

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2025110727

Project Title: Delaney Square Residential Project

Lead Agency: City of Azusa Contact Person (Name and Title): Anthony Alvarado, Senior Planner
Mailing Address: 213 East Foothill Boulevard Phone and Email: (626) 812-5226; Anthony.Alvarado@AzusaCA.Gov
City: Azusa Zip: 91702 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Azusa

Cross Streets: East Mauna Loa Avenue and North Calera Avenue Zip Code: 91702

Longitude/Latitude (degrees, minutes and seconds)*: 34 ° 07 ' 33.97" N / 117 ° 53 ' 12.75" W Total Acres: 9.77

Assessor's Parcel No.: 8628-004-900 Section: 36 Twp.: 01 N Range: 10 W Base: San Bernardino

Within 2 Miles: State Hwy #: I-210; SR-39 Waterways: Little Dalton Wash; Big Dalton Wash; San Dimas Wash

Airports: N/A Railways: Metro A Line Schools: Azusa Pacific University; Citrus College

* Required field

Document Type:

CEQA: ☐ NOP ☒ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other: ☐
☐ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☒ Land Division (Subdivision, etc.) ☒ Other: Variance

Development Type:

☒ Residential: Units* 128 Acres* 9.77
☐ Office: Sq.ft.* _____ Acres* _____ Employees* _____
☐ Commercial: Sq.ft.* _____ Acres* _____ Employees* _____
☐ Industrial: Sq.ft.* _____ Acres* _____ Employees* _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type* _____ MGD* _____
☐ Transportation: Type* _____
☐ Mining: Mineral* _____
☐ Power: Type* _____ MW* _____
☐ Waste Treatment: Type* _____ MGD* _____
☐ Hazardous Waste: Type* _____
☐ Other: _____

* Required field based on Development Type selected

Project Issues Discussed in Document:

☒ Aesthetics ☒ Energy ☒ Mandatory Findings of Significance ☒ Solid Waste
☐ Agriculture and Forestry ☐ Fiscal Impacts ☐ Mineral Resources ☒ Transportation
☒ Air Quality ☒ Flood Plain/Flooding ☒ Noise ☒ Tribal Cultural Resources
☒ Biological Resources ☒ Geology/Soils ☒ Population/Housing ☒ Utilities/Service Systems
☐ Coastal Zone ☒ Greenhouse Gas Emissions ☒ Public Services ☒ Vegetation
☒ Cultural Resources ☒ Growth Inducement ☒ Recreation ☐ Wetland/Riparian
☒ Cumulative Effects ☒ Hazards/Hazardous Materials ☒ Schools/Universities ☐ Wildfire
☒ Drainage/Absorption ☒ Hydrology/Water Quality ☐ Septic System ☐ Other: _____
☒ Economic/Jobs ☒ Land Use/Planning ☒ Sewer Capacity

Present Land Use/Zoning/General Plan Designation:

General Plan and Zoning: Institutional/School

Project Description: (please use a separate page if necessary)

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, barbecue 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. The school was closed in June 2023 due to declining enrollment. 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, as well as a Zone Change from Institutional/School (INS) to Neighborhood General 3 – Medium (NG3-MED). 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>7</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>4</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>5</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 3, 2026 Ending Date September 17, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Taylor Morrison</u>
Address: <u>225 South Lake Avenue, Suite M210</u>	Address: <u>6440 Oak Canyon, Suite 200</u>
City/State/Zip: <u>Pasadena, CA 91101</u>	City/State/Zip: <u>Irvine, CA 92618</u>
Contact (Name and Title): <u>Kristin Starbird, Senior Project Manager</u>	Contact (Name and Title): <u>Matthew Maehara, Land Acquisition Director</u>
Phone: <u>(626) 204-9839</u>	Phone: <u>714-783-1804</u>
Email: <u>kstarbird@dudek.com</u>	Email: <u>MMaehara@taylormorrison.com</u>

Signature of Lead Agency Representative: _____

Date: 7/27/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.