Print Form

Notice of Determination

Appendix D

To:

☑ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☑ County Clerk
County of: Los Angeles
Address: 12400 Imperial Hwy
Norwalk, CA 90650

From:
Public Agency: City of Azusa
Address: 213 East Foothill Boulevard
Azusa, CA 91702
Contact: Anthony Alvarado, Senior Planner
Phone: (626) 812-5226

Lead Agency (if different from above):
Address:
Contact:
Phone:

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): 2025110727

Project Title: Delaney Square Residential Project

Project Applicant: Taylor Morrison

Project Location (include county): 1035 E. Mauna Loa Avenue, Azusa, Los Angeles County, CA 91702

Project Description:

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. 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.

This is to advise that the City of Azusa (☑ Lead Agency or ☐ Responsible Agency) has approved the above described project on November 16, 2026 (date) and has made the following determinations regarding the above 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:

https://azusaca.gov/2291/1035-E-Mauna-Loa-Avenue---Delaney-Square

Signature (Public Agency): [signature] Title: Senior Planner

Date: 11/17/2026 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011