



**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

Katherine M. Butler, MPH, Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200  
[dtsc.ca.gov](http://dtsc.ca.gov)



**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

April 23, 2025

Knarik Vizcarra  
Planning Manager  
City of Azusa  
213 E. Foothill Boulevard  
Azusa, CA 91702  
[AzusaGreensComment@azusaca.gov](mailto:AzusaGreensComment@azusaca.gov)

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE AZUSA GREENS  
REDEVELOPMENT PROJECT DATED APRIL 11, 2025, STATE CLEARINGHOUSE  
NUMBER [2023120720](#)

Dear Knarik Vizcarra,

The Department of Toxic Substances Control (DTSC) reviewed the Draft Environmental Impact Report (DEIR) for the Azusa Greens Redevelopment Project (Project). The proposed Project consists of the redevelopment of an existing private golf course property to include 230 units of age-restricted housing and amenities, six industrial buildings, reconfiguration of portions of the existing golf course, and renovation of the existing golf course clubhouse. The Project site totals 92.12 acres and is located at 919 Sierra Madre Avenue, Azusa, CA 91702 and involves three components: a proposed industrial site, a proposed 55 and over age-restricted residential community site, and an existing golf course site to be reconfigured. The residential site encompasses the existing golf holes 1, 18, and 8 as well as a small portion of hole 17.

DTSC recommends and requests consideration of the following comments:

1. Due to the treatment of the golf course and the use of pesticides and herbicides, a number of contaminants of concern (COCs) can be present. The

Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet [HHRA NOTE NUMBER 3, DTSC-SLs](#) approved local area baselines or thresholds. If they do not, remedial action must take place to mitigate them below those thresholds. Additional COCs may be found in mixing/loading/storage areas, drainage ditches, maintenance shops, or any other outbuildings and should be sampled and analyzed.

2. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment Guidance Manual](#).

Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC would like to thank you for the opportunity to comment on the DEIR for the Azusa Greens Redevelopment Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via our [CEQA Review email](#) for additional guidance.

Knarik Vizcarra

April 23, 2025

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Sincerely,



Dave Kereazis

Associate Environmental Planner

HWMP-Permitting Division – CEQA Unit

Department of Toxic Substances Control

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cc: (via email)

Governor's Office of Land Use and Climate Innovation

State Clearinghouse

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