



NOTICE OF INTENT TO ADOPT/ NOTICE OF AVAILABILITY MITIGATED NEGATIVE DECLARATION

This serves as the City of Azusa's Intent to adopt a Mitigated Negative Declaration for the CT Aerojet Project, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

PROJECT TITLE: CT Aerojet Project

PROJECT APPLICANT: CT Realty

PROJECT LOCATION: The project site is located south of Interstate 210 (I-210) and east of North Irwindale Avenue in the southwestern portion of the City of Azusa at 301 Aerojet Avenue. Access to the project site is from Adelante Street, Avenida Padilla, and Aerojet Avenue.

LEAD AGENCY: City of Azusa
213 E. Foothill Boulevard, Azusa, California 91702

PROJECT DESCRIPTION: The site is an 8.35-acre vacant parcel of land previously owned by Northrop Grumman Systems Corporation (Northrop Grumman or NGSC). The project applicant, CTPR Azusa, LLC proposes to construct approximately 181,800 square feet of warehouse and office uses on the 8.35-acre site. The proposed project entails the creation of three parcels on the site. The site plan for the proposed project shows a configuration with three parcels, with a single building on each:

Parcel 1: Building A – 29,500 Square Feet

Parcel 2: Building B – 46,600 Square Feet

Parcel 3: Building C – 105,700 Square Feet

Buildings A and B will be located on the northern portion of the site and Building C will be located on the southern portion. All buildings on-site will include office and warehousing space, as well as truck loading stalls for loading/unloading equipment and supplies. On-site buildings will be constructed of concrete tilt-up exterior wall panels. The buildings will include two-story office and mezzanine area, while the warehouse areas will be one-story. Loading doors for all the buildings will be at- or below-grade.

After reviewing the Initial Study and any applicable mitigating measures for the project, it has been determined that this project will not have a significant effect on the environment. Accordingly, a Mitigated Negative Declaration has been prepared.

NOTICE IS HEREBY GIVEN THAT the City of Azusa proposes to adopt a Mitigated Negative Declaration for the above-cited project. Such Mitigated Negative Declaration is based on the finding that, by implementing the identified mitigation measures, the project's potential significant adverse impacts will be reduced to a less than significant level. The reasons to support such a finding are documented by an Initial Study prepared by the City of Azusa.

Copies of the Initial Study, the proposed Mitigated Negative Declaration, and supporting materials are available for review at the following locations:

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/>

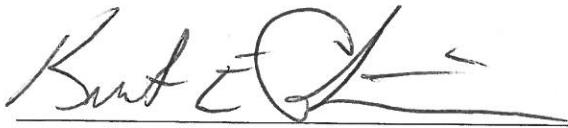
PUBLIC REVIEW PERIOD: **Begins – August 14, 2015** **Ends – September 14, 2015**

PUBLIC COMMENTS: In accordance with CEQA and the CEQA Guidelines, any comments concerning the findings of the proposed Initial Study/Mitigated Negative Declaration must be **submitted in writing and received by the City of Azusa no later than 5:00 PM on September 14, 2015**. All comments and responses to this notice shall be submitted in writing to Mr. Edson Ibanez, Assistant Planner, City of Azusa, Economic and Community Development Department, PO Box 1395, Azusa, CA 91702-1395 or via email at eibanez@ci.azusa.ca.us.

Should you decide to challenge the City's action in court, you may be limited to the issues raised in written correspondence delivered to the Economic and Community Development Department prior to the end of this public review period.

PUBLIC HEARINGS: Consideration of the Initial Study/Mitigated Negative Declaration by the **City of Azusa Planning Commission** is scheduled to take place on **September 16, 2015, 7:00 PM** at the Azusa Civic Auditorium, located at 213 E. Foothill Boulevard, Azusa, California.

For questions regarding the Initial Study/Mitigated Negative Declaration contact Mr. Edson Ibanez, Assistant Planner, at 626.812.5239 or eibanez@ci.azusa.ca.us.

Signature: 
Kurt Christiansen, AICP
Economic & Community Development Director
City of Azusa

Date: August 14, 2015