



# NOTICE OF AVAILABILITY

**Date:** April 11, 2025

**To:** Reviewing Agencies and Other Interested Parties

**Subject:** Notice of Availability (NOA) for a Draft Environmental Impact Report (Draft EIR)

**Project Title:** Azusa Greens Redevelopment Project  
State Clearinghouse No. 2023120720

**Notice is hereby given**, pursuant to Public Resources Code Section 21092 and California Environmental Quality Act (CEQA) Guidelines Section 15087, that the City of Azusa (City) has completed the Draft EIR for the Azusa Greens Redevelopment Project (Project) described below, and that the Draft EIR is available for public review.

**Project Location:** The Project site is located in the northern portion of the City and totals 92.12 acres. The Project site is described in three portions, each associated with one of the proposed Project components. The 19.33-acre industrial site is located within APN 8617-001-005 in the southwestern portion of the Project site. The 19.82-acre residential site is located on APNs 8684-013-030 and 8617-001-013. A 52.97-acre portion of the existing golf course, including the existing golf course clubhouse, parking lot, and driving range, comprises the golf course site. The golf course site is located on APNs 8617-013-001, 8717-011-001, 8684-043-002, and 8684-013-014 at 919 Sierra Madre Avenue.

**Project Description:** The industrial portion of the Project would involve demolition of the existing golf-related improvements on the 19.33-acre industrial site and installation of six new, tilt-up concrete Class A industrial buildings with associated office space. The buildings would total 353,075 square feet (SF), reaching approximately 38 feet in height. The industrial site would include four access driveways along North Todd Avenue and four access driveways along West 10<sup>th</sup> Street. Parking, landscape, utility connections, and sidewalk improvements would also be installed on the industrial site. Approval of the proposed minor use permit would allow business operations on the industrial site to occur 24 hours per day, 7 days per week, and approval of the proposed variance would allow for outdoor storage, including shipping containers, mechanical equipment, or materials on the industrial site. A zone change and General Plan amendment would also be required to change the industrial site zoning from Recreation to West End Light Industrial District (DWL) and to revise the planned land use from Recreation to Light Industrial.

Within the 19.82-acre residential site, existing golf-related improvements would be demolished and 38 residential buildings containing 230 dwelling units (within 330,101 SF) for individuals 55 years and older would be constructed. The units would be distributed between 32 single-story duplexes, 4 single-story triplexes, and 2 three-story stacked flat buildings 41.5 feet in height. A leasing/clubhouse building, cabana, and recreational amenities would also be provided in the residential community. There would be two residential community entrances along Sierra Madre Avenue that would connect and lead to an entry gate. Proposed development on the residential site would require a zone change from Recreation to Neighborhood General 3 Medium Density Residential and a General Plan amendment to change the land

use designation from Recreation to Medium Density Residential. The Project also proposes a lot line adjustment.

A total of 52.97-acres of the existing Azusa Greens Country Club golf course, inclusive of the golf course clubhouse, parking lot, and driving range, would remain in place with minor adjustments to golf holes and driving range, as well as renovation of the 10,032-SF golf course clubhouse to include a function room. The existing parking area for the golf course site would also be altered to accommodate the residential site driveway. Safety improvements consisting of signage and pavement markings would occur at existing golf cart crossings along Sierra Madre Avenue.

**Significant Environmental Effects:** The Project would have a significant impact related to resident- and employee-generated vehicle miles traveled (VMT) that would remain significant even with the incorporation of Project features and feasible mitigation measures. Primarily as a result of the significant and unavoidable VMT impact of the Project, the Project would conflict with air quality plans, greenhouse gas (GHG) emissions reduction plans, and regional growth (land use) plans for the region, resulting in significant impacts related to conflicts with these plans. In addition, the Project would result in significant and unavoidable GHG emissions impacts, as the Project would generate GHG emissions that cannot be mitigated below the applicable threshold. Lastly, short-term construction would result in significant noise impacts (increase over ambient noise levels) that would remain significant with the incorporation of feasible mitigation measures.

**Toxic Sites:** The Project site is not listed as a hazardous materials site pursuant to Government Code Section 65962.5.

**Document Availability:** Copies of the Draft EIR, along with documents referenced in the Draft EIR, are available during the 45-day public review period at the following locations:

1. City of Azusa, Community Development Department (Planning Division), 213 East Foothill Boulevard, Azusa, California 91702
2. Azusa City Library, 729 North Dalton Avenue, Azusa, California 91702
3. City of Azusa website: <https://www.azusaca.gov/1895/19478/Azusa-Greens-Draft-EIR>

**Comment Period:** A 45-day public review period for the Draft EIR begins on **April 11, 2025** and ends on **May 27, 2025**. Responses will be prepared to all comments received on the Draft EIR. Comments may be submitted by letter or electronic mail.

All comments and responses to this notice should be submitted in writing to: Knarik Vizcarra, Planning Manager, City of Azusa, Community Development Department (Planning Division), via mail to 213 East Foothill Boulevard, Azusa, California 91702 or via email to [AzusaGreensComment@azusaca.gov](mailto:AzusaGreensComment@azusaca.gov).

**Public Hearing:** Consideration of the EIR by the Azusa Planning Commission is anticipated to take place on July 9, 2025 at 7:00 pm at the at the Azusa Civic Auditorium located at 213 East Foothill Boulevard, Azusa, California 91702. The Azusa City Council will subsequently consider certification of the EIR. *Hearing dates are subject to change;* agendas for hearings concerning the Project will be made available on the City's website.

Date: 4/9/2025

Signature:  
Title:

  
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Knarik Vizcarra, Planning Manager