Print Form

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Los Angeles
Address: 12400 Imperial Highway
Norwalk, CA 90650

From:
Public Agency: City of Azusa
Address: 213 East Foothill Boulevard
Azusa, CA 91702
Contact: Knarik Vizcarra
Phone: 626-812-5275

Lead Agency (if different from above):

Address:

Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2023120720

Project Title: Azusa Greens Redevelopment Project

Project Applicant: Azusa Owner, LP c/oOMP 19700 S. Vermont Ave, Torrance,CA 90502 310.323.9100

Project Location (include county): 919 Sierra Madre Avenue, Azusa, Los Angeles County, CA 91702

Project Description:

The Project proposes the construction of six new industrial buildings totaling 353,075 square feet on a 19.33 acre area, a 230 dwelling unit age-restricted residential community on 19.82 acre area, and the use of existing golf course club house for event use. The Project actions include the approval of a General Plan Amendment to designate portions of the property from Recreation to Medium Density Residential and Light Industrial, tentative parcel map, tentative tract map, design review, minor use permit for outdoor storage, use permit for 24-hour operations at three of six industrial buildings, and use permit for use of the golf course clubhouse for events. A Zone Change and Development Agreement are subsequent approvals expected and have been introduced as ordinances returning for consideration of adoption.

This is to advise that the City of Azusa (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on January 20, 2026 (date) and has made the following determinations regarding the above described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
City of Azusa Planning Division, 213 East Foothill Boulevard, Azusa, CA 91702

Signature (Public Agency): [signature] Title: Planning Manager

Date: 1/21/2026 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011