

NOTICE OF PREPARATION OF EIR AND SCOPING MEETING



Project Title: Delaney Square Residential Project

Project Site: 1035 East Mauna Loa Avenue, Azusa, CA 91702

To: Reviewing Agencies and Other Interested Parties

Subject: Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting

Comment Period: November 20, 2025 through December 22, 2025

Scoping Meeting: December 3, 2025 at 6:30 PM

Pursuant to Section 21067 of the California Public Resources Code and Section 15367 of the California Environmental Quality Act (CEQA) Guidelines, the City of Azusa (City) is the Lead Agency for the preparation of an Environmental Impact Report (EIR) for the Delaney Square Residential Project (Project). In accordance with CEQA Guidelines Section 15082, the City has prepared this Notice of Preparation (NOP) to provide responsible and trustee agencies, the Office of Land Use and Climate Innovation, and the County Clerk with sufficient information describing the Project and its potential environmental effects to enable the responsible agencies to make a meaningful response to this NOP.

The City is requesting your specific and detailed input regarding the scope and content of the environmental information related to your agency's statutory responsibility that must be included in the Draft EIR. Pursuant to CEQA Guidelines Section 15083, this NOP also serves to facilitate consultation with any persons or organizations that may be concerned with the environmental effects of the Project. Additionally, this NOP serves as a notice for the public Scoping Meeting, which is held to expedite and facilitate the consultation process. Because the City has already determined that an EIR is required for the proposed Project, as permitted by CEQA Guidelines Section 15060(d), the City will not prepare an Initial Study, but instead will begin work directly on the Draft EIR.

Project Location: The Project site address is 1035 East Mauna Loa Avenue in the city of Azusa. The Project site is approximately 9.77 acres and sits on Assessor Parcel Number [APN] 8628-004-900. Figure 1, Regional Location and Local Vicinity, depicts the Project site boundaries in the context of the surrounding community and jurisdictions. The Project site is located in the City within the County of Los Angeles (County), approximately 18 miles northeast of downtown Los Angeles. As measured from the Project site, the unincorporated Los Angeles County is located immediately to the south and east of the Project site, the City of Glendora is approximately 0.1-mile to the north and east, the City of Irwindale is approximately 2.08 miles to the southwest, and the City of Covina is located approximately 1.28 miles to the south. Regional access to the Project site is via Interstate 210 with freeway access ramps on Citrus Avenue.

Existing Conditions: The Project site includes seven existing buildings associated with W.R. Powell Elementary School, which closed in June 2023. The remainder of the site includes surface parking, minimal landscaping, including ornamental shrubs, grasses, and trees, and an open field. The Project site is zoned Institutional/School with a corresponding General Plan land use designation of Institutional/School.

The Project site is situated in an urbanized area of the City and is surrounded predominantly by residential and commercial uses, as follows:

- North: Multi-family residential uses; commercial centers; surface parking; and Azusa Pacific University and Citrus College
- East: Single-family residential uses and Stanton Elementary School in the City of Glendora
- South: Single-family residential uses and Interstate 210
- West: Single-family residential uses and multi-family residential uses; Citrus Crossing shopping center; and surface parking

Project Description Overview: The Project would construct 128 residential units, including a combination of two-story single-family detached cluster homes and two-story attached triplexes and duplexes. Residential amenities would include private and common open space, parking, a tot lot, barbeque area, shaded gathering space, and a butterfly garden. The existing school buildings and surface parking lot on the Project site would be demolished to accommodate the Project. As the Institutional/School General Plan land use designation and zone does not allow for residential uses, a General Plan Amendment and a Zone Change would be required. The Project would require a General Plan Amendment to change the land use designation from Institutional to Medium Density Residential within the University District, as well as a Zone Change from Institutional/School (INS) to University District – Residential Medium (DU-RM).

The Project site would be accessible from East Mauna Loa Avenue and North Calera Avenue and internal circulation on the site would be provided by internal streets, driveways, and alleyways. Figure 2, Site Plan, provides a depiction of the Project's proposed site plan. The Project would include a central paseo with a pathway for pedestrian connectivity, landscaping with drought-tolerant plantings and eco-conscious irrigation systems, and energy-efficient utility systems, including electric vehicle charging stations. Electrical utility lines would be converted to below-ground along East Mauna Loa Avenue and North Calera Avenue. Other off-site improvements may be required to connect to existing utilities within existing roadways.

Requested Discretionary Approvals: The following is a summary of discretionary actions the City will consider. Other permits (i.e., demolition, grading, and building permits) are required for Project implementation and are not subject to discretionary review.

- **General Plan Amendment (GPA-2025-01)** to Medium Density Residential
- **Zone Change (Z-2025-01)** to University District – Residential Medium (DU-RM)
- **Tentative Tract Map (TTM-84887)**
- **Design Review (DR-2025-19)**
- **Variance for Building Separation (V-2025-01)**
- **Certification of the EIR**

Potential Environmental Effects of the Project: The Project could have potentially significant environmental impacts to the following environmental topic areas: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Energy; Geology/Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology/Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services; Recreation; and Utilities/Service Systems. Because of the existing conditions of the Project site, which is fully developed and located in an urbanized setting, implementation of the Project is not expected to result in any significant impacts to: Agriculture and Forestry Resources; Mineral Resources; and Wildfire, as discussed in Appendix A, Environmental Topics With No Potential For Significant Impacts.

Public Review and Scoping: This NOP, including Appendix A, is available for download on the City's website at: <https://azusaca.gov/2291/1035-E-Mauna-Loa-Avenue---Delaney-Square>. A print copy of this

notice is also available for public review at each of the following City locations through December 22, 2025:

Azusa City Hall – Planning Division
213 East Foothill Boulevard
Azusa, CA 91702
Refer to City website for current and
holiday business hours.

Azusa City Library (Temporary Location)
340 W. Fifth Street
Azusa, CA 91702
Refer to City website for current and
holiday hours.

Public Scoping Meeting. A public scoping meeting will be held to share information regarding the proposed Project and the CEQA environmental review process. The purpose of the meeting is to facilitate information sharing and to solicit written comments about the scope and content of the environmental analysis to be addressed in the Draft EIR. The Scoping Meeting is an information-gathering meeting, not a public hearing. No decisions about the Project will be made at the Scoping Meeting. A separate public hearing for consideration of the proposed Project’s requested approvals will be scheduled after the completion of the EIR. The date, time, and location of the Project’s Scoping Meeting are as follows:

DATE: December 3, 2025
TIME: 6:30 PM
LOCATION: Civic Auditorium, 213 E. Foothill Blvd., Azusa, CA 91702

Submitting Comments: All comments must be received by 5:00 PM on December 22, 2025. The City will consider all comments provided in writing via email or mail regarding the potential environmental effects of the Project received during the public scoping period. Please direct your written comments via mail or email to:

Anthony Alvarado, Senior Planner
City of Azusa Planning Division
213 East Foothill Boulevard
Azusa, CA 91702
Attn: Delaney Square Residential Project EIR
Email: delaneysquareproject@azusaca.gov

Date: 11/18/25

Signature: *K Vizcarra*
Title: Planning Manager

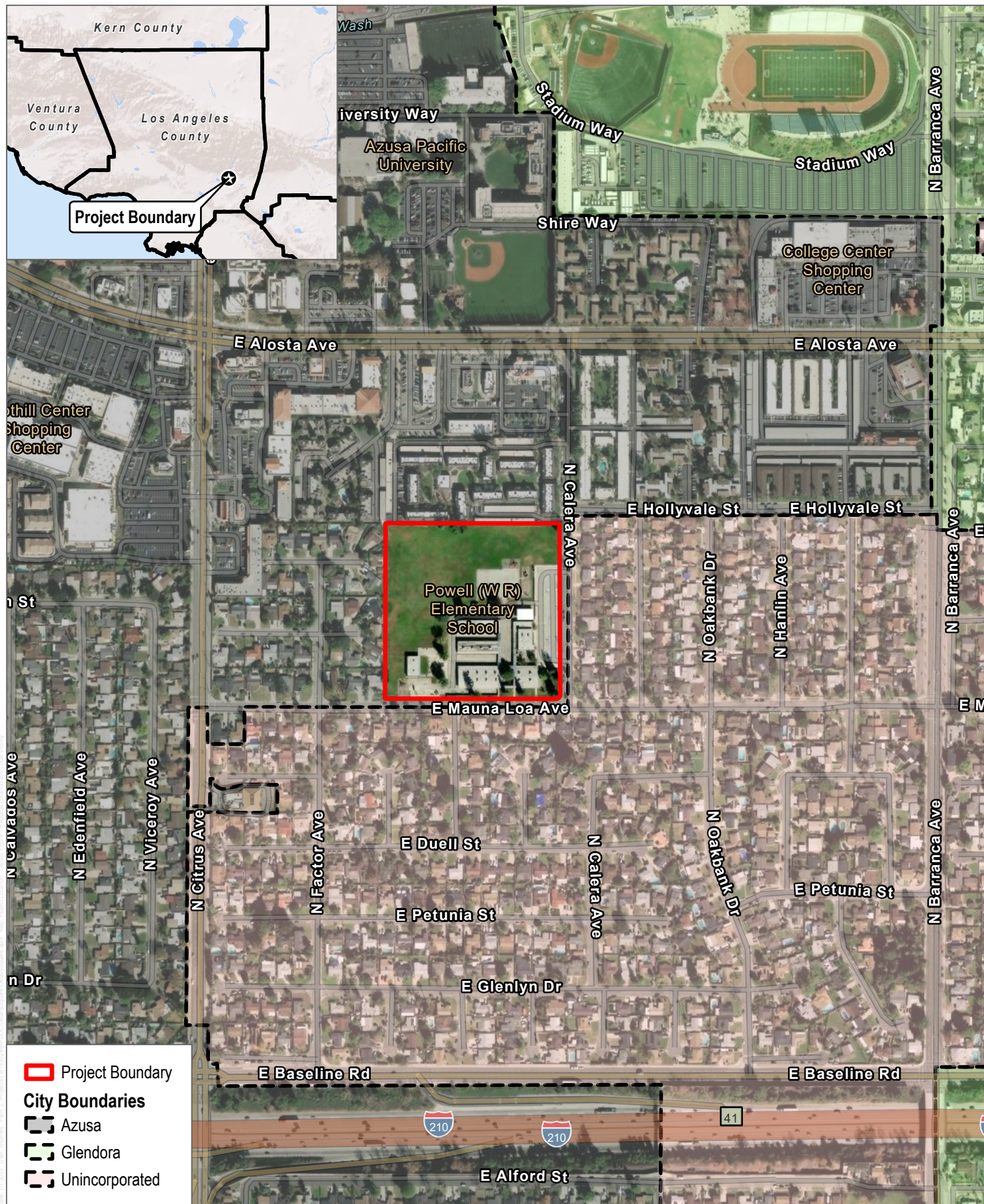
Attachments:

Figure 1. Regional Location and Local Vicinity

Figure 2. Site Plan

Appendix A: Environmental Topics With No Potential for Significant Impacts

INTENTIONALLY LEFT BLANK



SOURCE: World Imagery

DUDEK



0 250 500 Feet

FIGURE 1
Regional Location and Local Vicinity
Delaney Square Residential Project

INTENTIONALLY LEFT BLANK

Site Summary

Total Site Area: 9.77 Ac

Total Homes: 128 Units
 Product Units
 Cluster SFD 65
 Townhomes 63

Density: 13.10 DU/AC

Cluster SFD

Plan	Type	Sq.Ft.	#Units	%
1	3 BR/ 2.5 BA	1,563	30	46
2	3 BR/ 2.5 BA	1,598	18	28
3	4 BR/ 3 BA	1,780	17	26
			65	100

Townhomes

Plan	Type	Sq.Ft.	#Units	%	Patios	Private O.S.	Total
1	2 BR/ 2.5 BA	1,358	17	27	168	2,856	
2	3 BR/ 2.5 BA	1,476	23	37	168	3,864	
3	3 BR/ 2.5 BA	1,575	23	37	168	3,864	
			63	100		10,584	

Provided Open Space

Common Open Space: 15,100

Private Open Space:
 Cluster SFD: 26,332 (Min. 10' Dimension)
 Townhomes: 10,584 (Min. 8' Dimension)
 Total Private Open Space: 36,916

Provided Parking

Covered Parking: 256
 Uncovered Parking: 70 (9'x20' Head-in)
 Total Provided Parking: 326 (2.5:1)

Lot Coverage: 34.8 %

- Notes:
1. Site plan is for conceptual purposes only.
 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 3. Base information per parcel map.
 4. Civil engineer to verify all setbacks and grading information.
 5. Building footprints may change due to the final design elevation style.
 6. Open space areas is subject to change.
 7. Building footprints are measured from property lines to building foundation lines.



- Common Open Space
- Private Open Space
- Easement
- Enhanced Elevations

CONCEPTUAL SITE PLAN



Delaney SQUARE
 AZUSA, CALIFORNIA

CLUSTER

09.24.2025
 A-1

Kevin L. Crook
Architect Inc.
 #24085
 PLANNING + ARCHITECTURE

SOURCE: Kevin L. Crook Architect Inc, 2025

DUDEK

FIGURE 2

Site Plan

Delaney Square Residential Project

INTENTIONALLY LEFT BLANK

APPENDIX A

Delaney Square Residential Project

Environmental Topics with No Potential for Significant Impacts

The Delaney Square Residential Project (Project) could have potentially significant environmental impacts to the following environmental topic areas: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Energy; 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; Tribal Cultural Resources; and Utilities and Service Systems. Because of the existing condition of the Project site, which is fully developed and located in an urbanized setting, the City, as the lead agency pursuant to CEQA, has determined that implementation of the Project would not result in any significant impacts to: Agriculture and Forestry Resources; Mineral Resources; and Wildfire, as discussed below.

CEQA Topic	Analysis Supporting No Potential for Significant Impact
Agriculture and Forestry Resources	The Project site is in an urban area on a site that is fully developed with school buildings and asphalt paving. The Project site is included within the City's Institutional/School zone and land use designation of the Azusa General Plan. There are no existing agriculture or forestry activities on the site nor any readily available opportunities for agricultural or forestry operations on site or in the surrounding area. According to the California Department of Conservation's California Important Farmland Finder, the Project site is mapped as Urban and Built-Up Land per the Farmland Mapping and Monitoring Program; thus, the Project site does not contain Prime Farmland, Unique Farmland, or Farmland of State Importance (collectively "Important Farmland"), ¹ nor does it contain any parcels under a Williamson Act contract. ² Additionally, neither the Project site nor the surrounding area contain forestland or timberland. Therefore, there would be no potential for significant impacts associated with agricultural and forestry resources.
Mineral Resources	There are no oil wells or oil/mineral extraction activities on the Project site. ³ Current on-site land uses do not allow for oil/mineral extraction. According to the City's General Plan Natural Environment Element, the Project site is within the Mineral Resources Zone-3 (MRZ-3), which is classified as an area where the significance of mineral deposits cannot be determined from available data. ⁴ Given that the Project site is located within an urban setting, does not have a history of mineral extraction activities, does not currently allow for oil/mineral extraction, and is not designated for mineral extraction, the Project would not result in the loss of availability of a locally-important mineral resource recovery site delineated on the local general plan or other land use plan. Therefore,

¹ California Department of Conservation. 2025. California Important Farmland Finder. Accessed August 2025. <https://maps.conservation.ca.gov/DLRP/CIFF/>.

² California Department of Conservation. 2025. California Williamson Act Enrollment Finder. Accessed August 2025. <https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/index.html>.

³ Department of Conservation, Geologic Energy Management Division. 2025. Well Finder. Accessed July 2025. <https://maps.conservation.ca.gov/doggr/wellfinder/>.

⁴ City of Azusa. 2004. Azusa General Plan Natural Environment Element. Adopted 2004. Accessed July 2025. <https://www.azusaca.gov/DocumentCenter/View/220/Chapter-5>.

	there would be no potential for significant impacts associated with mineral resources.
Wildfire	The Project site is in a highly urbanized area and, based on the California Department of Forestry and Fire Protection's Fire Hazard Severity Zone web viewer, is not within a state responsibility area or Very High Fire Hazard Severity Zone. The closest designated Very High Fire Hazard Severity Zone is located approximately 1.25 miles north of the Project site. ⁵ The Project site is also not located along a designated evacuation or disaster route as designated by the County of Los Angeles Department of Public Works. ⁶ As such, due to the Project site's location outside of a Very High Fire Hazard Severity Zone and evacuation or disaster routes, the Project would not exacerbate or expose people or structures to wildfire risks, and would not substantially impair an adopted emergency response plan. Therefore, there would be no potential for significant impacts associated with wildfires.

⁵ California Department of Forestry and Fire Protection. 2025. Fire Hazard Severity Zone Viewer. Accessed August 2025. <https://experience.arcgis.com/experience/03beab8511814e79a0e4eabf0d3e7247/>.

⁶ County of Los Angeles Department of Public Works. 2008. Disaster Route Maps (by City). City of Azusa. Created July 2008. Accessed July 2025. <https://ladpw.org/dsg/DisasterRoutes/map/Azusa.pdf>.