

NOTICE OF AVAILABILITY OF A DRAFT EIR



Project Title: Delaney Square Residential Project

State Clearinghouse: 2025110727

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

To: Reviewing Agencies and Other Interested Parties

Subject: Notice of Availability of a Draft Environmental Impact Report

Comment Period: August 3, 2026 through September 17, 2026

Pursuant to section 15064 of the California Environmental Quality Act (CEQA) Guidelines (14 Cal. Code Regs. §§ 15000-15387), the City of Azusa (City) as the Lead Agency has prepared of a Draft Environmental Impact Report (EIR) for the proposed Delaney Square Residential Project (Project). The Draft EIR has been prepared to analyze the potential environmental effects of the proposed Project, identify ways to reduce the Project's potentially significant environmental effects, and analyze feasible alternatives to avoid or minimize those significant environmental effects. In accordance with Public Resources Code section 21092 and CEQA Guidelines section 15087, the City has prepared this Notice of Availability (NOA) to notify responsible and trustee agencies, interested parties, the Governor's Office of Land Use and Climate Innovation, and the County Clerk of the availability of the Draft EIR for public review.

Project Location: The Project site address is 1035 East Mauna Loa Avenue in the City. The Project site is approximately 9.77 acres and is associated with Assessor Parcel Number 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, an unincorporated area of the 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 due to declining enrollment. 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

The Project site is not listed on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

Project Description Overview: The Project proposes to 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. As the Project site's existing Institutional/School General Plan land use designation and zoning 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.

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.

- **Certification of the EIR**
- **Adoption of a General Plan Amendment (GPA-2025-01)** to change the Project site's land use designation to Medium Density Residential
- **Adoption of a Zone Change (Z-2025-01)** to Neighborhood General 3 – Medium (NG3-MED)
- **Approval of Variances for Building Separation and Rear Yard Setback (V-2025-01)**
- **Approval of a Design Review (DR-2025-19)**
- **Approval of a Tentative Tract Map (TTM-84887)**

Potential Environmental Effects of the Project: As presented in the Draft EIR, the proposed Project would not result in significant and unavoidable impacts after implementation of all mitigation measures. Prior to mitigation, the Project would have the potential for significant environmental impacts to the following environmental topic areas: Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Noise; Transportation; and Tribal Cultural Resources. Implementation of mitigation measures would reduce the impacts of these topic areas to less than significant levels with mitigation.

Availability of the Environmental Documentation: The Draft EIR and this NOA are available for viewing and for electronic download on the City's website at: <https://azusaca.gov/2291/1035-E-Mauna-Loa-Avenue---Delaney-Square>. Hardcopies of the Draft EIR will be available for viewing at each of the following City locations through September 17, 2026:

Azusa City Hall – Planning Division
213 East Foothill Boulevard
Azusa, CA 91702
Monday–Thursday: 7:00 a.m.–5:30 p.m.

Azusa City Library (Temporary Location)
340 West Fifth Street
Azusa, CA 91702
Monday–Wednesday 10:00am–7:00pm
Thursday 10:00am–6:00pm
Friday–Saturday 12:00pm–5:00pm
Closed Holidays

Submitting Comments: The City will consider all written comments regarding the potential environmental effects of the Project received during the Draft EIR public review period. All written comments received will be reviewed and considered by the City’s decision-makers and will become a part of the public record for the Final EIR. Written comments will be accepted via email and/or via mail, and must be received by the City by **5:00 PM, Thursday, September 17, 2026**. 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

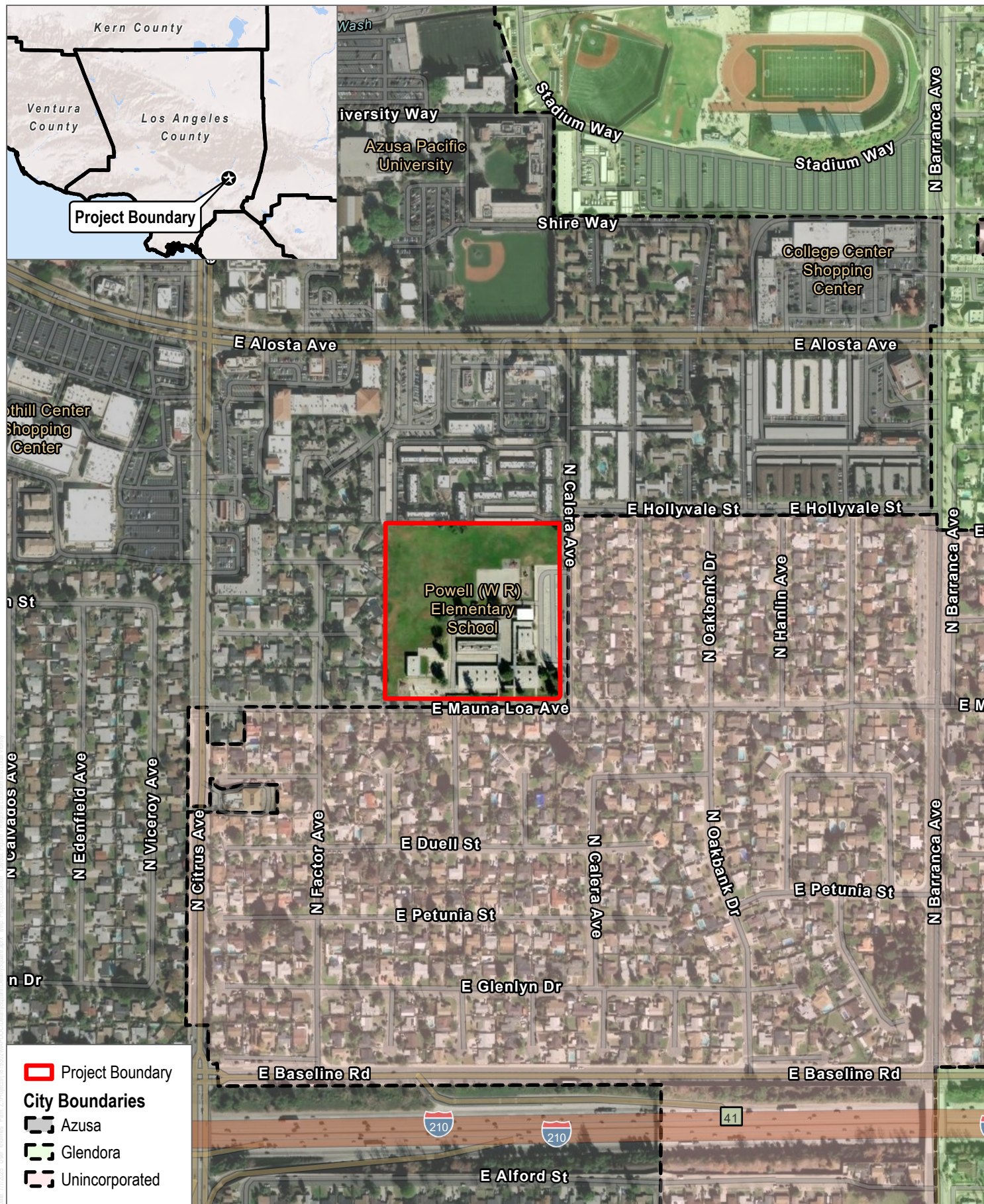
Date: 7/27/2026

Signature: 
Title: Senior Planner

Attachments:

Figure 1. Regional Location and Local Vicinity
Figure 2. Site Plan

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SOURCE: World Imagery

DUDEK



0 250 500 Feet

FIGURE 1
Regional Location and Local Vicinity
Delaney Square Residential Project

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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

taylor
morrison
Homes Inspired by You

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

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