

Notice of Determination

Appendix D

To:

☒ Office of Land Use & Climate Innovation
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
County of Los Angeles
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:

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/o OMP 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: See Attached Project Description.

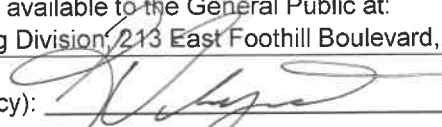
This is to advise that the City of Azusa has approved the above
 (☒ Lead Agency or ☐ Responsible Agency)

described project on February 2, 2026 and has made the following determinations regarding the above
 (date)
 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):  Title: Planning Manager

Date: 2/4/2026

Date Received for filing at OPR: _____

Azusa Greens Redevelopment Project
State Clearinghouse Number 2023120720
Project Description Continued

The City previously filed a Notice of Determination following the City Council's certification of the Environmental Impact Report ("EIR") and approval of the project on January 20, 2026. The City has subsequently adopted two ordinances for the same project. One ordinance approves a Zone Change from Recreation (REC) to Neighborhood General 3 – Medium Density Residential (NG3-MED) for the residential component and to West End Light Industrial (DWL) for the industrial component. The second ordinance approves a Development Agreement establishing vesting rights, public benefits, and developer obligations. The adoption of these ordinances constitutes implementing actions and does not represent a separate project for purposes of the California Environmental Quality Act (CEQA).

These actions are within the scope of the Environmental Impact Report certified by the City, and no subsequent or supplemental environmental review is required. The adoption of these ordinances does not result in any changes to the Project or any new environmental impacts beyond those identified in the Environmental Impact Report.

The project consists of the construction of six new industrial buildings totaling approximately 353,075 square feet on a 19.33-acre site, development of a 230-dwelling-unit age-restricted residential community on a 19.82-acre site, and the continued use of the existing golf course clubhouse for event use. Project entitlements include a General Plan Amendment redesignating portions of the property from Recreation to Medium Density Residential and Light Industrial, a tentative parcel map, tentative tract map, design review, a minor use permit for outdoor storage, a use permit for 24-hour operations at three of the six industrial buildings, and a use permit to allow event use within the existing clubhouse.