





## Notice of Preparation & Scoping Meeting

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**To:** Reviewing Agencies, Organizations, and Interested Parties

**Subject:** Notice of Preparation of a Draft Environmental Impact Report (EIR) and Public Scoping Meeting for the Azusa Transit Oriented Development (TOD) General Plan/Development Code Update and Specific Plan (Azusa TOD Specific Plan or proposed project).

Lead Agency:

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

Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (*State CEQA Guidelines*) Section 15050, ***the City of Azusa*** will be the Lead Agency and will prepare an Environmental Impact Report (EIR) that will address potential impacts associated with the project identified below. The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the *State CEQA Guidelines* Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to serve as a notice for the scoping meeting.

We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. An electronic copy of the Initial Study  is  is not attached.

Due to the time limits mandated by state law, your response must be sent at the earliest possible date but ***not later than 30 days*** after receipt of this notice.

**Project Title:** Azusa TOD Specific Plan

**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. (Refer to **Figure 1, Regional Vicinity Map** of the Initial Study)

**Project Location -City:** Azusa

**Project Location -County:** Los Angeles

**Project Description:** The Azusa TOD Specific Plan Area (project area) encompasses 350 acres located in the central portion of the City and is bounded by 10<sup>th</sup> Street to the north, Angeleno Avenue to the west, 5<sup>th</sup> and 6<sup>th</sup> Streets to the south, and Citrus Avenue to the east. (Refer to **Figure 2, Project Location Map** of the Initial Study).

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) in the master planned community of Rosedale, currently under construction comprise the majority of the project 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. 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 districts. Development is expected to be focused within 177 acres of the 350 acre project area with the additional 173 acres being no-change areas. Flexibility is envisioned to be provided between districts where the overall Specific Plan building intensity is not exceeded.

**Potential Environmental Effects:** The Initial Study indicates that there may be significant adverse environmental impacts associated with this project, including: Aesthetics, Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. These topics will be addressed in the EIR. In addition, the EIR will also describe and evaluate project alternatives that may reduce or avoid any identified significant adverse impacts of the proposed project.

**Responding to this Notice:** Pursuant to *State CEQA Guidelines* Section 15082, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than 30 days after receipt. Comments and suggestions should, at a minimum: identify the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the EIR; identify whether the responding agency will be a responsible or trustee agency for the proposed project, and include any related issues raised by organizations and/or interested parties other than potential responsible or trustee agencies, including interested or affected members of the public. We will need the name for a contact person in your agency.

Due to the time limits mandated by state law, the NOP and accompanying Initial Study are available for a 30-day public review period beginning **February 4, 2015**, and ending **March 6, 2015**. Copies of the document are available for review at the City of Azusa Community Development Department, 213 E. Foothill Boulevard, Azusa, CA 91702.

The document can also be accessed online at (<http://www.ci.azusa.ca.us/>). Additionally, copies of the document are also available for review at the Azusa Public Library, 729 N. Dalton Avenue, Azusa, CA 91702.

**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](mailto:eibanez@ci.azusa.ca.us) by March 6, 2015, 6:00 PM.** For additional information or any questions regarding the proposed project, please contact Edson Ibanez at (626) 812-5289 or at the aforementioned email.

**Notice of Scoping Meeting:** The proposed project is considered a project of statewide, regional, or area-wide significance. A joint Planning Commission and scoping meeting will be held by the Lead Agency on **February 11, 2015 at 7:00 PM** in the City Council Chambers, 213 E. Foothill Boulevard, Azusa, CA 91702.

Date: February 2, 2015

Signature: 

Title: Economic & Community Development Director