



**CITRUS COMMUNITY COLLEGE DISTRICT  
NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR  
CITRUS COLLEGE 2020-2030 EDUCATIONAL AND FACILITIES MASTER PLAN**

**TO:** Agencies, Organizations, and Interested Parties

Notice is hereby given that Citrus Community College District has completed a Mitigated Negative Declaration (MND) for the Citrus College 2020-2030 Educational and Facilities Master Plan (Proposed Project).

**PROJECT LOCATION:** The Proposed Project would be constructed on the existing campus and at a site north of the campus and east of Citrus Avenue presently occupied by a church. Citrus College is located at 1000 W. Foothill Boulevard in Glendora, California, at the foothills of the San Gabriel Mountains, approximately 25 miles northeast of metropolitan Los Angeles, as shown in Figure 1.1 Site and Project Vicinity Map. The college is the oldest community college in Los Angeles County and occupies a 104-acre campus near regional transportation routes, including the Foothill Freeway (Interstate 210), which connects to Interstate 5 and State Route 134 and Interstate 605. The church parcel is a proposed location for a Center for Excellence site north of the campus and east of Citrus Avenue, at 1155 W. Foothill Boulevard. The campus is zoned R-1, Single Family Residential and the church is zoned Garden Apartment. The Citrus College Campus and the existing church site are in the western portion of Glendora. The existing land uses surrounding the campus and the church site are Low-Medium Residential and Medium Density Residential. The City of Azusa is directly west of North Citrus Avenue and has land use designations of Medium Density Residential and University District.

**PROJECT DESCRIPTION:** The Proposed Project Master Plan site improvements will include connectivity of on-site parking facilities, refinement of existing and additional drop-off/pick-up zones, improved pedestrian access and wayfinding. Renovations of buildings will address programming needs for flexible and technologically advanced classrooms and laboratory technology upgrades, improvements to space efficiency and utilization of space, improvements to existing infrastructure, and sustainability improvements that will contribute to becoming a Zero Net Energy (ZNE) campus.

The Master Plan also involves demolition and construction of new buildings:

- Buildings to replace existing buildings that do not meet the requirements for renovation.
- Buildings that will address the needs of Citrus College to meet the demands of its current and future students, changing population demographics, and the changing labor market as defined in the educational component of the master plan.
- Buildings that maximize efficiency and implement a comprehensive sustainable building design.

**PROJECT SCHEDULE:** The Proposed Project construction will occur in specific development phases and is expected to occur over a 9-year period, approximately between September 2024 through 2032.

**POTENTIAL ENVIRONMENTAL EFFECTS:** In compliance with California Environmental Quality Act (CEQA) requirements, an Initial Study has been prepared to assess the potential environmental impacts of the Proposed Project. On the basis of the Initial Study (IS), District staff have concluded that the Proposed Project would not have a significant impact on the environment and has therefore recommended adoption of a MND. Potentially significant impacts related to biological resources, cultural resources, Geology and Soils and Hazards and Hazardous Materials would be mitigated to a less than significant level. The MND reflects the independent judgment of the District staff.

**PUBLIC REVIEW PERIOD:** The MND is now available for a 30-day public review period. The District has made the



IS/MND available for public review and comment pursuant to the California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15072. All comments must be submitted in writing to the address, email or fax number noted below. The District will receive written comments on the Draft IS/MND from April 22, 2024 to 5:00 PM on May 22, 2024.

**DOCUMENT AVAILABILITY:** Copies of the MND and all documents incorporated by reference in the MND are available for review at: District's website at <https://www.citruscollege.edu/finance/bond/Pages/default.aspx>. Once on the page, the document is located under the "California Environmental Quality Act (CEQA) Compliance" tab.

In addition, if you would like an electronic copy or hard copy of the MND and all documents incorporated by reference in the MND please send request to [CEQAcomments@citruscollege.edu](mailto:CEQAcomments@citruscollege.edu)

**COMMENTS:** Written comments may be submitted to:

Citrus Community College District or [CEQAcomments@citruscollege.edu](mailto:CEQAcomments@citruscollege.edu)

Attn: Claudette Dain

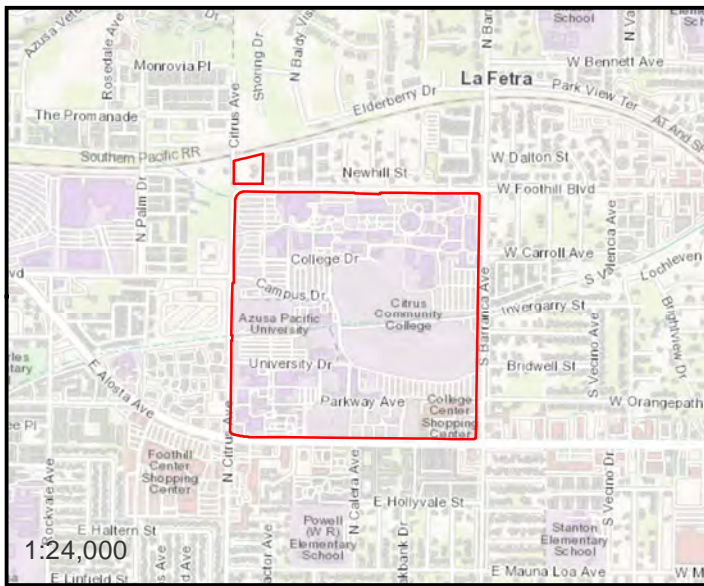
1000 W. Foothill Boulevard

Glendora, California 91741

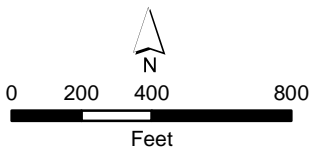
Agency responses to this notice should include the name of the Proposed Project "Citrus College 2020-2030 Educational and Facilities Master Plan" and the contact person representing the commenting agency.

**PUBLIC MEETING:** Following the public review period, the Final IS/MND will be prepared, and adoption of the Final IS/MND will be considered at a regularly scheduled meeting of the Citrus Community College District.





Project Location



**Figure 1.1**  
Project Location and Vicinity