



City of Duarte

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

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

DATE: October 13, 2015

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

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

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

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

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

Scoping Meeting

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

The purpose of the meeting is to present the project and environmental topics in a public setting and provide an opportunity for the City to hear from the community and interested agencies on what potential environmental issues are important to them. The meeting will include a

presentation of the proposed project, the EIR process, and the topics to be analyzed in the EIR. Following the presentation, interested agencies, organization and members of the public will be encouraged to offer their views concerning what environmental issues should be included in the EIR.

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

City of Hope Campus Plan and EIR - Public Scoping Meeting

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

Project Title

City of Hope Campus Plan

Project Location

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

Project Description

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

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

The proposed Specific Plan would allow flexibility between uses, but for the purpose of CEQA, the maximum development capacity allowed by the Specific Plan will be analyzed in the EIR in

order to provide a conservative estimate of potential impacts from full buildout of the project. Full buildout of the project would consist of approximately 1,426,000 square feet of new development (approximately 1,017,000 net new square feet following the proposed demolition of approximately 409,000 square feet of existing structures), which would result in up to approximately 2,617,850 gross square feet of development on the City of Hope campus.

Environmental Issues

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

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

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

Responding to this Notice

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

- Duarte City Hall, 1600 Huntington Drive, Duarte, CA 91010
- Duarte Library, 1301 Buena Vista Street, Duarte, CA 91010.
- Duarte Public Safety Office, 1042 Huntington Drive, Duarte, CA 91010
- The City of Duarte website: accessduarte.com

The City of Duarte, as Lead Agency, requests that responsible and trustee agencies and other interested parties, including members of the public, respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. All comments and responses to this notice should be submitted in writing to Jason Golding, Senior Planner, City of Duarte, Planning Division, 1600 Huntington Drive, Duarte, CA 91010, by **November 16, 2015**. The City will also accept responses to this notice submitted via email received through the close of business on November 12, 2015.

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

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

Next Steps in the Process

After the Draft EIR has been prepared, the Draft EIR will be available for review and comment during a 45-day public review period. Following that, a Final EIR will be prepared that includes responses to all comments received during the public review period. Following the release of the Final EIR, the Planning Commission will hold a public hearing on the EIR and the proposed

project. Notice of the availability of the Draft EIR will be released at a later date, and will also be available on the City's website.

Questions

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

Jason Golding
Senior Planner

Dated: October 13, 2015

