

Summary Form for Electronic Document Submittal

Form F

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

SCH #: 2023120720

Project Title: Azusa Greens Redevelopment Project

Lead Agency: City of Azusa

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Project Location: Azusa
City

Los Angeles
County

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

The Project is proposed on 16 holes of the existing Azusa Greens Golf Course in the City of Azusa (City), specifically on 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 proposed Project generally involves three components: an industrial site, an age-restricted residential community, and a reconfigured 9-hole golf course and driving range. Discretionary approval of two zone changes, a General Plan amendment, tentative parcel map, tentative tract map, and various use permits would be required to allow the development of the proposed Project.

The 19.33-acre industrial site would be developed with six new industrial buildings with associated office space. Building space would total approximately 353,075 square feet (SF). A minor use permit would allow business operations to occur 24 hours per day, 7 days per week, and the proposed variance would allow for outdoor storage. A zone change and General Plan amendment would be required to change the industrial site zoning from Recreation to West End Light Industrial District (DWL) and to revise the land use from Recreation to Light Industrial.

The 19.82-acre residential site would be developed with 230 age-restricted dwelling units (within 330,101 SF) and associated amenities. 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 would be required.

The remaining 52.97 acres of the existing golf course would remain in place with minor adjustments to golf holes and the driving range, as well as renovation of the 10,032-SF golf course clubhouse to include a function room. The existing parking area would also be altered.

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

The Project's Environmental Impact Report identified potentially significant impacts for Air Quality (Air Quality Plans, Sensitive Receptors); Biological Resources (Special-Status Species, Local Policies or Ordinances); Cultural Resources (Archaeological Resources, Human Remains); Greenhouse Gas Emissions (Greenhouse Gas Emissions, Greenhouse Gas Emission Reduction Plans); Hazards and Hazardous Materials (Accidental Release of Hazardous Materials, Hazards to Schools); Land Use and Planning (Land Use Plans, Policies, and Regulations); Noise (Increase in Ambient Noise Levels, Ground-borne Vibration); Transportation (Vehicle Miles Travelled); and Tribal Cultural Resources (Significant Tribal Cultural Resources).

Mitigation measures that would reduce impacts below a level of significance were identified for Air Quality (Sensitive Receptors [AQ-1, AQ-2]); Biological Resources (Special-Status Species [BIO-1], Local Policies or Ordinances [BIO-2]); Cultural Resources (Archaeological Resources [CUL-1, CUL-2, CUL-3], Human Remains [CUL-4]); Hazards and Hazardous Materials (Accidental Release of Hazardous Materials [HAZ-1], Hazards to Schools [HAZ-1]); Noise (Increase in Ambient Noise Levels [Operational] [NOI-1], Ground-borne Vibration [NOI-5]); and Tribal Cultural Resources (Significant Tribal Cultural Resources [CUL-1, CUL-2, CUL-3, CUL-4, TCR-1]).

With identified mitigation measures, impacts remain significant for Air Quality (Air Quality Plans); Greenhouse Gas Emissions (Greenhouse Gas Emissions, Greenhouse Gas Emission Reduction Plans); Land Use and Planning (Land Use Plans, Policies, and Regulations); Noise (Increase in Ambient Noise Levels [Construction] [NOI-2, NOI-3, NOI-4]); and Transportation (Vehicle Miles Travelled (TR-1, TR-2, TR-3, TR-4)).

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

A Notice of Preparation (NOP) was circulated to solicit agency and public comments on the scope and content of the Project's environmental analysis with a state comment period from December 26, 2023 through January 24, 2024, and a local comment period from December 22, 2023 to January 22, 2024. The City also hosted an EIR scoping meeting on January 11, 2024. Comments responding to the NOP addressed topics including air quality, biological resources, greenhouse gas emissions, public services, transportation, and tribal cultural resources.

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

Los Angeles Regional Water Quality Control Board (LARWQCB)

South Coast Air Quality Management District (SCAQMD)