Print From

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024040196

Project Title: Westminster Gardens Specific Plan Update

Lead Agency: City of Duarte

Contact Name: Scott Nash, Associate Planner

Email: snash@cityofduarte.ca.gov Phone Number: 626-357-7931 ext. 239

Project Location: Duarte (*City*) Los Angeles (*County*)

Project Description (Proposed actions, location, and/or consequences).

Project includes a comprehensive update of the Westminster Gardens Specific Plan (WGSP), repealing in its entirety the existing Specific Plan, and replacing it with a new Specific Plan to facilitate redevelopment of the existing Life Plan Community (LPC). The updated WGSP identifies the long-term vision and objectives for private redevelopment, new residential and non-residential development capacity, and associated public and private improvements within the WGSP area over the 20-year life of the Plan. The WGSP update establishes the general type, parameters, and character of the development aimed at transforming the current Westminster Gardens LPC campus into a vibrant and dynamic environment with senior-centric amenities, services, and multiple housing and continuum of care options at various price points, providing aging Duarte residents a destination to continue to reside within the City. Implementation of this amendment allows for redevelopment of the Westminster Gardens LPC campus to allow an increase in an increase of up to 401 new residential units/beds and an increase of up to 84,337 square feet of additional non-residential floor area.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Project would result in significant and unavoidable air quality impacts related to exposure of sensitive receptors to substantial pollutant concentrations even after incorporation of mitigation measures.

Project would result in significant and unavoidable greenhouse gas impacts even after incorporation of mitigation measures.

Project would result in less than significant air quality and noise impacts with incorporation of mitigation measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

None.