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2.1 PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT

The California Environmental Quality Act (CEQA) requires that all state and local governmental agencies consider the environmental consequences of projects over which they have discretionary authority before taking action on those projects. This draft environmental impact report (DEIR) has been prepared to satisfy CEQA (Public Resources Code, §§ 21000 et seq.) and the State Guidelines for Implementation of CEQA (CEQA Guidelines), as amended (California Code of Regulations, §§ 15000 et seq.). The environmental impact report (EIR) is the public document designed to provide decision makers and the public with an analysis of the environmental effects of the proposed project, to indicate possible ways to reduce or avoid environmental damage and to identify alternatives to the project. The EIR must also disclose significant environmental impacts that cannot be avoided; growth inducing impacts; effects not found to be significant; and significant cumulative impacts of all past, present, and reasonably foreseeable future projects.

The intent of the DEIR is to provide sufficient information on the potential environmental impacts of the proposed City of Hope Campus Plan to allow the City of Duarte to make an informed decision regarding approval of the project. Specific discretionary actions to be reviewed by the City are described in Section 3.4, *Intended Uses of the EIR*.

The overall purpose of this DEIR is to inform the lead agency, responsible agencies, decision makers, and the general public about the environmental effects of the development and operation of the proposed City of Hope project. This DEIR addresses effects that may be significant and adverse, evaluates alternatives to the project, and identifies mitigation measures to reduce or avoid adverse effects.

2.1.1 CEQA Tiering and Streamlining

CEQA establishes a number of procedures that future projects may rely on to narrow and streamline future environmental review in order to reduce duplicative analysis. When an EIR is certified, future projects consistent with the density established by the general plan and zoning shall not require future environmental review. CEQA Guidelines Section 15183(a) states:

CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

Future environmental review should be limited to and analysis significant effects or potentially significant impacts that were not addressed in the prior EIR (CEQA Guidelines Section 15183(b)). If future planned

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development changes from the project analyzed in the prior EIR, future environmental review would be guided by Public Resources Code Section 21166.

The City of Hope Campus Plan EIR analyzes the environmental impacts of buildout of the Campus Plan and associated entitlements (see Section 3.3.1 of this DEIR), including changes that would occur to the environment during all phases of planning, construction, and operation. This EIR is intended to cover the environmental analysis for future development on the campus that is consistent with the City of Hope Specific Plan.

2.1.2 Lead Agency

Pursuant to CEQA in Public Resources Code Section 21067 and Guidelines Section 15051, the lead agency means “the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment.”

The Cities of Duarte and Irwindale are responsible for approving the City of Hope project, including the requisite environmental review process. Although the project site is within Duarte and Irwindale, the majority of the project site and future development applications would be in Duarte. Therefore, the City of Duarte is the lead agency under CEQA, and the City of Irwindale is a responsible agency.

2.2 NOTICE OF PREPARATION AND INITIAL STUDY

The City of Duarte determined that an EIR would be required for this project and issued a Notice of Preparation (NOP) and Initial Study on October 15, 2015 (see Appendix A). Comments received during the initial study’s public review period, from October 15 to November 16, 2015, are in Appendix B.

The NOP process helps determine the scope of the environmental issues to be addressed in the DEIR. Based on this process and the initial study for the project, certain environmental categories were identified as having the potential to result in significant impacts. Issues considered Potentially Significant are addressed in this DEIR, but issues identified as Less Than Significant or No Impact are not. Refer to the initial study in Appendix A for discussion of how these initial determinations were made.

Ten agencies/interested parties responded to the NOP. This DEIR has taken those responses into consideration. Table 2-1 summarizes the issues identified by commenting agencies or persons and a reference to the section(s) of this DEIR where the issues are addressed.

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Table 2-1 NOP Comment Summary

Commenting Agency/Person	Date	Comment Type	Comment Summary	Issue Addressed In:
Agencies				
California Department of Transportation (Caltrans)	11/3/2015	Traffic	<ul style="list-style-type: none"> ▪ Requests presentation of assumptions and methods used to develop trip generation, choice of travel mode, and assignment of trips. ▪ Coordinate with Caltrans to identify and confirm off-ramp study locations and methodologies. ▪ Traffic modeling should be consistent with other regional and local data. ▪ Trip generation rates should be based on recommendations in "Trip Generation" manual, 9th edition, published by the Institute of Transportation Engineers. ▪ Requests analysis of ADT and AM and PM peak-hour volumes for existing and future conditions in the affected area with and without project. ▪ Analysis should include existing traffic, traffic generated by the proposed project, and cumulative traffic combined with other approved developments. ▪ Mitigation measures. Any mitigation involving transit or transportation demand management (TDM) should be justified and the results conservatively estimated. ▪ Notes that a fair share contribution toward preestablished or future improvements on the State Highway System is considered acceptable mitigation. 	<ul style="list-style-type: none"> ▪ Section 5.15, <i>Transportation and Traffic</i>
City of Irwindale	11/16/2015	Land use Traffic	<ul style="list-style-type: none"> ▪ Notes that the existing GP land use designations and zoning listed in the initial study are incorrect, and requests to see source maps to confirm where information came from. ▪ Requests specific language when discussing that a traffic study will be conducted. ▪ Requests that the City of Irwindale General Plan and Zoning Code be added into the References section of the Initial Study. 	<ul style="list-style-type: none"> ▪ <i>Initial Study</i> ▪ Section 5.9, <i>Land Use and Planning</i> ▪ Section 5.14, <i>Transportation and Traffic</i>
County of Los Angeles Fire Department	11/2/2015	General	<ul style="list-style-type: none"> ▪ Fire Chief Daryl L. Osby notes that the County of Los Angeles Fire Department will reserve comments for the DEIR. 	<ul style="list-style-type: none"> ▪ Section 5.12, <i>Public Services</i>
County Sanitation Districts of Los Angeles County	11/16/2015	Wastewater Sewage systems	<ul style="list-style-type: none"> ▪ The project may require an amendment to a Districts permit for Industrial Wastewater Discharge. ▪ Modifications to existing sewer connections will require submittal of sewer plans for review and approval by the Districts. 	<ul style="list-style-type: none"> ▪ Section 5.16, <i>Utilities and Service Systems</i>

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Table 2-1 NOP Comment Summary

Commenting Agency/Person	Date	Comment Type	Comment Summary	Issue Addressed In:
			<ul style="list-style-type: none"> ▪ All biosolids and wastewater flows that exceed the capacity of the San Jose Creek Water Reclamation Plant are diverted to and treated at the Joint Water Pollution Control Plant in Carson. ▪ Notes location of a website link for a copy of the Districts' average wastewater generation factors. ▪ A connection fee will be charged to connect to the Districts' sewerage system or to increase the strength or quantity of wastewater discharged from connected facilities. ▪ All expansions of Districts facilities must be sized and service phased consistent with the SCAG regional growth forecast for the county of Los Angeles. 	
Los Angeles County Metropolitan Transportation Authority (Metro)	11/10/2015	Public transportation	<ul style="list-style-type: none"> ▪ Notes that Metro bus lines 272 and 267/264 operate on Duarte Rd, adjacent to the proposed project. ▪ The bus stop must be maintained as part of the final project. ▪ During construction, the stop must be maintained or relocated consistent with the needs of Metro bus operations. ▪ Encourages the installation of bus shelters, benches, and other amenities that would improve rider experience as part of the development of the site. ▪ Final design of bus stop and surrounding sidewalk must be compliant with the Americans with Disabilities Act (ADA). ▪ Notes that the proposed project is adjacent to Metro right-of-way for the Gold Line Foothill Extension Phase 2A. ▪ Requests opportunity to review and comment on design documents related to City of Hope development to identify and address potential impacts to the Metro right-of-way. ▪ Notes that a transportation impact analysis is required and lists what must be included. ▪ Attached a separate appendix, "Guidelines for CMP Transportation Impact Analysis." 	<ul style="list-style-type: none"> ▪ Section 5.15, <i>Transportation and Traffic</i>
Southern California Association of Governments	11/16/2015	Land use RTP/SCS	<ul style="list-style-type: none"> ▪ Analyze consistency with the RTP/SCS goals and strategies and regional growth forecasts. ▪ Mitigation measures. Example mitigation measures are in Ch. 6 of the 2012 Regional Transportation Program/Sustainable Communities Strategy Final Program EIR. 	<ul style="list-style-type: none"> ▪ Section 5.6, <i>Greenhouse Gas Emissions</i>

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Table 2-1 NOP Comment Summary

Commenting Agency/Person	Date	Comment Type	Comment Summary	Issue Addressed In:
South Coast Air Quality Management District	10/28/2015	Air quality	<ul style="list-style-type: none"> ▪ Methodology for air quality analysis. ▪ Mitigation measures: recommends several sources with information relevant to crafting mitigation measures. 	<ul style="list-style-type: none"> ▪ Section 5.2, <i>Air Quality</i>
Southern California Gas Company	11/2/2015	Natural gas	<ul style="list-style-type: none"> ▪ Notes the presence of a medium pressure distribution pipeline extending into the western project area. ▪ Recommends discussion of activities associated with the extension of new natural gas service and lists topics to discuss. 	<ul style="list-style-type: none"> ▪ Section 5.16, <i>Utilities and Service Systems</i>
State Clearinghouse	10/14/2015	General	<ul style="list-style-type: none"> ▪ Copy of the State Clearinghouse “courtesy notice” to reviewing agencies as a reminder to submit comments within the review period. 	<ul style="list-style-type: none"> ▪ Appendix B
Individuals				
Arlene Miller	10/19/2015	General	<ul style="list-style-type: none"> ▪ Supports the proposed project. 	Comment noted.

2.3 SCOPE OF THIS DEIR

The scope of the DEIR was determined based on the City’s initial study, comments received in response to the NOP, and comments received at the scoping meeting conducted by the City. Pursuant to Sections 15126.2 and 15126.4 of the CEQA Guidelines, the DEIR should identify any potentially significant adverse impacts and recommend mitigation that would reduce or eliminate these impacts to levels of insignificance.

The information in Chapter 3, *Project Description*, establishes the basis for analyzing future, project-related environmental impacts.

2.3.1 Impacts Considered Less Than Significant

During preparation of the Initial Study, the City of Duarte determined that two environmental impact categories were not significantly affected by or did not affect the proposed Campus Plan project. These categories are not discussed in detail in this DEIR.

- Agriculture and Forestry Resources
- Mineral Resources

This DEIR determined that the following environmental categories were less than significant:

- Geology and Soils

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- Hydrology and Water Quality
- Land Use and Planning
- Population and Housing
- Public Services
- Recreation
- Energy

2.3.2 Potentially Significant Adverse Impacts

This DEIR determined that ten environmental factors have potentially significant impacts if the proposed project is implemented.

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Noise
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Services Systems

2.3.3 Unavoidable Significant Adverse Impacts

This DEIR identifies three significant and unavoidable adverse impacts, as defined by CEQA, that would result from implementation of the proposed project. Unavoidable adverse impacts may be considered significant on a project-specific basis, cumulatively significant, and/or potentially significant. The City must prepare a “statement of overriding considerations” before it can approve the project, attesting that the decision-making body has balanced the benefits of the proposed project against its unavoidable significant environmental effects and has determined that the benefits outweigh the adverse effects, and therefore the adverse effects are considered acceptable. The impacts that were found in the DEIR to be significant and unavoidable are related to:

- Greenhouse Gas Emissions
- Noise
- Transportation/Traffic

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2.4 INCORPORATION BY REFERENCE

Some documents are incorporated by reference into this DEIR, consistent with Section 15150 of the CEQA Guidelines, and they are available for review at the City of Duarte.

- **City of Duarte 2005-2020 General Plan (2007).** The General Plan serves as the major blueprint for directing growth within the City of Duarte and presents a comprehensive plan to accommodate the City's growing needs. Currently this document regulates the existing land uses on the proposed project site. The General Plan analyzes existing conditions in the City, including physical, social, cultural, and environmental resources and opportunities. It also looks at trends, issues, and concerns that affect the region; describes City goals and objectives; and provides policies to guide development and change. The Duarte General Plan consists of eight elements including the seven elements required by California Government Code Sections 65300 et seq.—land use, circulation, housing, open space and conservation, safety, and noise—as well as two optional elements, economic development and historic preservation. The City of Duarte General Plan is available at http://www.accessduarte.com/dept/cd/planning/general_plan.htm.
- **City of Duarte Development Code:** The Development Code is a set of laws covering zoning, permitted uses and standards, and various development requirements. Where applicable, code sections are referenced throughout the DEIR. The City of Duarte Development Code is available at https://www.municode.com/library/ca/duarte/codes/development_code.
- **City of Irwindale General Plan Update (2008):** The General Plan serves as the blueprint for future planning and development in the City. The General Plan indicates the City's vision for the future through policies and plans that are designed to shape the physical development of the community. This General Plan acknowledges the City's previous planning efforts, the established land use patterns in the community, and adopted development policy.

The Irwindale General Plan consists of an integrated and internally consistent set of policies and programs that addresses the seven state-mandated issue areas: land use, circulation, housing, noise, safety, conservation, and open space. In addition, the General Plan addresses issues of concern to the community, including economic development, urban design, and recreation. The Irwindale General Plan consists of six elements that comply with the requirements of California Government Code Section 65300, et. seq.—community development, housing, infrastructure, resource management, public safety, and implementation elements. The City of Irwindale General Plan Update is available at <http://ci.irwindale.ca.us/DocumentCenter/View/38>.

- **City of Irwindale Municipal Code:** The municipal code is a set of laws governing Irwindale and covers all aspects of City regulations, including zoning, permitted uses and standards, and various development requirements. Zoning district standards are also included in the code. Where applicable, code sections are referenced throughout the DEIR. The City of Irwindale Municipal Code is available at

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https://www.municode.com/library/ca/irwindale/codes/code_of_ordinances?nodeId=IRWINDALE_CALIFORNIA_MUNICIPAL_CODE.

In each instance where a document is incorporated by reference for purposes of this report, the DEIR shall briefly summarize the incorporated document or briefly summarize the incorporated data if the document cannot be summarized. Chapter 13, *Bibliography*, provides a complete list of references used in preparing this DEIR.

2.5 FINAL EIR CERTIFICATION

This DEIR is being circulated for public review for 45 days. Interested agencies and members of the public are invited to provide written comments on the DEIR to the City address shown on the title page of this document. Upon completion of the 45-day review period, the City of Duarte will review all written comments received and prepare written responses for each. A Final EIR (FEIR) will incorporate the received comments, responses to the comments, and any changes to the DEIR that result from comments. The FEIR will be presented to the City of Duarte for potential certification as the environmental document for the project. All persons who comment on the DEIR will be notified of the availability of the FEIR and the date of the public hearing before the City.

The DEIR is available to the general public for review at these locations:

- 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 DEIR is also available to view online on the City of Duarte website, at www.accessduarte.com.

2.6 MITIGATION MONITORING

Public Resources Code, Section 21081.6, requires that agencies adopt a monitoring or reporting program for any project for which it has made findings pursuant to Public Resources Code 21081. Such a program is intended to ensure the implementation of all mitigation measures adopted through the preparation of an EIR.

The Mitigation Monitoring Program for the City of Hope Campus Plan will be completed as part of the Final EIR, prior to consideration of the project by the City of Duarte Planning Commission and City Council.