

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2025110727

Project Title: Delaney Square Residential Project

Lead Agency: City of Azusa

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Project Location: Azusa, Los Angeles County

City

County

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant environmental impacts have been identified for the following environmental topic areas, which have been analyzed in detail in the Draft EIR: Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Noise; Transportation; and Tribal Cultural Resources.

The following mitigation measures have been incorporated to reduce the identified significant impacts: MM-BIO-1, Nesting Bird Avoidance; MM-CUL-1, Inadvertent Discovery of Cultural Resources; MM-GEO-1, Geotechnical Evaluation and Recommendations; MM-GEO-2, Inadvertent Discovery Protocols; MM-HAZ-1, Hazardous Building Materials Survey; MM-NOI-1, Temporary Construction Noise Reduction for Noise Sensitive Receptors; MM-TRA-1, Implement Community-Based Travel Planning; MM-TCR-1, Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities; MM-TCR-2, Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial); and MM-TCR-3, Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects.

With mitigation incorporated, all potentially significant impacts related to the aforementioned environmental topic areas would be reduced to a less than significant level.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Tribal consultation requirements of SB 18 and AB 52 (see Section 4.16, Tribal Cultural Resources); Potential for traffic and traffic safety concerns (see Section 4.10, Land Use and Planning; Section 4.15, Transportation)

Provide a list of the responsible or trustee agencies for the project.

There are no responsible agencies; however, trustee agencies may include but are not limited to: California Department of Fish and Wildlife, Los Angeles Regional Water Quality Control Board, State Water Resources Control Board, California Air Resources Board, Native American Heritage Commission, Office of Historic Preservation, and/or California Department of Transportation.