

ADDENDUM TO THE 2004 CITY OF AZUSA GENERAL PLAN
AND DEVELOPMENT CODE CERTIFIED FINAL EIR
State Clearinghouse No. 2003081144

Introduction

This addendum to the certified Environmental Impact Report (EIR) for the 2004 General Plan and 2005 Development Code has been prepared in response to a proposal to redevelop an area of the Downtown District known as "Block 36". On February 6, 2006, the Azusa Redevelopment Agency entered into an Exclusive Negotiating Agreement with Lowe Enterprises to develop the site with a mixed use development. The Lowe proposal ("Project") involves: the demolition of approximately 37,000 square feet of existing commercial buildings; the acquisition of three parcels comprising up to 1.33 acres of land; design review approval for the construction of a three story mixed-use development containing approximately 42,000 square feet of commercial/retail floor area and 68 residential units; and tentative tract map approval for condominium purposes for approximately 68 residential units.

The City of Azusa General Plan and Development Code EIR was certified on April 19, 2004. The certified EIR adequately addressed the direct and indirect physical impacts on the environment resulting from the implementation of the General Plan and Development Code.

A city's General Plan is often called its "Constitution" because all development within a city must demonstrate consistency with the document and the goals, policies, and programs it contains. It is a long-term plan, in this case a vision of the City in 2025. While the General Plan broadly defines the vision of the City, the Development Code details the specific standards for development of individual future projects to ensure consistency with the City's General Plan. Together, the General Plan and Development Code consist of a comprehensive set of objectives for development of the City over the next 20 to 25 years. In the broadest sense, the objectives of the project are broken down as follows:

NATURE: Protect the City's unique environment by restoring the River, canyon, and foothill areas and pursue a greener and more sustainable relationship with nature throughout Azusa.

NEIGHBORHOODS: Preserve the City's small town atmosphere with a community fabric of healthy and welcoming neighborhoods.

COMMERCE: Support economic vitality by creating and supporting mixed-use districts for workplaces and stores to flourish.

LEARNING: Provide citizens of all ages with opportunities to advance through education.

FAMILIES: Sustain human connections with active support for the environments and institutions that strengthen family life.

MOBILITY: Put people first by calming traffic, improving connections and encouraging walking, hiking, and public transit.

The General Plan applies to the area within in the City's boundaries. Those areas in the City's Sphere of Influence are currently within the County of Los Angeles' jurisdiction, where the County's General Plan policy governs. However, the County is required to refer to the City of Azusa's General Plan before taking any policy action on properties within the City's Sphere of Influence.

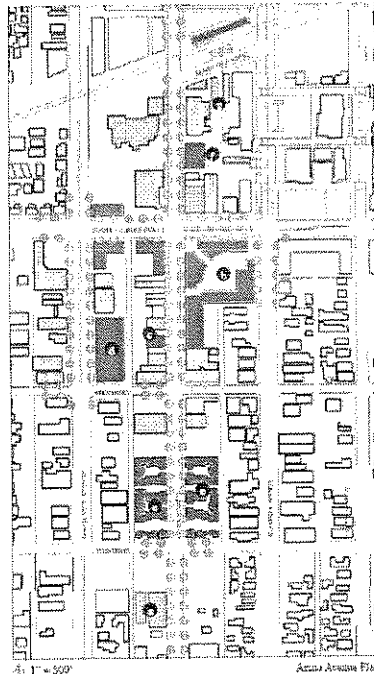
One key element of the proposed General Plan is the Land Use Plan, which details the desired long-term type and intensity of development throughout the City. The General Plan Land Use Plan includes provisions for the addition of approximately 3,400 dwelling units, 3,100,000 square feet of industrial space, 190,000 square feet of commercial/mixed use, and 524 acres of recreation space. The analysis contained in the EIR uses these numbers as the basis for projections, modeling, and determination of impacts.

Project Description

The proposed Project is currently at a preliminary concept stage. The subject property, approximately 2.85 acres in size, is generally bordered by Foothill Boulevard on the north, Azusa Avenue on the west, 6th Street on the south, and 152 East Foothill Boulevard to the Azusa/Alameda alley on the east. The property consists of 1.52 acres of land owned by the Redevelopment Agency and 1.33 acres owned by private property owners, including Wimpey's Pawn Shop, Bank of America and Verizon.

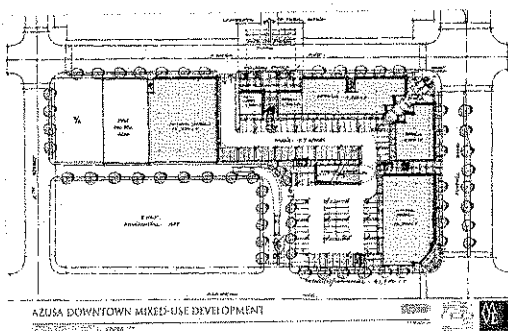
The subject site is located within the Downtown - Town Center (DTC) District. The DTC zone is intended to provide for a variety of building types, accommodating a wide range of land uses (retail, restaurant, entertainment, office, business and professional services, etc.) in the context of pedestrian oriented streetscapes. Residential uses are allowed as part of mixed use projects. The DTC is considered the primary commercial center; a pedestrian-oriented retail "Main Street" district. It is intended to be intimate in design - a pleasant pedestrian environment is created by storefront windows, ample sidewalks with well designed street furniture, slow vehicular traffic, and on-street parking. The commercial Main Street of Azusa is clearly Azusa Avenue and the intersection with Foothill Boulevard is the 100% retail corner of Downtown. The Development Code recognizes this and reinforces previous development efforts to enhance Azusa Avenue.

The General Plan proposes to study the option of converting San Gabriel Avenue and Azusa Avenue back to two-way traffic. It also proposes the implementation of a "Park-Once" strategy for the Downtown, involving the construction of parking garages to consolidate the parking necessary for a successful downtown district at two or three central locations. The purpose is to relieve individual property owners from providing their own parking, and ensuring a street frontage of continuous commercial storefronts, un-interrupted by large parking lots. Developing a continuous pedestrian oriented retail streetscape is the primary goal in this district.

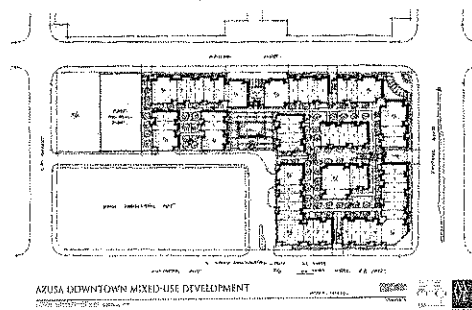


Development Code Diagram – DTC Plan

The developer's concept is to build an infill, mixed-use development consisting of approximately 42,000 s.f. of ground floor retail space, ground level and subterranean parking, and approximately 68 dwelling units on the second and third floors. The design concept involves supplying all of the required parking on-site – as opposed to participating in a "park once" shared parking program. Under the current concept, parking would consist of approximately 328 on-site stalls: 160 stalls (2.4 spaces per unit) for the residential units, and up to 168 stalls (4 spaces per 1,000 sf) for the retail stores. These proposed parking rates are in excess of what is required by the Development Code – 1.5 per residential unit, and 2.5 per 1,000 sf of nonresidential floor area.



Concept Plan – Street Level



Concept Plan - Upper Level

Purpose

The purpose of this EIR Addendum is to define, describe, compare and contrast potential environmental impacts of the proposed Block 36 Mixed Use Project in the context of the environmental impacts associated with the General Plan and Development Code, as assessed

in the Certified EIR. In so doing, this Addendum will provide documentation for the Block 36 Project consistent with the requirements of the California Environmental Quality Act (CEQA).

This Addendum has been prepared in accordance with relevant provisions of the California Environmental Quality Act (CEQA) of 1970 as amended and the CEQA Guidelines as implemented by the City of Azusa. CEQA guidelines define an Addendum as the proper method for analyzing minor potential environmental consequences of a project for which a previous Environmental Impact Report (EIR) has been prepared. Based on CEQA Guidelines and case law, it is appropriate for a Lead Agency to prepare an Addendum when some or all of the following criteria are met:

- (1) *only minor technical changes are needed to make the analysis in the prior EIR sufficient;*
- (2) *the changes to the Project Description are non-significant and contain elaborations upon or clarifications to components of a project that were described in a conceptual or schematic manner in the original EIR;*
- (3) *non-significant environmental impacts are anticipated that were not contemplated in the prior document; and*
- (4) *no additional substantial mitigation planning is necessary for project implementation; clarification and refinement of mitigation planning is acceptable.*

Addendum Determination

The City of Azusa, upon review of the General Plan and Development Code EIR, determined that the development concept of the proposed Project is precisely what the General Plan and Development Code anticipated for the development of Block 36. For the Downtown District, the EIR environmental analysis assumed a maximum building intensity of 1.5 FAR (floor area ratio), and a maximum residential density of 27 units per acre. The proposed Project is expected to be built at a lower commercial building intensity (.34 FAR) and with a residential density of up to 27 units per acre. Given that the scope of the proposed Project is less intense than what was analyzed in the EIR, staff has determined that the impacts are inconsequential to the long range development of the City anticipated under the General Plan and Development Code EIR.

Therefore, the anticipated environmental impacts of the Project are not substantial enough to warrant additional environmental review in the form of a supplemental EIR, Negative Declaration, or Mitigated Negative Declaration. The analysis below concludes that approval of the Project as proposed would not result in any new significant impacts or substantially increase the severity of significant impacts previously identified in the EIR for the General Plan and Development Code.

Environmental Topics

The General Plan and Development Code EIR analyzed the potential significant environmental impacts associated with the adoption and implementation of the Azusa General Plan and Development Code, and identified mitigation measures capable of avoiding or substantially reducing adverse impacts. The potential impacts were divided into three categories: unavoidable significant adverse impacts, significant adverse impacts that can be mitigated to less-than-significant levels, and adverse impacts that are less than significant or nonexistent when compared to the environmental impact thresholds identified in this report. The following narrative summaries

each affected environmental topic, and compares potential environmental impacts of the proposed Block 36 Mixed Use Project in the context of the environmental impacts associated with the General Plan and Development Code.

- **Aesthetics and Visual Quality**

The EIR analyzed General Plan policies that promote human-scale development focused on pedestrian-oriented design and well-planned landscaping to build upon Azusa's existing neighborhood aesthetics. Azusa's visual character is augmented by scenic vistas of the mountains and open space. With respect to Aesthetics and Visual Quality, the EIR concluded the following:

Significant Impacts: None.

Mitigation Measures: None.

Unavoidable Significant Adverse Impacts: None anticipated.

Conclusion: The proposed Project would result in the construction of a retail/residential mixed-use development within the area of the Downtown District known as Block 36. The project will incorporate traditional urban design principles to create a pedestrian-friendly street environment. The maximum building height of 40 feet is in keeping with the standards of the Development Code and will be respectful of the scenic vistas of the mountains and foothills. The building design is expected to reflect the character of the historic Downtown District. No new impacts or changed circumstances are expected.

- **Agricultural Resources**

Agriculture plays a significant role in Azusa's history. During the latter half of the 19th century up to the Second World War, citrus crops were an important basis of Azusa's and the regional economy. The citrus industry boosted the growth of Azusa and changed the demographic face of the City as a large Hispanic population formed in the area to work in citrus fields. However, post-World War II population growth, led to the replacement of Azusa's agriculture with light and heavy industry, mining operations, and residential development. The General Plan would not remove any existing agricultural resources nor does it propose new agricultural land uses for the City.

Significant Impacts: None.

Mitigation Measures: None recommended.

Unavoidable Significant Adverse Impacts: None anticipated.

Conclusion: The Project site contains no agricultural resources. No new impacts – No changed circumstances.

- **Air Quality**

The air quality section examines the degree to which the proposed project may result in changes to air quality. The EIR analysis focused on air pollution in terms of daily emissions (total volumes of pollutants expressed in pounds per day) from vehicle trips attributable to the proposed project and CO emissions on city street segments. Daily mobile source ROG, CO and NO_x levels are expected

to diminish by the year 2020 in the City of Azusa, and SO_x levels are expected to remain relatively constant. PM₁₀ levels, however, are expected to increase. This increase is considered a significant adverse impact due to the fact that the City is designated a "non-attainment" area for PM₁₀. Existing CO levels at all Azusa street segments are below State one- and eight-hour standards of 20.0 ppm and 9.0 ppm, respectively. Future CO levels would decrease along all segments and would also be below the State standards.

The General Plan provides policies and implementation programs that would minimize impacts associated with air quality. No significant impacts are anticipated with the exception of the increase in PM₁₀ emissions.

Significant Impacts: Increase in PM₁₀ emissions.

Mitigation Measures: None recommended, as no feasible and quantifiable measures are available beyond what is contained in the policies of the proposed General Plan.

Unavoidable Significant Adverse Impacts: Increase in PM₁₀ emissions.

Conclusion: The compact urban mixed-use nature of the proposed Project encourages walking and the use of public transportation to accomplish many activities normally carried out by driving. In particular, the General Plan contains the following Implementation Programs:

AQ2 LAND USE PATTERNS ENCOURAGING ALTERNATIVE TRANSPORTATION

Encourage land use patterns that enable people to use alternative transportation methods such as transit, walking, and cycling in their day-to-day activities. Expand opportunities for people to live and work in close proximity.

AQ3 PROMOTE MIXED-USE DEVELOPMENT

Promote mixed-use development that provides commercial services close to residential zones and employment centers, enabling citizens to walk or bicycle to services rather than drive.

AQ5 PROVIDE SIDEWALKS, BICYCLE LANES, AND BUS SHELTERS

Continue to require new development and significant renovation projects to include sidewalks, bicycle lanes, and bus shelters allowing for easy use of alternative modes of transportation.

The proposed Project will include elements of the above programs. Given that much of the air emissions are generated from vehicle trips, the Project will not result in any new impacts.

- Biological Resources

The majority of the Azusa's plants, wildlife, and undisturbed land occur in the northern portion of the City where the foothills of the San Gabriel Mountains begin. The slope and aspect of the foothills affects the plant types present. A survey of Azusa's biological resources recorded the dominant vegetation associations or habitats as north slope chaparral, south slope coastal sage scrub, alluvial (of a gravel and sand composition) scrub and woodland, and sycamore and alder riparian woodland. Across these habitats, typical plant species include grasses, California buckwheat, sagebrush, larger shrubs such as toyon and lemonade berry, and in moister, shadier areas, trees such as mountain mahogany, alders sycamores and willows. Wildlife present in the City ranges from commonplace animals including squirrels, rabbits, sparrows

and crows, to smaller often unobserved creatures such as the black-bellied salamander or Pacific tree frog, to larger mammals such as the coyote, gray fox, or bobcat.

Azusa is also home to many "sensitive species", sensitive denoting either a monitored or protected status under either State or Federal law. The list of sensitive species in Azusa includes 95 species of butterflies, amphibians, reptiles, fish, birds, mammals, plants, and some habitat types. Out of these 95, six are federally listed as endangered. The General Plan policies seek to rehabilitate vulnerable wildlife populations, where possible. Other policies would establish nature preserve areas, mostly in the canyon areas and ridgelines of the foothills. Restoration of the San Gabriel River is also a General Plan goal. According to the Land Use map, development of Azusa over the next 25 years is planned for already developed areas, and is discouraged from occurring on the relatively untouched hillsides.

Significant Impacts: None.

Mitigation Measures: None recommended.

Unavoidable Significant Adverse Impacts: None anticipated.

Conclusion: The Project site is developed with either buildings or parking. The site contains no plants, wildlife, and undisturbed land. No new impacts are anticipated.

- Cultural Resources

Under the General Plan policies cultural landmarks in the City would be preserved and showcased for their role in Azusa's heritage. A long-term goal would see the creation of Historic Districts in the City around groups of designated landmarks. Fostering a community connection to important cultural elements of Azusa would occur through utilization of historic sites and features as educational tools, adaptive reuse of historic resources, and provision of tax incentive for cultural, or historic preservation. With the policies and programs for preservation and enhancement of cultural resources amidst continuing growth in Azusa, no significant impacts would occur.

Significant Impacts: None.

Mitigation Measures: None recommended.

Unavoidable Significant Adverse Impacts: None anticipated.

Conclusion: The proposed Project will result in the demolition of nine buildings within the Downtown District. While some historic resources exist within the general vicinity, none of the buildings slated for demolition are considered significant historic resources. The architecture of the proposed new mixed use buildings are expected to be respectful of the historic character of many of the adjacent buildings. No new impacts are anticipated.

- Geology and Seismicity

The General Plan provides goals and policies that would protect people and structures from earthquake fault, strong seismic ground shaking, and seismic-related ground failure, including liquefaction and landslides. The General Plan also contains implementation programs that would

minimize impacts associated with liquefaction and soil instability. Implementation of these policies, and implementation programs would reduce impacts associated to groundshaking, soil instability, and liquefaction to less-than-significant levels. The General Plan requires that all new development connect to the existing sewer system. Therefore, soils capable of supporting septic tanks or alternative wastewater disposal systems are not required, and no significant impact is anticipated.

The General Plan Land Use designates the northeastern portion of the city as residential and hotel/conference center. These areas have soils of Tujunga-Soboba, Ramona-Placentia (9 to 15 percent grade), and Vista-Amargosa associations, where erosion potentials range from slight to high. Thus, some portions of this area may not be suitable for construction. On a project-by-project basis, a geotechnical investigation would be conducted to evaluate soil erosion potential on the site that is subject to development. Developments would be designed and constructed in conformance to the specific recommendations provided in the geotechnical report for each proposed structure. As a result, a less-than-significant impact is anticipated.

The area to the east of San Gabriel Canyon Road, in the northeastern portion of the City, contains soil (Ramona-Placentia association) that has high shrink-swell behavior. The General Plan Land Use map designates a portion of this area for residential uses. On a project-by-project basis, a geotechnical investigation would be conducted to evaluate the expansion potential of the materials on the site that is subject to development. Developments would be designed and constructed in conformance to the specific recommendations provided in the geotechnical report for each proposed structure. Thus, no significant impact would occur.

Significant Impacts: None.

Mitigation Measures: None recommended.

Unavoidable Significant Adverse Impacts: None anticipated.

Conclusion: As required by the General Plan, the proposed Project will connect to the existing sewer system. If required, the sewer system will be upgraded to provide adequate capacity. Therefore, no significant new impacts are anticipated.

- Hazards and Hazardous Materials

Currently there are 20 hazardous waste handlers in Azusa classified as "major" handlers. This number is not expected to increase under the new General Plan. Exposure to fire hazards is also not anticipated to increase. Emergency response planning and implementation are expected to improve under the proposed project. Since all evaluated hazards and hazardous waste components will not be augmented with the implementation of the new General Plan, no significant impacts will result. Additionally, the new General Plan provides policies and implementation programs that would minimize impacts associated with hazards and hazardous waste. Therefore, no significant impacts are anticipated.

Significant Impacts: None.

Mitigation Measures: None recommended.

Unavoidable Significant Adverse Impacts: None anticipated.

Conclusion: The proposed project will consist of residential, retail, restaurant, office and service uses. There will be no hazardous waste handlers as a part of the Project. No new impacts are anticipated.

- Hydrology and Water Quality

The General Plan contains policies and implementation programs that would maintain the existing drainage patterns in the City to prevent erosion, siltation, and flooding. The General Plan policies and implementation programs would also reduce impacts associated with water runoff and mudflows.

The northeastern portion of the City is within a 100-year flood zone. The proposed General Plan does not designate any residential land uses in the 100-year flood zone and contains policies that would protect people and structures from loss, injury, or death related to hydrologic hazards.

Approximately 95 percent of the City lies within the inundation areas for at least one of the three dams near the City (Cogswell, Morris, and San Gabriel dams). The lowest areas of the City, and the areas immediately along the San Gabriel River channel, would be the most susceptible to damages from rapidly flowing water and associated floating debris. Areas farthest from the channel would suffer more from sheet flow and rising water. Although a significant portion of the City is within the dam inundation area, the risk of loss, injury, or death involving dam failure already exists. The General Plan would not expose people or structures to any new risks associated with dam failures. Additionally, the General Plan contains implementation programs that would mitigate impacts associated with dam inundations.

Tsunami hazard is not present for the City due to the elevation and distance to the ocean. Seiche hazard could impact water impoundments within or immediately adjacent to the City, such as water storage tanks or reservoirs outside the City (e.g., Morris, San Gabriel, or Cogswell Dams) to the north, and could conceivably cause a dam to fail. Hazards associated with seiches already exist within the City and the General Plan would not expose people or structures to any new risks associated with seiches. Thus, no significant impact is anticipated.

Significant Impacts: None.

Mitigation Measures: None recommended.

Unavoidable Significant Adverse Impacts: None anticipated.

Conclusion: No new impacts – No changed circumstances

- Land Use Planning

The General Plan would not physically divide an existing residential community, place additional incompatible land uses next to each other, and introduce new land use conflicts with the surrounding cities. Additionally, the General Plan would be consistent with the regional planning and growth policies of the Southern California Association of Governments. Thus, no impact is anticipated.

Significant Impacts: None.

Mitigation Measures: None recommended.

Unavoidable Significant Adverse Impacts: None anticipated.

Conclusion: The proposed Project is consistent with the Land Use Element of the General Plan. No new impacts are anticipated.

- Mineral Resources

Three quarry mining operations are currently located in the City of Azusa. The mineral extracted at each of the mines is aggregate, a necessary component of concrete, road base, and related building materials. The state classifies portions of Azusa including these three mines as regionally significant for mineral resource production (MRZ-2 areas). In recognizing the designation of these mines, the General Plan policies provide that the City will continue to permit existing mining at its present location for the next ten to thirty-five years; however, expanded access to mineral resources will not necessarily be available. The Mineral Resource policies promote efficient reclamation and reuse of the mines as the time comes them to discontinue operations. By facilitating the reuse of mines, the City seeks to mitigate the adverse environmental and visual impacts of mining.

Significant Impacts: None.

Mitigation Measures: None recommended.

Unavoidable Significant Adverse Impacts: None anticipated.

Conclusion: The Project site is not located within an area designated as regionally significant for mineral resource production (MRZ-2 areas) No new impacts are anticipated.

- Noise

This section examines noise impacts that may result from the proposed project. Issues of concern are noise resulting from the projected increase in traffic on the local road network, freeway traffic, and train noise. Noise levels were calculated using the ISE *Road Noise v1.0* traffic noise prediction model and were based on traffic volumes provided by the project traffic report. Based on these calculations, CNEL noise contours were then created. Noise conditions along the 1-210 Freeway are expected to improve due, in part, to the construction of additional sound walls along elevated segments of the freeway. With the exception of segments along Gladstone, San Gabriel, Azusa and Cerritos Avenues, all City roadway segments will also see a decrease in CNEL under future conditions, and noise levels at these roadway segments would not increase significantly. In addition, noise levels at sensitive receptor locations within the City are anticipated to remain at acceptable levels.

The General Plan provides policies and implementation programs that would minimize further impacts associated with noise, and no significant impacts are anticipated.

Significant Impacts: None.

Mitigation Measures: None recommended.

Unavoidable Significant Adverse Impacts: None anticipated.

Conclusion: The proposed Project will conform to building code regulations for sound insulation. No new impacts – No changed circumstances

- Population and Housing

The proposed General Plan allows for a maximum of 3,371 additional residential units to be constructed by 2025. Department of Finance statistics show that the average household size in Azusa is 3.4. Based on this rate, the population of Azusa may increase by approximately 11,600 people by 2025. The General Plan provides a framework for accommodating projected housing and population growth. It does not directly induce population growth or displace households or persons. The General Plan provides policies and implementation programs that would minimize impacts associated with population and housing issues. Thus, no significant impacts are anticipated.

Significant Impacts: None.

Mitigation Measures: None recommended.

Unavoidable Significant Adverse Impacts: None anticipated.

Conclusion: The proposed Project is expected to accommodate up to 68 residential dwelling units. At 3.4 persons per unit, the potential for an increase in population of approximately 231 persons can be expected. The anticipated growth is consistent with the growth projected in the EIR. The Project will result in no new impacts or changed circumstances.

- Public Services

Police protection and fire and emergency services are currently adequate in the City of Azusa. Growth within the City may create the need for additional equipment or personnel to maintain its current level of service. Implementation of policies outlined in the General Plan would monitor, maintain and/or improve service.

Schools and libraries are currently operating below standards in the City of Azusa. Schools are at or over capacities and the City Library is unable to provide the level of service it would like to library users due to space limitations. Policies outlined in the General Plan would improve existing facilities as well as maintain the future levels of service of these facilities.

Significant Impacts: None.

Mitigation Measures: None recommended.

Unavoidable Significant Adverse Impacts: None anticipated.

Conclusion: The proposed site design is at a conceptual stage. Through the design review process, building design and orientation will ensure that project provides "defensible space" with "eyes on the street" to minimize opportunities for crime.

To address the Library space limitation, General Plan Implementation Program PS10 calls for the City to ... "identify and solicit funding from additional sources to support library facilities and activities. These may include state and federal grants or loans and donations or sponsorships by local and national corporations, philanthropic organizations, and other private individuals and groups." The proposed Project will result in approximately 231 new residents who would be potential users of the City Library services. The projected increase in population was anticipated in the EIR. No new impacts are expected.

- Recreation

The City of Azusa park system currently meets National Recreation and Parks Association (NRPA) standards of 1.0 acre of parkland per 1,000 persons. However, the City does not meet the City of Azusa standard of 3.0 acres of parkland per 1,000 persons. Land Use designations and policies outlined in the General Plan would result in the increase of 524 acres of parkland and open space by 2020. With the increase, the City park system would exceed NRPA and City standards for parkland.

Significant Impacts: None.

Mitigation Measures: None recommended.

Unavoidable Significant Adverse Impacts: None anticipated.

Conclusion: The Proposed Project is estimated to result in the increase in population of 231 persons. This estimated population growth was anticipated in the General Plan and Development Code EIR. Park and recreation facilities exist at the City Hall Park approximate 1/8 mile to the north-east, Slauson Park, approximately 1/3 mile to the south-east, and Memorial Park, approximately 1/3 mile to the south-west of the site. Applicable Park Development fees will be collected upon issuance of building permits to fund new park facilities. No new impacts are anticipated.

- Transportation and Traffic

Given current traffic concentrations in Azusa and projected growth, traffic conditions are expected to remain at acceptable levels for all but five road segments. For two of the five road segments, the degraded traffic conditions can be mitigated with restriping. Restriping Irwindale Avenue between 1st Street and Gladstone Street, and Arrow Highway between Cerritos Avenue and Citrus Avenue from four to six lanes (by restricting peak period on-street parking) would reduce both volume to capacity ratios to LOS B. The three street segments that cannot be mitigated are: Sierra Madre Avenue between Vernon Avenue and San Gabriel Avenue, Todd Avenue between Sierra Madre Avenue and Foothill Boulevard, and Cerritos Avenue between 5th Street and 1st Street.

Special consideration must be taken when implementing the suggested mitigation measures, because they may be in conflict with the General Plan Mobility Element's philosophy on development. For instance, roadway restriping and widenings are not the City's preferred option, because they conflict with the goals and policies of the Mobility Element to provide effective alternative options to the car and to avoid a car-dominated environment that degrades the quality of life. The Mobility Element, therefore, resists roadway widening or additional lane striping wherever possible, unless it is appropriate for a particular location and/or circumstance.

Significant Impacts: Development under the General Plan will degrade traffic conditions on five road segments to LOS E.

Mitigation Measure: Transportation 1: Provide additional roadway lanes through roadway restriping on Irwindale Avenue between 1st Street and Gladstone Avenue and Arrow Highway between Cerritos Avenue and Citrus Avenue.

Unavoidable Significant Adverse Impacts: Significant impacts to three road segments, Sierra Madre Avenue between Vernon Avenue and San Gabriel Avenue, Todd Avenue between Sierra Madre Avenue and Foothill Boulevard, and Cerritos Avenue between 5th Street and 1st Street, are unavoidable.

Conclusion: The Project is not located along one of the road segments identified in the EIR as operating at unacceptable levels. The plan concept includes vehicle access to the site from 6th Street (via the mid-block alley), Alameda Avenue, and possibly Azusa Avenue. Bus service is provided along both Azusa Avenue and Foothill Blvd. The site is located within ¼ mile from a future Gold Line light rail transit station, which is expected to open sometime after the year 2013. No new impacts are anticipated.

- Utilities and Services

The water supply and sewage collection and treatment systems of the City of Azusa are adequate to accommodate anticipated growth within the City of Azusa. However, supply and demand trends may change over time. Policies outlined in the General Plan would monitor, maintain, and/or improve systems.

Solid waste disposal sites accepting waste from the City of Azusa have the capacity to accommodate the anticipated growth within the City through the next 10 years, at which time closure of these landfills could occur. Since the City is unable to completely eliminate disposal at landfills and future landfill sites are uncertain, long-term unavoidable significant adverse impacts may result.

Significant Impacts: Disposal of solid waste at landfills significantly impact landfill capacities.

Mitigation Measure: Solid Waste 1: The City shall evaluate the solid waste impacts of development on a project-by-project basis. For large-scale developments within Azusa, the City shall require the incorporation of an on-site recycling and conservation program, including waste management techniques, aggressive use of recycled materials and furnishings, or other recycling/conservation measures.

Unavoidable Significant Adverse Impacts: An unavoidable significant adverse impact would occur with respect to solid waste generation and diminishing landfill capacity.

Conclusion: The EIR analysis concluded that water supply and sewage collection and treatment systems of the City of Azusa are adequate to accommodate anticipated growth, however, supply and demand trends may change over time.

General Plan Policy 3.5 Ensure the costs of improvements to the existing sewer collection and treatment facilities necessitated by new development to be borne by the new development benefitting from the improvements, either through the payment of fees, or the actual cost of construction, or both in accordance with State Nexus legislation.

To implement the General Plan policies, the following program was included:

DEVELOPMENT OR DESIGN REVIEW

Through the development or design review process, require or continue to require the following:

- All new development be evaluated for streetscape improvements including water fountains, trash receptacles, and other amenities;
- All new development to be linked to the existing sewer system;
- That sufficient utility capacity is available. If sufficient capacity is not available, the City shall not approve the project until additional capacity or adequate mitigation is provided;

Conclusion: No new impacts are anticipated.

Conclusion

In summary, the City of Azusa has determined that the criteria, which could mandate the preparation of a supplemental or subsequent EIR or Mitigated Negative Declaration for the proposed Project, have not been met. Section 15162 of the California Environmental Quality Act (CEQA) provides that a Subsequent EIR has to be prepared if a determination is made based on substantial evidence, that one or more of the following exists:

1. Substantial changes to the project are made, requiring major revisions to the previous EIR.
2. Substantial changes have occurred regarding circumstances under which the project is undertaken, requiring major revisions to the previous EIR.
3. New information of substantial importance has developed, which was not known at the time the previous EIR was certified, and which shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR.
 - b. Previously identified significant effects will be substantially more severe.
 - c. Mitigation measures or alternatives previously found not to be feasible are now feasible, or are considerably different than those analyzed in the previous EIR, either of which would substantially reduce one or more significant effects, but the project proponents decline to adopt the measures or alternatives.

Section 15164 allows the preparation of an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions requiring a Subsequent EIR have occurred.

None of the conditions of Section 15162 of the California Environmental Quality Act exist, and therefore an Addendum, rather than a Subsequent or Supplemental EIR, has been deemed appropriate for activities related to the development of the project known as "Block 36".