

## 5. Environmental Analysis

### 5.9 LAND USE AND PLANNING

This section of the Draft Environmental Impact Report (DEIR) evaluates the potential impacts to land use in the City of Duarte and City of Irwindale from implementation of the proposed City of Hope Campus Plan. The analysis in this section is based on the proposed land use designations described in detail in Section 3, *Project Description*, and Section 3, “Land Use & Development Standards,” and shown in Figure 6, “Campus Land Use Plan,” of the City of Hope Specific Plan. The proposed Specific Plan has been evaluated for its consistency with relevant goals and policies in the City of Duarte General Plan and City of Irwindale General Plan, and the Southern California Association of Governments’ (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

Land use impacts can be either direct or indirect. Direct impacts are those that result in land use incompatibilities, division of neighborhoods or communities, or interference with other land use plans, including habitat or wildlife conservation plans. This section focuses on direct land use impacts. Indirect impacts are secondary effects resulting from land use policy implementation, such as an increase in demand for public utilities or services, or increased traffic on roadways. Indirect impacts are addressed in other applicable sections of this DEIR.

#### 5.9.1 Environmental Setting

##### 5.9.1.1 REGULATORY FRAMEWORK

Regional and local laws, regulations, plans, or guidelines that are potentially applicable to the proposed City of Hope Campus Plan are summarized below.

##### **Southern California Association of Governments**

SCAG is a regional council of governments representing Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties, which encompass over 38,000 square miles. SCAG is the federally recognized metropolitan planning organization for this region and a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. SCAG is also the regional clearinghouse for projects requiring environmental documentation under federal and state law. In this role, SCAG reviews proposed development and infrastructure projects to analyze their impacts on regional planning programs. As the southern California region’s metropolitan planning organization, SCAG cooperates with the South Coast Air Quality Management District, the California Department of Transportation, and other agencies in preparing regional planning documents. SCAG has developed regional plans to achieve specific regional objectives, as discussed below.

The Campus Plan is considered a project of “regionwide significance” pursuant to the criteria in SCAG’s *Intergovernmental Review Procedures Handbook* (November 1995) and Section 15206 of the CEQA Guidelines. Therefore, this section addresses the proposed project’s consistency with the applicable SCAG regional planning guidelines and policies.

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#### *Regional Transportation Plan/Sustainable Communities Strategy*

On April 7, 2016, SCAG adopted the 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (2016–2040 RTP/SCS), a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals. The 2016 RTP/SCS includes a strong commitment to reduce emissions from transportation sources to comply with Senate Bill 375, improve public health, and meet the National Ambient Air Quality Standards. This long-range plan, required by the state of California and the federal government, is updated by SCAG every four years as demographic, economic, and policy circumstances change. The 2016 RTP/SCS is a living, evolving blueprint for the region’s future (SCAG 2016).

Unique to the SCAG region is the option for subregions to create their own SCS. However, the San Gabriel Valley Council of Governments, of which the cities of Duarte and Irwindale are member jurisdictions, has chosen to rely on SCAG’s 2016–2040 RTP/SCS.

#### **Local Plans**

##### *City of Duarte General Plan*

The Duarte General Plan was adopted in 2007 and is the community’s blueprint for the future. It provides a vision for how the city is to be developed through 2020. For the portion of the project site in the City of Duarte (89.5 acres), the Duarte General Plan identifies six land use designations—Hospital (encompasses most of the project site), Medium-Density Residential, High-Density Residential, Research and Development, one corridor of Public Facility use (the Duarte Flood Control Channel), and one small Single-Family Residential parcel. The Hospital designation allows inpatient and outpatient medical facilities as well as other health-care-related uses. The Research and Development designation emphasizes medical-related research in office or industrial settings. The existing General Plan land use designations on the proposed Campus Plan site are shown in previous Figure 4-2, *Existing General Plan Designations*.

**Table 5.9-1 Existing Duarte General Plan Land Use Designations**

Land Use	Dwelling Units per Acre or Floor Area Ratio		Description of Land Use Designation
	Maximum	Anticipated	
Hospital	1.5:1 FAR	1.5:1 FAR	Properties owned by City of Hope and Saint Teresita
Single-Family Residential	1-6 du/ac	6 du/ac	Detached single family homes
Medium-Density Residential	7-21 du/ac	15 du/ac	Attached and/or detached housing
High-Density Residential	21-28 du/ac	23 du/ac	Attached housing
Public Facility	N/A	N/A	Utility, flood control, and railroad easements
Research and Development	1.5:1 FAR	1.5:1 FAR	Research and development

Source: Duarte 2007, Table LU-1, Land Use Classifications and Designations.  
FAR = floor area ratio

The Duarte General Plan Land Use Element specifically calls out City of Hope in the following way:

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Hospital Land Uses: Duarte is known as the City of Health, primarily because of the world renowned City of Hope. The City of Hope facility in Duarte has more than 300 physicians and scientists and more than 2,500 employees. The annual payroll for the City of Hope Duarte facility in 2005 was \$160 million. Santa Teresita Medical Center currently employs 250 people.

1. Hospital: The Hospital designation is intended to accommodate hospitals, rest homes, sanitariums and residential uses requiring a state or county license. The designation is also intended to accommodate medical professional offices and attendant medical facilities. There are two areas that have the Hospital designation. One is City of Hope and the other is Santa Teresita. The zoning district that corresponds with this designation is the H zone. Uses permitted include general hospitals (excluding sanitariums, nursing homes, convalescent homes, maternity homes or rest homes); medical professional offices; attendant medical facilities, including, but not limited to, pharmacies, physical therapy offices, laboratories, and clinics. Conditional uses are those typically associated with hospitals such as confectionery stores; florist; gift shops and the like.
2. R&D: This is a new designation in the 2005–2020 General Plan. The R & D designation is intended to provide for research and development uses primarily, but not exclusively for medical related research and development. This designation will also incorporate standards for office and administrative uses sometimes associated with R&D activities. In addition, this designation provides for all uses in the hospital designation.<sup>1</sup>

The City of Duarte General Plan assumes the following community-wide characteristics by 2020: 25,418 residents, 7,702 housing units, and 9,953,071 non-residential square feet of structures. The Duarte General Plan assumes a 2020 buildout of 5,096,520 square feet of structures in the Hospital land use designation. There are approximately 1.4 million square feet of structures in the Hospital designation. Table LU-1 Land Use Classifications and Designations of the Duarte General Plan land use element defines the Hospital designation as only properties owned by City of Hope and Santa Teresita (Santa Teresita Medical Center).

#### *City of Duarte Development Code*

The City of Duarte Development Code includes site-specific zoning requirements. Per the zoning map, most of the City of Hope campus 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-1 (Single-Family Residential), R-2 (Two-Family Residential), R-4 (Multiple Family Residential High Density), and Open Space

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<sup>1</sup> The General Plan also noted that in 2007, City of Hope anticipates building 360,000 sq. ft. of new Science Park on their campus. In addition, a five story 108,000 sq. ft. Cancer Immunotherapeutics and Tumor Immunology Center. Employees for this center will come from work areas now housed in existing portable trailers on the City of Hope campus.

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(OS). One parcel onsite, at 1969 Cinco Robles Drive, is zoned R-1; the parcel is developed as a community garden, and there is no single-family residential use onsite. The R-2 zone allows the development of medium-density detached or attached housing between 7 and 11 dwelling units per acre. The R-4 zone allows attached multistory residential up to 28 dwelling units per acre. The OS zone is part of the Duarte Flood Control Channel. The Duarte Channel is owned, operated, and maintained by the Los Angeles County Flood Control District, and is not part of the Campus Plan site. The existing zoning designations for the proposed Campus Plan site are shown in previous Figure 4-3, *Existing Zoning*. The following zoning descriptions are from the City of Duarte Development Code.

- **Hospital Zone (H):** The Hospital zone establishes areas appropriate for health care-related-uses (and limited accessory retail and service uses) that provide necessary community and regional facilities to support and promote good health and medical care, and that provide jobs for all educational and skill levels. Such uses generally benefit from good regional access.
- **Single-Family Residential Zone (R-1):** The R-1 zone provides areas for the development and preservation of residential subdivisions consisting of detached residences and accessory uses compatible with the residential use of the zone. Note that the one parcel onsite zoned R-1 is developed as a community garden, and there is no residential use within R-1 zoning onsite.
- **Two-Family Residential Zone (R-2):** The R-2 zone is established to provide for the development of medium-density residential homes that may consist of one or two-family detached or attached units, and that comprise a cohesive development that may incorporate common open space and/or private open space areas, at a density range from 7 to 11 dwelling units per net acre.
- **Multiple-Family Residential Zone (R-4):** The R-4 zone is established to accommodate higher-density, multi-story residential development, with a focus on providing an intensity and function at locations within easy walking distance to transit, recreation and community facilities, and commercial services. The maximum permitted density is 28 dwelling units per net acre.
- **Open Space (OS):** The Open Space zone is established to set aside areas necessary to maintain and protect open spaces for the purposes of recreation, natural resource protection and enhancement, hazards management, utility corridors, and the protection of prehistoric places, features, and objects.

#### *City of Irwindale General Plan*

The 2008 City of Irwindale General Plan governs future planning and development in Irwindale through 2020. The portion the proposed Campus Plan site in the City of Irwindale (26.5 acres) is categorized under three General Plan land use designations: Industrial/Business Park, Commercial, and Open Space/Easements. The allowable floor area ratio for Industrial/Business Park is 1.0. The IBP designation includes business and industrial buildings and multi-tenant complexes with common landscape and/or architectural theme. The Commercial designation accommodates hospital uses associated with City of Hope campus. The Open Space/Easement designation applies to all open space areas used for flood control, such as the Santa Fe Flood Control Basin adjacent to the City of Hope campus.

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### *City of Irwindale Zoning Code*

The zoning code provides specific regulations for development in the City of Irwindale. The part of the proposed Campus Plan that is within Irwindale is zoned A-1 (Agricultural), (C-2, Heavy Commercial)<sup>2</sup>, and M-1 (Light Manufacturing). A-1 is a single-family detached residential zone that allows agricultural and horticultural crops and animal keeping. M-1 allows approximately 70 different uses related to fabrication.

#### **5.9.1.2 EXISTING CONDITIONS**

The Campus Plan area consists of 116 acres generally bounded by Duarte Road, Buena Vista Street, and the Santa Fe Flood Control Channel—89.5 acres in the City of Duarte and 26.5 acres in the City of Irwindale. The planning area includes properties owned by City of Hope as well as less than one-half acre of land owned by other entities.

The Campus Plan area primarily contains medical-related uses including hospitals, clinics, offices, research, hospitality (short-term stays for patients, their families, and City of Hope guests), and storage (industrial/warehousing). There are also open space amenities throughout the campus. There are existing residential uses on the far west side of the Campus Plan area. Existing land uses are shown in Figure 4-1, *Existing Land Uses*.

### **5.9.2 Thresholds of Significance**

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- LU-1      Physically divide an established community.
- LU-2      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.
- LU-3      Conflict with any applicable habitat conservation plan or natural community conservation plan.

The Initial Study, included as Appendix A, substantiates that there would be no impacts associated with the following thresholds:

- Threshold LU-1: The project site is bounded by residential uses to the north opposite Duarte Road and to the west; and by the Santa Fe Dam and San Gabriel River to the east and south, respectively. Campus Plan buildout would not divide an established community.

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<sup>2</sup> On September 26, 2007, the Irwindale City Council adopted Resolutions No. 2007-64-2250 and 2007-65-2251 and Ordinance No. 620 approving a general plan amendment (1-07), zone change (1-07), and site plan and design review permit (1-07) for the construction of a 60,000 square foot medical, laboratory, and office building at City of Hope campus (1500 East Duarte Road); it rezoned A-1 (Agricultural) to C-2 (Heavy Commercial).

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- Threshold LU-3: The project site is not in a habitat conservation plan.

These impacts will not be addressed in the following analysis.

### 5.9.3 Environmental Impacts

#### Methodology

This analysis analyzes the proposed project's consistency with regional and local plans, policies and regulations for the purposes of avoiding or mitigating an environmental effect. Specifically, the proposed project was analyzed with respect to the applicable regional planning guidelines and strategies of SCAG's RTP/SCS, the Duarte General Plan, and the Irwindale General Plan.

The following impact analysis addresses one threshold of significance for which the Initial Study disclosed a potentially significant impact. The applicable threshold is identified in brackets after the impact statement.

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**Impact 5.9-1: Campus Plan implementation would not conflict with applicable plans adopted for the purpose of avoiding or mitigating an environmental effect. [Threshold LU-2]**

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*Impact Analysis:* The Campus Plan area consists of 116 acres, 89.5 of which are in the City of Duarte and 26.5 are in the City of Irwindale. The entire site currently includes approximately 1,600,850 square feet of development (1,594,832 non-residential) related to City of Hope inpatient (hospital), outpatient (clinic), office, research, hospitality, and industrial/warehousing uses. The proposed Campus Plan would demolish up to about 387,500 square feet of non-residential structures to be replaced with up to approximately 1,038,500 net new non-residential structures. Existing non-residential development plus net new development would result in a total of approximately 2,633,392 non-residential square feet (2,639,350 square feet when including existing housing units).

A general plan amendment and zone change for the 89.5-acre portion in the City of Duarte would be required to implement the Campus Plan. The current Duarte General Plan land use designations (Hospital, Medium-Density Residential, High-Density Residential, Single-Family Residential, Public Facility, 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-1 [Single-Family Residential], R-2 [Two-Family Residential], and R-4 [Multiple-Family Residential]) of this portion of the project site would also be changed to Specific Plan, which would require a revision to the Duarte zoning map.<sup>3</sup> The zone change includes adoption of the City of Hope Specific Plan as part of the Duarte Municipal Code.

The Duarte Channel is not part of the Campus Plan site; the Duarte Channel is owned, operated, and maintained by the Los Angeles County Flood Control District, and would remain in flood control use upon Campus Plan approval and buildout.

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<sup>3</sup> Note that the one parcel onsite zoned R-1 is developed as a community garden, and there is no residential use within R-1 zoning onsite.

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Adoption of the Specific Plan also requires a general plan amendment and zone change for the 26.5-acre portion in the City of Irwindale. The current land use designations (Industrial/Business Park and Open Space/Easements) on the proposed site would be changed to Specific Plan, requiring a revision to the Irwindale General Plan narrative and land use map. The zoning designations (A-1 [Agricultural] and M-1 [Light Manufacturing]) of this area of the Campus Plan site would also be changed to Specific Plan, which would require a revision to the Irwindale zoning map. The zone change also includes adoption 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.

### 2016–2040 SCAG RTP/SCS

Table 5.9-2 provides an assessment of the proposed Campus Plan's relationship to pertinent 2016–2040 SCAG RTP/SCS goals. The RTP/SCS goals are directed toward transit, transportation and mobility, and protection of the environment and health of residents. Consistency with SCAG population growth projections is addressed separately in Section 5.11, *Population and Housing*. The consistency analysis below focuses on the broad, policy-oriented goals of the 2016–2040 RTP/SCS to determine consistency between the two plans.

**Table 5.9-2 Consistency with SCAG's 2016–2040 RTP/SCS Goals**

RTP/SCS Goal	Project Compliance with Goal
<b>RTP/SCS G1:</b> Align the plan investments and policies with improving regional economic development and competitiveness.	<b>Not Applicable:</b> This is not a project-specific goal and is therefore not applicable.
<b>RTP/SCS G2:</b> Maximize mobility and accessibility for all people and goods in the region.	<p><b>Consistent:</b> Campus Plan implementation would ensure that mobility, accessibility, travel safety, and reliability for people and goods would be maximized. The vehicular and pedestrian improvements called for in the City of Hope Campus Plan would be implemented and maintained to meet the needs of employees, patients and their families, and other guests. Fundamental changes to the campus's internal circulation network are not anticipated, although improvements are expected to increase pedestrian connectivity and visual experience; increase cyclist safety; and enhance the ease of patient arrivals, drop-offs, and departures.</p> <p>All modes of public and commercial transit throughout the City of Hope Campus Plan area would be required to follow safety standards set by state, regional, and local regulatory documents. For example, sidewalks must follow precautions established in Development Code Chapter 12.08 (Sidewalks, Pavements, Curbs and Gutters in New Construction Areas), in addition to the 6-foot-minimum-wide sidewalks along street-facing buildings requirement in the proposed Campus Plan. The proposed improvements to the nonvehicular modes of transportation (e.g., sidewalks, bicycle storage) would provide convenient, efficient, and safe access to uses within the campus.</p>
<b>RTP/SCS G3:</b> Ensure travel safety and reliability for all people and goods in the region.	
<b>RTP/SCS G4:</b> Preserve and ensure a sustainable regional transportation system.	
<b>RTP/SCS G5:</b> Maximize the productivity of our transportation system.	

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**Table 5.9-2 Consistency with SCAG's 2016–2040 RTP/SCS Goals**

RTP/SCS Goal	Project Compliance with Goal
	<p>The proposed Campus Plan recognizes the importance of Metro Gold Line Foothill Extension's Duarte/City of Hope station, which is immediately north of the northeast corner of campus across Duarte Road. New bike lanes and paths are proposed to improve cyclist access to and from the Duarte/City of Hope station.</p> <p>All improvements to the existing traffic and transportation networks within the City of Hope Campus Plan area must also be assessed with some level of traffic analysis (e.g., traffic assessments, traffic impact studies) to determine how individual development projects would impact capacities. A transportation impact analysis was prepared for the proposed Campus Plan by Fehr &amp; Peers and is included in its entirety in Appendix J1 of this DEIR. The findings, conclusions, and recommendations of the analysis are provided in Section 5.14, <i>Transportation and Traffic</i>.</p>
<p><b>RTP/SCS G6:</b> Protect the environment and health of our residents by improving air quality and encouraging active transportation (non-motorized transportation, such as bicycling and walking).</p>	<p><b>Consistent:</b> The CEQA process ensures that non-exempt projects at all levels of government in California consider all potential environmental impacts. Air quality impacts are addressed in Section 5.2 of this DEIR.</p> <p>The reduction of energy use, improvement of air quality, and promotion of more environmentally sustainable development would be encouraged through the existing and proposed alternative transportation modes, sustainable building and landscaping design techniques, and other best management practices for structures and non-structures. For example, there are design standards for connector spaces to improve pedestrian and cyclist access, safety, and overall non-motorized travel experience on campus. Project implementation would also maximize the protection of the environment and potential improvement of air quality by encouraging the use of the region's public transportation system by City of Hope workers, patients, and their families. The Campus Plan also calls for improved bicycle paths to the Metro Gold Line Foothill Extension's Duarte/City of Hope station. A transportation impact analysis was prepared for the proposed Campus Plan by Fehr &amp; Peers and is included in its entirety in Appendix J1 of this DEIR. The findings, conclusions, and recommendations of the analysis are provided in Section 5.14, <i>Transportation and Traffic</i>.</p>
<p><b>RTP/SCS G7:</b> Actively encourage and create incentives for energy efficiency, where possible.</p>	<p><b>Consistent:</b> In the proposed Specific Plan, Goal 4, Sustainable Development and Design, reads, "Sustainable practices in building design, construction, and maintenance help to minimize the campus' impact on surrounding infrastructure and facilities." Objectives under this goal include:</p> <ul style="list-style-type: none"> <li>• Green Building Standards. Maximize energy efficiency, indoor air quality, energy-efficient lighting, building orientation, and shading through local and state standards and/or through implementation of LEED principles.</li> <li>• Building Systems. Replace older buildings and infrastructure that require high maintenance with more efficient, lower-maintenance, and environmentally sensitive systems.</li> <li>• Energy Generation. Consider building layout, siting, and design so as to not preclude on-site alternative energy production.</li> </ul> <p>Implementation of Mitigation Measures GHG-1 and GHG-2, requiring implementation of a GHG Reduction Plan as set forth in DEIR Section</p>

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**Table 5.9-2 Consistency with SCAG's 2016–2040 RTP/SCS Goals**

RTP/SCS Goal	Project Compliance with Goal
	5.6, <i>Greenhouse Gas Emissions</i> , would also be consistent with Goal G7.
<b>RTP/SCS G8:</b> Encourage land use and growth patterns that facilitate transit and active transportation.	<b>Consistent:</b> See responses to RTP/SCS Goals G2 through G5.
<b>RTP/SCS G9:</b> Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies.	<b>Not Applicable:</b> This is not a project-specific goal and is therefore not applicable.

Source: SCAG 2016.

As demonstrated above, the proposed Campus Plan is consistent with the goals identified in SCAG’s 2016-2040 RTP/SCS.

**City of Duarte General Plan**

The relevant long-range planning document for 89.5 acres (77 percent) of the proposed City of Hope Campus Plan is the City of Duarte General Plan. Consistency with the 2007 General Plan is evaluated in Table 5.9-3. Although the General Plan contains numerous additional goals beyond those discussed in the following table, those goals are not related to the “purpose of avoiding or mitigating an environmental effect” and therefore are not analyzed in the table. Furthermore, consistency with the housing, open space conservation, noise, historic preservation, circulation, and safety elements is evaluated in other sections of this DEIR.

**Table 5.9-3 Consistency with the City of Duarte General Plan**

General Plan Goal	Project Compliance with Goal
<b>Land Use Element</b>	
<b>Land Use Goal 1:</b> Maintain a balanced community consisting of various residential housing types and densities, commercial activities, industrial development, mixed use where appropriate, and open space.	<b>Consistent:</b> The Campus Plan includes hospital, office, research, hospitality, industrial, and open space uses. Supportive uses such retail, child care, and places of worship would also be permitted in parts of the campus. Implementation of the proposed City of Hope Campus Plan will maintain the City of Duarte’s ideal jobs/housing balance, as discussed in Section 5.11, <i>Population and Housing</i> , of this DEIR.
<b>Land Use Goal 2:</b> Develop compatible and harmonious land uses by providing a mix of uses consistent with projected future social, environmental and economic conditions.	<b>Consistent:</b> The proposed Campus Plan creates unique land use designations to ensure compatibility between on- and off-campus uses. The portions of the campus that include housing and are adjacent to existing residential uses are called the Residential Medical Flex and Transition Medical districts. These districts allow low intensity uses to reduce impacts on neighboring properties.  As discussed in Section 5.11, <i>Population and Housing</i> , the proposed Campus Plan will contribute to reducing the rate of unemployment in Duarte and nearby communities. It would provide a range of short- and long-term jobs in fields related to construction, health care, administration, medical research, academia, hospitality, and maintenance, among others.

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**Table 5.9-3 Consistency with the City of Duarte General Plan**

General Plan Goal	Project Compliance with Goal
	<p>The proposed Campus Plan establishes a City of Hope campus that would be “a valuable economic and cultural contributor to the health, economy, and culture of the surrounding community” (City of Hope Specific Plan Goal 1. A Community Resource). Objectives under this goal include:</p> <ul style="list-style-type: none"> <li>• Health Care Needs. Provide hospital and outpatient service resources that evolve with the health care needs of the surrounding community.</li> <li>• Economic Vitality. Provide for additional facilities and supporting uses that will create local jobs and improve economic vitality in Duarte and Irwindale.</li> <li>• Community Meeting and Gathering Space. Allow open areas on the City of Hope campus to serve as community gathering space for meetings and events.</li> <li>• Sensitivity to Surrounding Neighborhood. Plan, construct, and operate campus facilities in a manner that minimally disrupts the surrounding neighborhood.</li> </ul>
<b>Open Space and Conservation Element</b>	
<p><b>Conservation Goal 2:</b> To protect and maintain the local water supply to ensure that the city’s growing demand for water can be met.</p>	<p><b>Consistent:</b> The proposed Specific Plan’s design standards and guidelines incorporate sustainable practices such as using native and drought-tolerant landscaping to conserve water. Development projects pursuant to the Specific Plan shall follow the City of Duarte’s sustainable development practices (DDC Chapter 19.52). Some examples of water-conserving guidelines and regulations in the proposed Specific Plan include:</p> <ul style="list-style-type: none"> <li>• Softscaping should integrate sustainable design approaches, such as replenishment of groundwater, the reduction of waste, and the preservation of existing natural ecosystems.</li> <li>• Plant material should incorporate native and low-water-use species. Drought-tolerant grasses should be used for lawn areas where possible.</li> <li>• All paved areas shall be sloped to drain at 1 percent except where accessibility requirements preclude it.</li> <li>• Irrigation systems should use water-conserving methods and water-efficient technologies such as drip emitters, evapotranspiration controllers, and moisture sensors.</li> <li>• Irrigation systems should be operated automatically using an electric controller and low-voltage remote control valves.</li> <li>• Drainage should be directed to subterranean retention systems, permeable areas, or small bioswales where feasible to minimize discharge to the storm drain system.</li> <li>• Pervious or open-grid paving is recommended to be used for parking areas, to reduce the negative effects of stormwater runoff and facilitate groundwater recharge.</li> </ul>
<b>Circulation Element</b>	
<p><b>Circulation Goal 3:</b> To increase the use of alternative modes of transportation for traveling to, from, or through Duarte.</p>	<p><b>Consistent:</b> The proposed Campus Plan area is accessible by several transit options. The project site is near the Duarte/City of Hope station of the Metro Gold Line. The light rail currently runs from downtown Los Angeles to Azusa via Chinatown, Montecito Heights, Highland Park,</p>

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**Table 5.9-3 Consistency with the City of Duarte General Plan**

General Plan Goal	Project Compliance with Goal
	<p>South Pasadena, Pasadena, Monrovia, and Duarte. The next phase of Metro Gold Line expansion will link Duarte to the cities of Glendora, San Dimas, La Verne, Pomona, Claremont, and Montclair.</p> <p>The Duarte/City of Hope Station Gold Line Station is also a connection to Metro local bus 264 and Foothill Transit line 272. Metro local bus 264 serves the cities of El Monte, Arcadia, Pasadena, Altadena, and Duarte.</p> <p>Foothill Transit provides busing to and from the City of Hope Campus along Line 272, serving the cities of Duarte, Irwindale, Baldwin Park, and West Covina. Line 272 stops by the City of Hope, Queen of the Valley Hospital in West Covina, and Doctor’s Hospital in West Covina.</p> <p>In addition to Metro and Foothill Transit, busing is also provided in the City of Duarte by Duarte Transit. Duarte Transit’s Blue Route stop 13 is on the northwestern edge of the proposed Campus Plan (Buena Vista Street at Duarte Road), and stop 12 (Duarte Road by the main entrance of the City of Hope campus) serves the campus and connects it to the Metro Gold Line, route-264 bus, and Foothill Transit line 272. Duarte Transit’s Green Route stops 24 and 39 (Duarte Road at City of Hope) serve the campus and connect to the Metro Gold Line and other bus routes.</p> <p>The proposed Campus Plan also includes new pedestrian and bicycle paths and amenities to improve multimodal transportation options and safety.</p>

Sources: Duarte 2007.

**City of Irwindale General Plan**

The area of the proposed Campus Plan in the City of Irwindale consists of 26.5 acres, or 23 percent of the total plan area. Consistency with the Irwindale 2020 General Plan is evaluated in Table 5.9-4. Except for the housing element, the Irwindale General Plan provide policies instead of goals to guide future development and improvements. Irwindale General Plan policies that are not related to the “purpose of avoiding or mitigating an environmental effect” are not analyzed in the table.

**Table 5.9-4 Consistency with the Irwindale General Plan**

General Plan Policy	Project Compliance with Goal
<p><b>Community Development Element</b></p> <p><b>Community Development Element Policy 1:</b> The City of Irwindale, through continued comprehensive land use planning, will strive to preserve the overall mix of land uses and development in the community.</p>	<p><b>Consistent:</b> The General Plan states: “...residential development accounts for only 1% of the City’s total land area, compared to between 50% and 78% for the neighboring cities. Commercial uses account for one-quarter of one percent while industrial development represents approximately 15% of the City’s total land area.”</p> <p>Implementation of the proposed City of Hope Specific Plan would change the General Plan land use designations on campus from Industrial/Business Park, Commercial and Open Space/Easements to Specific Plan. The proposed Specific Plan land use for the Irwindale portion is Industrial/Utility. The proposed new uses in Industrial/Utility are consistent with Irwindale’s industrial-oriented development pattern.</p>

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**Table 5.9-4 Consistency with the Irwindale General Plan**

General Plan Policy	Project Compliance with Goal
	The buildout of the Campus Plan assumes approximately 10,744 net new square feet of warehousing and 130,409 net new square feet of industrial buildings in Irwindale.
<b>Community Development Element Policy 3:</b> The City of Irwindale will continue to ensure that the type, location, and intensity of all new development and intensified developments adhere to the requirements that are specified for their particular land use category in the General Plan.	<b>Consistent:</b> Implementation of the proposed Specific Plan would change the General Plan land use to Specific Plan, meaning that the Specific Plan would become the guiding legal document for the type, location, and intensity of all new development on the site. The proposed Specific Plan is consistent with General Plan policies, as documented throughout this table.
<b>Infrastructure Element</b>	
<b>Infrastructure Element Policy 2:</b> The City will continue to cooperate with those utility providers in the City to ensure that sufficient infrastructure capacity is available to meet current and future service demands.	<b>Consistent:</b> The proposed Campus Plan includes proposals for infrastructure improvements to ensure adequate services to meet future demand throughout the entire site (both in Duarte and Irwindale). Specific Plan Section 6, Infrastructure & Services, outlines proposed improvements to the water system, sanitary sewer system, drainage plan, and other utilities and public services.  See the analysis provided in Section 5.16, <i>Utilities and Service Systems</i> , of this DEIR.
<b>Infrastructure Element Policy 4:</b> The City of Irwindale will strive to ensure that all new development implements its —fair-share of infrastructure improvements to offset the potential adverse impacts associated with the additional traffic that will be generated by the new development.	<b>Consistent:</b> See the response above.
<b>Resource Management Element</b>	
<b>Resource Management Element Policy 11.</b> The City of Irwindale supports the ethic of conservation of non-renewable resources. This includes efforts to reduce the use of energy (in any form), greenhouse gas (GHG) emissions (consistent with AB 32) and efforts to find new and more energy efficient methods for delivering services. The City supports the development of building standards that enable the community to design energy saving features such as solar energy systems, water efficient landscaping, and sustainable, green, and energy efficient building standards.	<b>Consistent:</b> In the proposed Specific Plan, Goal 4, Sustainable Development and Design, reads, “Sustainable practices in site development, building design, construction practices, and maintenance help to minimize the Campus’s impact on surrounding infrastructure and facilities.” Objectives under this goal include: <ul style="list-style-type: none"> <li>• Green Building Standards. Maximize energy efficiency, indoor air quality, energy-efficient lighting, building orientation, and shading through local and state standards and/or through implementation of LEED principles, and ensuring new buildings on campus comply with CalGreen standards.</li> <li>• Building Systems. Replace older buildings and infrastructure that require high maintenance with more efficient, lower-maintenance, and environmentally sensitive systems.</li> <li>• Energy Generation. Consider building layout, siting, and design so as to not preclude on-site alternative energy production.</li> </ul> The proposed Specific Plan’s design standards and guidelines incorporate sustainable practices such as using native and drought-tolerant landscaping to conserve water. Some examples of water-conserving guidelines and regulations in the proposed Specific Plan include: <ul style="list-style-type: none"> <li>• Softscaping should integrate sustainable design approaches, such as replenishment of groundwater, the reduction of waste, and the preservation of existing natural ecosystems.</li> <li>• Plant material should incorporate native and low-water-use species. Drought-tolerant grasses should be used for lawn areas where</li> </ul>

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**Table 5.9-4 Consistency with the Irwindale General Plan**

General Plan Policy	Project Compliance with Goal
	<p>possible.</p> <ul style="list-style-type: none"> <li>• All paved areas shall be sloped to drain at 1 percent except where accessibility requirements preclude it.</li> <li>• Irrigation systems should use water-conserving methods and water-efficient technologies such as drip emitters, evapotranspiration controllers, and moisture sensors.</li> <li>• Irrigation systems should be operated automatically using an electric controller and low-voltage remote control valves.</li> <li>• Drainage should be directed to subterranean retention systems, permeable areas, or small bioswales where feasible to minimize discharge to the storm drain system.</li> <li>• Pervious or open-grid paving is recommended to be used for parking areas, to reduce the negative effects of stormwater runoff and facilitate groundwater recharge.</li> </ul> <p>Implementation of Mitigation Measures GHG-1 and GHG-2, requiring implementation of a GHG Reduction Plan as set forth in DEIR Section 5.6, <i>Greenhouse Gas Emissions</i>, would also be consistent with Resource Management Element goals and policies.</p>

Sources: Irwindale 2008.

**Conclusion**

As demonstrated in Tables 5.9-2 through 5.9-4, the proposed Campus Plan embodies the goals and policies in the applicable long-range planning documents. Implementation of the proposed Campus Plan would not conflict with applicable plans adopted for the purpose of avoiding or mitigating an environmental effect. Impacts would be less than significant, and no mitigation is necessary.

**5.9.4 Cumulative Impacts**

Implementation of the Campus Plan is consistent with the applicable goals and policies of the SCAG 2016 RTP/SCS, City of Duarte General Plan, and City of Irwindale General Plan, as detailed in Tables 5.9-2 through 5.9-4, above. The proposed Specific Plan provides detailed development standards, location of permitted uses, design guidelines, sustainability and best management practices, infrastructure and services improvements, and strategies to improve multimodal circulation. Implementation of the proposed project would allow City of Hope to continue creating hospital, research and development, hospitality, and industrial related uses in a more cohesively designed, sustainable, and accessible campus.

As with the proposed Campus Plan, cumulative projects would be subject to compliance with the regional and local plans reviewed in this section. It is reasonable to assume that the cumulative projects would implement and support local and regional planning goals and policies. Cumulative projects would be subject to the applicable permit approval process for either the City of Duarte or the City of Irwindale, and would incorporate any mitigation measures necessary to reduce potential land use impacts. Therefore, with

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implementation of cumulative development in accordance with the SCAG RTP/SCS, City of Duarte General Plan, and City of Irwindale General Plan, cumulative land use impacts would be less than significant.

#### 5.9.5 Existing Regulations

This analysis assumes compliance with all applicable laws. The following codes, rules, and regulations pertain to land use and planning and were described in detail in Section 5.9.1.1 of this DEIR and are listed below.

- City of Duarte Development Code
- City of Irwindale Zoning Code

#### 5.9.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements, the following impact would be less than significant:

- Impact 5.9-1 (consistency with applicable plans)

#### 5.9.7 Mitigation Measures

Project-level and cumulative impacts to land use and planning would be less than significant. No mitigation measures are required.

#### 5.9.8 Level of Significance After Mitigation

No significant unavoidable adverse impacts relating to land use and planning would result on a project-specific or cumulative basis.

#### 5.9.9 References

Duarte, City of. 2007, August. City of Duarte General Plan.

[http://www.accessduarte.com/dept/cd/planning/general\\_plan.htm](http://www.accessduarte.com/dept/cd/planning/general_plan.htm).

Irwindale, City of. 2008, June. City of Irwindale 2020 General Plan.

<http://ci.irwindale.ca.us/DocumentCenter/View/38>.

Southern California Association of Governments (SCAG). 2016. 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy.

<http://scagrtpsc.net/Documents/2016/final/f2016RTPSCS.pdf>.