

Notice of Availability & Public Meeting

To: Reviewing Agencies, Organizations, and Interested Parties

Subject: **Notice of Availability of a Draft Program Environmental Impact Report (PEIR) and Public Hearing for the Azusa Transit Oriented Development (TOD) General Plan/Development Code Update and Specific Plan (Azusa TOD Specific Plan or project).**

Lead Agency:

City of Azusa
Economic & Community Development Department
213 E. Foothill Boulevard
Azusa, CA 91702
Contact: Edson Ibanez, Assistant Planner

NOTICE IS HEREBY GIVEN that the City of Azusa has completed a Draft PEIR for the Azusa TOD Specific Plan, which is available for public review, pursuant to Title 14 of the California Code of Regulations, Section 15087, as described below.

PROJECT LOCATION: The City of Azusa is located in east Los Angeles County approximately 25 miles northeast of the City of Los Angeles. The City encompasses 9.13 square miles and is bordered by the Angeles National Forest to the north, the City of Covina to the south, the City of Glendora to the east, and Interstate 605 (I-605) to the west. The specific plan area is approximately 308 acres in size and is located in the central portion of the City and is bound by 9th Street to the north, Lemon Avenue to the west, 5th and 6th Streets to the south, and Citrus Avenue to the east

PROJECT DESCRIPTION: The targeted TOD locations include the two Gold Line light rail stations that will be located in the City as part of the Metro Gold Line Phase II extension. Those areas within a 0.25-mile radius of the Azusa Downtown Gold Line Station (at Alameda Avenue) and the Azusa Pacific University/Citrus College Gold Line Station (at Citrus Avenue) comprise the majority of the specific plan area.

The Azusa TOD Specific Plan organizes land use and zoning regulations into six unique districts. Each district has a unique vision and a tailored range of allowable uses and development standards that support the desired future condition. Flexibility is envisioned to be provided between districts where the overall specific plan building intensity is not exceeded. The district-based approach is by nature a hybrid zoning approach, where the desired activities and building forms dictate what is conditionally allowed and what is not allowed to provide flexibility in the types of allowable uses. Upon adoption, the Azusa TOD Specific Plan would replace the existing zoning for the project area.

The specific plan has identified development potential of 403,000 square feet of retail, services, and office uses; 150 hotel rooms; and 840 residential units across the six districts. Development is expected to be focused within 170 acres of the 308 acre project area with the additional 138 acres being no-change areas.

In accordance with *California Environmental Quality Act (CEQA) Guidelines* Section 15168, the City has prepared a Draft PEIR for the project. The Draft PEIR does not identify or evaluate impacts of individual projects, instead the document serves as a "first tier" analysis. Subsequent activities must be examined in light of the Draft PEIR to determine if additional limited environmental analysis is warranted. Later activities which have been adequately analyzed under the Draft PEIR will not require additional environmental documentation. If an activity may result in additional effects, or new mitigation measures are needed, a subsequent or supplemental EIR, or mitigated negative declaration must be prepared (*State CEQA Guidelines* Section 15162 and 15163).

Based on the analysis in the Draft PEIR and comment letters received in response to the Notice of Preparation (NOP), the City determined that the following environmental issues would be further analyzed in the EIR:

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gases
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Population, Housing, and Employment
- Public Services
- Recreation
- Traffic and Circulation
- Utilities and Service Systems

The Draft PEIR finds that implementation of the project could result in significant impacts to the following issue area: Air Quality.

PUBLIC REVIEW PERIOD: Due to the time limits mandated by state law, the Draft PEIR is available for a 45-day public review period beginning **July 1, 2015**. Comments on the Draft PEIR must be received in writing by **6:00 PM** on **August 17, 2015**. Hardcopies of both the Draft Specific Plan and the Draft PEIR are available for public review at:

City of Azusa
Community Development Department
213 E. Foothill Boulevard
Azusa, CA 91702

Azusa Public Library
729 N. Dalton Avenue
Azusa, CA 91702

The document can also be accessed online at <http://www.ci.azusa.ca.us/>.

RESPONSES AND COMMENTS: All comments and responses to this notice should be submitted in writing to Edson Ibanez, Assistant Planner, at the address noted above or by email to eibanez@ci.azusa.ca.us by August 17, 2015, 6:00 PM. For additional information or any questions regarding the project, please contact Edson Ibanez at (626) 812-5289 or at the aforementioned email.

If you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Community Development Department prior to the end of the review period.

PUBLIC MEETING: The City of Azusa will hold a public meeting to solicit verbal or written comments on the Draft PEIR. The public meeting will be held on **July 14, 2015** at **6:00 PM** at the Azusa Civic Auditorium, 213 East Foothill Boulevard, Azusa, California.

Date: June 30, 2015

Signature: 

Title: Economic & Community Development Director