fe Flood Control Basin to the south and east.

10. Other Public Agencies Whose Approval Is Required:

City of Irwindale

2. Environmental Checklist

2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

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

2.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of 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.

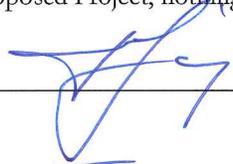
I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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 "potentially significant unless mitigated" 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 potentially 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



Date

10/13/2015

Printed Name

JASON GOLDING

Title

SENIOR PLANNER

2. Environmental Checklist

2.4 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) **Earlier Analyses Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

2. Environmental Checklist

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

3. Environmental Analysis

Section 2.4 provided a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions contained in the checklist.

3.1 AESTHETICS

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	X			

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. Scenic vistas are panoramic views of features such as mountains, forests, the ocean, or urban skylines. Partially obstructed views of limited portions of the San Gabriel Mountains, which are approximately eight miles (traveling) north of the project site, are available to motorists and passersby along Duarte Road. Partial views of these mountains are also visible from the Santa Fe Flood Control Basin, which is south of the project site and abuts its southern boundary. Future development, revitalization, and/or redevelopment activities that would be accommodated by the Specific Plan would not impact the partially obstructed views of the San Gabriel Mountains from Duarte Road because the project site is on the south side of Duarte Road, and views of the mountains are to the north. The spillway channel for the Santa Fe Flood Control Basin is closed to the public and does not afford views of the mountains to the public. Impacts on scenic vistas would be less than significant, and no mitigation measures are necessary.

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

No Impact. According to the California Scenic Highway Mapping System of the California Department of Transportation, the project site is not on or near a state-designated scenic highway (Caltrans 2015). The nearest designated state scenic highway is State Route 2 (the Angeles Crest Highway), approximately 10 miles

3. Environmental Analysis

north of the project site. Therefore, development that would be accommodated by the Specific Plan would not substantially damage any scenic resources within a state scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Potentially Significant Impact. Under the Specific Plan, approximately 409,000 square feet of demolition and a net development increase of approximately 1.02 million square feet of building area would be permitted on the project site. Development in accordance with the Specific Plan would alter the visual character of portions of the project site, including along its boundaries. A parking structure is proposed at the northeast corner of the project site as travelers enter the City of Hope campus. Although changes are not expected to result in a substantial degradation of the visual character of the project site and its surroundings, the potential impacts on the visual character of the project site and its surroundings will be evaluated in the EIR. Mitigation measures will be identified as necessary.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. Buildout of the project site under the Specific Plan would increase development intensity onsite, which would result in new day and nighttime light and glare sources throughout the project site. For example, new buildings and structures would include external building lighting; new and expanded parking structures and parking lots would include safety and security lighting; and the expanded Campus Loop Roadway would include new streetlights. The surfaces of new buildings could also create daytime glare. The introduction of new light and glare sources onsite could adversely affect day or nighttime views in the area. This topic will be evaluated in the EIR, and mitigation measures will be identified as necessary.

3.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

3. Environmental Analysis

II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

a) 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?

No Impact. There is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) mapped in or near the project site (DLRP 2015). Most of the urbanized areas of central and southern Los Angeles County, including the project site, are not mapped on the California Important Farmland Finder maintained by the Division of Land Resource Protection. Therefore, implementation of the project would not convert mapped farmland to nonagricultural use and no impact would occur. Therefore, this topic will not be evaluated further in the EIR, and no mitigation measures are necessary.

3. Environmental Analysis

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The majority of the project site within the City of Duarte is zoned H (Hospital), permitting a variety of health care uses. Other portions of the City of Hope in Duarte (on the western portion of the campus) are zoned R-2 (Two-Family Residential) and R-4 (Multiple Family Residential High Density). Per the City of Irwindale zoning map, the portion of the project site within Irwindale is zoned A-1 (Agricultural), M-1 (Light Manufacturing) and C-2 (Heavy Commercial).

Under the proposed zone change, the zoning designation of the overall project site would be changed to Specific Plan. However, the portion of the project site that lies within Irwindale and is zoned Agricultural is developed with warehousing, industrial, and parking uses of the City of Hope; also, a small portion lies within the Santa Fe Flood Control Basin. The Agricultural designation was applied due to the adjacency of those areas to the Santa Fe Flood Control Basin, which is also designated as Agricultural and was not intended for future development. However, the Agricultural designation does not reflect the City of Irwindale's determination that the land on the City of Hope campus adjacent to the Flood Control Basin was or is suitable for agricultural uses. Ultimately, agricultural uses within this portion of the project site would not be compatible with the overall uses of the City of Hope campus, nor with the intent and use of the Santa Fe Flood Control Basin. Therefore, the change in zoning designations from Agricultural to Specific Plan would not result in a conflict.

The Williamson Act restricts conversion of privately owned farmland and open space to non-agricultural space uses via contract with local governments. In exchange, the land is taxed based on actual use rather than potential market value. There are no Williamson Act contracts in effect on or near the project site (DLRP 2013).

Therefore, no impacts to agricultural zoning or a Williamson Act contract would occur as a result of implementation of the project, and no mitigation measures are necessary. This topic will not be evaluated further in the EIR.

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))?

No Impact. Forest land is defined as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits" (California Public Resources Code § 12220[g]). Timberland is defined as "land...which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees" (California Public Resources Code § 4526).

The project site is not designated or zoned for forest or timber land or used for forestry. The portion of the project site within the City of Duarte is zoned H (Hospital), R-2 (Two-Family Residential), and R-4 (Multiple Family Residential High Density), and the portion within the City of Irwindale is zoned Agricultural (A-1),

3. Environmental Analysis

Light Manufacturing (M-1), and Heavy Commercial (C-2). The project site is in an urbanized area, and land uses surrounding the project site consist of residential uses to the north, across Duarte Road; residential uses to the west; and the Santa Fe Flood Control Basin to the south (see Figure 3, *Aerial Photograph*). The project site contains a number of ornamental trees and landscaping associated with the existing gardens and parks; however, the gardens and parks would remain and would be enhanced under the Specific Plan. Furthermore, the trees onsite would not be considered forest land or timberland. Therefore, implementation of the project would not result in any impact on forest land or resources, and no mitigation measures are necessary. This topic will not be evaluated in the EIR.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. See response to Section 3.2(c), above.

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?

No Impact. See responses to Sections 3.2(a), (b), and (c), above.

3.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X			
d) Expose sensitive receptors to substantial pollutant concentrations?	X			
e) Create objectionable odors affecting a substantial number of people?			X	

3. Environmental Analysis

a) Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The project site is in the South Coast Air Basin (SoCAB) and is subject to the air quality management plan (AQMP) prepared by the South Coast Air Quality Management District (SCAQMD). Construction activities of future development, revitalization, and/or redevelopment activities that would be accommodated by the Specific Plan would generate exhaust from construction equipment and vehicle trips, fugitive dust from demolition and ground-disturbing activities, and off-gas emissions from architectural coatings and paving. Implementation of the project would allow development of a mix of uses, resulting in an increase in development intensity and associated increase in criteria air pollutants. The EIR will evaluate the Specific Plan's consistency with regional growth forecasts and any impacts the planning program may have on the attainment of regional air quality objectives. Mitigation measures will be identified as necessary.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact. The project site is in the SoCAB, which is designated nonattainment for ozone (O₃), fine inhalable particulate matter (PM_{2.5}), coarse inhalable particulate matter (PM₁₀), and lead (Los Angeles County only) under the California and National ambient air quality standards (AAQS), and nonattainment for nitrogen oxides (NO_x) under the California AAQS. Future development, revitalization, and/or redevelopment activities that would be accommodated by the Specific Plan may impact air quality during construction and operation of planned uses and would generate an increase in vehicle trips. Air pollutant emissions associated with the increase in stationary and mobile sources of air pollution in the project site may exceed the SCAQMD regional significance thresholds and contribute to the current nonattainment status of the SoCAB. The EIR will evaluate the potential for buildout of the project site under the Specific Plan to generate significant air quality impacts. Mitigation measures will be identified as necessary.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Potentially Significant Impact. As noted above, the SoCAB is designated nonattainment for O₃, PM_{2.5}, PM₁₀, lead (Los Angeles County only), and nitrogen oxides (NO_x) (California standard only). Implementation of the project may increase existing levels of criteria pollutants and contribute to the nonattainment status for these criteria pollutants in the SoCAB. Air pollutant emissions associated with development that would be accommodated by the Specific Plan could occur over the short term for site preparation and construction activities. In addition, emissions could result during long-term operation of completed development projects. An air quality analysis will be prepared to determine if the Specific Plan would result in a cumulatively considerable net increase in any criteria air pollutant. This topic will be evaluated in the EIR, and mitigation measures will be identified as necessary.

3. Environmental Analysis

d) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Sensitive receptors are locations and people that are more sensitive to the unhealthful effects of emissions (such as children and the elderly). Future development pursuant to implementation of the project may expose existing and/or new sensitive receptors in the area to increased pollutant concentrations. The EIR will evaluate the potential for construction and operation phases of future development, revitalization, and/or redevelopment activities that would be accommodated by the Specific Plan to exceed SCAQMD's localized significance thresholds, in accordance with SCAQMD's guidance methodology. Mitigation measures will be identified as necessary.

e) Create objectionable odors affecting a substantial number of people?

Less Than Significant Impact. Future development, revitalization, and/or redevelopment activities that would be accommodated by the Specific Plan would not emit objectionable odors that would affect a substantial number of people. A project would result in a significant impact relating to odors if it would create an odor nuisance pursuant to SCAQMD Rule 402, Nuisance, which states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

The type of facilities that are considered to have objectionable odors include wastewater treatment plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. Odors generated by new nonresidential land uses under the Specific Plan are not expected to be significant or highly objectionable and would be required to be in compliance with SCAQMD Rule 402. Likewise, existing facilities are required to be in compliance with SCAQMD Rule 402 to prevent nuisances on sensitive land uses.

Additionally, emissions from construction equipment, such as diesel exhaust, and from volatile organic compounds from architectural coatings and paving activities, may generate odors; however, these odors would be temporary and are not expected to affect a substantial number of people, including existing residents to the north (across Duarte Road) and west. Temporary construction-related emissions are also controlled by applicable permitting regulations. Additionally, noxious odors would be confined to the immediate vicinity of the construction equipment. By the time such emissions reach any sensitive receptor sites, they would be diluted to well below any level of air quality concern. Furthermore, short-term construction-related odors are expected to cease upon the drying or hardening of the odor-producing materials.

Therefore, impacts related to objectionable operational- and construction-related odors would be less than significant.

3. Environmental Analysis

3.4 BIOLOGICAL RESOURCES

IV. BIOLOGICAL RESOURCES. Would the project:				
Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Game or U.S. Fish and Wildlife Service?	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
c) 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?	X			
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?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

- 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 Game or U.S. Fish and Wildlife Service?**

Potentially Significant Impact. Sensitive biological resources are habitats or species that have been recognized by federal, state, and/or local agencies as being endangered, threatened, rare, or in decline throughout all or part of their historical distribution. The project site is a developed medical and research campus that is surrounded by urban uses. Landscaping onsite is limited to ornamental trees, shrubs, and groundcover associated with the existing open space and parks. There are some vacant lots on the project area that have a low potential to contain sensitive biological resources or habitats.

Although there is little potential to impact sensitive species on the project site, adjacent properties have habitat value. The site is in close proximity to the Santa Fe flood control basin and Recreational Area (immediately east of the SR-605). A portion of the Santa Fe Recreational area is occupied habitat as well as critical habitat for a federally listed species. Implementation of the project has the potential to result in

3. Environmental Analysis

indirect impacts to these areas due to potential increases in runoff, lighting, and noise at the project site. Therefore, impacts to the habitat of candidate, sensitive, or special status species due to implementation of the project will be evaluated further in the EIR, and mitigation measures will be identified as necessary.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Potentially Significant Impact. Riparian habitat refers to the trees, other vegetation, and physical features normally found on the banks and floodplains of rivers, streams, and other bodies of fresh water. Sensitive natural communities are communities that are considered rare in the region by regulatory agencies, are known to provide habitat for sensitive animal or plant species, or are known to be important wildlife corridors. No riparian habitat is mapped on the project site on the National Wetlands Mapper maintained by the US Fish and Wildlife Service (USFWS 2015). However, due to the project's proximity to the San Gabriel River, implementation of the project could result in indirect impacts on riparian plants. This topic will be further evaluated in the EIR and mitigation measures will be identified as necessary.

c) 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?

Potentially Significant Impact. Wetlands are defined under the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, and bogs. No wetland areas are mapped within the project site on the National Wetlands Mapper. Two wetland areas under the jurisdiction of regulatory agencies are mapped east and southeast of the project site as part of the Santa Fe Flood Control Basin (USFWS 2015). Project implementation could result in indirect impacts to these areas from increased stormwater runoff. This topic will be further evaluated in the EIR and mitigation measures will be identified as necessary.

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?

Less Than Significant Impact. The project site is largely developed, surrounded by urbanized uses, and isolated from areas supporting suitable habitat for wildlife species. Therefore, the project site is not available for overland wildlife movement or migration. However, the project site contains numerous mature trees that could be used for nesting by migratory birds. Construction activities of future development, revitalization, and/or redevelopment activities that would be accommodated by the Specific Plan could result in the removal and/or replacement of trees onsite. However, the Specific Plan intends to preserve and enhance the existing trees in its parks and open space areas. Furthermore, future development would also be required to comply with the Migratory Bird Treaty Act (MBTA) (US Code, Title 16, §§ 703–712) and state law (California Fish and Game Code, §§ 3503 et seq.). The MBTA implements the United States' commitment to four treaties with Canada, Japan, Mexico, and Russia for the protection of shared migratory bird resources. It governs the

3. Environmental Analysis

taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests. The USFWS administers permits to take migratory birds in accordance with the MBTA. Adherence to the required MBTA regulations would ensure that if construction occurs during the breeding season, appropriate measures would be taken to avoid impacts to nesting birds. Therefore, impacts would be less than significant, and this topic will not be evaluated further in the EIR.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The project site includes a number of mature trees scattered throughout the project site, including trees fronting onto Duarte Street (see Figures 3, *Aerial Photograph*). Future development within the project site that would be accommodated by the Specific Plan may involve the removal or replacement of trees in certain areas of the project site. The cities of Duarte and Irwindale do not have any local tree ordinances protecting trees within the project site. The City of Duarte Municipal Code protects street trees (trees within the City's public right-of-way and jurisdiction) under Chapter 13.08, however, street trees would not be impacted by development in the Specific Plan area. Additionally, the Specific Plan would outline standards and guidelines to ensure the proper management (e.g., planting, health, maintenance) of trees throughout the project site. Therefore, implementation of the project would not conflict with local policies or ordinances protecting street trees, and no impact would occur. This topic will not be evaluated further in the EIR, and no mitigation measures are necessary.

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?

No Impact. There is no habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan in the cities of Duarte or Irwindale. Therefore, implementation of the project would not result in a conflict with the provisions of an adopted habitat conservation plan and no impact would occur. This topic will not be evaluated further in the EIR, and no mitigation measures are necessary.

3. Environmental Analysis

3.5 CULTURAL RESOURCES

V. CULTURAL RESOURCES. Would the project:				
Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	X			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	X			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	X			

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

Potentially Significant Impact. Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally a resource is considered “historically significant” if it meets one of the following criteria:

- i) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- ii) Is associated with the lives of persons important in our past;
- iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values;
- iv) Has yielded, or may be likely to yield, information important in prehistory or history.

What is now the City of Hope campus was founded as the Los Angeles Sanatorium in 1914 (City of Hope 2015). Historical aerial photographs from as early as 1948 show part of the campus developed with hospital uses; the outlines of some of the buildings match current buildings (NETR 2015). The project site appears vacant on an 1897 topographic map and is mapped as “Jewish Sanitarium” on a 1925 topographic map (USGS 2015).¹ Considering the age of the City of Hope campus and its status as a comprehensive cancer center, some buildings and structures onsite could potentially be eligible for listing on the California Register

¹ The titles, dates, and scales of the two historical topographic maps mentioned are: Pomona; 1897; 1:62,500 and Azusa; 1925; 1:24,000.

3. Environmental Analysis

of Historic Resources. Therefore, impacts to historical resources could occur due to future development, revitalization, and/or redevelopment activities that would be accommodated by the Specific Plan. A historic resources assessment will be conducted for the project site, which will include a cultural records search at the South Central Coastal Information Center at California State University, Fullerton; a historic resources field survey; and preparation of a report. Findings of the assessment will be discussed in the EIR, and mitigation measures will be identified as necessary.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Potentially Significant Impact. The project site is largely developed and has been previously disturbed. The presence of archaeological, tribal cultural resources, or paleontological resources is possible due to the proximity to the San Gabriel Mountains and water sources. Ground-disturbing activities on vacant lots or at levels not previously disturbed (e.g., deeper excavation than previously performed) may uncover archeological or paleontological resources buried in site soils. Therefore, potential impacts to archeological and/or paleontological resources could occur as a result of project-related construction activities. This topic will be addressed in the EIR, and mitigation measures will be identified as necessary.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. See response to Section 3.5(b), above.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. There are no known human remains on or near the project site. Additionally, the project site is in an urbanized area. Because the project site has already been previously disturbed and developed, it has been subject to similar construction and ground-disturbing activities. The likelihood that human remains may be discovered during site clearing and grading activities is extremely low. However, ground-disturbing activities associated with development that would be accommodated by the Specific Plan have the potential to disturb previously undiscovered subsurface human remains.

California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. Specifically, California Health and Safety Code Section 7050.5 requires that in the event human remains are discovered within the project site, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Although soil-disturbing activities associated with development in accordance with the Specific Pan are unlikely to result in the discovery of human

3. Environmental Analysis

remains, compliance with existing law would further ensure that significant impacts to human remains would not occur.

- e) **Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?**

Potentially Significant Impact. See response to Section 3.5(b), above.

3.6 GEOLOGY AND SOILS

VI. GEOLOGY AND SOILS. Would the project:				
Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) 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? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?	X			
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
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?	X			
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	X			
e) 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?				X

- a) **Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:**
 - i) **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? Refer to Division of Mines and Geology Special Publication 42.**

3. Environmental Analysis

Less Than Significant Impact. The Alquist-Priolo Earthquake Fault Zoning Act was passed to prevent construction of buildings used for human occupancy on the surface of active faults. Before cities and counties can permit development within Alquist-Priolo Earthquake Fault Zones, geologic investigations are required to show that the sites are not threatened by surface rupture from future earthquakes. An active fault is a fault that has had surface displacement within the last 11,000 years. The project site is not within or next to an Alquist-Priolo Earthquake Fault Zone. However, there are several such zones in the project region: one along the Duarte Fault approximately 0.8 mile north of the site; one along the Sierra Madre Fault Zone approximately 1.4 miles north of the site; one along an unnamed fault about 1.6 miles northeast of the site; and one along the Raymond Fault about 2.5 miles northwest of the site (CGS 2014).

The risk of surface rupture of a known active fault in or next to the site is considered low due to the lack of Alquist-Priolo Earthquake Fault Zones on or abutting the site, and the absence of any identified faults in the immediate vicinity of the campus. Additionally, due to this distance to the aforementioned Alquist-Priolo Earthquake Fault Zones, the potential for surface rupture of one of these faults onsite is considered very low. Therefore, impacts from a fault rupture are expected to be less than significant.

ii) Strong seismic ground shaking?

Potentially Significant Impact. Similar to the rest of southern California, the project site is subject to ground shaking and potential damage in the event of seismic activity (Seismic Zone 4, encompassing most of southern California). In addition to the four faults mentioned above in Section 3.6(a)(i), other active faults in the region include the Whittier Fault, approximately 10.5 miles to the south; an unnamed fault approximately 8 miles to the southwest; and the Cucamonga Fault, about 17 miles to the east (CGS 2015). The project site could be subject to moderate and possibly strong ground motion due to the proximity and potential earthquake magnitude of these faults, which would expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. This topic will be addressed in the EIR, and mitigation measures will be identified as necessary.

iii) Seismic-related ground failure, including liquefaction?

No Impact. Liquefaction refers to soils that lose their load-supporting capability when strongly shaken. In general, soils that are susceptible to liquefaction are loose, saturated granular soils having low content of fine-grained particles (such as clays) and under low confining pressures. Shallow groundwater also contributes to susceptibility to liquefaction. Liquefaction can make soils highly mobile, leading to lateral movement, sliding, consolidation, and settlement of loose sediments; sand boils; and other damaging deformations. Lateral spreading is a form of seismic ground failure due to liquefaction in a subsurface layer.

The project site is not in a zone of required investigation for liquefaction designated by the California Geological Survey (CGS 2014). Additionally, as shown in Diagram Safe-3 (Areas of Potential Landslides) of the Duarte General Plan Safety Element and Exhibit 6-2 (Seismic Hazard Zones) of the Irwindale General Plan, the project site is not in an area of potential liquefaction. Furthermore, the depth to groundwater in a well approximately 0.9 mile south of the project site was approximately 247 feet below

3. Environmental Analysis

ground surface in January 2015 (DWR 2015). Based on this depth, shallow groundwater (less than approximately 50 feet) is not anticipated onsite. Therefore, no impacts resulting from liquefaction would occur, and no mitigation measures are necessary.

iv) Landslides?

No Impact. Landslides are the downslope movement of geologic materials. Slope failures in the form of landslides are common during strong seismic shaking in areas of steep hills. The project site and surrounding area are generally flat with gradual changes in elevation, and there are no major slopes or bluffs on or adjacent to the site. Additionally, there are no known landslides near the project site, and the site is not in the path of any known or potential landslides. Also, the project site is not mapped in an area of required investigation for earthquake-induced landslides by the California Geological Survey (CGS 2014). Nor is it in an area of landslide potential as shown in Diagram Safe-3 (Areas of Potential Landslides) of the Duarte General Plan Safety Element or the Irwindale General Plan. Therefore, no impacts related to landslides would occur.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Erosion is the movement of rock and soil from place to place and is a natural process. Common agents of erosion in the project region include wind and flowing water. Significant erosion typically occurs on steep slopes where stormwater and high winds can carry topsoil down hillsides. Erosion can be increased greatly by earthmoving activities if erosion-control measures are not used. Following is a discussion of the potential erosion impacts resulting from the construction and operational phases of development that would be accommodated by the Specific Plan.

Construction Phase

Development that would be accommodated by the Specific Plan would involve demolition, excavation, grading, and construction activities that would disturb soil and leave it exposed. Common means of soil erosion from construction sites include water, wind, and being tracked offsite by vehicles. These activities could result in soil erosion if effective erosion-control measures are not used.

However, development under the Specific Plan is subject to applicable local and state codes and requirements for erosion control during grading and construction. For example, project development is required to comply with standard regulations, including South Coast Air Quality Management District Rules 402 (Nuisance) and 403 (Fugitive Dust), which would reduce construction erosion impacts. Rule 403 requires that fugitive dust be controlled with best available control measures so that dust does not remain visible in the atmosphere beyond the property line of the emissions source. As outlined in Table 1 (Best Available Control Measures) of Rule 403, control measures to reduce erosion during grading and construction activities include stabilizing backfilling materials when not actively handling, stabilizing soils during clearing and grubbing activities, and stabilizing soils during and after cut-and-fill activities. Rule 402 requires dust suppression techniques to be implemented to prevent dust and soil erosion from creating a nuisance offsite. Compliance with these standard regulations would be ensured through the City's development review and building plan check process.

3. Environmental Analysis

Additionally, the Construction General Permit (CGP) issued by the State Water Resources Control Board, effective July 17, 2012, regulates construction activities to minimize water pollution, including sediment. Site improvements throughout the project site would be subject to National Pollution Discharge Elimination System (NPDES) permitting regulations, including the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP). Individual construction contractors would be required to prepare and implement a SWPPP and associated BMPs in compliance with the CGP during grading and construction. Types of BMPs that are incorporated in SWPPPs and would help minimize impacts from soil erosion include:

- **Erosion controls:** Cover and/or bind soil surface, to prevent soil particles from being detached and transported by water or wind. Erosion control BMPs include mulch, soil binders, and mats.
- **Sediment controls:** Filter out soil particles that have been detached and transported in water. Sediment control BMPs include barriers, and cleaning measures such as street sweeping.
- **Tracking controls:** Tracking control BMPs minimize the tracking of soil offsite by vehicles; for instance, stabilizing construction roadways and entrances/exits.
- **Non-storm Water Management Controls:** Prohibit discharge of materials other than stormwater, such as discharges from the cleaning, maintenance, and fueling of vehicles and equipment. Conduct various construction operations, including paving, grinding, and concrete curing and finishing, in ways that minimize non-stormwater discharges and contamination of any such discharges.
- **Waste Management and Controls (i.e., good housekeeping practices):** Management of materials and wastes to avoid contamination of stormwater.

Adherence to the BMPs in the SWPPP would reduce, prevent, or minimize soil erosion from project-related grading and construction activities. Additionally, project-related grading activities would be required to adhere to the provisions of the City's grading regulations and the most current California Building Code. Implementation of the BMPs in the SWPPP and adherence to these provisions would be ensured through the City's development review and building plan check process.

Therefore, soil erosion impacts from project-related grading and construction activities would be less than significant, and no mitigation measures are necessary.

Operation Phase

The project site and surrounding area are in an urbanized area and are relatively level. The site has little variation in topography (i.e., relatively flat), which slopes gently east to southeast. No major slopes or bluffs are on or adjacent to the site. After project completion, the project site would be developed with a mix of land uses, streets and drive aisles, and various hardscape and landscape improvements, and would not contain exposed or bare soil. Upon project completion, the potential for soil erosion or the loss of topsoil would be expected to be extremely low.

3. Environmental Analysis

Therefore, soil erosion impacts from project-related operation activities would be less than significant, and no mitigation measures are necessary.

- 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?**

Potentially Significant Impact. Liquefaction is addressed in Section 3.6(a)(iii), above, and landslides are addressed in Section 3.6(a)(iv).

Building improvements founded on collapsible soils may be damaged by sudden, induced settlement when these soils are saturated after construction. Collapsible soils are typified by low values of dry unit weight and natural water content. The amount of settlement depends on the applied vertical stresses and the extent of wetting and available water. The potential for these hazardous geologic conditions in the project site is not known at this time. A preliminary geotechnical investigation will be conducted for the project site that will include testing of subsurface soil samples for these potential hazardous geologic conditions and will provide any needed recommendations to minimize hazards. Therefore, this topic will be addressed in the EIR, and mitigation measures will be identified as necessary.

- d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

Potentially Significant Impact. Expansive soils shrink or swell as the moisture content decreases or increases; the shrinking can shift, crack, or break structures built on such soils. There is a potential for expansive soils within the confines of the project site. A preliminary geotechnical investigation will be conducted for the project site that will include testing of subsurface soil samples for expansion potential and will provide any needed recommendations to minimize hazards from expansive soils. This topic will be addressed in the EIR, and mitigation measures will be identified as necessary.

- e) **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?**

No Impact. Development that would be accommodated by the Specific Plan would require connecting to existing sewer main lines and service lines, which are currently available in the surrounding roadways. The Specific Plan's permitted land uses would not involve the use of septic tanks or other alternative wastewater disposal systems. Therefore, no impact would occur, and no mitigation measures are necessary.

3. Environmental Analysis

3.7 GREENHOUSE GAS EMISSIONS

VII. GREENHOUSE GAS EMISSIONS. Would the project:				
Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	X			

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. Global climate change is not confined to a particular project area and is generally accepted as the consequence of global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough greenhouse gas (GHG) emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact. The State of California, through its governor and legislature, has established a comprehensive framework for the substantial reduction of GHG emissions over the next 40-plus years. This will occur primarily through the implementation of Assembly Bill 32 (AB 32) and Senate Bill 375 (SB 375), which will address GHG emissions on a statewide, cumulative basis. The construction activities, operation, and increase in vehicle traffic associated with the development, revitalization, and/or redevelopment activities that would be accommodated by the Specific Plan have the potential to generate GHG emissions that could significantly impact the environment. The EIR will evaluate the potential for the project to generate a substantial increase in GHG emissions. Mitigation measures will be identified as necessary.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. The California Air Resources Board's (CARB) Scoping Plan is California's GHG reduction strategy to achieve the state's GHG emissions reduction target, established by AB 32, of 1990 emission levels by year 2020. In addition, SB 375, the Sustainable Communities and Climate Protection Act of 2008, was adopted by the legislature to reduce per capita vehicle miles traveled and associated GHG emissions from passenger vehicles. The Southern California Association of Government's (SCAG) 2012 Regional Transportation Plan/Sustainable Communities Strategy identifies the per capita GHG reduction goals for the SCAG region. Development that would be accommodated by the project would generate a net increase of GHG emissions from construction and operational activities within the region. As a result, the project has the potential to conflict with GHG reduction targets of CARB's Scoping Plan, and impacts are

3. Environmental Analysis

potentially significant. The EIR will evaluate consistency with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions. Mitigation measures will be identified as necessary.

3.8 HAZARDS AND HAZARDOUS MATERIALS

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	X			
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?	X			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	X			
d) 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?	X			
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 for people residing or working in the project area?				X
f) 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?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	X			
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	X			

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

Potentially Significant Impact. The term “hazardous material” is defined in different ways by different regulatory programs. For this environmental document, the definition of “hazardous material” is the same as that outlined in the California Health and Safety Code, Section 25501:

Hazardous materials that, because of their quantity, concentration, or physical or chemical characteristics, pose a significant present or potential hazard to human health and safety or

3. Environmental Analysis

to the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the unified program agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

“Hazardous waste” is a subset of hazardous materials, and the definition is essentially the same as that in the California Health and Safety Code, Section 25117, and in the California Code of Regulations, Title 22, Section 66261.2:

Hazardous wastes are those that, because of their quantity, concentration, or physical, chemical, or infectious characteristics, may either cause, or significantly contribute to an increase in mortality or an increase in serious illness, or pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

Hazardous materials can be categorized as hazardous nonradioactive chemical materials, radioactive materials, and biohazardous materials (infectious agents such as microorganisms, bacteria, molds, parasites, viruses, and medical waste).

Hazardous materials such as fuels, greases, paints, and cleaning materials would be used during construction of development accommodated by the Specific Plan. Onsite construction equipment might require routine or emergency maintenance that could result in the release of oil, diesel fuel, transmission fluid, or other materials. Additionally, operation of existing and future uses at the project site involve the use of regulated hazardous materials for medical treatment and research. This topic will be evaluated in the EIR, and mitigation measures will be identified as necessary

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?

Potentially Significant Impact. See response to Section 3.8(a), above. In addition to hazardous materials used for medical treatment and research, buildout would involve the demolition of up to 409,000 square feet of building space. Because of the age of the onsite structures, there is a potential for lead-based paint and asbestos-containing materials to be released during their demolition. Furthermore, a records search is required to evaluate the potential for any unknown contaminated soils within the confines of the project site. This topic will be evaluated in the EIR, and mitigation measures will be identified as necessary.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Potentially Significant Impact. One school is within 0.25 mile of the project site: Beardslee Elementary School at 1212 Kellwil Way, approximately 600 feet west of the site (see Figure 3, *Aerial Photograph*). The construction of development accommodated by the Specific Plan may contribute to exposing sensitive

3. Environmental Analysis

receptors to potential environmental hazards during transport, use, or disposal of hazardous materials. For these reasons, this topic will be evaluated in the EIR, and mitigation measures will be identified as necessary.

- d) 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?**

Potentially Significant Impact. It is not known at this time if any of the existing uses or areas in the project site are on a designated list of hazardous materials. A records search and assessment of potential hazards onsite will be conducted for the project site, and the findings and recommendations of the assessment will be included in the EIR. This topic will be evaluated in the EIR, and mitigation measures will be identified as necessary.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles or a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

No Impact. The nearest public use airport to the project site is the San Gabriel Valley Airport, approximately 3.6 miles to the southwest.² The project site is not in the airport's land use plan, and it is outside of the areas where land uses are regulated because of air crash hazards and where structure heights are limited to prevent obstructing the airspace of craft approaching or departing the airport. Therefore, development that would be accommodated by the Specific Plan would not result in hazards related to aircraft approaching or departing San Gabriel Valley Airport, and no impact would occur.

- f) 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?**

No Impact. See response to Section 3.8(e), above.

There are no private airstrips in the vicinity of the project site. The nearest heliport to the project site is at the San Gabriel Valley Airport, approximately 3.6 miles to the southwest (Airnav.com 2015). In addition to its distance from the project site, the heliport does not direct heavy air traffic over the project site. Additionally, over congested areas, helicopters are required to maintain an altitude of at least 1,000 feet above the highest obstacle within 2,000 feet of the aircraft, except as needed for takeoff and landing (Code of Federal Regulations Title 14 § 91.119). Furthermore, helicopter takeoffs and landings are sporadic and would not pose a hazard to future workers, patients, visitors, or residents of the project site. Therefore, development that would be accommodated by the Specific Plan would not cause any hazards related to aircraft operating to or from private airstrips or heliports.

² San Gabriel Valley Airport was named El Monte Airport until November 2014.

3. Environmental Analysis

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact. Operation activities associated with future development accommodated by the Specific Plan are not anticipated to have any impacts on an established emergency response plan. However, during the construction phase of future development projects, construction-related activities could interfere with an adopted emergency response plan and/or with the daily operations of the Los Angeles County Fire Department and Los Angeles County Sherriff’s Department. Therefore, this topic will be addressed in the EIR, and mitigation measures will be identified as necessary.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Potentially Significant Impact. As shown in Diagram Safe-1 of the Duarte General Plan, Wildfire Risk Areas Diagram, the project site is not within a designated fire hazard severity zone. However, the Santa Fe Flood Control Basin, which is adjacent to the southern and eastern site boundaries, is mapped as a Very High Fire Hazard Severity Zone by the California Department of Forestry and Fire Prevention (CAL FIRE 2011). Therefore, this topic will be evaluated in the EIR, and mitigation measures will be identified as necessary.

3.9 HYDROLOGY AND WATER QUALITY

IX. HYDROLOGY AND WATER QUALITY. Would the project:				
Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	X			
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	X			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	X			
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	X			

3. Environmental Analysis

IX. HYDROLOGY AND WATER QUALITY. Would the project:				
Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Otherwise substantially degrade water quality?	X			
g) 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?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?				X

a) Violate any water quality standards or waste discharge requirements?

Potentially Significant Impact. Implementation of the project would introduce new impervious surfaces to the project site, such as roads, sidewalks, parking areas, and drive aisles. The primary water quality concern associated with the long-term operation of development that would be accommodated by the Specific Plan would be urban runoff from impervious surfaces. Discharges of pollutants such as oil, grease, and sediment into the local storm drain system could occur. Additionally, during construction operations, there is the potential that surface water runoff could be degraded. Grading and excavation activities associated with future development projects accommodated by the Specific Plan would disturb and expose soils. The storage and use of hazardous materials onsite including treated wood, paints, solvents, fuels, etc., would be potential sources of pollutants during construction. Development of the project has the potential to alter urban runoff from the project site and could potentially result in a conflict with water quality standards established by the Regional Water Quality Control Board. Therefore, the EIR will analyze the potential water quality impacts of the project and will identify mitigation measures as necessary.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Potentially Significant Impact. The following describes potential impacts to groundwater recharge and supplies due to development that would be accommodated by the Specific Plan.

Groundwater Recharge

Although the project site is in an urbanized, developed area with a high percentage of impervious surfaces, implementation of the project would increase development intensity and impervious surfaces. The increase in impervious surfaces has the potential to reduce groundwater recharge at the project site and at the Santa Fe

3. Environmental Analysis

Spreading Grounds east of the site. The EIR will analyze the project's potential impact on groundwater recharge and identify mitigation measures if necessary.

Groundwater Supplies

Implementation of the proposed project would increase the number of workers, patients, and guests onsite and increase water demand. City of Hope is in the California American Water Company's (CAWC) Duarte Service Area. That service area's water supplies are groundwater from the Main San Gabriel Groundwater Basin; surface water from the San Gabriel River; and raw imported water from northern California and the Colorado River, purchased from the Upper San Gabriel Valley Municipal Water District. Groundwater is forecast to constitute between 55 and 58 percent of total water supplies in the Duarte Service Area through the 2015–2035 period (WSC 2012).³ Potential impacts to groundwater supplies will be addressed in a water supply assessment and the EIR; mitigation measures will be identified as necessary.

- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site.**

Less Than Significant Impact. Implementation of the project is not anticipated to substantially change the drainage pattern of the project site. At completion, individual development projects accommodated by the Specific Plan would consist of buildings, landscaped areas, roads, and other hardscape improvements; no bare areas of soil would be left vulnerable to erosion. See Section 3.6(b) for a discussion of the potential for construction-related erosion.

- d) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

Potentially Significant Impact. Development that would be accommodated by the Specific Plan is not anticipated to substantially alter the existing drainage pattern of the project site. However, buildout under the Specific Plan would increase development intensity and could result in increased impervious surfaces, potentially increasing the amount and/or rate of surface runoff. This topic will be evaluated in the EIR, and mitigation measures will be identified as necessary.

- e) **Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?**

Potentially Significant Impact. Pollutants are discussed in Section 3.9(a), above.

As noted above, development that would be accommodated by the Specific Plan has the potential to increase the rate or amount of runoff in comparison to existing conditions. Such runoff has the potential to exceed the capacity of existing or planned stormwater drainage systems in the project area. This topic will be addressed in the EIR, and mitigation measures will be identified as necessary.

³ Water supply and demand forecasts in CAWC's 2010 Urban Water Management Plan were made before the extraordinary drought in California, which began in 2012 and is currently ongoing.

3. Environmental Analysis

f) Otherwise substantially degrade water quality?

Potentially Significant Impact. See response to Section 3.9(a), above.

g) 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?

No Impact. The project site and surrounding—including the adjacent Santa Fe Flood Control Basin Spillway—are mapped as Flood Zone X by the Federal Emergency Management Agency, meaning that they are outside of 100-year and 500-year flood zones (FEMA 2015). Therefore, implementation of the project would not place housing or other structures for human occupancy within a 100-year flood zone. Therefore, no impact would occur, and no mitigation measures are necessary.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. See response to Section 3.9(g), above.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Less Than Significant Impact. The project site is not in an area mapped as protected from 100-year floods by levees; therefore, development accommodated by the Specific Plan would not place people or structures at risk of flooding due to levee failure. However, the project site is in the dam inundation area for Morris Dam on the San Gabriel River; the dam is approximately 5.9 miles northeast of the project site (CalEMA 2007). Therefore, the project site could face the danger of inundation if the Morris Dam failed.

The flood control system of the San Gabriel River includes three dams on the portions of the river in the San Gabriel Mountains, upstream from the project site: Cogswell Dam on the West Fork of the San Gabriel River, 7.7 miles north of the project site; San Gabriel Dam on the San Gabriel River, 8 miles northeast of the project site; and Morris Dam. The flood control system of the San Gabriel River includes two additional dams in the San Gabriel Valley: Santa Fe Dam, near the eastern project site boundary; and Whittier Narrows Dam, downstream from the project site. All five dams store water for release to groundwater recharge basins in addition to their flood control functions. Morris Dam is constructed of concrete and was completed in 1938.

However, given seismic safety requirements for dams outlined in the California State Water Code (e.g., design, frequent inspections and monitoring), dam failure is very unlikely. All five dams are inspected periodically by the California Department of Water Resources Division of Safety of Dams (DOSD). Additionally, after flood flows on the San Gabriel River, each of the five dams discharges water at a controlled rate downstream—both for groundwater recharge and to create storage space behind the dams for the next storm. Since Morris Dam does not impound a full reservoir most of the time and there are periodic inspections by DOSD, the risk of flooding at the project site due to failure of the Morris Dam is considered low.

3. Environmental Analysis

Therefore, development accommodated by the Specific Plan would not expose people or structure to significant flooding hazards because of a dam failure. Impacts would be less than significant, and no mitigation measures are necessary.

j) Inundation by seiche, tsunami, or mudflow?

No Impact. The following describes potential impacts to people and structures from seiches, tsunamis, and mudflows. As demonstrated below, development that would be accommodated by the Specific Plan would not expose people or structures to inundation by seiche, tsunami, or mudflow.

Seiche

A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. There are no water storage facilities or bodies of water on or near the project site that could pose a flood hazard to the site due to a seiche or failure of an aboveground reservoir. Therefore, impacts from a seiche would not occur.

Tsunami

A tsunami is a series of ocean waves caused by a sudden displacement of the ocean floor, most often due to earthquakes. The project site is approximately 30 miles inland from the Pacific Ocean, outside of the Tsunami Hazard Zone identified by the California Emergency Management Agency (CalEMA 2014). Therefore, the possibility of the project site being affected by a tsunami is negligible, and no impacts would occur.

Mudflow

A mudflow is a landslide composed of saturated rock debris and soil with a consistency of wet cement. The project site and surrounding area are in an urbanized area and are relatively level, with minimal rises or changes in elevation. The site has little variation in topography (i.e., relatively flat). No major slopes or bluffs are on or adjacent to the site. Therefore, impacts from a mudflow would not occur, and no mitigation measures are necessary.

3. Environmental Analysis

3.10 LAND USE AND PLANNING

X. LAND USE AND PLANNING. Would the project:				
Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

a) Physically divide an established community?

No Impact. The physical division of an established community typically refers to the construction of a large project or project feature that eliminates a way of accessing a site or neighborhood, or otherwise reduces mobility within an existing neighborhood or community.

The project site is an infill site in an urbanized area. Surrounding land uses consist of residential uses to the north, across Duarte Road; residential uses to the west; and the Santa Fe Flood Control Basin to the south (see Figure 3, Aerial Photograph). Primary access for the project site and surrounding land uses is currently provided by Duarte Road and Buena Vista Street.

The Specific Plan would accommodate the development of an additional mix of land uses in various areas of the project site, which is a long-established area that has existed in the community for decades and does not physically divide the community. The project would enhance the community by creating a comprehensive and cohesive plan for development of the campus. New buildings, treatment centers, and research facilities would be connected by an internal network of streets, drive aisles, and pedestrian walkways. Similar to current conditions, the project site would be accessed via Duarte Road and Buena Vista Street. Implementation of the project would not eliminate or impact existing paths of vehicular travel in the project area. Access to the surrounding communities would not be interrupted as a result of development that would be accommodated by the Specific Plan, because residents do not have to cross the project site to access their communities. Additionally, access between surrounding residential uses would not be diminished since no public streets would be eliminated or reduced. Therefore, implementation of the project would not diminish vehicular access to the project site, nor would it impede vehicular or pedestrian circulation in surrounding neighborhoods.

Furthermore, development that would be accommodated by the Specific Plan would occur within the confines of the project site and would not introduce roadways or other infrastructure improvements that would bisect or transect the surrounding communities.

3. Environmental Analysis

Based on the preceding, implementation of the project would not divide an established community. Therefore, no impact would occur, and no mitigation measures are necessary.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. A general plan amendment and zone change for the portion of the project site in the City of Duarte would be required to implement the Specific Plan. The current General Plan land use designations (Hospital, Medium-Density Residential, High-Density Residential, and Research and Development) of this portion of the project site would be changed to Specific Plan, which would require a revision to the Duarte General Plan land use map and a narrative amendment to the Duarte General Plan, adding the City of Hope Specific Plan to the list of approved specific plans. The zoning designations (H [Hospital], R-2 [Two-Family Residential], and R-4 [Multiple Family Residential High Density]) of this portion of the project site would also be changed to Specific Plan, which would require a revision to the Duarte zoning map. The zone change includes codification of the City of Hope Specific Plan in the Duarte Municipal Code.

Adoption of the Specific Plan also requires a general plan amendment and zone change for the portion of the project site in Irwindale. The current land use designations (Industrial/Business Park [IBP], Open Space/Easements [OSE], and Commercial) of this portion of the project site would be changed to Specific Plan, requiring a revision to the Irwindale general plan land use map. The zoning designations (A-1 [Agricultural], M-1 [Light Manufacturing], and C-2 [Heavy Commercial]) of this portion of the project site would also be changed to Specific Plan, which would require a revision to the Irwindale zoning map. The zone change also includes codification of the City of Hope Specific Plan in the Irwindale Municipal Code.

The proposed project is considered a project of regionwide significance pursuant to the criteria outlined in SCAG's Intergovernmental Review Procedures Handbook (November 1995) and CEQA Guidelines Section 15206, because it would involve a net increase of over 500,000 square feet of business establishment. Therefore, a consistency analysis with the applicable regional planning guidelines and strategies of SCAG's RTP/SCS is required.

Further evaluation in the EIR is required to address potential land use impacts due to implementation of the project. Mitigation measures will be identified as necessary.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. There is no habitat conservation plan; natural community conservation plan; or other approved local, regional, or state habitat conservation plan in the cities of Duarte or Irwindale. Therefore, implementation of the project would not result in a conflict with the provisions of an adopted habitat conservation plan, and no impact would occur.

3. Environmental Analysis

3.11 MINERAL RESOURCES

XI. MINERAL RESOURCES. Would the project:				
Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
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?				X

a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

No Impact. The project site is mapped in Mineral Resource Zone 2 (MRZ-2) by the California Geological Survey; that is, in an area where geologic data indicate the presence of Portland cement-concrete (PCC) grade aggregate resources (CGS 2010a). The portion of the project site in the City of Irwindale is in Sector C, indicating the presence of regionally significant PCC-grade aggregate resources (CGS 2010b). The nearest active mining site is the United Rock Products Corp. Pit No. 3, west of the southern end of the project site and across Buena Vista Street (see Figure 3, *Aerial Photograph*).

However, the project site is developed with hospital, office, research, and office uses associated with City of Hope and is not used or available for mining, which would be incompatible with the existing uses onsite. Additionally, the Duarte and Irwindale land uses and zoning designations of the project site do not permit mining uses. Therefore, implementation of the project would not cause the loss of availability of mineral resources valuable to the region or state, nor result in the loss of availability of a locally important mineral resource recovery site. No impact would occur, and no mitigation measures are necessary. This topic will not be evaluated further in the EIR.

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?

No Impact. See response to Section 3.11(a), above.

3. Environmental Analysis

3.12 NOISE

XII. NOISE. Would the project result in:				
Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
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 expose people residing or working in the project area to excessive noise levels?				X
f) 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?				X

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. Implementation of the project would have the potential to increase noise levels in the vicinity of the project site due to vehicle trips that would be generated by the additional development; onsite operational activities, such as outdoor use of proposed open space and recreation areas; and stationary sources, including mechanical systems. In addition, project-related demolition and construction activities could generate noise in excess of applicable standards affecting off-site sensitive receptors, including residents north and west of the project site. The EIR will address the potential noise impacts associated with the project and identify mitigation measures as necessary.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Groundborne vibration or noise would primarily be associated with construction and demolition activities associated with future development projects that would be accommodated by the Specific Plan. Temporary increased levels of vibration resulting from construction and demolition activities could impact vibration-sensitive land uses surrounding the project site. This topic will be addressed in the EIR, and mitigation measures will be identified as necessary.

3. Environmental Analysis

- c) **A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Potentially Significant Impact. Future development that would be accommodated by the Specific Plan would result in new sources of noise in the project area, primarily from project-related traffic. The EIR will evaluate the potential for noise generated by the Specific Plan's land uses to substantially increase existing noise levels in the project vicinity. Mitigation measures will be identified as necessary.

- d) **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Potentially Significant Impact. Demolition and construction activities have to potential to substantially increase noise levels at adjacent land uses. These impacts will be addressed in the EIR, and mitigation measures will be identified as necessary.

- 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 expose people residing or working in the project area to excessive noise levels?**

No Impact. The nearest public use airport to the project site is the San Gabriel Valley Airport, approximately 3.6 miles to the southwest (Airnav.com 2015). The project site is not within the airport's land use plan. Measured noise contours associated with airport operations indicate that critical noise contours do not impact any neighborhoods in Duarte; including the project site. Therefore, development that would be accommodated by the Specific Plan would not subject people working or living onsite to excessive noise levels from aircraft operating to or from the San Gabriel Valley Airport. No public airport-related noise impacts would occur, and no mitigation measures are necessary.

- f) **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?**

No Impact. The nearest heliport to the project site is at the San Gabriel Valley Airport, approximately 3.6 miles to the southwest (Airnav.com 2015). In addition to its distance from the project site, the heliport does not direct heavy air traffic over the project site, and helicopter takeoffs and landings at this heliport are sporadic. Therefore, development that would be accommodated by the Specific Plan would not expose people working or living onsite to excessive noise levels from aircraft noise at this heliport.

3. Environmental Analysis

3.13 POPULATION AND HOUSING

XIII. POPULATION AND HOUSING. Would the project:				
Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial 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)?	X			
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	X			
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	X			

a) Induce substantial 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)?

Potentially Significant Impact. The project would result in approximately 1,017,000 gross square feet of net new development on the project site. The increase in square footages and uses at the project site would increase employment at the project site, which has the potential to induce population growth in the area. Additionally, the construction phase of individual development projects accommodated by the Specific Plan would generate temporary employment opportunities. Therefore, population growth impacts will be addressed in the EIR, and mitigation measures will be identified as necessary.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Potentially Significant Impact. The existing housing on the campus consists of four rental units on three lots along the east side of Cinco Robles Drive that are primarily rented by graduate students attending City of Hope's Irell & Manella Graduate School of Biological Sciences. Although these residential units are not currently planned to be demolished as a part of the project, and are planned to continue to be used for graduate student housing, the Specific Plan would provide flexibility to allow for the demolition of the units if desired in the future. In addition, the six existing homes that are proposed for inclusion within the Specific Plan area on the east side of Cinco Robles Drive that are not owned by City of Hope have the potential to change in land use over time as allowed under the Transition Medical Zone land use designation. Therefore, implementation of the project could result in the replacement of housing and will be addressed further in the EIR. Mitigation measures will be identified as necessary.

3. Environmental Analysis

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Potentially Significant Impact. As discussed in Section 3.13(b), buildout of the campus could result the long term conversion of up to 10 residential units to other uses allowed under the Transition Medical Zone land use designation. Therefore, implementation of the project could result in the displacement of people and will be addressed further in the EIR. Mitigation measures will be identified as necessary.

3.14 PUBLIC SERVICES

XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?	X			
b) Police protection?	X			
c) Schools?	X			
d) Parks?	X			
e) Other public facilities?	X			

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:

a) Fire protection?

Potentially Significant Impact. Fire protection and emergency medical services to the project site are provided by the Los Angeles County Fire Department (LACFD). The Specific Plan would result in an increase in nonresidential land uses—outpatient [clinic], inpatient [hospital], research, office, hospitality, and warehouse and industrial—onsite over existing conditions. The increase in nonresidential land uses could result in increased demand for fire protection and emergency medical services, potentially resulting in significant impacts. LACFD will be consulted for assistance in assessing impacts of project implementation on LACFD services and any resulting need for new or expanded facilities. Fire protection impacts will be evaluated in the EIR, and mitigation measures will be identified as necessary.

b) Police protection?

Potentially Significant Impact. The Los Angeles County Sheriff’s Department (LACSD) provides police services to the project site. Implementation of the project is expected to result in an increase in the number

3. Environmental Analysis

of employees and nonresidential land uses onsite over existing conditions. Therefore, implementation of the project could result in increased demand for police services, potentially resulting in significant impacts. LACSD will be consulted for assistance in assessing impacts of the project on LACSD services and any resulting need for new or expanded facilities and resources. Impacts on police services will be evaluated in the EIR, and mitigation measures will be identified as necessary.

c) Schools?

Potentially Significant Impact. Buildout of the campus would increase employment at the project site, which has the potential to induce population growth in the area. The increase in population could result in an increase in students placing additional demand on schools in the project area. The Duarte Unified School District will be consulted to determine impacts to schools. Impacts on schools will be evaluated in the EIR, and mitigation measure will be identified as necessary..

d) Parks?

Potentially Significant Impact. See response to Section 3.15(a), below.

e) Other public facilities?

Potentially Significant Impact. Buildout of the campus would increase employment at the project site, which has the potential to induce population growth in the area. The increase in population could result in an increase in demand on public facilities, such as libraries. Impacts on libraries will be evaluated in the EIR, and mitigation measure will be identified as necessary.

3.15 RECREATION

XV. RECREATION.				
Issues	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?	X			
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?				X

3. Environmental Analysis

- 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?**

Potentially Significant Impact. The increase in the use of existing parks and recreational facilities and the need for new or the construction or expansion of existing recreational facilities is tied to population growth. No residential development is proposed under the Specific Plan; buildout of the campus has the potential to induce population growth in the area, which could increase demand on existing recreational facilities in the area. The EIR will evaluate the potential increase in demand and its effect on surrounding open space and recreation areas, including those located on campus, the rose garden and Japanese garden, Pioneer and Heritage parks, and outdoor basketball court. Impacts on parks will be evaluated in the EIR, and mitigation measure will be identified as necessary.

- 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?**

No Impact. Buildout of the campus would not result in the construction or expansion of any recreational facilities, therefore no impacts would occur. This topic will not be examined in the EIR.

3.16 TRANSPORTATION/TRAFFIC

XVI. TRANSPORTATION/TRAFFIC. Would the project:				
Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	X			
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	X			
c) 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?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
e) Result in inadequate emergency access?	X			
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	X			

3. Environmental Analysis

- a) **Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

Potentially Significant Impact. Implementation of the project would result in an increase in nonresidential land uses onsite (outpatient [clinic], inpatient [hospital], research, office, hospitality, and warehouse and industrial). This increase in employment, patients, and guests that would result from the increase in nonresidential land uses would result in an increase in vehicle trips in the surrounding area, which in turn could result in a conflict with applicable plans, ordinances, and policies establishing measures of effectiveness for the performance of the circulation system. A traffic study will be conducted for the project to assess existing conditions and future forecast traffic conditions within the project site and in the surrounding area. Traffic impacts of the project will be evaluated in the EIR, and mitigation measures will be identified as necessary.

- b) **Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

Potentially Significant Impact. As stated above, implementation of the project would result in an increase in traffic in the area; therefore, a traffic study will be conducted to analyze traffic impacts to congestion management program roadways and intersections that may be impacted by the project. This topic will be evaluated in the EIR, and mitigation will be identified as necessary.

- c) **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?**

No Impact. The nearest public-use airport to the project site is the San Gabriel Valley Airport, approximately 3.6 miles to the southwest. The project site is not within the airport land use plan for San Gabriel Valley Airport, the airport runways are not aligned with or in proximity of the project site, and the airport does not direct heavy air traffic over the project site. Furthermore, implementation of the project would not increase air traffic levels or change air traffic patterns. Implementation of the project would not cause any changes in traffic pattern that would lead to safety risks at the San Gabriel Valley Airport. No impacts would occur, and no mitigation measures are necessary.

- d) **Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Potentially Significant Impact. The project would not introduce incompatible uses to area roadways. However, a number of design features would be introduced to the project site as a part of the Specific Plan that will need to be analyzed in the EIR for their potential to create hazardous conditions (e.g., modifications to existing roadways and intersections, new driveway approaches). This topic will be evaluated in the EIR, and mitigation measures will be identified as necessary.

3. Environmental Analysis

e) Result in inadequate emergency access?

Potentially Significant Impact. The project would introduce new improvements throughout the project site, such as modifications to existing roadways and intersections, and new driveway approaches. These project-related improvements could have an effect on emergency access on- and offsite. This topic will be evaluated in the EIR, and mitigation measures will be identified as necessary.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Potentially Significant Impact. The increase in employment, patients, and visitors that would result from the additional nonresidential land uses accommodated by the Specific Plan could substantially increase the use of transit, bicycle, and pedestrian facilities in the project site and surrounding area, potentially decreasing the performance of these facilities. The EIR will include an evaluation of existing and proposed pedestrian amenities, bicycle facilities, and public transit services within the project site and surrounding area. The EIR will also analyze potential impacts of project implementation on adopted policies, plans, and programs relating to these travel modes. Mitigation measures will be identified as necessary.

3.17 UTILITIES AND SERVICE SYSTEMS

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?	X			
b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	X			
e) Result in a determination by the waste water 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?	X			
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	X			
g) Comply with federal, state, and local statutes and regulations related to solid waste?	X			

3. Environmental Analysis

a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?

Potentially Significant Impact. Implementation of the project would generate wastewater that would be conveyed to and treated by the Sanitation Districts of Los Angeles County's (Sanitation Districts) collection and treatment system. Although the wastewater flows related to implementation of the project are not anticipated to represent a significant portion of the overall wastewater flows conveyed and treated by the Sanitation Districts system, the degree to which these flows could contribute to an exceedance of the system's capacity has not been determined. Such an exceedance could result in the applicable wastewater treatment plant exceeding the established treatment requirements of the Los Angeles Regional Water Quality Control Board. Therefore, further analysis in the EIR is required to determine the significance of potential impacts. Mitigation measures will be identified as necessary.

b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. See response to Section 3.17(a), above. The increase in nonresidential land uses under the project would increase the demand for water and wastewater treatment services at the project site, potentially resulting in significant impacts to water and wastewater treatment facilities. An analysis of the on- and offsite infrastructure and utilities will be conducted for the project to determine whether existing water and wastewater treatment facilities are adequate to serve the project site upon implementation of the proposed project, or if new facilities would be needed. This topic will be evaluated in the EIR, and mitigation measures will be identified as necessary.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. The introduction of impermeable surfaces and potential alteration of the drainage patterns of the project site could increase stormwater flows in the local stormwater drainage facilities in excess of their capacity. An analysis of the on- and offsite infrastructure and utilities will be conducted for the project to determine whether existing storm drain facilities are adequate to collect and convey runoff that would be generated by the project's nonresidential land uses or if new facilities would be needed. This topic will be evaluated in the EIR, and mitigation measures will be identified as necessary.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Potentially Significant Impact. The increase in nonresidential land uses under the project could result in a substantial increase in demand for water for domestic purposes. The potential volume of this demand needs to be estimated and compared to existing and planned water supplies to determine whether implementation of the project would result in significant impacts on local or regional water supplies. Communication with the City's water provider (California American Water, Los Angeles County District) is needed to discuss the project's potential impacts on that agency's water supplies and to determine whether provision of adequate

3. Environmental Analysis

water service to the project site would necessitate the construction or expansion of any major water treatment or distribution facilities. A water supply assessment also will be prepared pursuant to Senate Bill 610. This topic will be evaluated in the EIR, and mitigation measures will be identified as necessary.

- e) **Result in a determination by the waste water 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?**

Potentially Significant Impact. See response to Section 3.17(b), above.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Potentially Significant Impact. Construction and operation of new development that would be accommodated by the Specific Plan could result in the generation of substantial amounts of solid waste, and significant impacts could occur. Therefore, existing and planned landfill capacity and estimated solid waste generation resulting from construction and operation phases of development accommodated by the Specific Plan will be discussed in the EIR. Mitigation measures will be identified as necessary.

- g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

Potentially Significant Impact. See response to Section 3.17(f), above. Further analysis in the EIR is required to determine the significance of potential impacts. Mitigation measures will be identified as necessary.

3. Environmental Analysis

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.				
Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to 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, 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?	X			
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.)	X			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

a) Does the project have the potential to 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, 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?

Potentially Significant Impact. Implementation of the project could degrade the quality of the environment. Future development that would be accommodated by the Specific Plan could result in air quality, greenhouse gas emission, noise, and traffic impacts. Therefore, these topics will be evaluated in the EIR, and mitigation measures will be identified as necessary.

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.)

Potentially Significant Impact. Implementation of the project may result in cumulative impacts to aesthetics, air quality, greenhouse gas emissions, hydrology and water quality, land use, noise, population and housing, public services, transportation and traffic, and utilities and service systems. Further analysis is needed to estimate the extent and significance of potential cumulative impacts resulting from the combined

3. Environmental Analysis

effects of the project plus other past, present, and reasonably foreseeable future projects. Cumulative impacts will be evaluated in the EIR, and mitigation measures will be identified as necessary.

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

Potentially Significant Impact. Potentially significant impacts that could substantially affect human beings, directly or indirectly, are identified in this Initial Study in the areas of aesthetics, air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, population and housing, public services, transportation and traffic, and utilities and service systems. Impacts in each of these areas will be discussed in the appropriate topical section of the EIR, and mitigation measures will be identified as necessary.

3. Environmental Analysis

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