



# NOTICE OF AVAILABILITY

**Date:** May 17, 2018

**To:** Reviewing Agencies and Other Interested Parties

**Subject:** Notice of Availability (NOA) for a Draft Environmental Impact Report (Draft EIR)

**Project Title:** Canyon City Business Center  
State Clearinghouse No. 2018021059

**Notice is hereby given** that the City of Azusa has completed the Draft Environmental Impact Report, which is available for public review, for the Canyon City Business Center Project (Project) pursuant to Title 14 of the California Code of Regulations, Section 15087, as described below.

**Project Location:** The 23.27-acre Project site (Site) is located at 1025 North Todd Avenue (Assessor's Parcel Numbers [APNs] 8617-001-029 and 8900-763-710) in the City of Azusa (City). The Site is generally located between Sierra Madre Avenue and 10th Street, west of Todd Avenue.

**Project Description:** The Project proposes to develop approximately 463,316 square feet of industrial business park. Overall, the Project would demolish the existing Colorama Wholesale Nursery (approximately 13,465 square feet) and construct seven industrial buildings with associated surface parking, landscaping, and infrastructure improvements. The Project proposes seven buildings ranging from approximately 28,576 square feet to approximately 161,231 square feet. Land uses proposed would include industrial uses with office and mezzanine spaces throughout to support warehouse and/or manufacturing operations. Lot coverage would range from approximately 37 percent to 49 percent. The Project considers two warehouse development options for the industrial business park, one with manufacturing uses and one without manufacturing uses; refer to refer to Table 1, Land Use Comparison Between Development Options. Site access would be provided via two stop-controlled driveways at Todd Avenue.

**Table 1**  
**Land Use Comparison Between Development Options**

Land Use	Warehouse Only Option (Square Feet)	Warehouse/ Manufacturing Option (Square Feet)
Office	25,500	20,903
Mezzanine	25,000	
Warehouse	412,816	
Manufacturing		80,289
Warehouse/Mezzanine		362,124
<b>Total</b>	<b>463,316</b>	<b>463,316</b>
Source: HPA, Inc., <i>Site Plans</i> , July 17, 2017.		

In addition, the Project proposes to subdivide the 23.27-acre property into seven parcels (Tentative Parcel Map No. 77150). The parcels would range from 1.79 acres to 7.55 acres. The Project would operate 24 hours a day, 365 days a year. A Variance (to allow on-site storage containers) would also be required for the Project. This Variance would allow overnight trailer parking associated with on-site trucks. It is acknowledged that this is only for storage of trailers, and not sleeping accommodations for truck drivers.

**Significant Environmental Effects:** The Draft EIR determined that Project implementation would result in significant and unavoidable air quality and greenhouse gas emissions impacts, despite implementation of proposed mitigation measures.

**Toxic Sites:** Hazardous materials contamination concerns as a result of past historical industrial operations occurring on-site resulted in past investigation at the Site, listing the Site pursuant to Government Code Section 65962.5.

**Document Availability:** Copies of the Draft EIR are available during the 45-day public review period at the following locations:

1. City of Azusa, Community Development Department (Planning Division), 213 East Foothill Boulevard, Azusa, California 91702.
2. City of Azusa website:  
<https://www.ci.azusa.ca.us/138/Planning-Division>
3. Azusa City Library, 729 North Dalton Avenue, Azusa, California 91702.

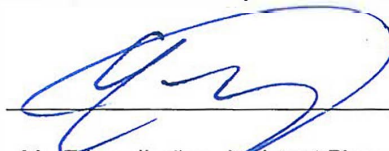
**Comment Period:** A 45-day public review period for the Draft EIR **begins on May 17, 2018 and ends on July 2, 2018**. City staff will respond to all comments received on the Draft EIR. Comments may be submitted by facsimile, letter, or electronic mail.

All comments and responses to this notice should be submitted in writing to: Mr. Manuel Muñoz, Associate Planner, City of Azusa, Community Development Department (Planning Division), 213 East Foothill Boulevard, Azusa, California 91702 or via email at [mmunoz@ci.azusa.ca.us](mailto:mmunoz@ci.azusa.ca.us).

**Public Hearing:** Consideration of the Environmental Impact Report by the City of Azusa Planning Commission is scheduled to take place on **July 25, 2018 at 7:00 pm** at the at the Azusa Civic Auditorium located at 213 East Foothill Boulevard, Azusa, California 91702. The Azusa City Council will consider the Environmental Impact Report for adoption on **August 20, 2018 at 7:30 pm** at the Azusa Civic Auditorium.

Date: May 17, 2018

Signature: \_\_\_\_\_



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