

7 Section

IMPLEMENTATION PLAN



- The Economic and Community Development Director or designee shall be responsible for interpreting and enforcing the site development standards and design guidelines set forth in the Specific Plan.
- Any administrative interpretation of the Azusa Pacific University Specific Plan shall be submitted for review to the Economic and Community Development Director or designee. Any such interpretation may, at the discretion of the Economic and Community Development Director, be referred to the Planning Commission for action. Interpretations and actions of the Economic and Community Development Director may be appealed to, and shall be subject to, appeal to the Planning Commission in accordance with provisions set forth in the Development Code.

7.2 RELATIONSHIP WITH CITY OF AZUSA MUNICIPAL CODE

The Azusa Pacific University Specific Plan serves both a planning function and regulatory function. It is the means by which the City of Azusa General Plan is implemented on the Azusa Pacific University site. The provisions in this section are set forth to properly relate the Specific Plan with the Azusa Municipal Code.

Where provisions of the Azusa Pacific University Specific Plan are in conflict with the Azusa Municipal Code, the Azusa Pacific University Specific Plan shall take precedence. Where the Specific Plan is silent, the provisions of the Municipal Code shall govern.

When any condition occurs that is not provided for by these regulations, those provisions provided for by the Azusa Municipal Code that are most applicable for the most similar condition, and which do not conflict

7.1 ADMINISTRATION

The City of Azusa is the public agency responsible for the administration, implementation, and enforcement of this Specific Plan. Administration of the Azusa Pacific University Specific Plan includes subsequent application review, amendments, revisions, and compliance with the California Environmental Quality Act (CEQA).

The provisions of the Specific Plan shall be implemented through the normal administrative and development review procedures contained in the Development Code, except as modified by the Azusa Pacific University Specific Plan.

Enforcement of the provisions of the Specific Plan shall be as follows:

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with the policies and provisions of the Azusa Pacific University Specific Plan as determined by the Economic and Community Development Director, shall apply.

Should future economic or development conditions make it desirable to amend this Specific Plan, the procedures described in Section 7.8 shall govern such amendments. This Specific Plan may be amended at any time in the same process by which it was originally adopted.

7.3 REVIEW OF SUBSEQUENT DEVELOPMENT APPLICATIONS

To ensure implementation of the Azusa Pacific University Specific Plan, development projects within the Specific Plan site shall be reviewed and approved by the Economic and Community Development Department of the City of Azusa. The development projects shall be reviewed by the Director pursuant to Development Code Section 88.51.032 to ascertain whether the projects are consistent with the Specific Plan and follow the design guidelines set forth therein.. Approval or denial of development plans rests with the Economic and Community Development Director or designee. Additional review by the Planning Commission or City Council is only required if the development project is inconsistent with the Specific Plan.

7.3.1 Development Projects Requiring Approval

Any development project that requires exterior renovation to or demolition of an existing structure, or construction or erection of a new structure, will also require approval of the Director or designee. Other development activities, such as interior renovations, shall secure all applicable permits from the City of Azusa.



Wilden Hall

Applications will be reviewed by the Director pursuant to Development Code Section 88.51.032 to ascertain whether the projects are consistent with the Specific Plan and follow the design guidelines set forth therein.

7.3.2 Findings for Approval

The reviewing body shall grant approval of a Design Review if all of the following findings are made:

- The development project is consistent with the APU Specific Plan.
- The site is adequately served by streets, facilities, and improvements, utilities and other services as set forth in the Specific Plan.
- The use will not adversely affect the character and integrity of the area, and the health, safety, and welfare of the public.

7.3.3 Conditions of Approval

The reviewing body may impose such conditions as it reasonably deems necessary to ensure that the project will meet the development standards and the purpose and intent of this Specific Plan and the City's General Plan.

7.3.4 Building Permit

No building permit shall be issued for any development within the Specific Plan area, or part thereof, until the Economic and Community Development Director or designee has approved the Design Review. Building permits for plans that don't require a Design Review, such as interior renovation, can be issued.

7.3.5 Appeals

Appeals of decisions related to the Specific Plan shall occur in accordance with Article 5, Chapters 88.56 and 88.58 of the Development Code. Appeals of the decision of the Economic and Community Development Director shall be made to the Planning Commission. Appeals of the decision of the Planning Commission shall be made to the City Council.

7.4 ENVIRONMENTAL REVIEW

The Environmental Impact Report (EIR) prepared for the Azusa Pacific University Specific Plan serves as the environmental assessment for future development within the Specific Plan boundaries. Subsequent development applications to the Specific Plan will be reviewed to determine consistency. Those applications determined to be consistent with the Specific Plan will require no further environmental review. If inconsistent with the Specific Plan and/or substantial evidence exists that supports the occurrence of any of the events set forth in CEQA Guidelines Section 15183, a determination shall be made as to the appropriate subsequent environmental document.

7.5 IMPLEMENTATION ACTION

The Specific Plan contains recommendations for actions to be undertaken concurrent with or prior to development. These are discussed below.

As indicated in Section 4.2.3, APU will maintain the former Foothill Drive-In Theater marquee in its current location and spend up to \$50,000 to reconstruct the sign. APU will also cooperate with the Azusa Historical Society in raising any additional funds necessary to reconstruct and maintain the marquee.

The University will maintain a single integrated campus wide emergency management plan. This plan will meet the requirements of Development Code Section 88.30.030(D).

7.6 PHASING

The development described in the Specific Plan may be phased over a period of 15 to 20 years or more. Phasing of development will be based upon available funding, and will be accomplished in accordance with the approved permits and agreements. The locations of the proposed parking facilities are shown on Exhibits 7A and 7B.

7.6.1 Initial Phase

The initial phase of development will encompass facilities on both East and West campuses, and includes athletic facilities, parking facilities, academic/administrative buildings, and adjacent open space areas. In this initial phase of development, the baseball field will be moved from the East Campus to the West Campus, and the East Campus land currently used for the baseball field will be reused for transitional surface parking (see Section 7.6.3 below). Transitional surface parking areas are those areas on the existing campuses that will be used as parking until the parking structure facilities are completed. The transitional surface parking areas will be paved and will meet all of the City's requirements for off-street parking as of February 2004. Transitional surface parking lots will also be constructed on the West Campus property at 675 E. Foothill Boulevard.

On the East Campus, when funding is available, a small classroom facility adjacent to the Wynn Science building will be demolished and an addition to the Wynn Science building will be constructed. Also on the East Campus, a new administrative building, Student Union expansion, and the adjacent plaza/open space area south of the existing Smith Hall will be constructed.

On the West Campus, student housing facilities will be built along with the Student Center, which will provide

dining and student support services. An expansion to Academic Building 1 will also be constructed on the West Campus along with the tennis courts and the corresponding site work.

7.6.2 Subsequent Development

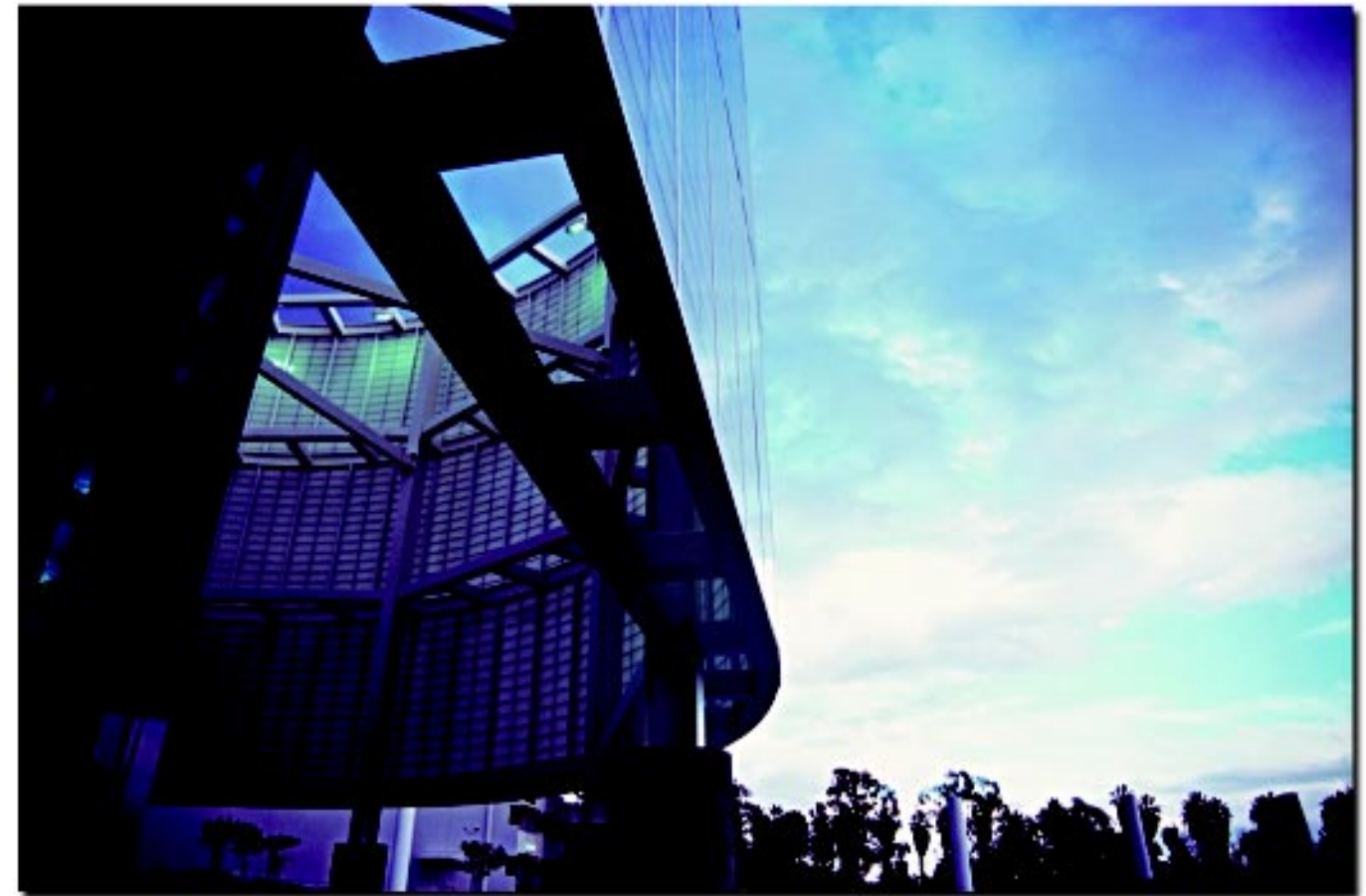
After this initial phase of development, the order in which new facilities will be developed will be based upon enrollment increases and funding availability. The following are the Phasing Plan and the corresponding location maps for the future development projects. Within each phase, the projects are not listed in the order of construction.

7.6.3 Phasing of Parking Facilities

For the purposes of the APU Specific Plan, one parking space will be provided for each employee, plus one space for each five students based on maximum student capacity. At full buildout, APU Specific Plan is projected to provide 1,391 parking spaces for the University's faculty and staff, and 1,697 parking spaces for its students.

The development of parking facilities will be based upon student enrollment increases, and will be constructed on both the East and West campuses. Parking facilities will be constructed and maintained in anticipation of enrollment increases. The number of employees and students enrolled on campus will be used as the mechanism that triggers the need for additional parking supply. Each October, the City of Azusa Economic and Community Development Director will receive the official number of undergraduate and graduate students from the University's records and verification from the university regarding the number and location of parking spaces on the campuses to accommodate the student enrollment.

The parking management plan for Azusa Pacific University includes a parking requirement analysis for the campus reflecting projected increases in students and staff/faculty through Year 2022-23. The parking management plan also includes a description of the



APU west campus

future parking plan for the campus as part of the Azusa Pacific University Specific Plan. The parking plan provides a total supply of 4,657 spaces, 2,767 on the east campus and 1,890 spaces on the west campus. It can be seen that the proposed campus parking supply of 4,657 spaces would result in a surplus supply of over 1,500 spaces over the projected requirement. The University is prepared to construct sufficient parking supply to ensure that the total number of spaces exceeds the City requirement of 3,088 up to a total of 4,657 spaces.

Parking facilities may be phased such that land may be developed as transitional surface parking prior to its final use as designated in the Land Use Plan (Exhibit 4A).

The university plans to assure the City that it has adequate parking by reporting to the City each October its FTE (based on reports that the university

files with the federal government), the number of required parking spaces, and the actual number of parking spaces located on university property governed by this Specific Plan. If the required number of parking spaces equals or exceeds ninety-five (95) percent of the actual number of parking spaces, then APU will take one or more of the following steps to mitigate the parking problem within one year:

1. Restrict the number of students residing on campus that are permitted to have cars on campus.
2. Increase the number of off-street parking spaces to meet the parking requirements.
3. Contract with off-campus parking facilities to provide for the additional parking requirement.

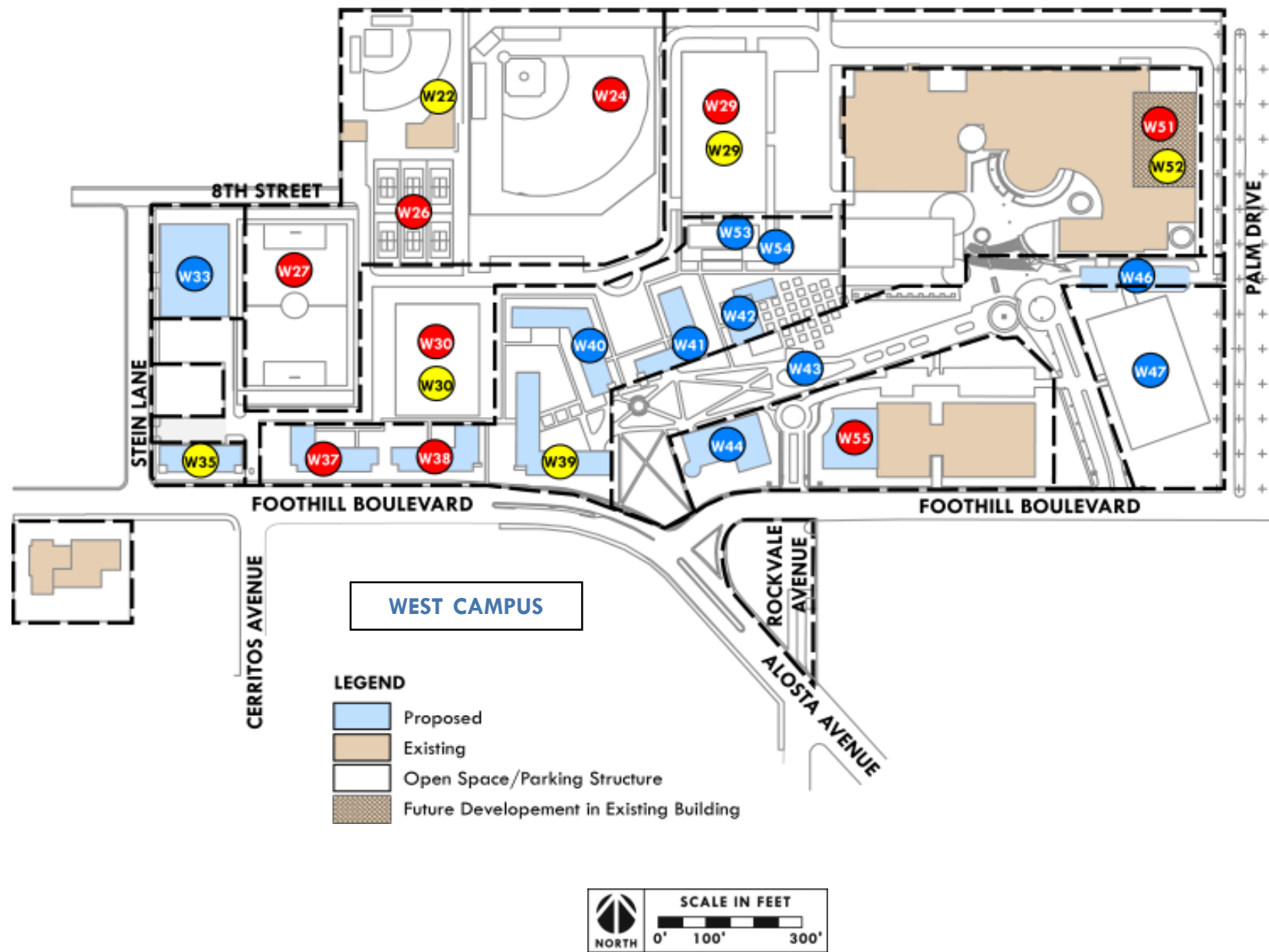


EXHIBIT 7A LOCATION OF PROPOSED DEVELOPMENT—WEST CAMPUS

SPECIFIC PLAN PHASING ORDER	
Phase I	
■	Science Addition (E9)
■	Student Services Building (E50)
■	Addition Building 1 (W55)
■	Art (Duke Phase II) (W51)
■	Housing (W37 and W38)
■	W/C Student Union (W42)
■	E/C Student Union (E15)
■	Physical Education/Athletics
■	Baseball (W24)
■	Soccer Field Improvements (W27)
■	Football Field (E1)
■	Tennis Courts (W26)
■	Transitional Parking (Around New Baseball Field) (W29 and W30)
■	Quad to the North of Student Services Building (E12)
Phase II	
■	Academic (E17)
■	Dorms (E20 and E21)/Mag. Crt
■	Parking Garage (W29)
■	Academic (W35)
■	Dorm (W39)
■	Parking Garage (W30)
■	Duke Phase III (W52)
■	Academic (E16)
■	Parking Garage (E5)
■	Soft Ball Field Supporting Facilities (W22)
Phase III	
■	Chapel/Music (E7 and E8)
■	Academic (E18)
■	Academic (W44)
■	Marshburn Add. (E10)
■	Dorm (E19)
■	Dorm (W40 and W41)
■	Swimming Pool and Supporting Facilities (W53 and W54)
■	Facilities Management (W33)
■	Parking (W46, W47, W43)
■	Parking, Coaches Offices and Locker Rooms (E3)



EXHIBIT 7B LOCATION OF PROPOSED DEVELOPMENT—EAST CAMPUS

Such mitigation measures must be taken to the extent necessary to bring the number of required parking places (based on the approved demand ratio) to less than 95 percent of the actual parking places (including any parking spaces provided through such mitigation measures).

7.6.4 Phasing of Housing Facilities

The development of new housing facilities will be dependent upon available funding and increases in student enrollment. Housing facilities will be constructed on both the East and West campuses. Student center/dining facilities will be constructed on each campus concurrent with new housing facilities to meet the requirements of incoming residential students.

7.6.5 Phasing of Academic/Administrative Facilities

The development of new academic/administrative facilities will be dependent upon available funding, increases in student enrollment and programmatic changes that necessitate new facilities. New academic facilities will be constructed on both East and West campuses.

7.6.6 Phasing of Athletics and Recreational Facilities

The development of new athletic and recreational facilities will be dependent upon available funding and need. New athletic and recreational facilities will include the relocation of the baseball field, development of tennis courts on the West Campus, and a new aquatic facility including an outdoor, competition-size pool, also on the West Campus.

7.6.7 Phasing of Water System Improvements

Major water system distribution improvements for each Campus by phase include:

WEST CAMPUS

Phase I

- Abandon approximately 625 LF of existing 6-inch pipe just east of Stein Lane (under existing fence-line) and replace with a new 8-inch within Stein Lane.
- Replace approximately 935 LF of existing City of Azusa 6-inch water main in Foothill Boulevard from Pasadena Avenue to 200 feet east of Cerritos Avenue with a new 10-inch main.
- Replace approximately 660 LF of existing City of Azusa 6-inch water main in Foothill Boulevard from 200 feet east of Cerritos Avenue to Alostia Avenue with a new 8-inch main.
- Install a new 10-inch service connection at the existing 12-inch service main just west of the existing Locker Room Building 10 then running approximately 200 LF west giving the proposed Building W42 fire protection to the south.
- Install a new 10-inch service connection, flow meter, and double check valve assembly from the City's existing 6-inch (proposed 10-inch) main in Foothill Boulevard east of Cerritos. Stub out to just north of proposed Buildings W37 and W38 to provide fire protection to the north side of these two buildings.
- Replace approximately 150 LF of existing 8-inch water main from the 14-inch discharge of the Rockvale Booster Pump Station with a new 12-inch inter-tie.

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Phase II

- Install approximately 1,200 LF of new 10-inch service line connecting improvements Phase I-D and I-E above.
- Install a new 10-inch service main south of the proposed baseball stadium running approximately 350 LF south between the proposed Student Housing Buildings W40 and W41.
- Install a new 8-inch service line from the south end of the proposed 10-inch north/south main in improvement Phase II-B (above) running approximately 135 LF westerly, to provide service to the proposed Building W39.
- Install two approximately 200 LF of 10-inch and 400 LF of 8-inch service mains along the west and east sides of the proposed Parking Garage W29 and Aquatics Facility W53/W54 to provide both domestic and fire service.

Phase III

- Install approximately 835 LF of 8-inch service main from the existing 8-inch approximately 160 LF west of Centennial Lane to Centennial Lane then north up to the existing 8-inch service main north of the proposed Parking Garage W46/W47.
- Install approximately 190 LF of 8-inch service main north of the proposed Parking Structure W46/W47 to provide fire service to the east end of the structure.
- Install a new 8-inch service main beginning at the east end of improvement Phase II-C and running east approximately 255 LF.

EAST CAMPUS

Phase I

- Abandon existing 2-1/2 inch lines servicing Building 58, 63, 64, 65, and 66 prior to construction of the proposed Building E50.
- Install a new 8-inch service main from the existing 8-inch service main north of the proposed Building E50 and running approximately 150 LF south between the proposed Building E15 and E50 to provide domestic water and fire service to the south side of these buildings. This will also provide temporary domestic water for the existing buildings fronting Alostia Avenue between Warren Place and Campus Lane.

Phase II

- Abandon existing 2-inch lines servicing the existing buildings fronting Alostia Avenue between Warren Place and Campus Lane.
- Abandon approximately 600 LF of existing service lines running west to east through Parking Lot B to Campus Lane.
- Extend the proposed 8-inch service main from improvement Phase I-B above an additional 150 LF south between the proposed Buildings E16 and E17 to provide fire and domestic water service.
- Install a new 8-inch service main extending from the existing 8-inch service main at the northwest corner of the proposed Building E50 running approximately 300 feet south to provide fire service to the northwestern side of the proposed Building E16.
- Replace the existing 8-inch service main in Shire Way between Trinity Lane and Magnolia Place with a 12-inch service main approximately 175 LF.

Phase III

- Abandon existing 8-inch service main making way for the proposed Marshburn addition and reroute a new 255 LF 8-inch line just south around to the proposed improvement Phase II-D.
- Install approximately 1,050 LF of 8-inch loop north of University Avenue around the proposed Buildings E7 and E8 to provide fire and domestic service.
- Install a new 8-inch service main from the northeast corner of the proposed Buildings E7 and E8 8-inch loop running approximately 200 feet east to provide

- Replace the existing Shire Way loop with approximately 1,170 LF of a new 8-inch loop around the future site of the proposed Parking Garage E5 and Buildings E19, E20, and E21 to provide fire and domestic water services.
- Abandon the existing 6 and 8-inch loop south of Shire Way prior to construction of the proposed Parking Garage E5 and Buildings E19, E20, and E21.
- Install an approximately 335 LF 12-inch service connection with flow meter and double check valve assembly from the City's existing 10-inch main in Alostia Avenue east of Calera Avenue to the southeast corner of the proposed 8-inch Shire Way loop to provide system redundancy and increase network strength.
- Install approximately 530 LF of 8-inch pipe beginning from the existing 8-inch service main north of the proposed Buildings E17 and E18. Then heading southwest between the proposed Buildings E17 and E18 finally connecting to the existing 10-inch service main in Alostia Avenue at Campus Lane.

fire service to the northern side of the existing Adams Building.

- Install an approximately 100 LF 8-inch service main from the proposed Buildings E7 and E8 8-inch loop north across the existing bridge spanning Little Dalton Wash to the existing 8-inch running west to east just south of the existing football stadium. This will provide system redundancy and improve the network strength. It is envisioned that this line could be constructed within one of the new bridges across the Little Dalton Wash.
- Install approximately 1,455 LF of 8-inch service loop around the proposed Parking Structure E3 and E4 to provide fire and domestic water service to the vicinity.

7.6.8 Phasing of Sewer System Improvements

Major sewer system improvements needed are described below as required by phase of proposed construction (excluding building laterals):

WEST CAMPUS

Phase I

- Abandon approximately 230 LF of existing 8-inch pipe west of the proposed W55 Building addition.
- Abandon approximately 140 LF of existing 6-inch pipe making way for Building W55 for replacement as specified below.
- Install approximately 880 LF of new 8-inch pipe beginning from the existing 6 and 8-inch pipe confluence at the southwest corner of the existing Buildings 10 and 15 heading southwest connecting to the existing 8-inch pipeline within Foothill Boulevard just west of the Alostia Avenue

intersection. This not only conveys flows from the existing West Campus Buildings, but will also serve the following proposed Buildings: W39, W40, W41, W42, and W44 plus Duke Phase II and III renovations (W51 and W52).

- Install approximately 325 LF of new 8-inch pipe to service the proposed W37 and W38 Buildings connecting to the existing 8-inch pipeline in Foothill Boulevard approximately 235 feet east of Cerritos Avenue.

Phase II

- Install approximately 60 LF of new 8-inch pipe to service the proposed W35 Building connecting to the existing 8-inch pipeline in Foothill Boulevard approximately 100 feet west of Cerritos Avenue.

Phase III

- Install approximately 190 LF of new 8-inch pipe to serve the proposed W53 and W54 Buildings connecting to the upsized/relocated 8-inch pipeline constructed in Phase I.

EAST CAMPUS

Phase I

- Abandon approximately 277 LF of existing 8-inch pipe making room for the proposed Building E50.

Phase II

- Abandon approximately 800 LF of existing 8-inch pipe between the existing Shire Way buildings, making way for Buildings E20 and E21.

- Install approximately 650 LF of new 8-inch pipe between the proposed Buildings E5, E19, E20, and E21 finally connecting to the existing 8-inch pipeline in Shire Way.
- Install approximately 430 LF of new 8-inch pipe beginning between the proposed Buildings E17 and E18 then finally connecting to the existing 8-inch pipeline between the existing Building 54 (Engstrom) and proposed Building E15.

Phase III

- Abandon approximately 240 LF of existing 8-inch pipe making room for the proposed Building E10 addition.
- Abandon approximately 400 LF of existing 8-inch pipe making room for the proposed Parking Structures E3 and E4.
- Install approximately 680 LF of new 8-inch pipeline within University Avenue servicing proposed Buildings E7 and E8.
- Install approximately 550 LF of new 8-inch pipe beginning from the existing 8-inch pipeline at the northwest corner of proposed Building E50 heading south connecting to the existing 8-inch pipeline within Alostta Avenue, making way for proposed Building E10.

OFF-SITE (CITY OF AZUSA)

Phase I

- Replace approximately 576 LF of existing 12-inch pipe with a new 15 to 18-inch pipe in Alameda Avenue from the LACSD trunk in Base Line Road to the alley north of Base Line Road.
- Replace approximately 700 LF of existing 8-inch pipe with a new 10-inch in Cerritos

Avenue from Foothill Boulevard immediately downstream of the West Campus to 6th Street. This deficiency is created solely by the additional flows generated from the proposed West Campus development.

7.7 FINANCING

The financing of any impact mitigation or exterior infrastructure improvements shall be defined in the Development Agreement. The University will be responsible for all infrastructure improvements within the Specific Plan area. Financing of infrastructure and improvements related to traffic shall be defined at the time of development, and appropriate agreements with regard to cost-sharing will be made at that time. Where there may be sharing of municipal or regional infrastructure or connection to existing municipal or regional utilities, the University will pay pro rata fair-share for costs of regional improvements required to support campus development. On-site development costs will be privately funded. Specific financing costs and financing plans will be developed at the time that each project within the Specific Plan is developed.

7.8 SPECIFIC PLAN AMENDMENTS AND MINOR MODIFICATIONS

Certain modifications to the Specific Plan text and exhibits may be necessary or desired during the life of the project. Any modifications to this document shall occur in accordance with the amendment process described in this Section. These amendments, should they occur, are divided into two categories. Minor Adjustments allow for administrative changes subject to review and action by the Economic and Community Development Director. All other proposed changes are considered formal Amendments and shall be reviewed

for approval by the Planning Commission and City Council. All amendments shall be consistent with the Azusa General Plan and the purpose and intent of the Azusa Pacific University Specific Plan.

7.8.1 Minor Modifications

Certain Modifications to the Specific Plan are specifically exempted from the formal amendment process, including public hearings. However, they are subject to review and approval by the Economic and Community Development Director or designee. These consist of minor changes that do not materially affect the overall purpose and intent of the Specific Plan. A minor modification to the Specific Plan may be processed if determined by the Economic and Community Development Director that:

- The variations in permitted use types and development standards do not substantially change the character of the Specific Plan.
- The minor modification to the Specific Plan is not extensive enough to be considered a substantial or fundamental change in land use relative to the original approval.
- The minor modification to the Specific Plan would not have a substantial adverse impact on surrounding properties.
- The minor modification to the Specific Plan would not alter any findings contained in the APU Specific Plan EIR.
- The minor modification to the Specific Plan would not affect the total number of student beds or student enrollment and overall development area as approved by the Specific Plan.
- The minor modification of the Specific Plan would not affect the ability to meet infrastructure and service provisions contained in the Specific Plan.



- The minor modification to the Specific Plan would not significantly affect the overall design and visual quality of the University.

Minor changes to the Design Guidelines criteria may be considered to be minor modifications when the characteristics of the specific product and the exact dimensions of the site may impact the ability to develop a more desirable product type.

The following are examples of minor modifications that do not require a Specific Plan Amendment and are subject to review and approval by the Economic and Community Development Director:

- The adoption of new or updated information that does not substantially change the Specific Plan.

- Modifications to the design guidelines, such as revisions to design treatments or changes to specific plant materials, if it is determined that such changes achieve the design intent.
- Final utility sizing and precise location of water, sewer and storm drainage improvements when directed by the City Engineer and when these modifications do not impact the level of service provided or affect development utility.
- Minor adjustments to land use boundaries and street alignments where the general land use pattern is maintained.
- Specific modifications of a similar nature to those listed above, that are deemed minor by the Economic and Community Development Director, that are in keeping

- with the intent of the Specific Plan and in conformance with the General Plan.
- Minor modification applications must include findings that demonstrate consistency with the Specific Plan goals and objectives.

7.8.2 Formal Amendments

All Specific Plan modifications that do not meet the criteria of a minor modification shall be deemed to require a formal amendment to the approved Specific Plan. The Planning Commission and City Council shall review all formal amendments for approval. All formal amendments to the Specific Plan shall satisfy the following criteria:

- Demonstrate that the proposed amendment meets the goals and objectives of the Specific Plan and General Plan.
- Ensure that any impacts from the amendment can be satisfactorily mitigated.

- Provide a strikeout/underline copy of the Specific Plan text when changes are proposed, and update any Specific Plan exhibits affected by the proposed amendment.
- Update any Specific Plan technical studies and/or provide additional environmental studies deemed necessary by the Economic and Community Development Director and/or Planning Commission.



APU west campus