Appendix A

Initial Study-Notice of Preparation

City of Duarte
1600 Huntington Drive, Duarte, CA 91010 | Tel (626) 357-7931 | Fax (626) 358-0018 | accessduarte.com

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

TO: All Interested Parties

SUBJECT/PROJECT: Andres Duarte School Project

SCHEDULED SCOPING MEETING DATE/ TIME/LOCATION:
Duarte Senior Center Building
1610 Huntington Drive, Duarte, California 91010
January 7, 2025
6:00 – 7:00 PM

PURPOSE OF NOTICE OF PREPARATION:
Under the requirements of the California Environmental Quality Act (CEQA), the City, as the Lead Agency, must evaluate the potentially significant environmental effects of the proposed project. The City has determined that an Environmental Impact Report (EIR) will be prepared to assess the proposed project's effects on the environment, identify significant impacts, and identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts. An analysis of alternatives to the proposed project will also be included in the Draft EIR, including the No Project Alternative. The purpose of this Notice of Preparation (NOP) is to inform reviewers of the City's intent to prepare an EIR and to provide an opportunity for interested parties to comment on the scope and content of the EIR.

PROJECT LOCATION:
The Andres Duarte School Project (project) is located at 1433 Crestfield Drive in the City of Duarte. The project site is comprised of one parcel, Assessor Parcel Number 8604-017-903, with a total area of 14.159 acres. The eastern portion of the project site consists of vacant school buildings that were previously occupied by the Andres Duarte Arts Academy, although a portion of the school buildings are currently in use by the Duarte Preschool. The Otis Gordon Sports Park is on the western portion of the site, and the operational Mount Olive Innovation and Technology High School (MIT) is on the northwestern portion of the project site. A building also exists on the western portion of the project site that is used to store wireless communications equipment associated with the wireless communications facility located near the western boundary of the site.

PROJECT DESCRIPTION:

Crestfiled Townhomes, LLC (applicant) is proposing the demolition or relocation of the existing school buildings and park structures and the construction of multi-family residential buildings and redevelopment of the public park on the site. The plans for the MIT buildings are not final, but the MIT buildings are expected to be relocated to another site instead of demolished; however, the EIR analysis will assume full demolition of the MIT campus for a conservative approach.

The redeveloped Otis Gordon Sports Park would include recreational fields, an open turf area, overhead structures with barbeque and picnic tables, restrooms, a snack shack, an outdoor gym park, a resurfaced tot lot, and internal meandering walkways that connect to the residential portion of the project site. Vehicular ingress and egress would be provided through two entry points on Central Avenue. The redeveloped Otis Gordon Sports Park would include 59 parking spaces, including two American Disabilities Act (ADA) spaces and two bike racks.

The residential portion of the proposed project would involve the construction of 169 townhome residential units within 25 multi-family residential buildings and one leasing office/recreation building. All residential buildings would be three stories, with a maximum height of 38 feet. The residential development would include five types of townhomes varying from 3 bedrooms and 2.5 bathrooms to 4 bedrooms and 3.5 bathrooms. The 3,155 square-foot leasing office and recreation building would include an exercise room, lounge areas, leasing offices, a dining room, restrooms, and an outdoor pool and deck area. The residential portion of the proposed project would include 377 total parking spaces.

Construction of the proposed project is expected to occur over approximately 29 months with an estimated start date of commencement in April 2026 and completion by September 2028. The proposed project would require a General Plan Amendment to change the land use designation from Public Facility to HDR - High Density Residential and Open Space land uses, and a zone change from PF to R-4 Multiple-Family Residential Zone (High Density) and Open Space.

POTENTIAL ENVIRONMENTAL IMPACTS:

The Initial Study contains a description of the project, its location, and preliminary determinations of the environmental resource topics to be addressed in the EIR. As determined by the analysis in the Initial Study, the potential environmental effects of the proposed project to be addressed in the Draft EIR will include but may not be limited to the following: air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, land use and planning, noise, public services, transportation, tribal cultural resources, and utilities and service systems. The EIR will also include the following CEQA-mandated analyses: alternatives, cumulative effects, and growth inducement.

PROJECT APPLICANT: Crestfield Townhomes, LLC

LEAD AGENCY: City of Duarte, Community Development Department, 1600 Huntington Drive, Duarte, California 91010

ENVIRONMENTAL INFORMATION: The City invites you to comment on the NOP. The 60-day public review period begins on November 22, 2024, and ends on January 21, 2025.

Written comments must be received by January 21, 2025, to Craig Hensley, Community Development Director at the City of Duarte Community Development Department, 1600 Huntington Drive, Duarte, CA 91010, or via email at chensley@accessduarte.com.

Copies of the NOP and Initial Study are available for public review at https://www.accessduarte.com/government/departments/community-development/development-projects-plans and at the following location: Duarte City Hall – Community Development Department, 1600 Huntington Drive, Duarte, California 91010

FURTHER INFORMATION: To obtain further information about the project, please contact Craig Hensley, Community Development Director at the City of Duarte Community Development Department at (626) 357-7931 or via e-mail at chensley@accessduarte.com.

Craig Hensley
Community Development Director

Dated: November 22, 2024

Andres Duarte School Project

Initial Study

prepared by

City of Duarte
Craig Hensley, AICP, Community Development Director
1600 Huntington Drive
Duarte, California 901010

prepared with the assistance of

Rincon Consultants, Inc.
250 East 1st Street, Suite 1400
Los Angeles, California 90012

November 2024

RINCON CONSULTANTS, INC. SINCE 1994

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Appendix F Los Angeles County Sanitation District Will Serve Letter

Initial Study

1. Project Title

Andres Duarte School Project

2. Project Applicant

Crestfield Townhomes, LLC
27702 Crown Valley Parkway
Suite D-4-197
Laguna Beach, California 92694

3. Lead Agency Name and Address

City of Duarte
Community Development Department
1600 Huntington Drive
Duarte, California 91010

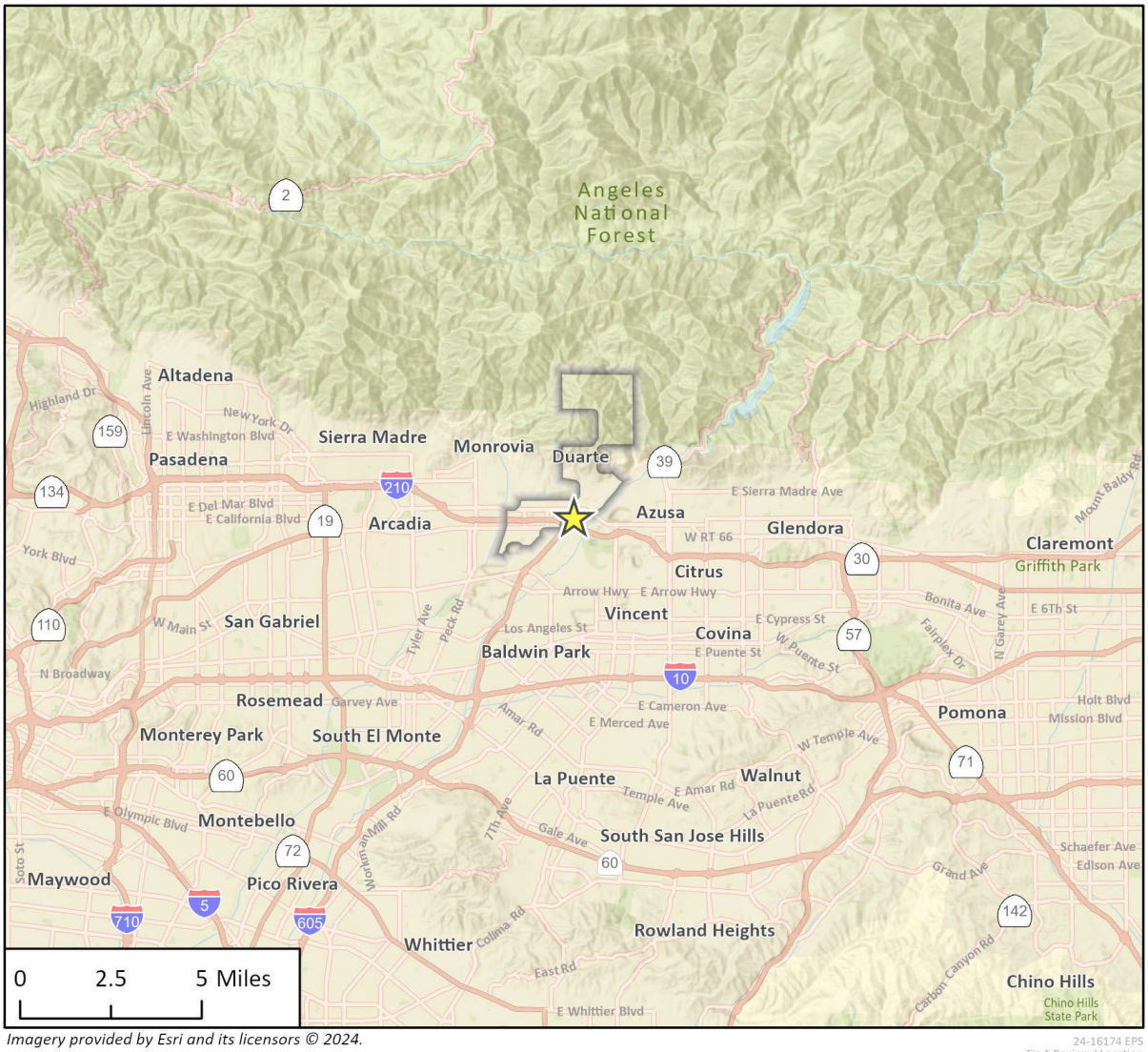
4. Contact Person and Phone Number

Craig Hensley, AICP, Community Development Director
(626) 357-7931

5. Project Location

The project site is located at 1433 Crestfield Drive in the City of Duarte. The project site is relatively flat and rectangular with an area of 14.159 gross acres and is denoted by Assessor Parcel Number (APN) 8604-017-903. The site is regionally accessible from Interstate 605 (I-605) and the Foothill Freeway (Interstate 210, or I-210), and locally accessible from Crestfield Drive, Central Avenue, and Mt. Olive Drive. Figure 1 shows the regional location of the project site and Figure 2 shows the location of the site in its neighborhood context. The site is in an urban area, has been previously graded and developed, and is surrounded by roads and urban structures (residential buildings and industrial buildings).

Figure 1 Regional Location



Imagery provided by Esri and its licensors © 2024.

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Fig 1 Regional Location

Project Location

Duarte City Boundary

N

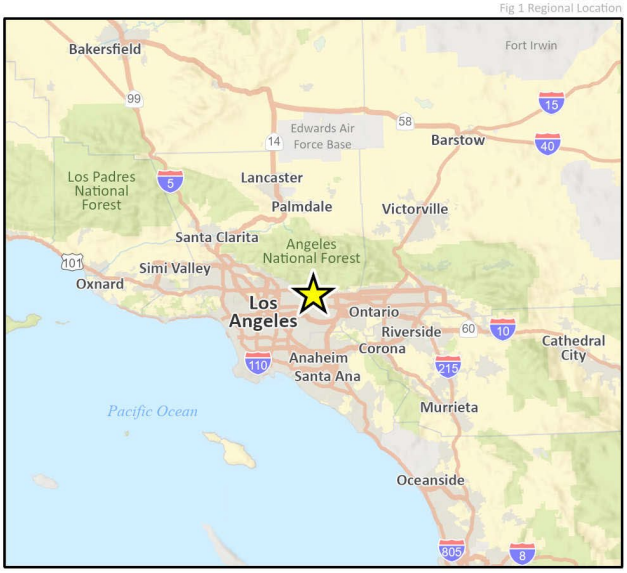
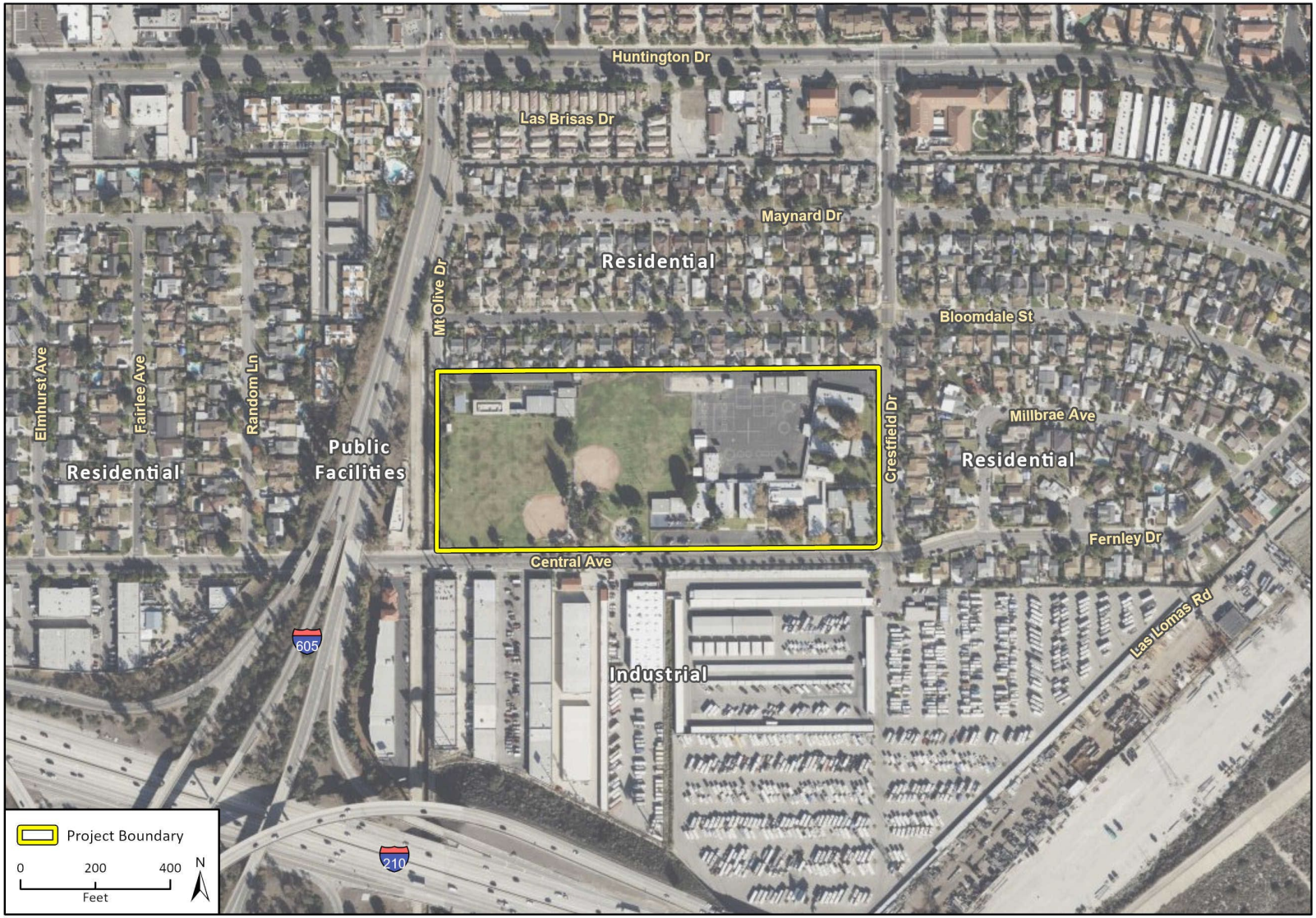


Figure 2 Project Site Location



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24-16174 EPS
Fig 2 Project Location

6. Existing Conditions

The eastern portion of the project site consists of the vacant school buildings that were previously occupied by the Andres Duarte Arts Academy, a kindergarten through 8th grade school. A portion of the former school is currently in use by the Duarte Preschool. The school buildings consist of 47,399 total square feet of 21 permanent classrooms and 14 portable classrooms. The school site also includes a playground, sand areas, open turf areas, and two paved surface parking lots. The Andres Duarte Arts Academy closed after the 2021-2022 school year due to low enrollment. The Duarte Preschool is currently in operation at the project site and is expected to relocate to the Beardslee Dual Language Academy campus prior to the demolition phase of the proposed project. The Beardslee School is located approximately 1.4 miles southwest of the project site at 1212 Kellwil Way.

The Otis Gordon Sports Park is on the western portion of the site, and the operational Mount Olive Innovation and Technology High School (MIT) is on the northwestern portion of the project site. The existing Otis Gordon Sports Park covers approximately six acres and includes a barbeque area, picnic area, a playground, restrooms, and a lighted softball park. The MIT school consists of five buildings totaling 8,160 square feet. MIT is tentatively proposed to vacate by the end of June 2025. A building also exists on the western portion of the project site which stores wireless communications equipment associated with the wireless communications facility located near the western boundary of the site.

7. Current Land Use Designation and Zoning

The project site has a General Plan land use designation of Public Facility and is zoned PF (Public Facility), as defined by the City's Zoning Ordinance and the Land Use Element of the General Plan, respectively. Uses permitted in the PF Public Facility Zone include a wide range of facilities intended to provide government function, including community centers, cultural institutions, government facilities, libraries, public utilities, and public schools.

8. Surrounding Land Uses

The project site is bordered by the Los Angeles County Flood Control District (LACFCD) Bradbury Channel, an industrial office, and the Interstate 605 (I-605) off-ramp to the west, single-family residential development to the north and east, and industrial development to the south.

9. Project Characteristics

The proposed project would involve demolition or relocation of the existing school buildings and park structures. The plans for the MIT buildings are not final, but the MIT buildings are expected to be relocated to another DUSD owned site instead of demolished; however, the analysis included in this EIR assumes full demolition of the MIT campus for a conservative approach. The lease for the wireless communications facility on the project site is expiring and the wireless communications facility building and associated equipment would be removed.

The proposed project involves construction of multi-family residential buildings and redevelopment of the public park on the site. Table 1 below, summarizes the proposed project's characteristics.

Table 1 Project Characteristics

Characteristics	Details
Address	1433 Crestfield Drive
APN	8604-017-903
Lot Area	14.159 gross acres
Park	
Park Area	6.32 acres
Parking (includes 2 ADA spaces)	59 spaces
Residential	
Residential Portion Area	7.83 acres
Residential Lot Coverage	39.7% (121,040 sf)
Site Density	24.14 du/ac
Number of Residential Buildings	25
Height/Stories	3 stories, 38 feet maximum
Number of Residential Units	169
Public Open Space	33,849 sf (200 sf/unit)
Private Open Space (Qualified)	30,852 sf (183 sf/unit)
Total Qualified Open Space	64,701 sf (383 sf/unit)
Residential Parking	
Garage	338 spaces
Open (includes 4 ADA spaces)	39 spaces
Total Parking	**377 spaces**
Leasing Office/Club Building and Recreation Area	
Club Usable Area	2,147 sf
Covered Patios	715 sf
Utility/Uncovered Pool Equipment	293 sf
Total	3,155 sf

sf = square feet

Public Park Portion

The proposed project would preserve and redevelop the Otis Gordon Sports Park on the 6.32-acre western portion of the project site. The redeveloped Otis Gordon would include recreational fields, an open turf area, overhead structures with barbeque and picnic tables, restrooms, a snack shack, an outdoor gym park, a resurfaced tot lot, and internal meandering walkways that connect to the residential portion of the project site. Landscaping, including a variety of trees, shrubs, and open turf areas, would be provided throughout the public park. Vehicular ingress and egress would be provided through two entry points on Central Avenue. The park portion of the proposed project would include 59 parking spaces, including two American Disabilities Act (ADA) spaces and two bike racks (see Figure 3).

Multi-Family Residential Portion

The proposed project involves the demolition of the vacant Andres Duarte Arts Academy on the eastern portion of the project site and the MIT school on the northwestern portion of the project site. The plans for the MIT buildings are not final, so the MIT buildings may be relocated to another DUSD owned site instead of demolished; however, the analysis included in this EIR assumes full demolition of the MIT campus for a conservative approach. Demolition would occur as the first phase of the project's construction and would occur after commencement of construction activities. Construction activities details are included below, within Section 2.5.4, *Construction and Grading*.

Following demolition of the vacant Andres Duarte Arts Academy, the proposed project would develop on the 7.83-acre eastern portion of the project site. The residential portion of the proposed project would involve the construction of 169 townhome residential units within 25 multi-family residential buildings and one leasing office/recreation building. The proposed townhome units are multi-floor units that share one or two side walls with adjacent units. All residential buildings would be three stories, with a maximum height of 38 feet. The residential townhome unit types include five types of townhomes varying from 3 bedrooms and 2.5 bathrooms to 4 bedrooms and 3.5 bathrooms. Table 2, summarizes the types and area of the townhome units. The 3,155 square-foot leasing office and recreation building would include an exercise room, lounge areas, leasing offices, a dining room, restrooms, and an outdoor pool and deck area.

The residential portion of the proposed project would include 377 total parking spaces. The 377 total parking spaces include 338 garages, 35 open surface parking spaces, and 4 ADA open surface parking spaces. Internal to the project site, pedestrian walkways would be provided throughout the site with connections to the leasing office and central recreation area, residential buildings, the pedestrian corner plaza on the southeastern corner of Central Avenue and Crestfield Drive, common open space areas, and the public park portion of the project site. Landscaping, including a variety of trees, shrubs, and groundcover, would be provided throughout the residential portion of the site.

Table 2 Townhome Residential Unit Type Summary

Number of Units	Unit Type and Percentage of Total Units	Area (sf)	Bedrooms/Bathrooms
40	Plan 1 (24%)	1,358	3 bed/2.5 bath
7	Plan 1Y (4%)	1,377	3 bed/2.5 bath
7	Plan 2 (4%)	1,455	3 bed/2.5 bath
39	Plan 3 (23%)	1,377	3 bed/3 bath
39	Plan 4 (23%)	1,475	3 bed/3.5 bath
37	Plan 5 (22%)	1,465	4 bed/3.5 bath
Total			
169		239,577	

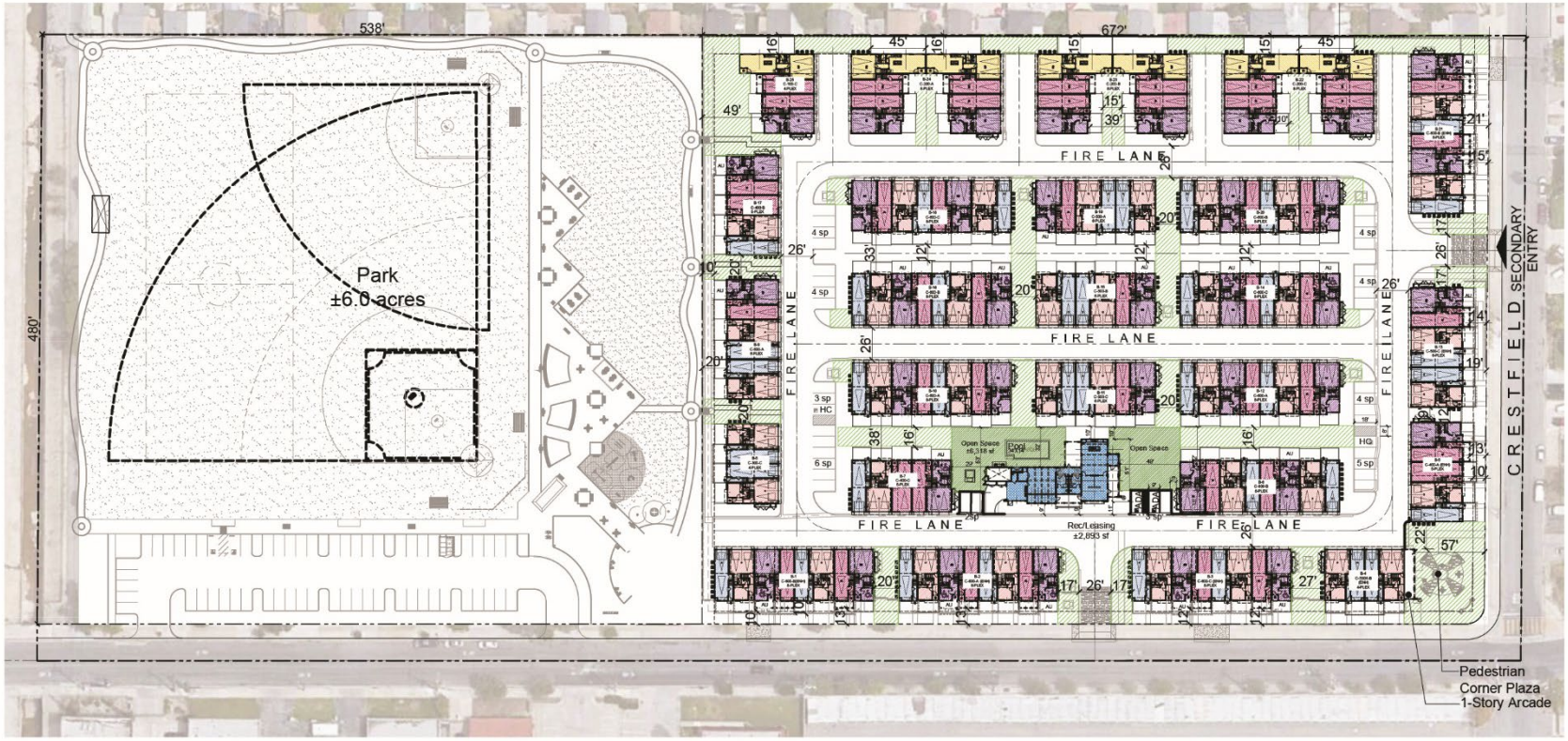
10. Proposed Site Plan

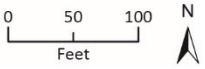
Figure 3 through Figure 10 show the proposed site plans, including the park conceptual plan, residential site plan, building elevations, and building renderings.

Figure 3 Park Conceptual Plan

Source: Crestfield Townhomes, LLC. 2024

Figure 4 Residential Site Plan





Source: Crestfield Townhomes, LLC. 2024

Figure 5 Central Avenue View Rendering

Crestfield Townhomes, LLC. 2024

0 4 8
Feet
N

Figure 6 C-200 Residential Building Elevations

Right Elevation

Rear Elevation

Left Elevation

Front Elevation

Figure 7 C-300 Residential Building Elevations

Right Elevation

Rear Elevation

Left Elevation

Front Elevation (Enhanced)

Figure 8 C-500 Residential Building Elevations

Right Elevation

Rear Elevation

Left Elevation

Front Elevation

Figure 9 C-600 Residential Building Elevations

Right Elevation

Rear Elevation

Left Elevation

Front Elevation

Figure 10 Leasing Office Building Elevations

Right Elevation

Rear Elevation

Left Elevation

Front Elevation

Parking and Site Access

The proposed project would include 59 spaces in the park portion of the project, including two spaces that would be accessible to persons with disabilities. The proposed project would also include 377 spaces in the residential portion of the project with 338 garage spaces, 35 open spaces, and four open spaces which would be accessible to persons with disabilities. Vehicular access to the project would primarily be provided from Central Avenue and secondary access would be provided from Crestfield Drive (see Figure 4). The proposed project includes the construction of internal roads and private driveways throughout the project site.

Utilities

Water service is provided to the project site by California American Water, the proposed project would connect to existing water infrastructure within the project site. The proposed project includes internal stormwater collection and conveyance to a private stormwater detention and infiltration system. Wastewater service is provided to the project site through a contract with the Los Angeles County Sanitation District (LACSD). LACSD has provided a Will Serve letter which confirms that LACSD has the capacity and facilities to provide wastewater service to the proposed project. Burrtec Waste Services provides residential and commercial solid waste and recycling services to the project site. Southern California Edison supplies electricity and the Southern California Gas Company provides gas to the project site. Telecommunications services are provided to the project site by AT&T, Spectrum, and Time Warner Cable.

Construction and Grading

Construction of the proposed project is expected to occur over approximately 29 months with commencement in April 2026 and completion by September 2028, as detailed in Table 3. Construction activities would include demolition, site preparation, grading, building construction, paving, and architectural coating activities. The seven identified phases of construction are: (1) demolition; (2) site preparation; (3) grading; (4) utility installation; (5) asphalt paving; (6) building construction; and (7) architectural coating. Construction of the project would not require soil import or export. Construction equipment for the project would include earthwork equipment such as dozers, excavators, industrial saws, tractors, graders, forklifts, cranes, pavers, and rollers.

Table 3 Construction Schedule

Construction Phase	Start & End Date	Number of Days
Demolition	4/1/2026 – 5/15/2026	45
Site Preparation	5/16/2026 – 6/8/2026	24
Grading	6/9/2026 – 8/14/2026	67
Utility Installation	7/1/2026 – 10/1/2026	93
Asphalt Paving	10/2/2026 – 12/29/2026	89
Building Construction	10/15/2026 – 6/30/2028	593
Architectural Coating	12/15/2025 – 8/30/2028	654

Green Building Features

The proposed project would include the following sustainability features:

- All-solar project, as required
- Private garages to be EV ready and available
- Two EV parking spaces for the pool area or public areas

11. Project Objectives

- Increase the City's multi-family housing opportunities to help achieve the City's assigned Regional Housing Needs Allocation (RHNA) goal.
- Provide a portion of the units as moderate-income options to address a housing need identified in the City's 2021-2029 Housing Element.
- Maximize medium-high density housing opportunities thereby promoting sustainability and reducing automobile dependency and vehicle miles traveled.
- Encourage a neighborhood that caters to family housing and blends well with the existing neighborhood be providing similar house sizes.
- Preserve and improve the Otis Gordon Sports Park for the surrounding community.
- Revitalize the underutilized project site with a well-designed and landscaped residential and recreational project that is compatible with the surrounding area.
- Incorporate State and regional sustainable building design practices to improve building performance, minimize energy consumption, and promote greater health and wellness.

12. Required Approvals

The proposed project involves a General Plan Amendment to change the land use designation from Public Facility to HDR - High Density Residential and Open Space land uses, and a zone change from PF to R-4 Multiple-Family Residential Zone (High Density) and Open Space. The HDR - High Density Residential land use designation and R-4 Multiple-Family Residential Zone were established to accommodate higher-density, multi-story residential developments with a maximum intensity of 28 dwelling units per net acre (du/ac). The park portion of the proposed project would require land use designation and zoning changes from Public Facility to Open Space. The Open Space land use designation and zone were established to maintain and protect open spaces for the purposes of recreation, natural resource protection, hazards management, utility corridors, and the protection of prehistoric places, features, and objects.

The Planned Development Permit allows customized development standards to provide flexibility and encourage unique and creative development. The proposed project would have modified development standards in areas, such as setbacks and parking. To balance modified standards, the proposed project would provide additional project amenities, such as varied architectural styles, a percentage of the housing units provided at the moderate-income level, public art, and a fully renovated public park.

The following approvals would be required from the City of Duarte for the project:

- General Plan Amendment
- Zone Change
- Parcel Map
- Site Plan & Design Review
- Planned Development Permit

Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is "Potentially Significant" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Agriculture and Forestry Resources	■	Air Quality
■	Biological Resources	■	Cultural Resources	■	Energy
■	Geology and Soils	■	Greenhouse Gas Emissions	■	Hazards and Hazardous Materials
☐	Hydrology and Water Quality	■	Land Use and Planning	☐	Mineral Resources
■	Noise	☐	Population and Housing	■	Public Services
☐	Recreation	■	Transportation	■	Tribal Cultural Resources
■	Utilities and Service Systems	■	Wildfire	■	Mandatory Findings of Significance

Determination

Based on 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 to 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 "less than significant with mitigation incorporated" 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 potential 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
Printed Name	Title

Environmental Checklist

1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	■	☐
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	■
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	■	☐
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	☐	☐	■	☐

a. Would the project have a substantial adverse effect on a scenic vista?

Scenic vistas can be impacted by development through the construction of a structure that blocks the view of a vista or by impacting the vista itself, for example, through development of a scenic hillside. Scenic vistas in the vicinity of the project site include those inclusive of views of the San Gabriel Mountains, located approximately 1.5 miles north of the project site. Scenic vistas of the San Gabriel Mountains are found in the northern portion of the city, including the project site. The City of Duarte's General Plan does not mention scenic vistas, but public views of the San Gabriel Mountains are visible on the project site, primarily within the park portion of the project site. Public views of the San Gabriel mountains throughout the project site vary in quality depending on location, topography, existing trees, and the massing and height of surrounding development.

The project site and surrounding area have been previously developed and include residential and industrial uses. Any visual impacts from the construction phase of the project would be temporary in nature and shall cease upon completion of construction. As stated in the Project Description, the proposed project would include the construction of 25 multi-family residential buildings and a

leasing office. The buildings would be three stories and a maximum height of 38 feet which is below the City's 50-foot or four-story height limit for the R-4 zone. Thus, the proposed project would not exceed the City's building height limit and would not impede public views of scenic vistas due to the developed nature of the surrounding area and lack of designated scenic vistas. Therefore, potential impacts to scenic vistas would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

b. Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The proposed project includes redevelopment of Otis Gordon Sports Park which is a 6.32-acre section located on the western portion of the project site. Although the proposed project includes the removal of trees and potentially historic buildings (refer to Section 5, *Cultural Resources*), the proposed project is not located near a California designated scenic highway. According to the Caltrans California State Scenic Highway System Map, the proposed project is located 2.5 miles southeast of the scenic portion of California State Route (SR) 39. As a result, there is substantial distance and terrain between the proposed project site and SR 39; therefore, the project would not impact scenic resources within a State scenic highway.

NO IMPACT

c. Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

The project site and surrounding area have been previously developed and include residential and industrial uses. The existing zoning for the project site is PF. Uses permitted in the PF zone include a wide range of facilities intended to provide government function, including community centers, cultural institutions, government facilities, libraries, public utilities, and public schools. The proposed project involves a General Plan Amendment to change the land use designation from PF to HDR - High Density Residential and Open Space land uses, and a zone change from PF to R-4 and Open Space. The HDR - High Density Residential land use designation and R-4 Multiple-Family Residential Zone were established to accommodate higher-density, multi-story residential developments with a maximum intensity of 28 dwelling units per net acre (du/ac). The park portion of the proposed project would require land use designation and zoning changes from Public Facility to Open Space. The Open Space land use designation and zone were established to maintain and protect open spaces for the purposes of recreation, natural resource protection, hazards management, utility corridors, and the protection of prehistoric places, features, and objects.

The proposed project includes the demolition and redevelopment of Otis Gordon Sports Park and existing schools into a public park and multi-family residential buildings, respectively. The multi-family residential buildings would be three stories tall with a maximum height of 38 feet, which is below the City's 50-foot or four stories height limit for the R-4 zone. The proposed project would also comply with the Duarte Municipal Code (DMC) regulations for the R-4 and O zones including setbacks, density, lot coverage, and open space requirements.

The project involves Site Plan & Design Review of the site development, architectural design, and landscape design which would ensure the project would not conflict with local zoning standards and

regulations related to aesthetics or light and glare. Therefore, the project would not conflict with applicable zoning and other regulations governing scenic quality and potential impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

d. Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

Spill light occurs when lighting standards such as streetlights, parking lot lighting, exterior building lighting, and landscape lighting are not properly aimed or shielded to direct light to the desired location and light escapes and partially illuminates a surrounding location. Glare is the result of improperly aimed or blocked lighting sources that are visible against a dark background such as the night sky. Glare generally does not result in illumination of off-site locations but results in a visible source of light viewable from a distance.

The project site and surrounding area have been previously developed and include residential and industrial uses. Existing light and glare sources in the area surrounding the project site include streetlights and exterior lighting/glare associated with surrounding residential vehicles associated with surrounding developments. Development of the project would include adding lighting to the site with outdoor on-site lighting, internal walking paths, landscaping/street frontage lights, and safety-related lighting. Although the proposed project would result in an increase in daytime and nighttime lighting compared to the existing school land use, the proposed project's daytime and nighttime lighting as would be comparable to existing light levels from the existing development surrounding the project site. Additionally, the proposed project would be required to comply with Section 19.50.070 of the DMC which defines the outdoor lighting standards for multi-family residential projects within the City, including the downward orientation of light fixtures and allowed intensity of light. Therefore, with compliance with the outdoor lighting standards under the DMC, the proposed project would not result in a substantial new source of light such that day or nighttime views in the area would be adversely affected. Rather, the proposed exterior lighting and building materials would be consistent with those of surrounding uses and would be an important aide to public safety.

In addition, the project design does not propose any new highly reflective materials that could potentially cause significant glare during the day, such as stainless-steel panels. The design of the project, including its finish, colors, and materials, would be reviewed for approval through the City's Site Plan & Design Review process. This regulatory procedure provides the City with an additional layer of review for aesthetics including light and glare, and an opportunity to incorporate additional conditions to improve the project's building materials and lighting plans. Therefore, upon compliance with the City's Site Plan & Design Review process, impacts would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

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2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	■
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	■
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))?	☐	☐	☐	■
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	■
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?	☐	☐	☐	■

a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

According to the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program Map (FMMP), the project site is not located on Farmland (DOC 2018). Furthermore, the project would not result in physical changes to the site or surrounding area that would deviate from the existing conditions. Therefore, implementation of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural uses. No impact would occur.

NO IMPACT

b. Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?

The project site is designated as Public Facility by the Duarte General Plan, and is zoned PF (Public Facility) by the DMC. Uses permitted in the PF Zone include a wide range of facilities intended to provide government function, including community centers, cultural institutions, government facilities, libraries, public utilities, and public schools. Therefore, the project site is not zoned for agricultural uses. In addition, according to the California Williamson Act Enrollment Finder, the project site is located on land designated as "Urban and Built-Up Land" and "non-enrolled land" (DOC 2024). These designations refer to land not mapped as farmland and/or not in proximity to any regional farmland, and land not currently enrolled in the Williamson Act because it is not mapped under the FMMP, respectively. Therefore, the proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract. No impact would occur.

NO IMPACT

c. Would the project 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))?

Uses permitted in the PF Zone include a wide range of facilities intended to provide government function, including community centers, cultural institutions, government facilities, libraries, public utilities, and public schools. The project site is not zoned for forest land; therefore, the proposed project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. No impact would occur.

NO IMPACT

d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

The project site is developed with two schools and a park, and the site is surrounding by residential and industrial land uses. Therefore, the proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur.

NO IMPACT

e. Would the project 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?

As described under checklist question *a*, the project is not located on Farmland, and as described under checklist question *d*, the project site's existing land use and zone do not permit forest land. In addition, the proposed project involves the demolition of the two school buildings and construction of multi-family residential buildings, and redevelopment of the public park on the site. The project would not 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 would occur.

NO IMPACT

3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	■	☐	☐	☐
b. 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?	■	☐	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	■	☐	☐	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	■	☐

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

b. Would the project 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?

The project site is in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the SCAB establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the State and federal air quality standards.

The project site is currently developed with a public park, two schools, and surface parking. Existing school and recreational uses generate vehicle trips that currently contribute to mobile air pollutant emissions. Construction of the proposed project would introduce new residential square footage at the project site, which would increase the City's resident population and alter the vehicle trips at the project site. Furthermore, the proposed project would generate both short-term construction emissions and long-term operational emissions that would have the potential to contribute to an existing air quality violation or cumulatively considerable net increases of criteria pollutants for which that region is in non-attainment. Impacts would be potentially significant and will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

Certain population groups, such as children, the elderly, and people with health problems, are considered particularly sensitive to air pollution. Sensitive receptors include land uses that are more

likely to be used by these population groups. Sensitive receptors include health care facilities, retirement homes, school and playground facilities, and residential areas.

The proposed project would have a significant impact if it exposed sensitive receptors to substantial levels of toxic air contaminants (TAC). TAC emissions are mostly associated with industrial sources as well as with diesel exhaust. Construction of the project would involve heavy truck usage associated with material deliveries and soil export. Operation of residential buildings would not typically emit substantial levels of TACs; however, the project may involve heavy truck usage associated with deliveries and trash hauling. As discussed under checklist questions *a* and *b* of this section, the proposed project would generate temporary air pollutant emissions associated with construction, as well as long-term operational emissions, which could result in significant impacts that would include exposing sensitive receptors to substantial pollutant concentrations. Therefore, impacts to surrounding sensitive receptors would be potentially significant and will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Construction activities associated with the proposed project could generate odorous emissions from diesel exhaust generated by construction equipment. However, due to the temporary nature of such emissions and the highly diffusive properties of diesel exhaust, nearby receptors would not be substantially affected by diesel exhaust odors associated with project construction. Therefore, objectionable odor impacts associated with construction of the proposed project would be less than significant.

Substantial objectionable odors are normally associated with uses such as agriculture, wastewater treatment, industrial facilities, or landfills. Residential and recreational uses are not listed or identified as common land uses associated with odor complaints by the California Air Resources Board (CARB) that require analysis of odor impacts (CARB 2005). Therefore, the proposed residential and recreational land uses would not generate odor-causing emissions that would adversely affect a substantial number of people

In addition, construction and operation of the project would be required to comply with SCAQMD Rule 402, which provides that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material that cause injury, detriment, nuisance (such as an odor), 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.[1] Therefore, impacts would be less than significant and do not require further analysis in an EIR.

LESS THAN SIGNIFICANT IMPACT

[1] SCAQMD, Rule 402, Nuisance, adopted May 7, 1976.

4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
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 Wildlife or U.S. Fish and Wildlife Service?	■	☐	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	■	☐	☐	☐
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	■
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?	☐	☐	☐	■
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	■
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?	☐	☐	☐	■

a. Would the project 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 Wildlife or U.S. Fish and Wildlife Service?

The project site is in an urban area that is currently developed and surrounded by roads and urban structures (residential buildings and industrial buildings). As part of construction, the project would involve the demolition of the two school buildings and renovation of the Otis Gordon Sports Park. The proposed residential development and park renovations would include the planting of a variety of trees, shrubs, and open space areas. It is not anticipated that special-status species or other protected species, such as migratory birds, dwell in the existing buildings that would be removed during the demolition process, however there is always the potential that birds could use the existing buildings to nest. Bird species are afforded protection under the federal MBTA (16 United States Code Section 703-711). Therefore, the proposed project has the potential to affect migratory and other bird species if construction activities occur during the nesting season, which is typically February 1 through August 31. Construction-related disturbances could result in nest abandonment or premature fledging of the young. Construction of the proposed project is expected to occur over approximately 29 months with commencement in April 2026 and completion by September 2028. Given that construction would occur during the nesting bird season, the project could impact nesting bird species during construction, and impacts would be potentially significant and will be analyzed further in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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

The project site is in an urban area that is currently developed and surrounded by roads and urban structures (residential and industrial buildings). As part of the construction process, the project would involve the demolition of the two school buildings and renovation of the Otis Gordon Sports Park. Demolition would include complete grading of the site, so trees would be cut down during the construction process. Although the trees to be removed are not anticipated to serve as biological habitats, it is possible that local birds may use these trees to nest and would be disturbed during project construction. As such, impacts to potentially nesting birds will be further analyzed in an EIR.

In addition, the project site is not near any identified critical habitat areas for endangered or threatened species per the USFWS critical habitat mapper (USFWS 2024) or any habitat area identified in the City of Duarte General Plan EIR (City of Duarte 2021a). Furthermore, the project site is located 0.73-mile north of the Santa Fe Dam which contains open areas with vegetation. However, the proposed project does not include changes to the Santa Fe Dam. Therefore, the proposed project would not result in the removal of any riparian habitat or other sensitive natural community. However, overall impacts would remain potentially significant and will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

c. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

According to the United States Fish and Wildlife Service (USFWS), National Wetlands Inventory the project site is in an urban area that is not located on or in the vicinity of a federally protected wetland (USFWS 2024). No impact would occur, and further analysis of this issue is not warranted.

NO IMPACT

d. Would the project 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?

As described in checklist question *b* of this section, there is no identified native biological habitat on or around the project site. The City of Duarte is not recognized as an existing or proposed Significant Ecological Area that links migratory wildlife populations, as designated by the County of Los Angeles (County of Los Angeles GIS Database 2024). No impact would occur, and further analysis of this issue is not warranted.

NO IMPACT

e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The proposed project would include the planting of a variety of trees, and shrubs, as well as landscaping throughout the project site. No local policies or ordinances for protection of biological resources, such as tree preservation policy or ordinance, apply to the project site. Since the project involves the removal of existing trees, development would be subject to Duarte Municipal Code (DMC) Chapter 13.12 *Tree Protection and Preservation*, which states that replacement plantings when native and specimen tree are removed. Therefore, impacts related to biological resource policies or other regulations and ordinances governing tree preservation would be less than significant and further analysis of this issue is not warranted.

LESS-THAN-SIGNIFICANT IMPACT

f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

As discussed in the Open Space and Conservation Element of the City's General Plan the project site is not located in an area that is subject to an adopted conservation plan (City of Duarte 2021a). No impact would occur, and further analysis of this issue is not warranted.

NO IMPACT

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5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	■	☐	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	■	☐	☐	☐
c. Disturb any human remains, including those interred outside of formal cemeteries?	■	☐	☐	☐

CEQA requires a lead agency to determine whether a project may have a significant effect on historical resources (PRC Section 21084.1) and tribal cultural resources (PRC Section 21074 [a][1][A]-[B]). Tribal cultural resources are discussed in Section 18 of this Initial Study.

A historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR); a resource included in a local register of historical resources; or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (CEQA Guidelines, Section 15064.5[a][1-3]).

A resource shall be considered historically significant if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage
2. Is associated with the lives of persons important in our past
3. 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; or
4. Has yielded, or may be likely to yield, information important in prehistory or history

In addition, if it can be demonstrated that a project would cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that resources cannot be left undisturbed, mitigation measures are required (PRC Section 21083.2[a], [b]).

PRC Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information;
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type; or

3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

The project would include demolition of 40 buildings associated with the two schools on the project site and structures associated with the Otis Gordon Sports Park. It is estimated that the existing Andres Duarte Arts Academy was constructed in 1952 and at various times prior to 2002. Additionally, the use of the western portion of the project site as a recreational park began in 1964. It is also estimated that the MIT High School was constructed in 1972. Due to the age of these properties that would be demolished as part of the project, further investigation evaluating the buildings for local, State, and federal significance is required to determine potential impacts to historic resources. Therefore, the project has the potential to impact historic resources, and this issue will be further discussed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

c. Would the project disturb any human remains, including those interred outside of formal cemeteries?

Although the project site has been developed for over 70 years, there is potential for archeological resources and/or human remains to exist below the ground surface of the project area, which could be disturbed by grading and excavation activities associated with demolition of existing buildings and construction of the proposed residential and recreational land uses. Therefore, the proposed project has the potential to impact archaeological resources or human remains and this issue will be further discussed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	■	☐	☐	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	■	☐	☐	☐

a. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The construction activities, daily operational activities, and mobile sources (vehicle use) associated with the proposed project would generate energy demand. Construction of the project is estimated to occur over approximately 29 months. Project-related construction energy demand would be confined to this period, which would be relatively short in relation to the overall life of the proposed project. It is reasonable to assume that construction equipment would be maintained to applicable standards, and construction activity and associated fuel consumption and energy use would be temporary and typical of similar-sized construction projects in the region. Furthermore, in the interest of cost efficiency, construction contractors would not utilize fuel in a manner that is wasteful or unnecessary. Operational energy use (electricity and natural gas) and transportation (petroleum) would continue for the life of the project. Operation of the project would represent an intensification of uses compared to existing uses on the site, and therefore, would likely result in increased energy and fuel demand.

To fully and accurately account for the proposed project's energy demands in all the above categories, the project's emissions will be modeled based on details related to construction schedule, construction equipment, and building materials, as well as energy use during operation and transportation emissions based on the results of a project-specific transportation analysis (see Section 17, *Transportation*).

The City of Duarte's Energy Action Plan (EAP) was adopted in November 2012 and outlines the City's energy efficiency goals which includes implementing energy efficient appliances such as energy efficient lightbulbs, solar water heaters, or wind units. Consideration of any proposed sustainable design features will be incorporated into the models and estimates. To understand how the project

would consume energy resources and comply or conflict with a plan for renewable energy, these issues will be further evaluated in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1. 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?	■	☐	☐	☐
2. Strong seismic ground shaking?	■	☐	☐	☐
3. Seismic-related ground failure, including liquefaction?	☐	☐	■	☐
4. Landslides?	☐	☐	■	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	■	☐
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?	☐	☐	■	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	■	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	■
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	■	☐	☐	☐

A Preliminary Geotechnical Evaluation was prepared by LGC Geotechnical, Inc. for the project in May 2024 (LGC Geotechnical, Inc. 2024). The following analysis is based on the information and analysis contained in the project-specific Preliminary Geotechnical Investigation.

a.1. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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?

The project site is in the seismically active Southern California region; however, according to the California Geological Survey (CGS), the project site is not located in an Alquist-Priolo Fault Zone (CGS 2024). The closest Alquist-Priolo Fault Zone is the Siera Madre Fault Zone, which is located approximately 0.5-mile north of the project site and approximately 0.5-mile northeast of the project site.

To reduce geologic and seismic impacts, the City's General Plan Safety Element includes goals, objectives, and policies intended to minimize the risk of seismic and geologic hazards (City of Duarte 2021a). In addition, the project would comply with Title 24 of the 2022 CBC, which establishes minimum standards to safeguard the public health, safety, and general welfare through structural strength, means of egress, and general stability by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all building and structures within its jurisdiction. The impact to people, buildings, or structures from fault rupture would be reduced by the required conformance with applicable building codes and accepted engineering practices. Although the project is located 0.5-mile from the nearest Alquist-Priolo Fault Zone, geotechnical investigations and identification of project-specific engineering practices are ongoing. Therefore, this impact will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

a.2. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

As discussed under checklist question *a.1* of this section, the project site is situated in the seismically active Southern California region and is therefore susceptible to ground shaking during a seismic event. The closest surface trace of an active fault is the Sierra Madre Fault located approximately 0.5-mile north and 0.5-mile northeast of the project site. Other nearby active faults include but are not limited to the Raymond Fault Zone, Elsinore Fault Zone, Newport-Inglewood Fault Zone, and the San Andreas Fault Zones (LGC Geotechnical, Inc. 2024). The project site could be subject to strong seismic ground shaking; however, this effect is common in Southern California and is addressed through compliance with Title 24 of the CBC and accepted engineering practices. Nonetheless, geotechnical investigations and project-specific engineering practices are ongoing; therefore, this impact will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

a.3. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

Liquefaction is a condition that occurs when loose, saturated soils change to a near-liquid state during ground shaking. Liquefaction-related effects include loss of bearing strength, amplified ground oscillations, lateral spreading, and flow failures. According to the CGS and Preliminary

Geotechnical Evaluation, the project site is not located in a liquefaction hazard zone (CGS 2024; LGC Geotechnical Inc. 2024). Therefore, this impact would be less than significant and further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

a.4. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

The geologic character of an area determines its potential for landslides. Steep slopes, the extent of erosion, and the rock composition of a hillside all contribute to the potential for slope failure and landslide events. The project site's topography is relatively level. According to the CGS, the project site is not located in a liquefaction hazard zone (CGS 2024). Therefore, this impact would be less than significant and further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

b. Would the project result in substantial soil erosion or the loss of topsoil?

The project site is currently fully developed; however, temporary construction related erosion has the potential to occur during project development, particularly during demolition, site preparation, and grading activities. Nonetheless, erosion impacts can be prevented or mitigated, and construction activity would be required to comply with DMC Section 6.15.130 which requires implementation of Low Impact Development (LID) practices and standards for stormwater pollution mitigation. As stated in Section 10, *Hydrology and Water Quality*, the LID Plan includes best management practices (BMPs) to mitigate erosion and ensure proper management of stormwater during construction. The BMPs are designed to contain stormwater volume and flow rates within the project site, preventing adverse impacts on off-site drainage facilities and receiving waters. Therefore, impacts associated with site-specific erosion would be less than significant and further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

c. Would the project 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?

As discussed under checklist question *a.3* through *a.4* of this section, the project would not be exposed to unstable soils or soils that would become unstable from landslides or liquefaction.

Lateral spreading is the horizontal movement or spreading of soil toward an open face. Lateral spreading may occur when soils liquefy during an earthquake event, and the liquefied soils with overlying soils move laterally to unconfined spaces. The Preliminary Geotechnical Evaluation determined that due to the lack of "free face" conditions, lack of groundwater in the upper 50 feet of the project site, and very low potential for liquefaction, the potential for lateral spreading is considered very low (LGC Geotechnical Inc. 2024).

Subsidence occurs with vertical and/or horizontal displacement, which include but is not limited to the withdrawal of groundwater, oil, or natural gas or as a result of decomposition of natural organic materials. Soils that are particularly subject to subsidence include those with high silt or clay content and/or high organic content. The potential for failure from subsidence and lateral spreading is highest in areas where the groundwater table is high and where relatively soft and recent alluvial deposits exist. According to the Preliminary Geotechnical Investigation, groundwater was not

encountered during the subsurface evaluation; therefore, the potential for subsidence at the site is low (LGC Geotechnical Inc. 2024). Therefore, impacts associated with unstable geologic units or soil would be less than significant and further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Expansive soils are generally clays, which increase in volume when saturated and shrink when dried. According to the Preliminary Geotechnical Evaluation, on-site soils are anticipated to have a "very low" expansion potential (LGC Geotechnical Inc. 2024). Because the project site contains soils of a "very low" expansion potential, the proposed project is not anticipated to pose an indirect or direct risk to life or property related to expansive soils. Therefore, impacts associated with expansive soils would be less than significant and further analysis of this issue is not warranted.

LESS THAN SIGNIFICANT IMPACT

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The project site is fully served by municipal utilities, including sewer, and would not use septic tanks or alternative wastewater disposal systems. No impact would occur and further analysis of this issue is not warranted.

NO IMPACT

f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Paleontological resources, or fossils, are the evidence of once-living organisms preserved in the rock record. They include both the fossilized remains of ancient plants and animals and the traces thereof (e.g., trackways, imprints, burrows, etc.). Paleontological resources are not found in "soil" but are contained within the geologic deposits or bedrock that underlies the soil layer. Typically, fossils are greater than 5,000 years old (i.e., older than middle Holocene in age) and are typically preserved in sedimentary rocks. Although rare, fossils can also be preserved in volcanic rocks and low-grade metamorphic rocks under certain conditions (Society of Vertebrate Paleontology [SVP] 2010). Fossils occur in a non-continuous and often unpredictable distribution within some sedimentary units, and the potential for fossils to occur within sedimentary units depends on several factors. It is possible to evaluate the potential for geologic units to contain scientifically important paleontological resources, and therefore evaluate the potential for impacts to those resources and provide mitigation for paleontological resources if they are discovered during construction of a development project.

A paleontological resources records search for the proposed project was conducted by the Los Angeles County Natural History Museum on September 15, 2024, as requested by Rincon Consultants. The records search concluded that potentially fossil-bearing units are present in the project area. Therefore, this project could result in significant impacts to paleontological resources, which will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	■	☐	☐	☐
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	■	☐	☐	☐

a. Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

The proposed project's construction activities, energy use, daily operational activities, and mobile sources (i.e., traffic) would generate greenhouse gas (GHG) emissions. Project-related construction emissions are confined to a relatively short period of time in relation to the overall life of the proposed project. Operational emissions include area sources (i.e., consumer products, landscape maintenance equipment, and painting), energy use (i.e., electricity and natural gas), solid waste, electricity to deliver water, and transportation emissions.

To fully and accurately account for the proposed project's emissions in all these categories, the project's emissions will be modeled based on details related to construction schedule, construction equipment, and building materials; energy use during operation; and transportation emissions based on the results of a project-specific transportation analysis (see Section 17, *Transportation*). Emissions related to construction and operation of the proposed project are potentially significant and will be further analyzed in the EIR.

POTENTIALLY SIGNIFICANT IMPACT

b. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The City of Duarte has not adopted a Climate Action Plan (CAP), but the City adopted an EAP in November 2012. The 2045 Los Angeles County CAP (2045 CAP) was adopted on June 25, 2024, and governs the City of Duarte. The California Air Resources Board (CARB) 2022 Scoping Plan was adopted in December 2022 and sets the goal of reduced GHG emissions by 85 percent below 1990 levels by 2045. The proposed project would generate GHG emissions during construction and operation of the project and would have the potential to conflict with the EAP, 2045 CAP, 2022 Scoping Plan, or other applicable regulatory developments. Impacts are potentially significant and will be further analyzed in the EIR.

POTENTIALLY SIGNIFICANT IMPACT

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9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	■	☐
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?	☐	☐	■	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	☐	☐	■	☐
d. Be located on a site that is included on a list of hazardous material 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?	☐	☐	■	☐
e. For a project located in 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 or excessive noise for people residing or working in the project area?	☐	☐	☐	■
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	■	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	■	☐	☐	☐

A Phase I Environmental Site Assessment (ESA) was prepared for the property at 1433 Crestfield Drive by Frey Environmental, Inc. in May 2024 (Appendix A). A separate Lead-Based Paint Inspection and Asbestos Survey Report was prepared for the property at 1433 Crestfield Drive by Frey Environmental, Inc. for the project in April and May 2024 (Appendix B and C). The following analysis is based on the information and analysis contained in the project-specific Phase I ESAs.

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b. Would the project 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?

The proposed project would involve the demolition of the school and park buildings, which include 47,399 total square feet of 21 permanent classrooms and 14 relocatable classrooms. Andres Duarte Arts Academy also includes a playground, sand areas, open turf areas, and two paved surface parking lots. According to the Phase I ESA and the Asbestos Report conducted for the project site, based on the information obtained during the survey, laboratory analytical results, current regulatory guidelines and law, state-of-the-industry practices, Asbestos-Containing Materials (ACM's) and Asbestos Containing Construction Material (ACCMs) were not present in the materials sampled during the Asbestos Survey. As such, there is low likelihood that asbestos is present in concentrations greater than one percent in the remaining construction materials at the site building in surveyed areas (FREY Environmental, Inc. 2024). In addition, based on the hazardous materials information provided in the Phase I ESA, there are no indicators that point to the likely presence of hazardous material releases at the project site.

Operation of the project would not involve the routine transport use, or disposal of hazardous substances, other than possibly minor amounts used for maintenance activities, cleaning supplies, and chlorine or bromine for the on-site pool. However, the transport, use, and storage of hazardous materials during construction and operation would be conducted in accordance with all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. Nonetheless, due to the low potential for encountering hazardous substances during project construction, these impacts related to project instruction are less than significant and will not be further analyzed in an EIR.

LESS-THAN-SIGNIFICANT IMPACT

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?

Upon closure of the two on-site schools, there would be no schools within 0.25 mile of the project site. The nearest public school to the project site is Duarte High School located at 1565 Central Avenue, approximately 1.06-mile away from the project site. As mentioned above under checklist questions *a* and *b* of this section, operation of the proposed project would not involve the use or transport of hazardous materials other than small amounts used for maintenance activities, or cleaning supplies. As such, impacts would be less than significant and will not be further analyzed in an EIR.

LESS-THAN-SIGNIFICANT IMPACT

d. Would the project be located on a site that is included on a list of hazardous material 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?

The following databases and listings compiled pursuant to Government Code Section 65962.5 were checked (October 3, 2024) for known hazardous materials contamination at the project site.

- United States Environmental Protection Agency
  - Comprehensive Environmental Response, Compensation, and Liability Information System / Superfund Enterprise Management System/Envirofacts database search
- State Water Resources Control Board
  - GeoTracker search for leaking underground storage tanks and other cleanup sites
- Department of Toxic Substances Control
  - EnviroStor database for hazardous waste facilities or known contamination sites
  - Cortese List of Hazardous Waste and Substances Sites

The project site is not located on any known hazardous or contaminated sites. According to the Phase I ESA for the proposed project, historic occupancies of the site only include institutional uses dating back to 1966, historic and current land uses of properties surrounding the site include single-family residences and light industrial uses, which do not represent Recognized Environmental Conditions in connection with the site (Frey Environmental, Inc. 2024). Therefore, impacts related to hazardous material sites would be less than significant and will not be further analyzed in an EIR.

LESS-THAN-SIGNIFICANT IMPACT

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 or excessive noise for people residing or working in the project area?

The project site is located approximately 0.8-mile northeast of the Remote Controlled (RC) Airplane Airport at Santa Fe Dam in the City of Irwindale. The RC Airplane Airport at Santa Fe Dam uses include a wide variety of recreational model aircraft ranging from 10 inches to 10 feet in size, primarily powered by electricity. The model aircraft flown at the RC Airplane Airport are contained within the airport's boundaries during flight. Since there is minimal noise emitted from model aircraft that are flown at the RC Airplane Airport and the model aircraft do not leave the airport's boundaries or fly over the project site, the RC private airport would not expose the project site to safety hazards or excessive noise.

The project site is also located approximately seven miles northeast of the San Gabriel Valley Airport in the City of El Monte. While the site would be subject to temporary and intermittent noise from aircraft overflights, the site is not within the airport's noise contours or area of influence and would not be affected by substantial noise or other hazards from aircraft operations (County of Los Angeles 1995). Thus, the project would not result in a safety hazard for excessive noise for people residing or working in the project area due to the proximity to an airport. Therefore, no impact would occur, and further analysis of this issue is not warranted.

NO IMPACT

f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The project site is in a dense urban area. While the schools and park on project site currently operational, the proposed project may result in an intensification of development on the project site that would change the traffic patterns in the project area. However, the Los Angeles county Fire Department (LACFD) would review the proposed plans to ensure compliance with State and local codes, as they pertain to fire and life safety, and the project would be required to comply with applicable California Fire Code requirements. Therefore, the proposed project would not interfere with existing emergency evacuation plans or emergency response plans in the area and further analysis of this issue is not warranted.

LESS-THAN-SIGNIFICANT IMPACT

g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

The city is in an urbanized area and is not within a SRA or VHFHSZ for wildland fires according to the CAL FIRE (CAL FIRE 2024). However, the southern boundary of the project site directly borders a VHFHSZ in a Local Responsibility Area (LRA). Therefore, this impact would be potentially significant and will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	■	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	■	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on- or off-site;	☐	☐	■	☐
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	■	☐
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	■	☐
(iv) Impede or redirect flood flows?	☐	☐	■	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	■
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	■	☐

A Preliminary Low Impact Development (LID) Plan was prepared for the property at 1433 Crestfield Drive by C&V Consulting, Inc. in August 2024. The following analysis is based on the information and analysis contained in the project specific Preliminary LID Plan which is included as Appendix D of this Initial Study.

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

The project would involve the demolition of the two existing school buildings and the park structures the project site. Construction activities such as earth moving, maintenance, and operation of construction equipment, and the handling, storage, or disposal of hazardous materials could contribute to pollutant stormwater runoff. During project construction, particularly during the grading phase, stormwater runoff from precipitation events could cause exposed and stockpiled soils to be subject to erosion and convey sediments into municipal storm drain systems. Pollutant discharges related to the storage, handling, use and disposal of chemicals, adhesives, coating, lubricants, and fuel could also occur.

Because the project site is fully developed, the proposed project would replace existing impermeable surfaces with new impermeable surfaces. The Preliminary LID plan includes BMPs to mitigate erosion and ensure proper management of stormwater during construction. The BMPs are designed to contain stormwater volume and flow rates within the project site, preventing adverse impacts on off-site drainage facilities and receiving waters. Furthermore, the proposed project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) Multiple Separate Storm Sewer System Permit issued by the Los Angeles Regional Water Quality Control Board for consistency with the Federal Clean Water Act. Compliance with the standards and regulations discussed above would reduce potential impacts to water quality and stormwater drainage systems. Erosion control BMPs are designed to prevent erosion, whereas sediment controls are designed to trap or filter sediment once it has been mobilized. In addition to erosion and sediment control, BMPs that would be implemented during construction of the project include, but are not limited to waste and materials management, non-stormwater management, training and education, inspections, maintenance, and visual monitoring and reporting. The construction phase BMPs would ensure effective control of not only sediment discharge, but also of pollutants associated with sediments (e.g., nutrients, heavy metals, and certain pesticides, including legacy pesticides). Implementation of the BMPs stated in the LID Plan would result in less than significant impacts to water quality and waste discharge during operation. Impacts would be considered less than significant and further analysis in an EIR is not warranted.

LESS-THAN-SIGNIFICANT IMPACT

b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The proposed project would include the demolition of the two school buildings and the structures associated with the Otis Gordon Sports Park. The project would involve ground disturbing activities during the demolition and construction phases of the project. The California American Water (Cal-Am Water Company) provides water services in the city of Duarte. (City of Duarte 2024). Based on

the Cal-Am Water Company Urban Water Management Plan (UWMP), the local groundwater will be able to supply the service area's water demand (Cal-Am Water Company UWMP 2020). As discussed in *Utilities and Service Systems*, the water demand associated with the proposed project will be further analyzed in an EIR. Furthermore, as discussed in *Geology and Soils*, based on the underlying groundwater table and required excavation for construction, groundwater was not encountered during the subsurface evaluation; the potential for subsidence at the site is low. Therefore, potential impacts on groundwater supplies and water quality control or sustainable groundwater management plans would be less than significant and further analysis in an EIR is not warranted.

LESS-THAN-SIGNIFICANT IMPACT

c.(i) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?

c.(ii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

c.(iii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

c.(iv) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?

The project site is relatively flat, with minimal changes in elevation. The project site does not contain any natural drainage features such as streams, or rivers and is currently occupied by school buildings. The proposed project would not involve changes to the LACFCD Bradbury Channel adjacent to the project site and is not anticipated to increase flows into the channel. Furthermore, the project site is located in an urban area and would not involve the altering course of streams or rivers, nor would it substantially modify the existing drainage patterns to the extent that it could cause flooding or redirection of floodwaters.

During the construction phase of the project, earth-moving activities could temporarily affect on-site drainage patterns by exposing the underlying soils, increasing site permeability, and altering the site's terrain. Moreover, construction activities could contribute to erosion and sediment in stormwater runoff. However, as stated in Section 7, *Geology and Soils,* and checklist question *a* of this section, the project would adhere to a LID plan, which includes BMPs to mitigate erosion and ensure proper management of stormwater during construction. The BMPs are designed to contain stormwater volume and flow rates within the project site, that would prevent adverse impacts to off-site drainage facilities and receiving waters. The construction activities associated with the project would not significantly disrupt drainage patterns, or cause substantial erosion, siltation, or polluted runoff either on- or off-site.

Any runoff from the site would be channeled into the existing drainage system, and the project would not introduce substantial changes to the site's drainage patterns or alter the course of streams, rivers, or other drainage routes in a way that could result in flooding or redirect floodwaters. The project site would be entirely occupied by the proposed development, paved areas, and landscaping upon completion, there would be no exposed bare soil vulnerable to erosion. Therefore, the operation of the project would not lead to significant erosion or siltation on or off-site. Impacts would be less than significant and further analysis of these issues in an EIR is not warranted.

LESS-THAN-SIGNIFICANT IMPACT

d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

The Flood Insurance Rate Map for the project site and surrounding area was last updated on September 26, 2008. According to the 2008 Flood Insurance Rate Map, Firm Panel 060371415F, the project site is not located in a flood hazard area (Federal Emergency Management Agency 2008). Furthermore, the nearest large body of water capable of producing a seiche is the Santa Fe Dam Reservoir located 0.34-mile south of the project site. The Santa Fe Dam Reservoir releases flood control water when the reservoir level reaches 456 feet and can release up to 41,000 cubic feet per second (cfs). The project site is located approximately 565 feet above sea level, while the Santa Fe Dam Reservoir is located at 469 feet above sea level. Due to the elevation difference, the likelihood for a seiche wave to affect the project site is minimal. In addition, the project site is located approximately 30-miles east of the Pacific Ocean, and according to the California DOC, it is not inside the boundaries of any regional tsunami impact areas (California DOC 2021b). No impact would occur, and further analysis of this issue is not warranted in an EIR.

LESS-THAN-SIGNIFICANT IMPACT

11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☐	■
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	■	☐	☐	☐

a. Would the project physically divide an established community?

The surrounding area of the project site includes the LACFCD Bradbury Channel, an industrial office, and the I-605 off-ramp to the west, single-family residential development to the north and east, and industrial development to the south. The proposed project involves a land use designation change and zoning code amendment which would change the site's designation from Public Facility to Open Space in the park portion of the site and Multiple-Family Residential Zone High Density (R-4) for the residential portion of the site. The proposed project would be compatible with the surrounding residential development to the north and east, and would not impact adjacent uses with respect to building height, massing, or intensity of development. The proposed project is located entirely within the property and does not propose a structure, roadway, or flood control channel that would physically divide an established community. The project would not divide existing public spaces or extend beyond the project site boundaries. In addition, the project would not necessitate any permanent closures of streets or sidewalks. The project would utilize the existing roadways and would only introduce private internal roadways. There would be no separation of land use types or disruption of access between different areas due to the project. As a result, the project would not physically divide an established community. No impact would occur, and further analysis of this issue is not warranted.

NO IMPACT

b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The existing zoning of the project site is Public Facility (PF). Under the proposed project, the zoning for the public park would be changed to Open Space (O) and the multi-family residential area would be changed to Multiple-Family Residential Zone High Density (R-4). An analysis of consistency of the proposed project and its requested approvals with the applicable City land use regulations, General Plan policies and the DMC will be included in an EIR. The analysis will consider the potential environmental issues in relation to the land uses adjacent to the project site.

POTENTIALLY SIGNIFICANT IMPACT

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12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	■
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?	☐	☐	☐	■

a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b. Would the project 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?

The project site is an urbanized area that is not suitable or used for mineral resource extraction. According to the Mineral Lands Classification Map for the Azusa Rock, Inc. Fish Canyon Quarry Property, the project site is in MRZ-2, which are areas where adequate information indicates high likelihood of the presence of significant Portland cement concrete aggregate resource deposits (U.S. Geological Survey 1988). However, there are no mineral resource zones within the city delineated on a local general plan, specific plan, or other land use plans as having importance regarding mineral resources. Furthermore, mineral resource extraction is not a permitted use under the site's current zoning or proposed zoning designation. Therefore, the proposed project would have no impact upon mineral resources and further analysis of this issue in an EIR is not warranted.

NO IMPACT

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13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	■	☐	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	■	☐	☐	☐
c. For a project located within the vicinity of a private airstrip or 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?	☐	☐	☐	■

Noise is unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. Noise level measurements include intensity, frequency, and duration, as well as time of occurrence. Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dbA). Because of the way the human ear works, a sound must be about 10 dBA greater than the reference sound to be judged as twice as loud. In general, a 3 dBA change in community noise levels is noticeable, while 1-2 dBA changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while arterial streets are in the 50-60+ dBA range. Normal conversational levels are in the 60-65 dBA range, and ambient noise levels greater than 65 dBA can interrupt conversations.

Some land uses are more sensitive to ambient noise levels than other uses due to the amount of noise exposure and the types of activities involved. For example, residences, hotels, schools, libraries, churches, nursing homes, auditoriums, museums, cultural facilities, parks, and outdoor recreation areas are more sensitive to noise than commercial and industrial land uses.

a. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

The main source of noise on the project site is traffic noise from adjacent roadways, including traffic on Central Avenue along the southern boundary of the project site, as well as traffic from Interstate 605 and SR-210 west and south of the project site. The proposed project could generate temporary

noise increases during construction and long-term increases associated with project operation. Potential noise sources associated with construction of the proposed project include traffic noise from construction vehicles and operation of construction machinery. Noise associated with operation of the proposed project may be periodically audible at adjacent uses. Noise sources associated with residential buildings and parks include human conversations; vehicles entering/exiting the area; trash and delivery trucks; heating, ventilation, and air conditioning system.

The project would be required to comply with applicable regulations of the City's Noise Ordinance, including DMC Section 9.68.120 regulation construction activities and operation noise sources (e.g., amplified sound, mechanical devices, commercial loading/unloading). For instance, DMC Section 9.68.120 states that it is unlawful to perform construction related activities between the hours of 10:00 p.m. one day and 7:00 a.m. of the next day. Nonetheless, the proposed project would increase development intensity on the project site and generate a temporary and permanent increase in ambient noise levels. Impacts would be potentially significant and will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Residential and park uses are not typically associated with the generation of vibration. However, construction activities associated with the proposed project could potentially increase groundborne vibration at the project site and surrounding adjacent, especially if construction involves the use of certain equipment and construction techniques that create high levels of vibration. Vibration effects on nearby uses would be potentially significant and will be studied further in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

c. For a project located within the vicinity of a private airstrip or 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?

The project site is not in an area covered by an airport land use plan, or within two miles of any public or private airport. The project site is located approximately 0.8-mile northeast of the RC Airplane Airport at Santa Fe Dam in the City of Irwindale, and does not contain noise contours. The RC Airplane Airport at Santa Fe Dam uses include a wide variety of recreational model aircraft ranging from 10 inches to 10 feet in size, primarily powered by electricity. The model aircraft flown at the RC Airplane Airport are contained within the airport's boundaries during flight. Since there is minimal noise emitted from model aircraft that are flown at the RC Airplane Airport and the model aircraft do not leave the airport's boundaries or fly over the project site, the RC private airport would not expose the project site to excessive noise.

In addition, the project site is located approximately seven miles northeast of the San Gabriel Valley Airport in the City of El Monte. While the site would be subject to temporary and intermittent noise from aircraft overflights, the site is not within the San Gabriel Valley Airport's noise contours or area of influence and would not be affected by substantial noise or other hazards from aircraft

operations (County of Los Angeles 1995). There would be no impact related to airports or private airstrips and further analysis of these issues in an EIR is not warranted.

NO IMPACT

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14 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	■	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■

a. Would the project induce substantial unplanned 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)?

The project would involve the construction of 169 residential units. Duarte's average household size is approximately 2.78 residents (California Department of Finance [DOF] 2024b). The 169 residential units would generate approximately 470 residents (169 x 2.78), which would increase Duarte's total population from 23,656 to 24,126 persons (a two percent increase). SCAG's demographic forecasts contained in the 2024-2050 RTP/SCS do not include population forecasts. The DOF's population and housing estimate and annual percentage change forecast that Duarte's population would increase by 27,361 persons between 2024 and 2050, totaling 51,017 persons in 2050 (DOF 2024a). The population generated from the proposed project would constitute less than two percent of DOF's projected population increase. Additionally, the Negative Declaration for the City's Housing Element Update determined that the Housing Element Update would add an estimated 6,380 residents to the city (City of Duarte 2021b). The proposed project's estimated generation of 470 residents would account for approximately seven percent of the estimated population growth under the Housing Element Update. Therefore, the population increase associated with the proposed project would not be considered substantial or unplanned and impacts associated with population growth would be less than significant.

LESS-THAN-SIGNIFICANT IMPACT

b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The project site is currently developed with two schools and a recreational park, with no residences present on the project site. Construction of the proposed project would therefore not displace any housing or people. No impact would occur.

NO IMPACT

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15 Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:				
1 Fire protection?	☐	☐	■	☐
2 Police protection?	☐	☐	■	☐
3 Schools?	■	☐	☐	☐
4 Parks?	☐	☐	■	☐
5 Other public facilities?	☐	☐	■	☐

a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

The City of Duarte is served by the LACFD, specifically Los Angeles County Fire Department Station 44 which is located approximately 0.7-mile northwest of the project site. For police protection, the City of Duarte Public Safety Department serves the Duarte community. The Duarte Public Safety station is located approximately1.5 miles west of the proposed project site. The proposed project includes building 169 residential units which would increase the population of Duarte and could potentially alter acceptable service ratios. Despite this, as stated in Section 14, *Population and Housing*, the population increase under the proposed project would be less than two percent of Duarte's projected population growth ending in 2050 and would be approximately seven percent of the population growth estimated in the City's Housing Element Update. In addition, as discussed in

the Negative Declaration for the City's Housing Element Update, the population increase forecasted in the Housing Element Update would not result in substantial adverse impacts related to the provision of fire or police protection services with adherence to the CBC, California Fire Code (CFC), and the City's Safety Element goals and policies and design review by the LACFD (City of Duarte 2021a). Because the proposed project's estimated population growth is within the Housing Element Update's population growth estimation, the proposed project would have the same impacts with adherence to the same regulations.

Thus, Fire Station 44 and Duarte Public Safety are equipped to handle the population increase from this proposed project, and be able to safely maintain acceptable service ratios, response times, and efficient performance. As a result, this project would have a less-than significant impact.

LESS-THAN-SIGNIFICANT IMPACT

a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

The Duarte Unified School District (DUSD) oversees one preschool, one TK-6 school, three TK-8 schools, and two high schools (DUSD 2024). As stated in Section 14, *Population and Housing*, the proposed project would result in an increase of less than two percent of Duarte's projected population growth ending in 2050.

The proposed project includes the demolition and redevelopment of Otis Gordon Sports Park and the existing Andres Duarte Arts Academy, MIT, and Duarte Preschool into a public park and residential buildings. The plans for the MIT buildings are not final, but the MIT buildings are expected to be relocated to another DUSD owned site instead of demolished. However, please note, as described in the *Project Description*, the analysis included in this EIR assumes full demolition of the MIT campus for a conservative analysis for the air emissions methodology. Although the proposed project includes demolition of the three existing schools on the project site, two of which are currently in operation, the demolition of these schools would not require an additional school to be built elsewhere since the Andres Duarte Arts Academy ceased operations in May 2022 due to low enrollment and the MIT campus would be relocated to another campus. The Duarte Preschool is expected to relocate to the Beardslee Dual Language Academy campus prior to the demolition phase of the proposed project.

Since plans for the MIT campus are not finalized, analysis of the project's impacts on schools will be further analyzed in the EIR.

POTENTIALLY SIGNIFICANT IMPACT

a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

Chapter 19.82 of the DMC requires 2.5 acres of parkland per 1,000 residents. As identified in the City's General Plan Open Space and Conservation Element, the city has approximately 84 acres of developed recreation and parkland and includes 11 city parks and six school parks. The City owns 39.2 active park acreages, leases 26.5 acreages from the DUSD for recreational purposes, and includes an 18.55-acre golf course which is designated as open space and is used for recreational

purposes. Based on the 2024 population of 23,656, the City's parkland ratio is 3.55 acres per 1,000 residents. Thus, the City's existing parkland ratio exceeds the City's required parkland ratio of 2.5 acres per 1,000 residents. Based on the increase of approximately 470 residents, the proposed project would reduce the parkland ratio to 3.48 acres per 1,000 residents, which would still exceed the City's required parkland ratio. Further, the proposed project involves the redevelopment of the Otis Gordon Sports Park and would not reduce parks and recreation facilities. Rather, the redevelopment of Otis Gordon Sports Park would involve the demolition of the existing MIT school and would develop that space as part of the proposed park improvements, increasing the Otis Gordon Sports Park's acreage. Therefore, impacts would be less than significant and further analysis of this issue in an EIR is not warranted.

LESS-THAN-SIGNIFICANT IMPACT

a.5. Would the project result in substantial adverse physical impacts associated with the provision of other new or physically altered public facilities, or the need for other new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

The project site is in an urban area already served by public services and facilities, such as utilities and public libraries. The proposed project would incrementally increase the use of the City's public services and facilities, such as water demand, storm drainage, wastewater treatment, solid waste disposal. Impacts to the storm drain system are discussed in Section 10, *Hydrology and Water Quality* and Section 19, *Utilities and Service Systems*, of this Initial Study. Impacts to wastewater and solid waste are discussed in Section 19, *Utilities and Service Systems*, of this Initial Study. The proposed project's impacts to water demand will be further addressed in an EIR.

A significant impact may occur if a project includes substantial employment or population growth that could generate a demand for other public facilities (such as libraries), which would exceed the capacity available to serve the project site, necessitating new or physically altered facilities, the construction of which would have significant physical impacts on the environment. However, as discussed in Section 14, *Population and Housing*, implementation of the proposed project would result in an increase of 470 residents on the project site. Therefore, the increased demand would be within population forecasts. The City would continue to accommodate the needs of the residents; therefore, impacts be less than significant and further analysis of this issue in an EIR is not warranted.

LESS-THAN-SIGNIFICANT IMPACT

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16 Recreation

	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?	☐	☐	■	☐
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?	☐	☐	■	☐

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?

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?

As identified in the City's General Plan Open Space and Conservation Element, the city has approximately 84 acres of developed recreation and parkland and includes 11 city parks and six school parks. The City owns 39.2 active park acreages, leases 26.5 acreages from the DUSD for recreational purposes, and includes an 18.55-acre golf course which is designated as open space and is used for recreational purposes.

Chapter 19.82 of the DMC requires 2.5 acres of parkland per 1,000 residents. Based on the 2024 population of 23,656, the City's parkland ratio is 3.55 acres per 1,000 residents. Thus, the City's existing parkland ratio exceeds the City's required parkland ratio of 2.5 acres per 1,000 residents. Based on the increase of approximately 470 residents, the proposed project would reduce the parkland ratio to 3.48 acres per 1,000 residents, which would still exceed the City's required parkland ratio. Further, the proposed project involves the redevelopment of the Otis Gordon Sports Park and would not reduce parks and recreation facilities. Rather, the redevelopment of Otis Gordon Sports Park would involve the demolition of the existing MIT school and would develop that space as part of the proposed park improvements, increasing the Otis Gordon Sports Park's acreage. Therefore, impacts would be less than significant and further analysis of this issue in an EIR is not warranted.

LESS-THAN-SIGNIFICANT IMPACT

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17 Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	■	☐	☐	☐
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	■	☐	☐	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	■	☐	☐	☐
d. Result in inadequate emergency access?	■	☐	☐	☐

a. Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?

d. Would the project result in inadequate emergency access?

Project-generated traffic during construction would include worker-related commuter trips, trucks used for delivering construction equipment, and trucks used for delivering and hauling construction materials and wastes. Project-generated traffic during operation could include employee-related vehicle trips, vehicle trips from patrons, and vehicle trips from residents. The trips generated by the proposed project have the potential to increase traffic levels at intersections and on roadway segments and contribute to cumulative traffic increases. As such, a transportation analysis will be prepared to analyze the project's impacts based on the City's impact criteria. The proposed project may result in hazards, inadequate emergency access, or conflict with applicable plans and policies. Transportation impacts are potentially significant and will be analyzed further in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	■	☐	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	■	☐	☐	☐

As of July 1, 2015, California Assembly Bill 52 of 2014 (AB 52) was enacted and expands CEQA by defining a new resource category, "tribal cultural resources." AB 52 establishes that "A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (PRC Section 21084.2). It further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and is:

- Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources

Code Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project." Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency. The City will send a notice to the tribes and the outcome of AB 52 consultations will be provided in EIR.

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

b. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?

The project site has been previously graded and disturbed during construction of the existing on-site buildings, which reduces the potential for discovery of tribal cultural resources during project construction. However, the proposed project involves ground disturbance during the demolition and construction phases of the project which may result in excavation below the level of prior disturbance. As a result, there is the possibility of encountering unanticipated undisturbed tribal cultural resources. Impacts would be potentially significant and will be further studied in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	■	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	■	☐	☐	☐
c. Result in a determination by the wastewater 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?	☐	☐	■	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	■	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	■	☐

A Preliminary Hydrology and Hydraulics Report was prepared for the property at 1433 Crestfield Drive by C&V Consulting, Inc. in August 2024. The following analysis is based on the information and analysis contained in the project specific Hydrology and Hydraulics Report which is included as Appendix E of this Initial Study.

a. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

c. Would the project result in a determination by the wastewater 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?

Water

Water service is provided to the City, including the project site, by Cal-Am Water Company. Cal-Am Water Company's water supply source for the City of Duarte is primarily groundwater. The proposed project would involve connection to the existing water and sewer infrastructure. Connections to the existing water conveyance system as part of the proposed project would be adequate to provide water service to the project site. Therefore, impacts related to water facilities would be less than significant and further analysis of this issue in an EIR is not warranted.

Wastewater

The City contracts with the Los Angeles County Sanitation District (LACSD) for the maintenance of the City's sewer system, including the project site. The City of Duarte's wastewater is conveyed to the San Jose Creek Water Reclamation Plant located in Whittier and treated at the A.K. Warren Water Resource Facility located in Carson.

The project's connections to existing wastewater utility infrastructure in the project area and sewer plans would be designed, and laterals constructed, to meet the requirements of LACSD and the DMC. LACSD provided a will serve letter, dated Aril 23, 2024, anticipating the existing sewer system and sewage treatment plant capacity would be adequate for the proposed project (Appendix F). Therefore, impacts related to wastewater treatment would be less than significant and further analysis of this issue in an EIR is not warranted.

Stormwater

The City owns and operates its stormwater drainage system. The proposed project would not involve changes to the LACFCD Bradbury Channel adjacent to the project site and is not anticipated to increase flows into the channel. As detailed in the Preliminary Hydrology and Hydraulic Report prepared for the project, the proposed project would collect and convey stormwater runoff within the proposed drive aisles within the proposed curb and gutter to proposed catch basins and an underground private storm drain system. The storm drain system would direct stormwater runoff to a proposed ADS StormTech Detention/Infiltration System located under the proposed Otis Gordon Sports Park's parking lot to capture 100 percent of the proposed project's Storm Water Quality Design Volume (SWQDv).

The Preliminary Hydrology and Hydraulic Report determined that the proposed project would result in slightly higher peak runoff flowrates for the 25- and 50-year storm events and slightly lower peak runoff flowrates for the 100-year storm event; however, the the slight increases in runoff flowrates resulting from the proposed project would not require mitigation and the proposed project would not result in a significant impact. Therefore, further analysis of this issue in an EIR is not warranted.

Electricity, Natural Gas, and Telecommunications

The City's electricity is provided by Southern California Edison, natural gas by SoCalGas, and telecommunications by various private providers, including AT&T, Spectrum, and Frontier. Connections to these existing service providers would be installed during construction of the proposed project, with no facility upgrades required. Therefore, the project would not require or

result in the relocation or construction of new or expanded electric power, natural gas, or telecommunication facilities, and impacts would be less than significant and further analysis of this issue in an EIR is not warranted.

LESS-THAN-SIGNIFICANT IMPACT

b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

The City of Duarte's water utility is operated by Cal-Am Water Company. The proposed project would represent an intensification of uses on the project site compared to existing conditions, which would generate an increase in on-site water demand. Impacts to City water supplies would be potentially significant impact and will be analyzed in an EIR. The EIR will include analysis of water demand associated with the project compared to available water supply in the city.

POTENTIALLY SIGNIFICANT IMPACT

d. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Duarte's solid waste is managed by Burrtec Waste Service (City of Duarte 2024). The City has been an active member of the Los Angeles Area Integrated Waste Management Authority since 2003.

According to the California Department of Resources Recycling and Recovery (CalRecycle), solid waste in the Los Angeles Area Integrated Waste Management Authority is disposed at 30 different landfills throughout the region, but solid waste is typically disposed of at the Sunshine Canyon City/County Landfill, located in Slymar, the Chiquita Canyon Sanitary Landfill, located in Santa Clarita, or the El Sobrante Landfill, located southeast of Corona (CalRecycle 2024a). CalRecycle estimates that multi-family developments generate approximately 8.6 pounds of solid waste per dwelling unit per day (CalRecycle 2024b). Because the project would involve construction of up to 169 multi-family residential units, the project would generate approximately 1,454 pounds or 0.73 tons of solid waste per day.[2] The remaining capacities and maximum daily throughputs of the Sunshine Canyon City/County Landfill, Chiquita Canyon Landfill, and El Sobrante Landfill are shown below in Table 4.

Table 4 Solid Waste Facilities Serving the Project

Facility	Maximum Daily Throughput	Remaining Capacity	Estimated Closure Year
Sunshine Canyon City/County Landfill	12,100 tons per day	77,900,000 cubic yards	2037
Chiquita Canyon Landfill	12,000 tons per day	58,259,767 cubic yards	2047
El Sobrante Landfill	16,054 tons per day	143,977,170 cubic yards	2051

[2] 8.6 pounds of solid waste per unit per day multiplied by 169 units is approximately 1,454 pounds of solid waste per day. Dividing by 2,000 to convert to tons results in approximately 0.73 tons of solid waste per day.

The 0.73 tons of solid waste generated daily by the project would represent less than 0.01 percent of the maximum daily throughput of the Sunshine Canyon City/County Landfill, Chiquita Canyon Landfill, or the El Sobrante Landfill. Therefore, the project would not result in the generation of solid waste in excess of the capacity of local solid waste infrastructure.

Pursuant to Section 6.09.170 of the DMC, the City has adopted the most recent version of CALGreen, which contains construction waste recycling requirements. Further, AB 939 requires the City to divert 50 percent of solid waste from landfills. SB 1383 also requires a 75 percent reduction in statewide disposal of organic waste from 2014 levels by 2025, which would further reduce the amount of solid waste disposed at Sunshine Canyon City/County Landfill, Chiquita Canyon Landfill, the El Sobrante Landfill, and other landfills serving the project site. Local infrastructure would have the capacity to accommodate solid waste generated by the project. Development facilitated by the project would also be required to demonstrate compliance with all applicable solid waste regulations. Therefore, the project would not generate waste in excess of applicable standards or in excess of the capacity of local infrastructure and would comply with applicable solid waste regulations. Impacts would be less than significant and further analysis of this issue in an EIR is not warranted

LESS-THAN-SIGNIFICANT IMPACT

20 Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than - Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	■	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	■	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	■	☐
d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	■	☐

a. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

The city is in an urbanized area and is not within a SRA or VHFHSZ for wildland fires according to the CAL FIRE (CAL FIRE 2024). However, the southern boundary of the project site directly borders a VHFHSZ in a LRA.

The project involves the construction of 169 multi-family residential units that would incrementally increase demand for fire protection services. As discussed in Section 15, *Public Services*, the project site is in a urbanized area already served by the LACFD and would not have a significant impact on fire response times nor create a substantially greater need for additional fire protection services above current capacity. The nearest fire station is Station 44, located approximately 0.7-mile northwest of the project site which would provide emergency and evacuation services in the event of a fire. Construction of the proposed project would maintain emergency access to the site and would not include any components, such as roadway closures, which would interfere with an

emergency response plan or evacuation route. Therefore, the proposed project would have a less-than-significant impact related to wildfires. Any potential wildfire risks to project occupants would be mitigated through conformance with the California Fire Code, 2022 CBC, and California Health and Safety Code, which establish provisions for fire safety related to construction, maintenance and design of buildings, and land uses. Although the project site is near a VFHSZ in an LRA, compliance with building and design regulations would reduce the wildfire risk impacts to a less-than-significant level and further analysis is not warranted.

LESS-THAN-SIGNIFICANT IMPACT

b. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

The city is in an urbanized area and is not within a SRA or VHFHSZ for wildland fires according to the CAL FIRE (CAL FIRE 2024). However, the southern boundary of the project site directly borders a VHFHSZ in an LRA.

As discussed under checklist question *a.3* through *a.4* of Section 7, *Geology and Soils*, the project would not be exposed to soils that would become unstable from landslides and the project site is considered relatively flat. There are no streams or rivers located on or adjacent to the project site, thus, there is minimal risk of downstream flooding. The proposed project does not include any components that would exacerbate wildfire risk and risks to project occupants would be mitigated through conformance with the California Fire Code, 2022 CBC, and California Health and Safety Code, which establish provisions for fire safety related to construction, maintenance and design of buildings, and land uses. Although the project site is near a VFHSZ in an LRA, compliance with building and design regulations would reduce the wildfire risk impacts to a less-than-significant level and further analysis is not warranted.

LESS-THAN-SIGNIFICANT IMPACT

c. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

The city is in an urbanized area and is not within a SRA or VHFHSZ for wildland fires according to the CAL FIRE (CAL FIRE 2024). However, the southern boundary of the project site directly borders a VHFHSZ in an LRA. The project site is developed and within an urbanized area that is served by existing infrastructure, including roads and utilities. The project would be served by Crestfield Drive as the primary access road and would not require the installation or maintenance of associated infrastructure within FHSZs that may exacerbate fire risk. Impacts would be less than significant and further analysis of this issue is not warranted.

LESS-THAN-SIGNIFICANT IMPACT

d. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

The city is in an urbanized area and is not within a SRA or VHFHSZ for wildland fires according to the CAL FIRE (CAL FIRE 2024). However, the southern boundary of the project site directly borders a VHFHSZ in an LRA. As discussed under checklist question *a.3* through *a.4* of Section 7, *Geology and Soils*, the project would not be exposed to soils that would become unstable from landslides and the project site is considered relatively flat. Thus, the proposed project would have a less than significant impact and further analysis of this issue is not warranted.

LESS-THAN-SIGNIFICANT IMPACT

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21 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Does the project:				
a. Have the potential to substantially 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, substantially 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?	■	☐	☐	☐
b. 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)?	■	☐	☐	☐
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	■	☐	☐	☐

a. Does the project have the potential to substantially 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, substantially 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?

As discussed in Section 4, *Biological Resources*, Section 5, *Cultural Resources*, Section 7, *Geology and Soils*, and Section 18, *Tribal Cultural Resources,* the proposed project could have the potential to impact biological, historical, archaeological, paleontological, and tribal cultural resources. Since the proposed project has potential to degrade the quality of the environment, this impact is potentially significant and will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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)?

As concluded in Sections 1 through 20, the project could result in significant impacts related to air quality, biological resources, cultural resources, geology and soils, GHG emissions, land use and planning, noise, transportation, tribal cultural resources, and utilities and service systems. Potential cumulative impacts in these issue areas will be further analyzed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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

The potential for the proposed project to directly or indirectly affect human beings will be evaluated in the required EIR particularly with respect to the following issue areas: air quality, GHG emissions, and noise. Therefore, since the proposed project could potentially have harmful environmental effects that could affect humans either directly or indirectly, impacts would be potentially significant, and these issues will be discussed in an EIR.

POTENTIALLY SIGNIFICANT IMPACT

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