



1.0 Introduction and Purpose



1.0 INTRODUCTION AND PURPOSE

1.1 PURPOSE OF THE EIR

The City of Azusa (City) is the Lead Agency under the California Environmental Quality Act (CEQA), and has determined that an Environmental Impact Report (EIR) is required for the Tenth Street Center Industrial Park (project) (State Clearinghouse No. 2013121096). This EIR has been prepared in conformance with CEQA (California Public Resources Code [PRC] Section 21000 et seq.); *CEQA Guidelines* (California Code of Regulations [CCR], Title 14, Section 15000 et seq.); and the rules, regulations, and procedures for implementation of CEQA, as adopted by the City of Azusa. The principal *CEQA Guidelines* sections governing content of this document include Article 9 (*Contents of Environmental Impact Reports*) (Sections 15120 through 15132), and Section 15161 (*Project EIR*).

The purpose of this EIR is to review the existing conditions, analyze potential environmental impacts, and identify feasible mitigation measures to reduce potentially significant effects of the proposed project, located to the west of the intersection of North Todd Avenue and West Tenth Street, and north of the Union Pacific Railroad alignment in the northwestern portion of the City of Azusa. For more detailed information regarding the proposal, refer to Section 3.0, *Project Description*.

This EIR addresses the environmental effects of the project, in accordance with Section 15161 of the *CEQA Guidelines*. In accordance with Section 15121(a) of the *CEQA Guidelines*, the main purposes of this EIR are to:

- Provide decision-makers and the public generally of the significant environmental effect of a project;
- Identify possible ways to minimize the significant effects of the project; and
- Describe reasonable alternatives to the project.

Mitigation measures are provided that will be adopted and enforced by the City through a mitigation and monitoring reporting program (MMRP) to minimize the significance of impacts resulting from the project. In addition, this EIR is the primary reference document in the formulation and implementation of a mitigation monitoring program for the proposed project.

The City of Azusa (which has the principal responsibility of processing and approving the project) and other public (i.e., responsible and trustee) agencies, that may use this EIR in the decision-making or permit process, will consider the information in this EIR, along with other information that may be presented during the CEQA process. Environmental impacts are not always mitigatable to a level considered less than significant; in those cases, impacts are considered significant unavoidable impacts. In accordance with Section 15093(b) of the *CEQA Guidelines*, if a public agency approves a project that has significant impacts that are not substantially mitigated (i.e., significant unavoidable impacts), the agency shall state in writing the specific reasons for approving the project, based on the Final EIR and any other information in the public record for the project. This is termed, per Section 15093 of the *CEQA Guidelines*, a “statement of overriding considerations.”



This document analyzes the environmental effects of the project to the degree of specificity appropriate to the current proposed actions, as required by Section 15146 of the *CEQA Guidelines*. The analysis considers the activities associated with the project to determine the short-term and long-term effects associated with their implementation. This EIR discusses both the direct and indirect impacts of this project, as well as the cumulative impacts associated with other past, present, and reasonably foreseeable future projects.

1.2 COMPLIANCE WITH CEQA

PUBLIC REVIEW OF DRAFT EIR

In accordance with Sections 15087 and 15105 of the *CEQA Guidelines*, this Draft EIR will be circulated for a 45-day public review period, from May 9, 2014 through June 23, 2014. The public is invited to comment in writing on the information contained in this document. Persons and agencies commenting are encouraged to provide information that they believe is missing from the Draft EIR and to identify where the information can be obtained. All comment letters received will be responded to in writing, and the comment letters, together with the responses to those comments, will be included in the Final EIR.

Comment letters should be sent to:

City of Azusa
213 East Foothill Boulevard
Azusa, California 91702
Attn: Ms. Susan Cole, Senior Planner

FINAL EIR

The Final EIR will consist of the Draft EIR, revisions to the Draft EIR (if any), and responses to all written comments addressing concerns raised in the comments of responsible agencies, the public, and any other reviewing parties. After the Final EIR is completed, and at least ten days prior to the certification hearing, a copy of the response to comments made by public agencies on the Draft EIR will be provided to the commenting agencies.

1.3 EIR SCOPING PROCESS

In compliance with the *CEQA Guidelines*, the City of Azusa has provided opportunities for various agencies and the public to participate in the environmental review process. During preparation of the Draft EIR, efforts were made to contact various Federal, State, regional, and local government agencies and other interested parties to solicit comments on the proposed project. This included the distribution of an NOP to various responsible agencies, trustee agencies, and interested parties, in addition to a public scoping meeting held on Thursday, January 9, 2014 in the City of Azusa City Hall Auditorium.



NOTICE OF PREPARATION

Pursuant to the provision of Section 15082 of the *CEQA Guidelines*, as amended, the City of Azusa circulated an NOP directly to public agencies (including the State Clearinghouse Office of Planning and Research), special districts, and members of the public who had requested such notice for a 30-day period. The NOP was distributed on December 30, 2013, with the 30-day public review period concluding on January 30, 2014.

The purpose of the NOP was to formally announce the preparation of a Draft EIR for the proposed project, and that, as the Lead Agency, the City was soliciting input regarding the scope and content of the environmental information to be included in the EIR. The NOP provided preliminary information regarding the anticipated range of impacts to be analyzed within the EIR. The NOP is provided as Appendix 13.1, *Initial Study and Notice of Preparation*, of this EIR, and NOP comments are provided as Appendix 13.2, *Notice of Preparation Responses*.

A total of six comment letters were received from State and regional public agencies. No comment letters from the general public were received during the 30-day NOP distribution period. A summary of environmental concerns expressed by these agencies and the public is provided below. The section of the EIR where these comments are addressed is provided in parentheses.

- Short-term construction and long-term operational air pollutant emissions (refer to Section 5.3, *Air Quality*);
- Potential safety hazards in relation to existing railroad facilities in the project area (refer to Section 5.2, *Traffic/Circulation*); and
- Potential traffic impacts on Congestion Management Program (CMP) roadways in the project area (refer to Section 5.2, *Traffic/Circulation*); and
- Potential impacts to Native American resources (refer to Section 10, *Effects Found Not to be Significant*).

EARLY CONSULTATION (SCOPING)

Notice of a public scoping meeting for the proposed project was included within the NOP distributed by the City. The public scoping meeting was held in the City of Azusa City Hall Auditorium on January 9, 2014. The meeting was held with the specific intent of affording interested individuals, groups and public agencies a forum in which to orally present input directly to the Lead Agency in an effort to assist in further refining the intended scope and focus of the EIR, as described in the NOP. There were no attendees at the meeting; thus, no input regarding the EIR was received by the City.

1.4 FORMAT OF THE EIR

The Draft EIR is organized into 13 sections, as follows:

- Section 1.0, *Introduction and Purpose*, provides CEQA compliance information.



- Section 2.0, *Executive Summary*, provides a brief project description and summary of the environmental impacts and mitigation measures.
- Section 3.0, *Project Description*, provides a detailed project description indicating project location, background, and history; project characteristics, phasing, and objectives; as well as associated discretionary actions required.
- Section 4.0, *Basis for the Cumulative Analysis*, describes the approach and methodology for the cumulative analysis.
- Section 5.0, *Environmental Analysis*, contains a detailed environmental analysis of the existing conditions, project impacts, recommended mitigation measures, and unavoidable adverse impacts for a number of environmental topic areas.
- Section 6.0, *Long-Term Implications of the Proposed Action*, discusses significant environmental changes that would be involved in the proposed action, should it be implemented. The project's growth-inducing impacts, including the potential for population growth, are also discussed.
- Section 7.0, *Alternatives to the Proposed Action*, describes a reasonable range of alternatives to the project or to the location of the project that could avoid or substantially lessen the significant impact of the project and still feasibly attain the basic project objectives.
- Section 8.0, *Inventory of Mitigation Measures*, lists mitigation measures proposed to minimize the significant impacts.
- Section 9.0, *Level of Significance After Mitigation*, describes those impacts that remain significant following mitigation.
- Section 10.0, *Effects Found Not to be Significant*, provides an explanation of potential impacts that have been determined not to be significant.
- Section 11.0, *Organizations and Persons Consulted*, identifies all Federal, State, or local agencies, other organizations, and individuals consulted.
- Section 12.0, *Bibliography*, identifies reference sources for the EIR.
- Section 13.0, *Appendices*, contains technical documentation for the project.

1.5 RESPONSIBLE AND TRUSTEE AGENCIES

Certain projects or actions undertaken by a Lead Agency require subsequent oversight, approvals, or permits from other public agencies in order to be implemented. Such other agencies are referred to as Responsible Agencies and Trustee Agencies. Pursuant to Sections 15381 and 15386 of the *CEQA Guidelines*, as amended, Responsible Agencies and Trustee Agencies are respectively defined as follows:



“Responsible Agency” means a public agency, which proposes to carry out or approve a project, for which [a] Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of CEQA, the term “responsible agency” includes all public agencies other than the Lead Agency, which have discretionary approval power over the project. (Section 15381)

“Trustee Agency” means a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. Trustee Agencies include; The California Department of Fish and Game, The State Lands Commission; The State Department of Parks and Recreation and The University of California with regard to sites within the Natural Land and Water Reserves System. (Section 15386)

Responsible and Trustee Agencies and other entities that may use this EIR in their decision-making process or for informational purposes include, but may not be limited to, the following:

- California Department of Transportation;
- Los Angeles Regional Water Quality Control Board;
- State Water Resources Control Board;
- Los Angeles County Fire Department;
- Los Angeles County Metropolitan Transportation Authority (Metro);
- Los Angeles County Sanitation District;
- South Coast Air Quality Management District; and
- Southern California Association of Governments.

1.6 INCORPORATION BY REFERENCE

Pertinent documents relating to this EIR have been cited in accordance with Section 15150 of the *CEQA Guidelines*, which encourages incorporation by reference as a means of reducing redundancy and length of environmental reports. The following documents are hereby incorporated by reference into this EIR. Information contained within these documents has been utilized for each section of this EIR. These documents are available for review at the City of Azusa Economic and Community Development Department, Planning Division, located at 213 East Foothill Boulevard, Azusa, California, 91702.

- *City of Azusa General Plan (Azusa General Plan), updated through December 2010.* The purpose of the *City of Azusa General Plan (Azusa General Plan)*, is to provide a general, comprehensive, and long-range guide for community decision-making. Based on the community’s vision for long-term physical growth and preservation, it informs residents, property owners, and the public of the City’s goals, policies, and implementation programs. The substantive function of the document is to provide principles and an overall framework for detailed public and private development decisions. It also establishes requirements for additional planning studies where greater specificity is needed. State law requires that each General Plan specifically address at least seven subjects or elements: land use, circulation, open space, housing, conservation, safety, and noise. The Azusa General Plan groups these state-required elements into three themes: the Built Environment; Economy and Community; and Natural Environment. The Azusa General Plan is comprised of six chapters, as follows:



- Vision and Values;
- Foundation and Framework;
- The Built Environment;
- Economy and Community;
- Natural Environment; and
- General Plan Team.

Existing conditions and policy information from the Azusa General Plan are cited throughout this EIR.

- *City of Azusa General Plan Environmental Impact Report (Azusa General Plan EIR), 2004.* The *City of Azusa General Plan Environmental Impact Report (Azusa General Plan EIR), 2004*, identifies existing conditions within the City of Azusa, including infrastructure capacities and environmental indicators. The Azusa General Plan EIR assesses potential environmental impacts associated with implementation of the Azusa General Plan. The issues addressed in the EIR are population and housing; aesthetics; air quality; hazards; hydrology and water quality; public services; noise; parks and recreation; transportation and traffic; utilities and service systems; and land use and planning. The EIR is cited in several sections of this EIR regarding existing conditions and environmental impacts in Azusa and the project area.
- *City of Azusa Municipal and Development Code (Municipal Code).* The *City of Azusa Municipal and Development Code (Municipal Code)* consists of all the regulatory, penal, and administrative ordinances of the City of Azusa. It is the method the City uses to implement control of land uses, in accordance with Azusa General Plan goals and policies. Azusa's Zoning law is found in Chapter 88 of the City of Azusa Municipal Code, Development Code. The City of Azusa Development Code carries out the policies of the Azusa General Plan by regulating development and land uses within the City, consistent with the General Plan. The Azusa Development Code was adopted to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of the City's residents and businesses.
- *City of Azusa Zoning Classification Map.* The Zoning Map was used to identify the zoning of the project area, including the project site.