

NOTICE OF PREPARATION AND SCOPING MEETING

Azusa Greens Redevelopment Project Environmental Impact Report

Project Title: Azusa Greens Redevelopment Project
To: Reviewing Agencies and Other Interested Parties
Subject: Notice of Preparation of a Draft Environmental Impact Report
Comment Period: December 22, 2023 through January 22, 2024
Scoping Meeting: January 11, 2024

The purpose of this Notice of Preparation (NOP) is to notify potential agencies and interested parties that the Lead Agency, the City of Azusa, plans to prepare an Environmental Impact Report (EIR) for the proposed Azusa Greens Redevelopment Project (project) and to solicit comments and suggestions regarding (1) the scope and content of the EIR and (2) the environmental issues and alternatives to be addressed in the EIR (California Environmental Quality Act [CEQA] Guidelines §15082). To ensure that the EIR for this proposed project is thorough and adequate and ensure that the issues of concern to the public and public agencies are addressed, the City is requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals. Public comments on the scope of issues to be evaluated in the EIR are encouraged. With respect to the views of Responsible and Trustee Agencies as to significant environmental issues, the City needs to know the reasonable alternatives and mitigation measures that are germane to each agency's statutory responsibilities in connection with the project.

The City of Azusa requests your careful review and consideration of this notice and invites any and all input and comments from interested agencies, persons, and organizations regarding the preparation of the EIR. Pursuant to CEQA §21080.4, agencies must submit any comments in response to this notice no later than 31 days beginning December 22, 2023 and ending the close of business on January 22, 2024. This NOP is available for view at the City of Azusa Community Development Department (Planning Division), located at 213 East Foothill Boulevard, Azusa, California, 91702, and can also be accessed online at:

<http://www.ci.azusa.ca.us/138/Planning-Division>

All comments or other responses to this notice should be submitted in writing to:

Knarik Vizcarra, Planning Manager
City of Azusa Community Development Department (Planning Division)
213 East Foothill Boulevard Azusa, California 91702
Knarik.Vizcarra@azusaca.gov; 626-812-5275

The City will conduct a public scoping meeting in conjunction with this NOP to present the project and the EIR process and to receive public comments and suggestions regarding the scope and content of the EIR. The meeting will be held on January 11, 2024, at 7:00 pm at the Azusa Auditorium, 213 East Foothill Boulevard, Azusa, CA 91702.

PROJECT LOCATION

The City of Azusa (City) is located in the eastern portion of Los Angeles County, approximately 27 miles northeast of Downtown Los Angeles; refer to Figure 1, *Regional Location Map* and Figure 2, *Aerial Photograph Map*.

The project site totals 92.12 acres and is located at 919 Sierra Madre Avenue, Azusa, CA 91702. The project site is comprised of seven Assessor's Parcel Numbers (APNs): 8617-001-005; 0864-013-030; 8617-001-013; 8617-013-001; 8717-011-001; 8684-043-002; and 8684-013-014. The project involves three components: a proposed industrial site, a proposed 55+ age-restricted residential community site, and an existing golf course site to be reconfigured. Refer to Figure 3, *Proposed Land Use Map*.

Industrial Site

The 19.33-acre industrial project site is located within the northwestern portion of the City and is surrounded primarily by warehousing/distribution uses. The industrial site would be located on APN 8617-001-005. However, as part of the project, the applicant is seeking approval of a Tentative Tract Map for six separate parcels, one for each proposed industrial building. The industrial site encompasses the existing golf holes 3, 4, 5 and 6 of the Azusa Greens Country Club. The project site is bounded by West 10th Street to the south, industrial and residential uses to the east, Sierra Madre Avenue to the north and by Todd Avenue to the west. The project site is currently developed as a part of the Azusa Greens Country Club.

55+ Age-Restricted Residential Community

The approximately 20-acre residential project site is located within the northwestern portion of the City and is surrounded by residential uses. The residential site would be located on APNs 8684-013-030 and 8617-001-013. The residential site encompasses the existing golf holes 1, 18, and 8 as well as a small portion of hole 17. The project site is bounded by water conservation basins to the north, the Azusa Greens golf course to the east, residential use to the west, and Sierra Madre Avenue to the south. The project site is currently developed as a part of the Azusa Greens Country Club.

Golf Course

The 52.31-acre portion of the existing golf course, including the clubhouse, parking lot, and driving range, would remain. The site is bounded by residential uses to the east, residential uses and Sierra Madre Avenue to the south, residential uses to the west, and residential uses and water conservation basins to the north.

ENVIRONMENTAL SETTING

The project site elevations range from 629 to 707 feet (ft) above mean sea level (amsl). Habitat in the project site consists of four different land cover types: built area, grass, scrub/shrub, and trees. No waterways or wetlands are found on the project site. The existing site includes an 18-hole golf course with the Azusa Greens Golf Clubhouse, parking lot, and driving range. Based on the City of Azusa General Plan (General Plan) Land Use Map, the project site is designated Recreation. Based on the City's Zoning Map, the project site is zoned Recreation (REC).

The neighborhood around the project site is dominated by industrial and residential uses. Industrial uses are located west and south of the site, and single and multi-family residential homes are located north and east of the site. Two water conservation basins are located north of the site. An Alquist-Priolo Earthquake Fault Zone traverses a portion of the industrial site as shown in Figure 4, *Industrial Site Plan*.

PROJECT DESCRIPTION

The project would redevelop a portion of the Azusa Greens Golf Course and maintain the remainder of the land as a functioning 9-hole golf course and driving range. The project involves three components: a proposed industrial site, a proposed 55+ age-restricted residential community site, and a reconfigured nine-hole golf course and driving range.

Industrial Site

The proposed 19.25-acre industrial site would demolish the existing golf-related improvements on holes number 3 through 6 and would install six new, tilt-up concrete Class A industrial buildings totaling 350,320 square feet. The total building area would encompass 41.8 percent of the total site area. Building 1 would be 33,598 square feet, Building 2 would be 45,716 square feet, Building 3 would be 53,422 square feet, Building 4 would be 54,342 square feet, Building 5 would be 109,507 square feet, and Building 6 would be 53,735 square feet. The maximum building height would be 55 feet. Potential uses could include light manufacturing, direct to consumer marketing, warehouse/distribution and possibly other uses permitted within the City's West End Light Industrial District (DWL) zone. Each building would include potential office space. Night lighting would be provided for parking areas, walkways, and driveways. Landscaping would be provided along the site boundary lines. Landscaping would include varied tree shrubs, accents, and groundcover plant species that are consistent with the surrounding area and meet drought-tolerant requirements.

The industrial site would include four access driveways along Todd Avenue and four access driveways along 10th Street. A shared driveway would be located between Buildings 5 and 6 to minimize impacts to existing overhead utility lines. The site would provide 444 automobile parking stalls, 71 trailer parking stalls, and 28-foot-wide fire lanes. An emergency fire access lane would be located on the northeastern portion of the industrial site, between Buildings 2 and 3. Refer to Figure 4 for an overview of the industrial site.

55+ Age-Restricted Residential Community Site

The proposed 20.48-acre age-restricted residential community site would demolish the existing golf-related improvements on holes number 1, 18, and 8, as well as a small portion of hole 17 to grade the remaining dirt and level the site. The proposed residential community site would be age-restricted to 55 years and older. The site would include 40 residential buildings (34 single-story duplexes, four single-story triplexes and two three-story stacked flat buildings) and a leasing/clubhouse building and a cabana. The residential buildings would total 334,644 gross square feet, and the leasing/clubhouse and cabana would total 10,932 gross square feet. See Table 1, *Proposed Residential Building On-Site*, for an overview of the buildings on the residential community site.

**Table 1
PROPOSED RESIDENTIAL BUILDINGS ON-SITE**

Building Letter	Building Type	Number of Units	Building Square Footage
A	Stacked Flats	84	101,890
B	Stacked Flats	66	87,016
C	Duplex	14	28,868
E	Duplex	24	39,396
F	Duplex	30	56,670
G	Triplex	12	20,804
--	Leasing/Clubhouse	--	9,360
--	Cabana	--	1,572
Total:		230	345,576

The total unit mix would consist of 64 percent two-bedroom units and 36 percent one-bedroom units. The average unit size would range from 706 square feet to 1,592 square feet. A total of 10 percent of the units would be provided for rent at rates affordable to low-income households, 50-80 percent of AMI, consistent with the City’s Code, and 5 percent of the units would be provided for rent at rates affordable for moderate-income households, 80-120 percent of AMI.

The leasing/clubhouse building would be located centrally within the site. Amenities under consideration include outdoor meeting areas, fitness rooms, outdoor pool and spa, outdoor recreation areas, dog park, hair salon, movie theatre, multi-purpose meeting rooms, etc. Night lighting would be provided for parking areas, walkways, and driveways. Landscaping would be provided along the vehicle entrances and the parking areas. The site would include a courtyard, green courts, recreation area, and a large lawn space throughout the site. Some existing trees would remain on-site and would be incorporated into the proposed project design.

One main entrance driveway would be located at the southern end of the proposed site along Sierra Madre Boulevard. The main project entrance would include an entry gate and turnaround. The site would provide 206 parking stalls for Buildings A and B, and 246 parking stalls for Buildings C, E, F, and G, for a total of 452 parking stalls on-site. The parking stalls include a combination of uncovered, covered, detached garage, and attached garage spaces. The site would include 12 American with Disabilities Act (ADA) accessible parking stalls, which includes 10 standard ADA parking stalls and 2 ADA van parking stalls. Refer to Figure 5, *Residential Site Plan* for an overview of the proposed residential community site.

Golf Course Site

A total of 52.31-acres of the Golf Course, inclusive of the club house, a parking lot and a driving range, would remain. The Azusa Greens Club House would be lightly renovated and maintained in working order. The Golf Course holes numbered 10 – 17 and hole 9 would be re-numbered 1 – 9 to create a nine-hole golf course. This layout results in the least change to the design of those existing holes and to current views. To accommodate the flow of the 9-hole course, existing hole number 17 would be redesigned, relocating the green to the East. The applicant would work with a golf course management company to oversee hole 17’s green relocation and maintain the course during the entitlement process. The light Clubhouse renovation would feature an updated interior site plan that relocates the golf check-in area to the East, updating two of the entries on the North facing frontage of the building and adding one new set of doors on the East facing side of the building. The parking lot would also be redesigned to

work in conjunction with the existing curb cuts and new senior housing entrance on Sierra Madre. The parking would be brought up to the standards of the current City Code and Fire Department, featuring new landscaping, ADA paths of travel, and efficient traffic flow.

REQUIRED APPROVALS

Actions that would be required from the City may include the following for the proposed project:

Industrial Site:

- Zone Change from Recreational to West End Light Industrial;
- Minor Variance for Outdoor Storage (including trailer parking);
- Minor Use Permit for 24-hour operations;
- Tentative Tract Map for approval of six separate parcels (one per building).

Residential Site:

- Lot Line Adjustment;
- Zone Change from Recreational to Neighborhood General 3 Medium Density Residential (NG3 MED);
- Creation of Overlay to accommodate elements specific to senior housing projects that are not addressed in the City Code, including (but not limited to) increasing maximum building height to 45-feet and no limitation on number of stories.

Other:

- General Plan Amendment;
- Design Review;
- Certification of the EIR;
- Adoption of a Mitigation Monitoring and Reporting Program;
- Adoption of CEQA findings.

EIR SCOPE

The EIR will evaluate the proposed project for potential impacts on the environment and determine the potential environmental consequences of future change. The Initial Study (Appendix A) identifies environmental topics that the City anticipates will be addressed in the EIR. Project impacts identified in the Initial Study which would result in either “no impact” or a “less than significant impact” would not be further addressed in the EIR unless otherwise noted in the Initial Study or unless a comment is received on the NOP/IS requesting the issue be further analyzed in the EIR. The Initial Study notes that these environmental topics will be further addressed in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gases
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Cumulative impacts will consider impacts of relevant projects in and around the project area combined with those of the project. An evaluation of project alternatives that could reduce significant impacts will also be included in the EIR.

ALTERNATIVES

In accordance with Section 15126.6 of the CEQA Guidelines, an EIR must “describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives.” As required by CEQA, the EIR will evaluate a No Project Alternative. Aside from the No Project Alternative, the City has not yet determined what additional alternatives to the project will be evaluated in the EIR. These will be identified during the environmental review process. Once selected, the alternatives will be analyzed at a qualitative level of detail in the Draft EIR for comparison against the impacts identified for the project, consistent with the requirements of CEQA.

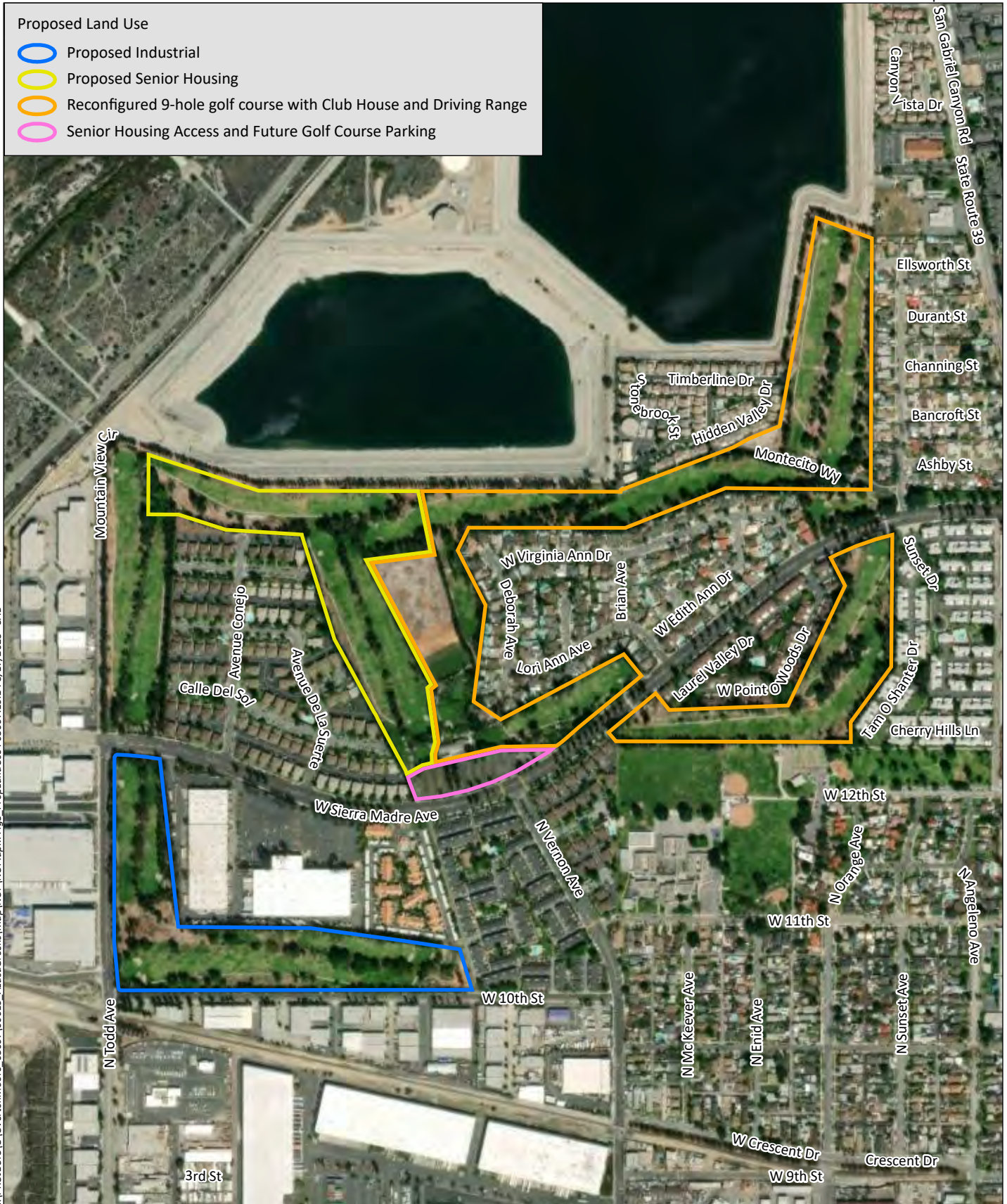


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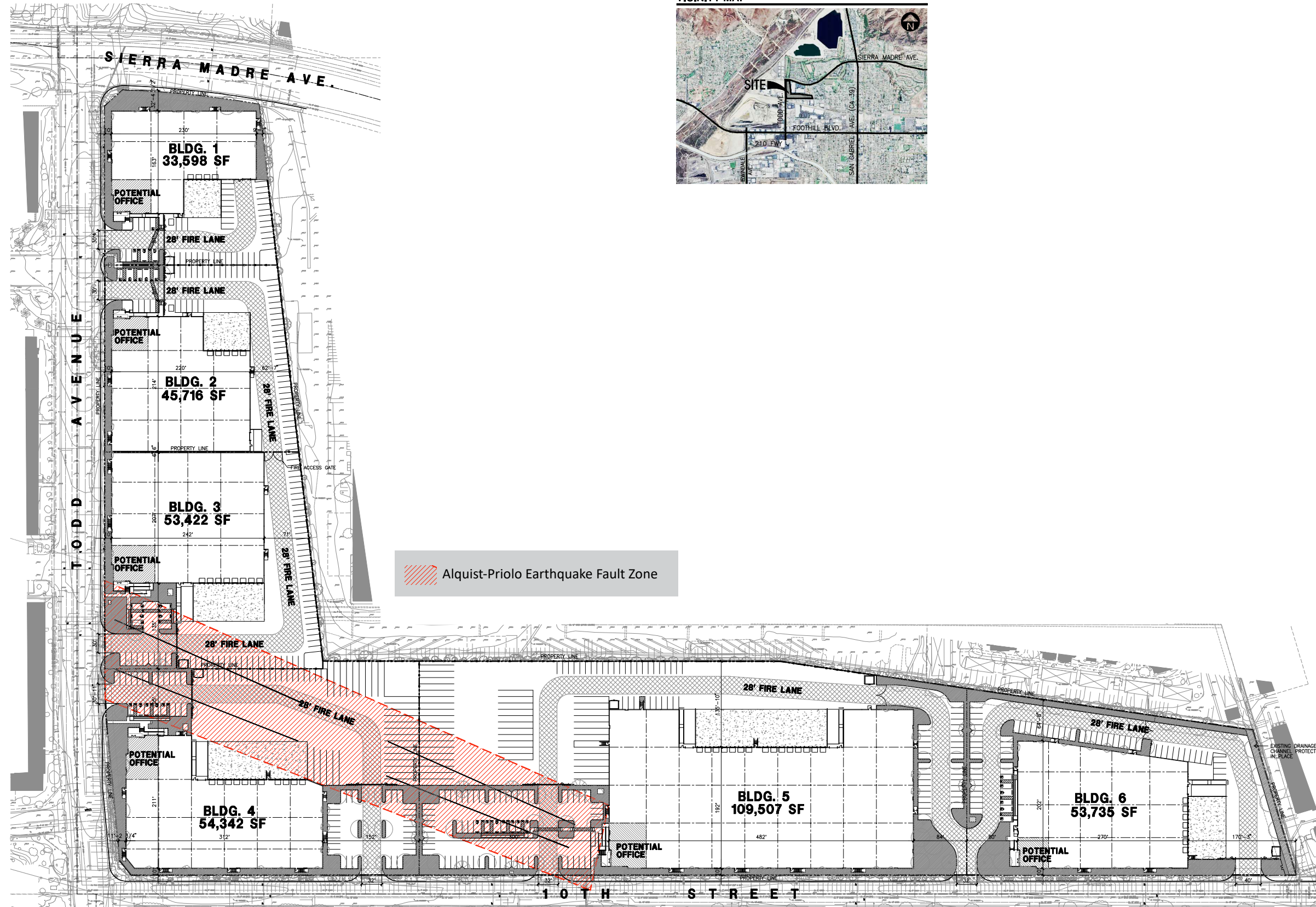
- Proposed Land Use
- Proposed Industrial
 - Proposed Senior Housing
 - Reconfigured 9-hole golf course with Club House and Driving Range
 - Senior Housing Access and Future Golf Course Parking



Source: Aerial (Maxar, 2021)

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VICINITY MAP



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Source: HPA Architecture, 2023



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Source: AQ, 2023



Appendix A

Azusa Greens Redevelopment Project

Initial Study

December 2023

Prepared for:

City of Azusa Planning Division
213 E. Foothill Boulevard
Azusa, CA 91702

Prepared by:

HELIX Environmental Planning, Inc.
7578 El Cajon Boulevard
La Mesa, CA 91942

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Acronyms and Abbreviations

AB	Assembly Bill
AMC	asbestos-containing materials
APD	Azusa Police Department
APN	Assessor's Parcel Number
AMSL	above mean sea level
ASTM	American Society for Testing and Materials
AUSD	Azusa Unified School District
BMP	best management practices
CAL FIRE	California Department of Fire and Forestry
Caltrans	California Department of Transportation
CBC	California Building Code
CCR	California Code of Regulations
CDC	California Department of Conservation
CEQA	California Environmental Quality Act
City	City of Azusa
CNDDDB	California Natural Diversity Database
CREC	controlled RECs
DTSC	Department of Toxic Substances Control
DWL	District West End Light Industrial
EIR	Environmental Impact Report
EMS	emergency medical services
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping and Monitoring Program
ft	feet
GHG	greenhouse gas
gpd/ac	gallons per day per acre
GPFEIR	Azusa General Plan Final Environmental Impact Report
HRA	Health Risk Assessment
HREC	historical recognized environmental condition
LACFD	Los Angeles County Fire Department
MBTA	Migratory Bird Treaty Act

NG3 MOD	Neighborhood General 3 Moderate Density Residential
NPDES	National Pollution Discharge Elimination System
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
REC	Recreation
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SWPPP	Stormwater Pollution Protection Program
SWRCB	State Water Regional Control Board
TAC	Toxic Air Contaminant
VHFHSZ	Very High Fire Hazard Severity Zone
WQMP	Water Quality Management Plan

1.0 Initial Study Information Sheet

- 1. Project title: Azusa Greens Redevelopment Project
- 2. Lead agency name and address: City of Azusa Community Development Department
(Planning Division)
213 E. Foothill Boulevard
Azusa, CA 91702
- 3. Contact person and phone number: Knarik Vizcarra, Planning Manager
(626) 812-5275
- 4. Project location: 919 Sierra Madre Avenue, Azusa, CA 91702

Assessor’s Parcel Numbers (APNs):
8617-001-005
8684-013-030
8617-001-013
8617-013-001
8617-011-001
8684-043-002
8684-013-014
- 5. General plan designation: Recreation
- 6. Zoning: Recreation (REC)
- 7. Proposed Zoning: District West End Light Industrial (DWL), Neighborhood
General 3 Medium Density Residential (NG3 MED)
- 8. Agreements and Approvals: Zone Change, General Plan Amendment, General Plan
Land Use Amendment, Municipal Code Change for
Overlay, Variance for Industrial Outdoor Storage
(includes “Containers”), Minor Use Permit for 24/7
operations, Tentative Tract Map for Industrial Site, and
Lot Line Adjustment for Residential Site
- 9. Surrounding land uses and setting:

The City of Azusa (City) is located in the eastern portion of Los Angeles County, approximately 27 miles northeast of Downtown Los Angeles; refer to Figure 1, *Regional Location Map* and Figure 2, *Aerial Photograph Map*. The project site totals 92.12 acres and is located at 919 Sierra Madre Avenue, Azusa, CA 91702. The project site is comprised of seven Assessor’s Parcel Numbers (APNs): 8617-001-005; 0864-013-030; 8617-001-013; 8617-013-001; 8717-011-001; 8684-043-002; and 8684-013-014. The project involves three components: a proposed industrial site, a proposed 55+ age-restricted residential community site, and a reconfigured nine-hole golf course, driving range and clubhouse. Refer to Figure 3, *Proposed Land Use Map*.

The project site elevations range from 629 to 707 feet (ft) above mean sea level (AMSL). Habitat on the project site consists of four different land cover types: built area, grass, scrub/shrub, and trees. No waterways or wetlands are found on the project site. The existing site includes an 18-hole golf course with the Azusa Greens Golf Clubhouse, parking lot, and driving range. The neighborhood around the project site is dominated by industrial and residential uses. Industrial uses are located west and south of the site, and single and multi-family residential homes are located throughout the neighborhood but primarily north, west, and east of the site. Two water conservation basins are located north of the site.

10. Description of project:

The project would redevelop a portion of the Azusa Greens Golf Course and maintain the remainder of the land as a functioning 9-hole course.

The proposed 19.25-acre industrial site would demolish the existing golf-related improvements on holes number 3 through 6 and would install six new, tilt-up concrete Class A industrial buildings totaling 350,320 square feet. Building 1 would be 33,598 square feet, Building 2 would be 45,716 square feet, Building 3 would be 53,422 square feet, Building 4 would be 54,342 square feet, Building 5 would be 109,507 square feet, and Building 6 would be 53,735 square feet.

The proposed 20.48-acre residential site would remove the existing golf course vegetation on holes number 1, 18, and 8, as well as a small portion of hole 17 to grade the remaining dirt and create a level site for an age-restricted residential community development. The proposed residential site would include 40 residential buildings (34 single-story duplexes, four single-story triplexes and two three-story stacked flat buildings) and a leasing/clubhouse building and a cabana. The residential buildings would total 334,644 gross square feet, with the leasing/clubhouse and cabana would total gross 10,932 square feet.

A total of 52.31-acres of Golf Course, inclusive of the club house, parking lot and driving range, would remain. The Azusa Greens Club House would be lightly renovated and maintained in working order. The Golf Course holes numbered 10 – 17 and hole 9 would be re-numbered 1 – 9 to create a nine-hole golf course. This layout results in the least changes to the design of those existing holes and to current views. To accommodate the flow of the 9-hole course, existing hole number 17 would be redesigned, relocating the green to the East. The applicant would work with a golf course management company to oversee hole 17's green relocation and maintain the course during the entitlement process. The parking lot would also be redesigned to work in conjunction with the existing curb cuts and new senior housing entrance on Sierra Madre. The parking would be brought up to the standards of the current City Code and Fire Department, featuring new landscaping, ADA paths of travel, and efficient traffic flow.

11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

As part of the EIR process, other public agencies whose approval is required will be identified.

12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

As part of the EIR process, the City will offer consultation pursuant to Assembly Bill (AB) 52.

2.0 Introduction

The Initial Study addresses proposed improvements to the Azusa Greens Redevelopment Project (proposed project) by the project applicant, and whether it may cause significant effects on the environment. The Initial Study has been prepared to satisfy the requirements of the California Environmental Quality Act (CEQA; Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (14 California Code of Regulations [CCR] 15000 et seq.). CEQA requires that State and local government agencies consider the environmental consequences of projects over which they have discretionary authority before they approve or implement those projects.

The Initial Study is a public document used by the decision-making Lead Agency (the City of Azusa (City)) to determine whether a project may have a significant effect on the environment. This Initial Study relies on CEQA Guidelines Sections 15064 and 15064.4 in its determination of the significance of the environmental impacts. Per Section 15064, the finding as to whether a project may have one or more significant impacts shall be based on substantial evidence in the record, and that controversy alone, without substantial evidence of a significant impact, does not trigger the need for an Environmental Impact Report (EIR).

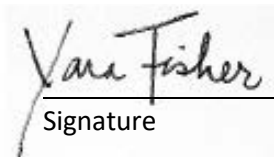
3.0 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry Resources	<input checked="" type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Energy
<input checked="" type="checkbox"/> Geology and Soils	<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input checked="" type="checkbox"/> Hazards and Hazardous Materials
<input checked="" type="checkbox"/> Hydrology and Water Quality	<input checked="" type="checkbox"/> Land Use and Planning	<input type="checkbox"/> Mineral Resources
<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Population and Housing	<input checked="" type="checkbox"/> Public Services
<input checked="" type="checkbox"/> Recreation	<input checked="" type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Tribal Cultural Resources
<input checked="" type="checkbox"/> Utilities and Service Systems	<input checked="" type="checkbox"/> Wildfire	<input checked="" type="checkbox"/> Mandatory Findings of Significance

4.0 Determination

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that, although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Yara Fisher
Principal Planner
HELIX Environmental Planning, Inc.

December 19, 2023

Date

For Knarik Vizcarra
Planning Manager
City of Azusa Planning Division

5.0 Environmental Initial Study Checklist

The lead agency has defined the column headings in the environmental checklist as follows:

- A. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- B. “Less Than Significant with Mitigation Incorporated” applies where the inclusion of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” All mitigation measures are described, including a brief explanation of how the measures reduce the effect to a less than significant level. Mitigation measures from earlier analyses may be cross-referenced.
- C. “Less Than Significant Impact” applies where the project does not create an impact that exceeds a stated significance threshold.
- D. “No Impact” applies where a project does not create an impact in that category. “No Impact” answers do not require an explanation if they are adequately supported by the information sources cited by the lead agency which show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project specific screening analysis).

The explanation of each issue identifies the significance criteria or threshold used to evaluate each question; and the mitigation measure identified, if any, to reduce the impact to less than significance. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration [CEQA Guidelines Section 15063(c)(3)(D)]. Where appropriate, the discussion identifies the following:

- a) Earlier Analyses Used. Identifies where earlier analyses are available for review.
- b) Impacts Adequately Addressed. Identifies which effects from the checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and states whether such effects were addressed by mitigation measures based on the earlier analysis.
- c) Mitigation Measures. For effects that are “Less Than Significant with Mitigation Incorporated,” describes the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

I. Aesthetics

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Have a substantial adverse effect on a scenic vista?

Potentially significant impact. Scenic vistas are generally defined as public viewpoints that provide expansive or notable views of a highly valued landscape and are typically identified in planning documents, such as a general plan, but can also include locally known areas or locations where high-quality public views are available. As described in the Azusa General Plan Final Environmental Impact Report (GPFEIR), the San Gabriel Mountains and foothills comprise the principal scenic vistas in the City (City 2003).

Impacts on scenic vistas can result from development directly diminishing the scenic quality of the view or by blocking view corridors. The project lies approximately 1 mile south of the foothills which are directly visible to the northwest, north and northeast from the surrounding area. The neighborhood around the project site is dominated by industrial and residential uses. The existing project site includes an 18-hole golf course with the Golf Clubhouse, parking lot, and driving range. The proposed project would construct an industrial site and an age-restricted senior residential community site and would upgrade a portion of the existing golf course. Due to the proposed development, views of the San Gabriel Mountains and foothills may be obstructed. Impacts are potentially significant and will be further evaluated in the EIR.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less than significant impact. There are no roadways within the City that are designated as a State or County scenic highway (Caltrans 2023). Thus, given that the project site is not visible from an officially

designated State scenic highway, the project would not result in an impact to scenic resources within a State scenic highway. The impact would be less than significant, and no further evaluation is required in the EIR.

- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Potentially significant impact. The neighborhood around the project site is dominated by industrial and residential uses. Industrial uses are located west and south of the site, and single and multi-family residential homes are located north and east of the site. Two water conservation basins are located north of the site. As the site is currently an existing golf course, the proposed industrial site and the age-restricted senior residential community site would alter the existing setting and the surrounding character. Reconfiguration and upgrades to the golf course, including any new features or netting, may also alter existing public views onto the site. The proposed project would require several permits and required approvals that are potentially significant and will be further evaluated in the EIR.

- d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Potentially significant impact. There are two primary artificial sources of light that generally affect an urban environment: light emanating from building interiors that passes through windows to the outside, and light from exterior sources (e.g., street lighting, parking lot lighting, building illumination, security lighting, and landscape lighting) that affect the natural ambient light level. The introduction of light can be a nuisance by affecting adjacent areas and diminishing the view of the clear night sky depending on the location of the light sources and its proximity to nearby light-sensitive areas. Glare can be caused by unshielded or misdirected lighting sources. Reflective surfaces (i.e., polished metal) can also cause glare. Impacts associated with glare range from a simple nuisance to potentially dangerous situations (i.e., if glare is directed into the eyes of motorists). Glare results from development and associated parking areas that contain reflective materials such as high-efficiency window glass, highly polished surfaces, and expanses of pavement.

The project is expected to include interior and exterior lighting associated with the industrial site, age-restricted senior residential community site, and the golf course site. Impacts are potentially significant and will be further evaluated in the EIR.

II. Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No impact. According to the Farmland Mapping and Monitoring Program (FMMP) Map, the entire project site is designated as Urban and Built-Up Land (CDC 2023a). Therefore, the project would not convert farmland to a non-agricultural use. No impact would occur in relation to this issue and no further evaluation is required in the EIR.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

No impact. The project site is currently zoned Recreation (REC); however, as part of the proposed project, the industrial site would be rezoned to West End Light Industrial District (DWL) and the residential site would be rezoned to Neighborhood General 3 Moderate Density Residential (NG3 MOD). A portion of the existing golf course would remain and be renovated as part of the proposed project. The project would not conflict with existing zoning for agricultural use. Additionally, the City does not

include any Williamson Act contracts within City limits (City 2003). Therefore, no impact would occur for question b) and c), and no further evaluation is required in the EIR.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No impact. The existing project site includes an 18-hole golf course with the Golf Clubhouse, parking lot, and driving range. The area surrounding the project site includes industrial and residential uses. Therefore, the proposed project would not result in loss or conversion of forest land or farmland to a non-forest or non-agricultural uses. No impact would occur for questions d) and e), and no further evaluation is required in the EIR.

III. Air Quality

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Potentially significant impact. A project may have a significant impact if project-related emissions exceed federal, State, or regional standards or thresholds, or if project-related emissions would substantially contribute to existing or projected air quality violations. The project is located within the South Coast Air Basin, where efforts to attain State and federal air quality standards are governed by the South Coast Air Quality Management District (SCAQMD). To evaluate project-related emissions, an Air Quality and Greenhouse Gas (GHG) Assessment and a Health Risk Assessment (HRA) will be prepared as part of the proposed project. Impacts are potentially significant for questions a) and b) and will be further evaluated in the EIR.

c) Expose sensitive receptors to substantial pollutant concentrations?

Potentially significant impact. Impacts to sensitive receptors would have the potential to occur because of criteria pollutant and toxic air contaminant (TAC) emissions that would be generated during project construction and operation. To determine the project’s significance, an Air Quality and GHG Assessment and HRA will be prepared as part of the proposed project. As the project has the potential to expose sensitive receptors to substantial pollutant concentrations, impacts are potentially significant and will be further evaluated in the EIR.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than significant impact. Land uses generally associated with odor complaints include the following: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities. The project would not involve land uses typically associated with emitting objectionable odors. Other potential odor sources associated with the project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that project-generated waste would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. Therefore, odors associated with the project construction and operations are expected to be less than significant and no further evaluation is required in the EIR.

IV. Biological Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The discussion below is based on a Draft Biological Site Assessment prepared by NV5 (NV5 2022).

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Potentially significant impact. The California Natural Diversity Database (CNDDDB) identifies two federally listed threatened species (least bell’s vireo and Santa Ana sucker) and one federally listed endangered species (Coastal California gnatcatcher) with potential to occur in the project area (NV5 2022). This gnatcatcher species is also a State listed endangered species (NV5 2022). No State or federally listed species identified in the CNDDDB website for this area (CNDBB 2022) were observed during the resources survey conducted on April 12-13, 2022. However, one federally listed candidate species, the monarch butterfly (*Danaus plexippus*) was observed in the project area and therefore is

included in this report. Although a federally listed candidate species has no Section 7 requirements, agencies and project proponents are encouraged to take advantage of any opportunities to conserve the species (NV5 2022).

During the resources survey, a total of 35 species of birds, six species of invertebrates, seven species of mammals, and three species of reptiles were observed visually or were identified by their sign, including tracks and scat in the project area. Two active nests were observed on April 13, 2022. One active house sparrow (*Passer domesticus*) was observed on the north side of the main building where the parents were observed feeding young. A second active bird nest was in the process of being constructed by a European starling (*Sturnus vulgaris*) on the north side of the main building. One inactive nest was also observed in the project area. Neither species is protected under the Migratory Bird Treaty Act (MBTA; NV5 2022). Impacts are potentially significant and will be further evaluated in the EIR.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Potentially significant impact. The proposed project would include development of an industrial site and a senior residential community site on a portion of the existing golf course. The project would also redevelop the Golf Clubhouse as well as upgrade a portion of the existing golf course. As part of the proposed project, an Arborist Report will be prepared that will determine if there could be the potential to affect riparian habitat or other sensitive natural communities. Impacts are potentially significant and will be further evaluated in the EIR.

- c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No impact. A Biological Site Assessment was prepared by NV5 on April 23, 2022. According to the Biological Site Assessment, no waterways or wetlands are found within the project area (NV5 2022). Therefore, the proposed project would have no impact on protected wetlands. Impacts will not be further evaluated in the EIR.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less than significant impact. The proposed project would include development of an industrial site and a senior residential community site on a portion of the existing golf course. The project would also redevelop the Golf Clubhouse as well as upgrade a portion of the existing golf course. As the project site has been developed previously, it is not anticipated that the proposed project would interfere substantially with movement of species or impede the use of native wildlife nursery sites. Impacts would be less than significant and will not be further evaluated in the EIR.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Potentially significant impact. The tree land cover on the project site is comprised of “any significant clustering of tall (approximately 30 feet or higher) dense vegetation, typically with a closed or dense canopy. For this project area Jeffrey’s pine (*Pinus jeffreyi*) and ponderosa pine (*P. ponderosa*) were the dominant species (NV5 2022). The proposed project would include development of an industrial site and a senior residential community site on a portion of the existing golf course. Additionally, the project would upgrade the Golf Clubhouse as well as upgrade a portion of the existing golf course. Conflicts with local policies or ordinances protecting biological resources could occur. Impacts are potentially significant and will be further evaluated in the EIR.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No impact. The proposed project would not conflict with any Habitat Conservation Plans, Natural Community Conservation Plans or any other local, regional, or State habitat conservation plan because no areas governed by such plans encompass or are near the project site. No impacts would occur, and this issue area will not be further evaluated in the EIR.

V. Cultural Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Potentially significant impact. A Cultural Resources Assessment will be prepared as part of the proposed project. The Cultural Resources Assessment will include a records search, Sacred Lands File search, Native American outreach, a review of historic aerial photographs and maps, and a pedestrian survey of the project site. A review of the directories maintained by the California Historical Resources, the State Office of Historic Preservation (OHP), and the National Register of Historic Places (NRHP) will also be conducted to determine the presence or absence of historic resources in the project area. Implementation of the project could cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5. Impacts are potentially significant and will be further evaluated in the EIR.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Potentially significant impact. As stated above, a Cultural Resources Assessment will be prepared for the proposed project. Since there is the potential for buried cultural remains/resources to be present within the project site boundaries, ground-disturbing activities could affect such resources. Therefore, the project could result in a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines. Impacts are potentially significant and will be further evaluated in the EIR.

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

Potentially significant impact. The project site is not located within or near a formal cemetery and is not known to be located on a burial ground. However, there is the potential for unknown buried human remains to be present within the project area and ground-disturbing activities could disturb human remains. Impacts are potentially significant and will be further evaluated in the EIR.

VI. Energy

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially significant impact. To evaluate consumption of energy and plans related to energy, an Air Quality and GHG Assessment will be prepared as part of the proposed project. Impacts are potentially significant for questions a) and b) and will be further evaluated in the EIR.

VII. Geology and Soils

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?				

Potentially significant impact. The project site is in a seismically active area of Southern California, and a portion of the industrial site is located within an Alquist-Priolo Earthquake Fault Zone (CDC 2023b). A Fault Study was prepared by Southern California Geotechnical (SocalGeo 2022) to analyze potential substantial adverse effects regarding earthquake faults. The Fault Study presents the results of the fault study for the proposed industrial site. The study concluded there are three main structural geologic features on or near the project site: the Sierra Madre Fault Zone (SMFZ), the Duarte Fault and the Upper Duarte Fault. As the site includes a designated earthquake fault zone traversing the southwestern portion of the site, all new construction of habitable structures within the Fault Rupture Zone would be preceded by a fault trenching investigation to determine presence of on-site strands of active or potentially active faults and to determine the need for a structural setback. Based on the results of the Fault Study, the proposed industrial buildings have been sited to avoid the fault zones; however, due to the positive evidence of active faults, impacts are potentially significant and will be evaluated in more detail in the EIR.

ii. Strong seismic ground shaking?

Potentially significant impact. The project site is located in a seismically active region and is subject to ground shaking from an earthquake along major active regional faults; this is common to virtually all development in the Southern California region. Development of the proposed project (including site improvements and permitting of existing structures) would be subject to review and approval by the City and would need to comply with all applicable seismic standards adopted by the City, including the 2022 California Building Code (CBC). However, impacts are potentially significant and will be further evaluated in the EIR.

iii. Seismic-related ground failure, including liquefaction?

Potentially significant impact. Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur. The entire project site is located in a liquefaction zone (CDC 2023b). As such, impacts are potentially significant and will be further evaluated in the EIR.

iv. Landslides?

Less than significant impact. The project site is generally flat with elevations ranging from 629 to 707 ft AMSL. Additionally, the project site is not located in an area with potential for landslides (CDC 2023b). Therefore, impacts will be less than significant and will not be further evaluated in the EIR.

b) Result in substantial soil erosion or the loss of topsoil?

Potentially significant impact. Soil exposed by construction activities could be subject to erosion if exposed to heavy rain, winds, or other storm events. There is the potential for soil erosion or loss of topsoil during construction activities as the ground is cleared and graded. Compliance with the SCAQMD Rule 403 (Fugitive Dust) would include implementation of soil stabilization measures, such as daily watering, and compliance with the National Pollution Discharge Elimination System (NPDES) General Construction Permit would include implementation of the City's standard erosion control practices, such as silt fencing, fiber rolls, or sandbags. Further, the CBC requires an erosion control and grading plan

prior to issuance of a grading permit as a means to minimize soil erosion to the extent practicable during both construction and operational phases.

Once operational, the project site would include some impervious or semi-impervious features, that if not designed properly could allow stormwater to sheet flow and consequently erode soils. However, the preparation of a Water Quality Management Plan (WQMP) would describe the management of stormwater flows so as to not carry soil and sediments. The City engineer is required to approve the WQMP (as well as a Storm Water Pollution Prevention Plan [SWPPP]) prior to the issuance of grading permits. Impacts are potentially significant and will be further evaluated in the EIR.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Potentially significant impact. Two soil map units existing in the project area: Urban Land-Soboba Complex, 0 to 5 percent slopes, and Urban Land Commercial-Soboba Complex, 0 to 5 percent slopes (NRCS 2023). These two soil units are somewhat excessively drained, and excessively drained, respectively. The project site is not located in an area with potential for landslides; however, the entire project site is located in a liquefaction zone (CDC 2023b). Furthermore, a final Geotechnical and Infiltration Report will be prepared for both the industrial and residential sites as part of the proposed project. Therefore, impacts are potentially significant and will be further evaluated in the EIR.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Potentially significant impact. Soils of the Hanford, Tujunga-Soboba, and Vista-Amargosa associations have low shrink-swell behavior. However, soils of the Ramona-Placentia association have high shrink-swell behavior (City 2003). As part of the proposed project, a Geotechnical and Infiltration Report will be prepared for both the industrial and residential sites as part of the proposed project. Therefore, impacts are potentially significant and will be further evaluated in the EIR.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No impact. The project site would be served by a fully functional municipal sewer system and would not require the use of septic tanks. Therefore, no impact will occur, and no further evaluation is required in the EIR.

- f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially significant impact. A review of paleontological reports and maps, as outlined in the City General Plan EIR, indicated that certain rock units would be present within the City (City 2003). These included Mesozoic plutonic rocks, Quaternary terrestrial sediments, and Tertiary marine sediments. These rock units include formations that have been known to contain fossiliferous materials, including remains of marine mammals (City 2003). A Paleontological Study will be prepared as part of the proposed project to evaluate paleontological resources within the project site. Impacts are potentially significant and will be further evaluated in the EIR.

VIII. Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially significant impact. The project has the potential to generate GHG emissions that may have a significant impact on the environment. To determine the Project's significance for construction and operational greenhouse gas emissions, an Air Quality and GHG Assessment and an HRA will be prepared as part of the proposed project. Impacts are potentially significant for questions a) and b) and will be further evaluated in the EIR.

IX. Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Potentially significant impact. Small amounts of potentially hazardous materials (e.g., fuel, lubricants, and solvents) may be used during construction activities. Hazardous materials used during project construction would be transported, used, and stored in accordance with State and federal regulations regarding hazardous materials. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction would be located in the project area during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with the project than would occur on any other similar construction

site. Construction contractors would be required to comply with all applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to requirements imposed by the Environmental Protection Agency (EPA), California Department of Toxic Substances Control (DTSC), SCAQMD, and Regional Water Quality Control Board (RWQCB).

Operation of the proposed project would involve the use of materials common to all urban development that are labeled hazardous (e.g., solvents and commercial cleansers; petroleum products; and pesticides, fertilizers, and other landscape maintenance materials). There is the potential for routine use, storage, or transport of other hazardous materials; however, the precise materials are not known, as the tenants of the proposed industrial uses are not yet defined.

Exposure of people or the environment to hazardous materials during operation of the project may result from (1) the improper handling or use of hazardous substances; (2) transportation accidents; or (3) an unforeseen event (e.g., fire, flood, or earthquake). The severity of any such exposure is dependent upon the type and amount of the hazardous material involved; the timing, location, and nature of the event; and the sensitivity of the individuals or environment affected. Impacts are potentially significant and will be further evaluated in the EIR.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Potentially significant impact. Hazardous materials releases can occur if there are existing hazardous materials at the project site that would be disturbed by project construction or operation, or if future project construction or operation activities involve the handling of substantial amounts of hazardous materials with a potential to result in upset and accident conditions.

A Phase I Environmental Site Assessment (ESA) was prepared by Ardent Environmental Group, Inc. on April 1, 2022, for the project. The Phase I ESA concluded that there was no evidence of historical recognized environmental condition (HRECs) or controlled RECs (CRECs). However, as the age-restricted senior residential site would be used for residential purposes, the sporadic application of pesticides and herbicides on the site would be considered a recognized environmental condition. Additionally, previously identified limited petroleum hydrocarbon staining associated with waste oil 55-gallon drums is located within the golf course maintenance area, and if present at all, would be considered a de-minimis condition. Although not considered a recognized environmental condition in accordance with American Society for Testing and Materials (ASTM) Standards, possible asbestos-containing materials (AMCs) and LBP would be considered a de-minimis condition. Therefore, impacts are potentially significant and will be further evaluated in the EIR.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Potentially significant impact. The project site is located approximately 180 feet north of Victor Hodge Elementary School. As the project site is located within one-quarter mile of Victor Hodge Elementary School, impacts are potentially significant, and this issue area will be further evaluated in the EIR.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Potentially significant impact. Pursuant to Government Code Section 65962.5 (Cortese List) requirements, the State Water Resources Control Board (SWRCB) GeoTracker database (SWRCB 2023) and the DTSC EnviroStor database (DTSC 2023) were searched for hazardous materials sites within the project area. The project site is located within 1,000 feet of three DTSC Cleanup sites, one Military Cleanup Site, and one Cleanup Program Site. Impacts are potentially significant and will be further evaluated in the EIR.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Less than significant impact. The nearest airport to the project site is the San Gabriel Valley Airport, located approximately 7 miles southwest of the project site and the Brackett Field Airport, located approximately 8 miles southeast of the project site. The project site is not located within the Brackett Field Airport influence area (Mead & Hunt 2015). Additionally, according to the Los Angeles County Airport Land Use Plan, the project site is not located within the planning boundary/airport influence area for the San Gabriel Valley Airport (County of Los Angeles Airport Land Use Commission 2004). As the project site is not located within an airport land use plan, impacts would be less than significant. No further evaluation is required in the EIR.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Potentially significant impact. The Los Angeles County Fire Department (LACFD) provides fire protection and emergency medical services (EMS) to the City. During construction of the project, heavy construction vehicles could interfere with emergency response to the site or emergency evacuation procedures in the event of an emergency (e.g., vehicles traveling behind the slow-moving truck). However, such delays would be brief and infrequent. To determine the project's potential impacts on emergency access and evacuation, a Traffic Impact Assessment will be prepared for the proposed project. Impacts are potentially significant and will be further evaluated in the EIR.

- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Potentially significant impact. The project site is located in a local responsibility area (LRA; CAL FIRE 2023). Although the project site is not located in a very high fire hazard severity zone (VHFHSZ), the project site is located directly adjacent to VHFHSZ, to the west. Impacts are potentially significant and will be further evaluated in the EIR.

X. Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional resources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Potentially significant impact. Potential water quality impacts associated with the proposed project would be generally limited to short-term construction-related erosion and sedimentation. During operation, the discharge of minor amounts of fuels or other pollutants associated with automobiles into storm drains during rain events may occur. Furthermore, the project would prepare a WQMP to illustrate how low impact development best management practices (BMPs) have been incorporated into project construction and design. The WQMP would incorporate BMPs in accordance with the California Stormwater BMPs Handbook to control erosion and protect the quality of surface water runoff. Therefore, impacts are potentially significant and will be further evaluated in the EIR.

As required under the NPDES, a SWPPP would be prepared specifically for construction of the proposed project. The plan would address erosion control measures that would be implemented to avoid or minimize erosion impacts to exposed soil associated with construction activities. The SWPPP would include a program of BMPs to provide erosion and sediment control and reduce potential impacts to water quality that may result from construction activities. Implementation of the SWPPP for the proposed project and associated BMPs would reduce the discharge of potential pollutants from stormwater runoff to the maximum extent practicable.

Due to the proposed development, impacts are potentially significant and will be further evaluated in the EIR.

- b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than significant impact. The project is located within the San Gabriel Groundwater Basin. The basin is replenished by stream runoff from the San Gabriel Mountains, rainfall onto the valley floor, subsurface inflow from the adjacent Raymond and Puente Basins, and percolation from urban water usage (City 2003).

While the majority of the project site would become impermeable after development, project design features and BMPs such as the use of impervious or semi-pervious materials and the use of landscaping would facilitate some groundwater recharge and percolation. With implementation of BMPs to be identified in the project's WQMP, there would not be a substantial effect upon groundwater recharge within the groundwater basin. Furthermore, the project would rely on domestic water supply and would not require the use of groundwater sources and would not substantially deplete groundwater supplies. Therefore, impacts would be less than significant; and no further evaluation is required in the EIR.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
 - i. Result in substantial erosion or siltation on- or off-site?

Potentially significant impact. Implementation of the proposed project would increase the impervious surface area at the site. The project would prepare a WQMP to illustrate how low impact development BMPs have been incorporated into project construction and design. Therefore, impacts are potentially significant and will be further evaluated in the EIR.

- ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off- site?
- iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional resources of polluted runoff?

Potentially significant impact. The project would develop the existing site with facilities that would increase the area of impervious surfaces, and thus increase the rate and amount of runoff. Upon project completion, the total on-site impervious surfaces would increase resulting in a net increase from existing conditions, resulting in a potentially significant impact. A WQMP would be prepared for the project,

which would establish BMPs to minimize impacts to existing drainage patterns of the area. Impacts are potentially significant and will be further evaluated in the EIR.

iv. Impede or redirect flood flows?

Potentially significant impact. According to the Federal Emergency Management Agency (FEMA) Flood Map Service Center (FEMA 2023a), a portion of the proposed age-restricted residential community site is mapped within Zone D. Zone D includes areas with possible but undetermined flood hazards (FEMA 2023b). No other portion of the project site is mapped within a special flood hazard area or floodplains. The project would result in an increase of impervious surfaces at the site, and project implementation could result in a substantial adverse change in the existing drainage pattern at the site. However, the net increase in runoff volumes would be accommodated by the project design features.

As a portion of the project site is mapped Zone D, drainage alteration could affect flood flows. A WQMP would be prepared for the proposed project to evaluate flood flows. Therefore, impacts are potentially significant and will be further evaluated in the EIR.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Potentially significant impact. A portion of the project is located within Zone D, as mapped by the FEMA Flood Insurance Rate Maps (FEMA 2023a). The project is not anticipated to result in the exposure of persons or structures to risk of hazards associated with dam inundation as the project site is located 2.5 miles southwest of the nearest operating dam. The project site is located approximately 33 miles east of the Pacific Ocean; a tsunami hazard is considered low for any elevations above the principal sea bluff. Seiches are normally caused by earthquake activity. The project site is located within the Azusa Earthquake Fault Zone (CDC 2023b). A final Fault Study will be prepared as part of the proposed project to analyze potential substantial adverse effects regarding earthquake faults. Impacts are potentially significant and will be further evaluated in the EIR.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potentially significant impact. The proposed project is in a developing area with existing infrastructure related to water, wastewater, and stormwater. However, conflict with a water quality control plan or sustainable groundwater management plan may occur with development of the proposed project. Impacts are potentially significant and will be further evaluated in the EIR.

XI. Land Use and Planning

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Physically divide an established community?

No impact. The project would develop an existing golf course and does not propose any features that would physically divide an established community. Therefore, no impact would occur. No further evaluation is required in the EIR.

b) Cause significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially significant impact. The proposed project would analyze compatibility with surrounding land uses and consistency with environmental goals, objectives, and recommendations set forth in applicable City and regional land use plans, regulations, and policies, including the City of Azusa General Plan, Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Impacts are potentially significant and will be further evaluated in the EIR.

XII. Mineral Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No impact. According to the Mineral Land Classification Map (CDC 2023c) and Mines Online Map (CDC 2023d), no mineral lands or mines are located on or adjacent to the project site. Therefore, no impact would occur for question a) and b), and no further evaluation is required in the EIR.

XIII. Noise

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially significant impact. To determine the project’s construction and operational noise, a Noise Technical Report will be prepared as part of the proposed project. Specifically, the Noise Technical Report will identify applicable State and City ordinances and code requirements, as well as applicable requirements identified in the Brackett Field Airport Land Use Compatibility Plan and the County of Los Angeles Airport Land Use Plan. A site visit to measure current ambient noise levels will be performed at the project site. The Noise Technical Report will consider construction noise impacts by analyzing the expected construction equipment noise levels at the nearby residential development and other sensitive receptors, as applicable, identify specific construction activities and locations where noise standards may be exceeded, and describe requirements to be applied during project construction, where required. Operational noise will also be analyzed by estimating project traffic noise levels, including noise levels generated from exterior trucking activities, including low speed truck movements, truck refrigeration units, engine idling at loading docks, backup alarms for two axle trucks, and airbrake set discharge noise. Operational noise from activities in the proposed residences and golf course will also be addressed. Building noise will be compared to projected noise levels to applicable City noise restrictions. If necessary, noise attenuation measures to reduce exterior noise levels noise impacts will be considered. Impacts are potentially significant and will be further evaluated in the EIR.

- b) Generation of excessive groundborne vibration or groundborne noise levels?

Potentially significant impact. The project's construction and operational activities could result in a potentially significant vibration impact. To determine the project's construction and operational noise, a Noise Technical Report will be prepared for the proposed project. Impacts are potentially significant and will be further evaluated in the EIR.

- c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Less than significant impact. As noted in Section 5.IX., *Hazards and Hazardous Materials*, question d), the nearest airports to the proposed project site are the San Gabriel Valley Airport, located approximately 7 miles southwest of the project site and the Brackett Field Airport, located approximately 8 miles southeast of the project site. The project site is not located within the Brackett Field Airport influence area (Mead & Hunt 2015). Additionally, according to the Los Angeles County Airport Land Use Plan, the project site is not located within the planning boundary/airport influence area for the San Gabriel Valley Airport (County of Los Angeles Airport Land Use Commission 2004). Therefore, impacts would be less than significant, and no further evaluation is required in the EIR.

XIV. Population and Housing

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Potentially significant impact. The project involves three components: a proposed industrial site, a proposed 55+ age-restricted residential community site, and an existing golf course site to be upgraded and reconfigured. As the age-restricted residential community would induce population growth, impacts are potentially significant and will be further evaluated in the EIR.

- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less than significant impact. The existing site includes an 18-hole golf course with the Golf Clubhouse, parking lot, and driving range. The project would not remove housing and would not displace substantial numbers of people or housing, necessitating the construction of replacement housing elsewhere. Therefore, impacts would be less than significant, and no further evaluation is required in the EIR.

XV. Public Services

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Fire protection?

Potentially significant impact. The LACFD provides fire protection and EMS to the City. According to the General Plan EIR, LACFD maintains a ratio of 0.93 firefighters per 1,000 residents (City 2003). There are two LACFD stations within the City of Azusa, Nos. 32 and 97. The LACFD uses national guidelines of a five-minute response time for the first arriving unit for fire and EMS responses and eight minutes for the advanced life support (paramedic) unit in urban areas. The proposed project would comply with current fire codes; however, the project may increase demand for fire protection due to the construction of industrial buildings and senior residential buildings. Impacts regarding fire protection are potentially significant and will be further evaluated in the EIR.

b) Police protection?

Potentially significant impact. The Azusa Police Department (APD) provides police protection services to the City. There are 1.3 sworn officers for every resident according to the General Plan EIR. Priority one calls average 3.03-minute response times (City 2003). The proposed project may increase demand for police protection due to construction of industrial buildings and senior residential buildings. Impacts regarding police protection are potentially significant and will be further evaluated in the EIR.

c) Schools?

Less than significant impact. The City is served by the Azusa Unified School District (AUSD), which provides education for K-12 for the residents of Azusa. The district currently operates 12 elementary schools, three middle schools, three high schools, and one adult program (located in Glendora), serving approximately 7,000 students (AUSD 2023). The proposed project would construct industrial buildings and senior housing residential buildings and would upgrade the existing Golf Clubhouse. As the

residential buildings are age-restricted to ages 55 and older, the residential component of the project is not anticipated to increase demand for school facilities. The increase in employees for the industrial site or the existing golf course site is not expected to be substantial to the degree that new, unplanned facilities are required, or where environmental impacts would not be addressed. Therefore, impacts would be less than significant, and no further evaluation is required in the EIR.

d) Parks?

Less than significant impact. The Azusa Recreation and Parks Department Recreation Division maintains 10 public parks, providing 53.3 acres of open space and recreation facilities (City 2003). The proposed project would construct new industrial buildings and new senior residential buildings. The residential site would include indoor and outdoor amenities, such as outdoor meeting areas, fitness rooms, outdoor pool and spa, outdoor recreation areas, dog park, hair salon, movie theatre, multi-purpose meeting rooms, etc. With the proposed amenities, it is not anticipated that the senior residential community would increase demand for public park facilities greater than what currently exists. Additionally, the increase in employees for the industrial site or the existing golf course site is not expected to be substantial to the degree that the demand for public park facilities would increase. Therefore, impacts to park facilities would be less than significant, and will not be further evaluated in the EIR.

e) Other public facilities?

Potentially significant impact. The proposed industrial site, senior residential site, and existing golf course site may require construction of or additions to other public facilities. Therefore, impacts are potentially significant and will be further evaluated in the EIR.

XVI. Recreation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less than significant impact. The Azusa Recreation and Parks Department Recreation Division maintains 10 public parks, providing 53.3 acres of open space and recreation facilities (City 2003). In addition to the City parks, residents have access to County-operated Regional Parks and outdoor recreational facilities within the Angeles National Forest. As noted under Section 5.XVI, *Public Services*, question d), the proposed project would construct new industrial buildings and new senior residential buildings. The residential site would include indoor and outdoor amenities that would serve the residents, as outlined in question b), below. With the proposed amenities, it is not anticipated that the senior residential community would increase demand for public park facilities greater than what currently exists. Additionally, the increase in employees for the industrial site or the existing golf course site is not expected to be substantial to the degree that the demand for public park facilities would increase. Finally, although the project site, including the existing private golf course, is not a public recreation or open space area, the project would continue to provide opportunities for private recreation with the upgraded and reconfigured nine-hole golf course. Therefore, impacts to existing parks or recreational facilities would be less than significant, and no further evaluation is required in the EIR.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Potentially significant impact. The age-restricted senior residential community site would include indoor and outdoor amenities, including outdoor meeting areas, fitness rooms, outdoor pool and spa, outdoor recreation areas, dog park, hair salon, movie theatre, multi-purpose meeting rooms, etc. These proposed recreational facilities may have an adverse physical effect on the environment. Therefore, impacts are potentially significant and will be further evaluated in the EIR.

XVII. Transportation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Potentially significant impact. The City is served by seven Foothill Transit Lines, including 185, 187, 274, 280, 492, 494, and 690. The City operates a local Dial-A-Ride service. Many of the current bus routes in the City are regional routes that pass through the City and are not designated to provide local transit coverage within the City (City 2003). The proposed project introduces new uses and access points that could conflict with existing circulation plans, resulting in a potentially significant impact. To determine the project's circulation system impacts, a Traffic Impact Assessment will be prepared as part of the proposed project. Impacts are potentially significant and will be further evaluated in the EIR.

- b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Potentially significant impact. The proposed project would include new uses on a currently vacant site that could generate vehicle miles traveled that may conflict with CEQA Guidelines Section 15064.3(b), resulting in a potentially significant impact. To determine the project's circulation system impacts, a Traffic Impact Assessment addressing vehicles miles traveled will be prepared as part of the proposed project. Impacts are potentially significant and will be further evaluated in the EIR.

- c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially significant impact. The City currently has design standards for roadways and infrastructure, and any further roadway improvements would be subject to individual review and approval by the City according to the design standards. The proposed project includes new uses and access points that may have a potentially significant impact. To determine the Project's circulation system impacts, a Traffic Impact Assessment will be prepared as part of the proposed Project. Impacts are potentially significant and will be further evaluated in the EIR.

d) Result in inadequate emergency access?

Potentially significant impact. The City has outlined three public service policies to ensure that development and traffic congestion would not interfere with emergency access or response times. These policies include:

1. Work with the Los Angeles County Fire Department to locate fire stations in a manner that will enable emergency fire response times to meet the five-minute or less standard.
2. Require all new development to design site plans and structures with fire and emergency access and safety in mind.
3. Identify streets and intersections that are prone to congestion, thereby impeding emergency response times, and pursue mitigation to the greatest extent feasible.

The proposed project introduces new uses and access points that could impede emergency access, resulting in a potentially significant impact. To determine the project's potential impacts on emergency access, a Traffic Impact Assessment will be prepared as part of the proposed Project. Impacts are potentially significant and will be further evaluated in the EIR.

XVIII. Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project:

a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?
- ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Potentially significant impact. As noted under Section 5.VI, *Cultural Resources*, development of the proposed project may impact historical resources, archaeological resources, or human remains. A Cultural Resources Assessment will be prepared as part of the EIR.

As part of the EIR preparation process, the City will offer consultation to California Native American tribes that are traditionally and culturally affiliated with the area pursuant to Senate Bill (SB) 18 and

Assembly Bill (AB) 52. California Government Code, Section 65352.3 incorporates the protection of California traditional tribal cultural places into land use planning for cities, counties, and agencies by establishing responsibilities for local governments to contact, refer plans to, and consult with California Native American tribes as part of the adoption or amendment of any general or specific plan proposed on or after March 1, 2005. SB 18 requires public notice to be sent to tribes listed on the Native American Heritage Commission's SB 18 Tribal Consultation list within the geographical areas affected by the proposed changes. Tribes must respond to a local government notice within 90 days (unless a shorter time frame has been agreed upon by the tribe), indicating whether or not they want to consult with the local government. Consultations are for the purpose of preserving or mitigating impacts to places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code that may be affected by the proposed adoption or amendment to a general or specific plan.

California AB 52, through its implementing regulations, requires that lead agencies consult with California Native American tribes that are traditionally and culturally affiliated with the geographic area of the proposed project and who have requested in writing to be informed by the lead agency of proposed projects in the tribe's geographic area (PRC Section 21080.3.1(b) and (d)). Pursuant to AB 52, as the CEQA Lead Agency, the City will notify tribes of the project and solicit consultation. Impacts regarding tribal cultural resources are potentially significant and will be further evaluated in the EIR.

XIX. Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Potentially significant impact. The proposed project is in a developing area with existing infrastructure related to water, wastewater, stormwater, electricity, natural gas, and telecommunications facilities. Connections to these utilities would be made at the project site during construction. Impacts are potentially significant and will be further evaluated in the EIR.

- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Potentially significant impact. The Azusa Light and Water Department is a municipal utility owned and operated by the City that provides water to residents of Azusa. Azusa Light and Water's supply is derived from groundwater produced from the main San Gabriel Groundwater Basin (City 2003). When groundwater is not sufficient to meet water demand, water is obtained from the San Gabriel River. In extreme conditions, water is purchased from the Metropolitan Water District or the San Gabriel Valley Municipal Water District (City 2003). The City uses 10 billion gallons of water per year and would use 16.2 billion gallons of water per year by the year 2025 (City 2003). Estimated increases in water demand

will be provided as part of the calculations to support the Air Quality and GHG Report. As such, impacts are potentially significant and will be further evaluated in the EIR.

- c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially significant impact. The City owns, operates, and maintains the local sewer lines that collect wastewater generated in the City. The City connects local sewer lines to the County Sanitation Districts of Los Angeles County District No. 22 main trunk lines. Effluent generated in the City flows through the regional truck sewer lines operated by the Sanitation Districts of Los Angeles County to the San Jose Creek Water Reclamation Plant located adjacent to the City of Industry and the Joint Water Pollution Control Plant located in the City of Carson. The San Jose Creek Water Reclamation Plant and the Joint Water Pollution Control Plant can convey and treat up to 100 and 350 million gallons of water per day, respectively (City 2003). The City prepared a Sewer Master Plan to analyze the existing and projected demand and capacity of the City's wastewater system. The Sewer Master Plan assumed an average flowrate of 1,400 gallons per day per acre (gpd/ac) for residential and 1,000 gpd/ac for commercial use. Based on the existing acreages of residential and commercial uses in the City, the total average generation of wastewater is approximately 20.3 million gpd (City 2003). It is anticipated the City would generate 23.8 million gallons of sewage and wastewater per day by the year 2025.

A will serve letter will be requested from the Azusa Light and Water Department to determine if there is adequate supply to serve the Project. As such, impacts are potentially significant and will be further evaluated in the EIR.

- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Potentially significant impact. Significant impacts could occur if the proposed project would exceed the existing permitted landfill capacity or if it would violate federal, State, and local statutes and regulations. Regional landfill capacity fluctuates daily and is regularly monitored by the County Sanitation Districts of Los Angeles County to ensure there is sufficient landfill space available to dispose of municipal solid waste. The project would generate ordinary domestic solid waste in quantities typical of industrial, commercial, and residential uses. Additionally, the project would be subject to the City's construction recycling programs.

Solid waste estimates for the project will be identified in the Air Quality and GHG Report and will be compared to recent information related to landfill capacity. As such, impacts are potentially significant and will be further evaluated in the EIR.

- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Potentially significant impact. Federal, State, and local statutes and regulations regarding solid waste generation, transport, and disposal are intended to decrease solid waste generation through mandatory reductions in solid waste quantities (e.g., through recycling and composting of green waste) and the safe and efficient transport of solid waste. The project is required to comply with all applicable federal, State, County, and City statutes and regulations related to solid waste as a standard project condition of approval. Impacts are potentially significant and will be further evaluated in the EIR.

XX. Wildfire

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Potentially significant impact. The LACFD provides fire protection and EMS to the City of Azusa. During construction of the project, heavy construction vehicles could interfere with emergency response to the site or emergency evacuation procedures in the event of an emergency (e.g., vehicles traveling behind the slow-moving truck). However, such delays would be brief and infrequent. To determine the project's potential impacts on emergency access and evacuation, a Traffic Impact Assessment will be prepared as part of the proposed Project. Impacts are potentially significant and will be further evaluated in the EIR.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Potentially significant impact. The project site is located in an LRA (CAL FIRE 2023). Although the project site is not located in a VHFHSZ, the project site is located directly adjacent to VHFHSZ, to the west. Currently, the project site is an existing golf course, and the lot includes vegetation and debris. The proposed project would incorporate fire prevention measures outlined in the City General Plan, CBC, and California Fire Code. Impacts are potentially significant and will be further evaluated in the EIR.

- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Potentially significant impact. The proposed project would not include the installation of infrastructure that would exacerbate fire risks. The project would be required to comply with the California Fire Code (City Municipal Code Section 16.08.058), which stipulates the standards for access, fire hydrants, water pressure, fire lanes, etc. Impacts are potentially significant and will be further evaluated in the EIR.

- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Potentially significant impact. As discussed in Section 5.VIII, *Geology and Soils*, the project site is generally flat with elevations ranging from 629 to 707 ft AMSL. Additionally, the project site is not located in an area with potential for landslides (CDC 2023b). According to FEMA Flood Map Service Center (FEMA 2023a), a portion of the proposed senior residential site is mapped within Zone D. Zone D includes areas with possible but undetermined flood hazards (FEMA 2023b). No other portion of the project site is mapped within a special flood hazard area or floodplains. A WQMP will be prepared for the proposed project to evaluate flood flows. Impacts are potentially significant and will be further evaluated in the EIR.

XXI. Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of past, present and probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially significant impact. As discussed in Sections 5.IV, 5.V, and 5.XVIII, implementation of the proposed project would have the potential to degrade the quality of the environment. Potentially significant impacts to biological resources, cultural resources, and tribal cultural resources will be further evaluated in the EIR.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of past, present and probable future projects)?

Potentially significant impact. Implementation of the proposed project could contribute to cumulatively considerable impacts. Potentially significant impacts are discussed throughout this Initial Study and will be evaluated further in the EIR.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially significant impact. Environmental effects that may cause a potentially significant impact on human beings, either directly or indirectly, will be evaluated further in the EIR.

6.0 References

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7.0 Preparers

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