



NOTICE OF PREPARATION

Date: June 27, 2018

To: Reviewing Agencies and Other Interested Parties

Subject: Notice of Preparation of a Draft Environmental Impact Report

Project Title: California Grand Village Project

Scoping Meeting: July 11, 2018 at 7:00 p.m., Azusa Auditorium, 213 East Foothill Boulevard

The purpose of this Notice of Preparation (NOP) is to notify potential Responsible Agencies (Agencies) that the Lead Agency, the City of Azusa, plans to prepare an Environmental Impact Report (EIR) for the proposed California Grand Village 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). This NOP also provides notice to interested parties, organizations, and individuals of the preparation of the EIR and requests comments on the scope and contents of the environmental document.

The City of Azusa requests your careful review and consideration of this notice, and it 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 30 days beginning June 27, 2018, and ending the close of business on July 27, 2018. 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:

Manuel Muñoz, Associate Planner
City of Azusa
Community Development Department (Planning Division)
213 East Foothill Boulevard
Azusa, California 91702
mmunoz@ci.azusa.ca.us
626-812-5226

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 July 11, 2018 at 7:00 p.m. at the Azusa Auditorium, 213 East Foothill Boulevard.

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 Exhibit 1, *Regional Vicinity*. The City and its sphere of influence (SOI) consist of 9.13 square miles. Surrounding jurisdictions include the County of Los Angeles to the north, City of Glendora to the east, City of Covina to the south, and cities of Irwindale and Duarte to the west.

The project site is approximately 19.36 acres and is located between Sierra Madre and 10th Street, east of Todd Avenue. More specifically, the project site is located in the northwestern portion of the City at the Azusa Greens Country Club (Assessor's Parcel Number 8617-001-005), specifically at existing golf holes 3, 4, 5, and 6; refer to Exhibit 2, *Site Vicinity*. Regional access to the project site is provided via Foothill Freeway's (Interstate 210) Irwindale Avenue and Vernon Avenue ramps. Local access to the project site is provided via Todd Avenue just south of Sierra Madre Avenue.

The project involves two components: the California Grand Village Specific Plan and a golf course reconfiguration. The California Grand Village Specific Plan involves an approximately 4.48-acre area located in the northern portion of the project site, specifically at existing golf holes 3 and 6. The golf course reconfiguration involves an approximately 14.88-acre area located in the southern portion of the project site, specifically at existing golf holes 4 and 5.

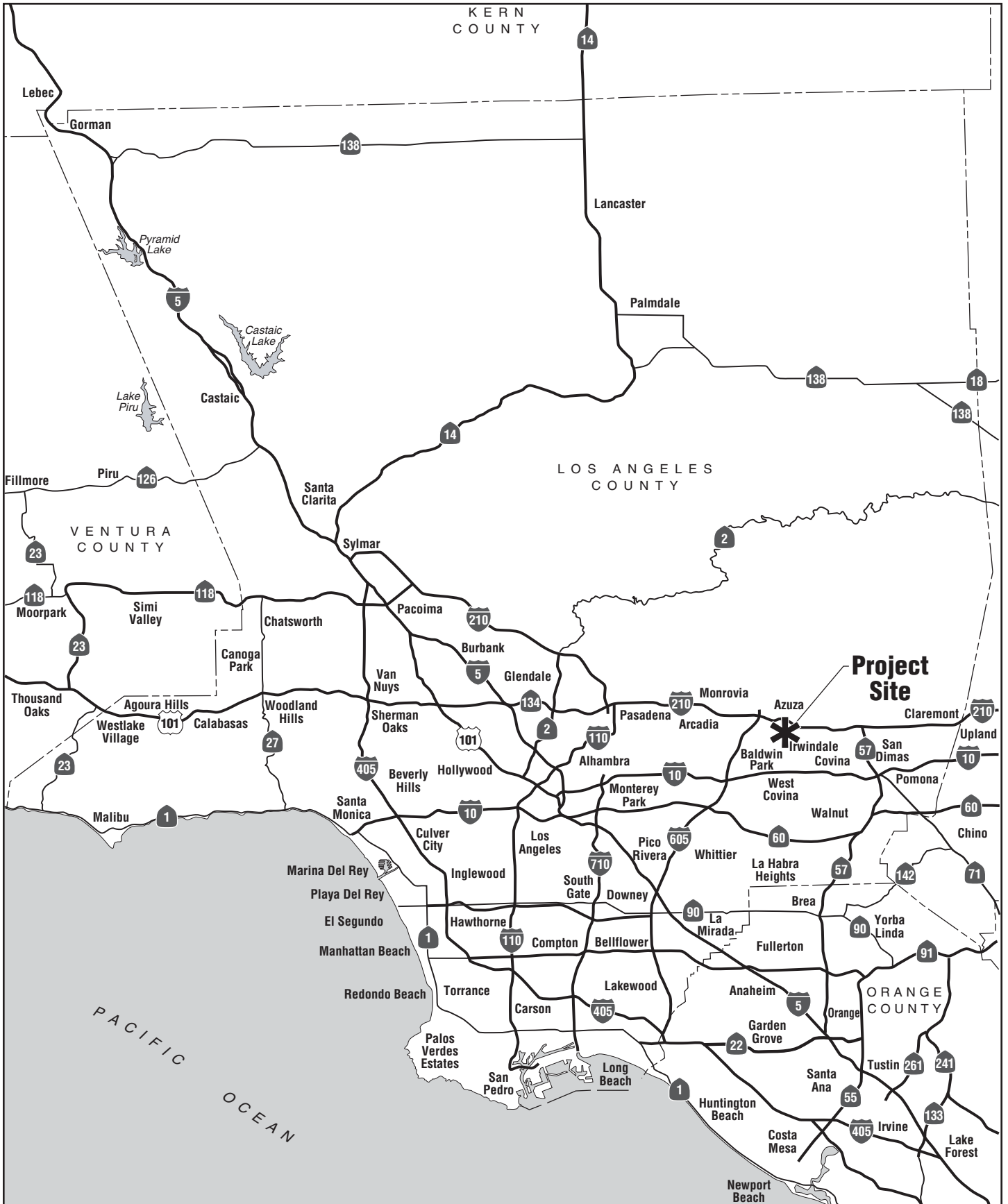
Environmental Setting. The project site is relatively flat and gently slopes between elevations 634 feet to 645 feet above mean sea level. The site is presently developed as a golf course with mostly vegetative cover and ornamental trees lining each fairway; the project site also includes a single concrete block restroom structure and concrete paved golf cart paths.

Surrounding land uses include a mixture of light industrial and residential development. More specifically, the proposed California Grand Village Specific Plan site is bordered by Sierra Madre Avenue and attached single family residences (Villa Azusa) to the north; light industrial uses (Rain Bird Corporation) to the east; Azusa Greens Country Club to the south; and Todd Avenue and light industrial uses (Colorama Wholesale Nursery [future light industrial]) to the west. The reconfigured golf course site is bordered by Azusa Greens Golf Course, light industrial uses (Rain Bird Corporation), and multifamily residential uses (Le Med Apartment Homes) to the north; attached single family residences (Sierra Village Apartment Complex) to the east; 10th Street and light industrial uses to the south; and Todd Avenue and light industrial uses (Lagunitas Brewing Company) to the west.

Based on the *City of Azusa General Plan* (General Plan) Land Use Map, the project site is designated Open Space. Based on the City's Zoning Map, the project site is zoned Recreation.

Project Description. The California Grand Village Specific Plan would redevelop an approximately 4.48-acre area of the Azusa Greens Country Club by adding a residential community of 253-dwellings for seniors ages 62 and older ("Senior Village"); refer to Exhibit 3, *Conceptual Site Plan*. The Senior Village would include a mix of living options including independent living, assisted living, and/or memory care. It is noted that, under separate application, the project would also redesign an approximately 14.88-acre area of the existing 18-hole golf course would be reconfigured to allow the Azusa Greens Country Club to retain an 18-hole course with the same 70 PAR.

The Senior Village also includes a multi-level parking wrapped garage structure. Project plans and related documents are available (electronically) upon request.



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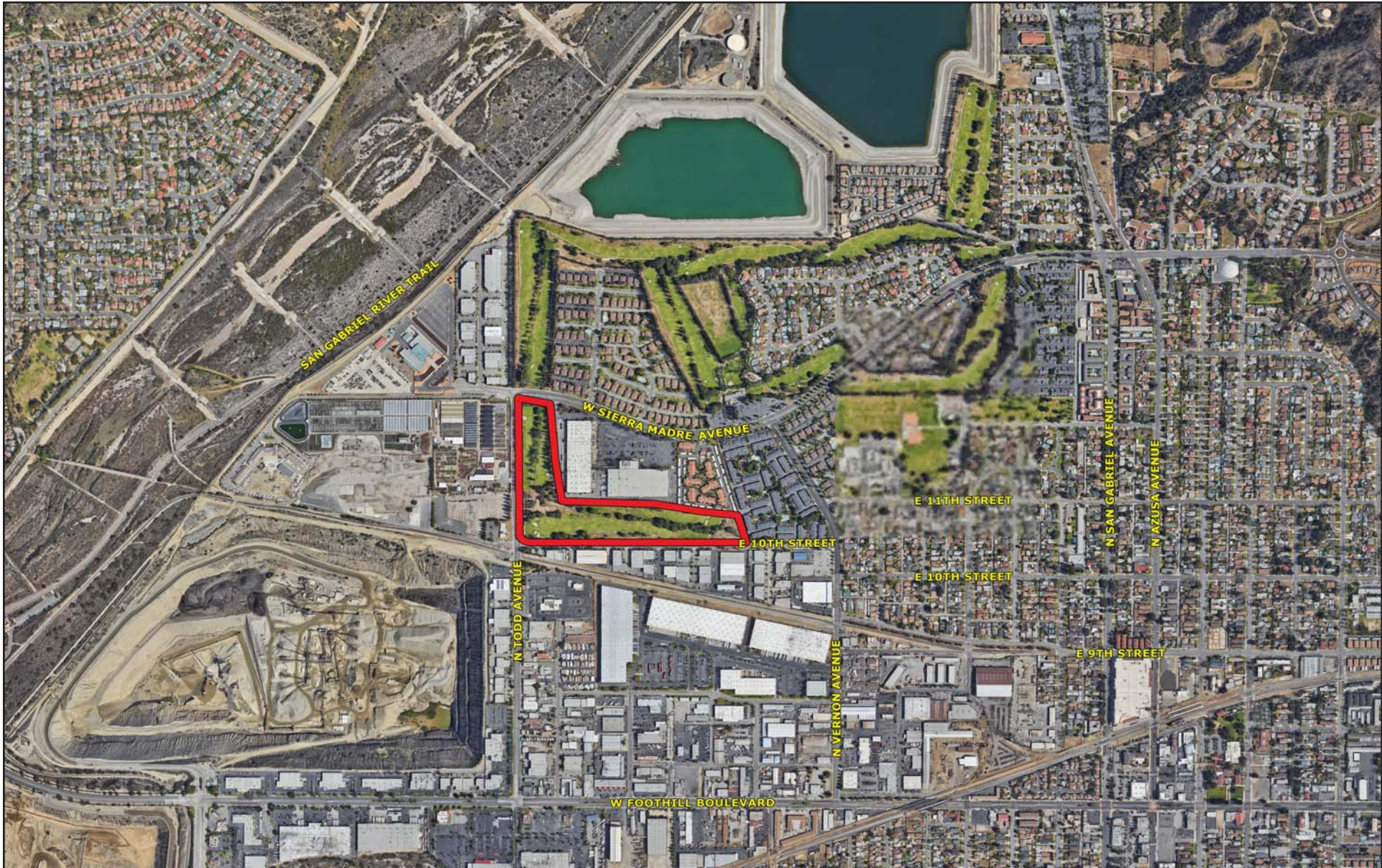
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CALIFORNIA GRAND VILLAGE
Regional Vicinity

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Source: Google Earth, 2017
- Project Boundary

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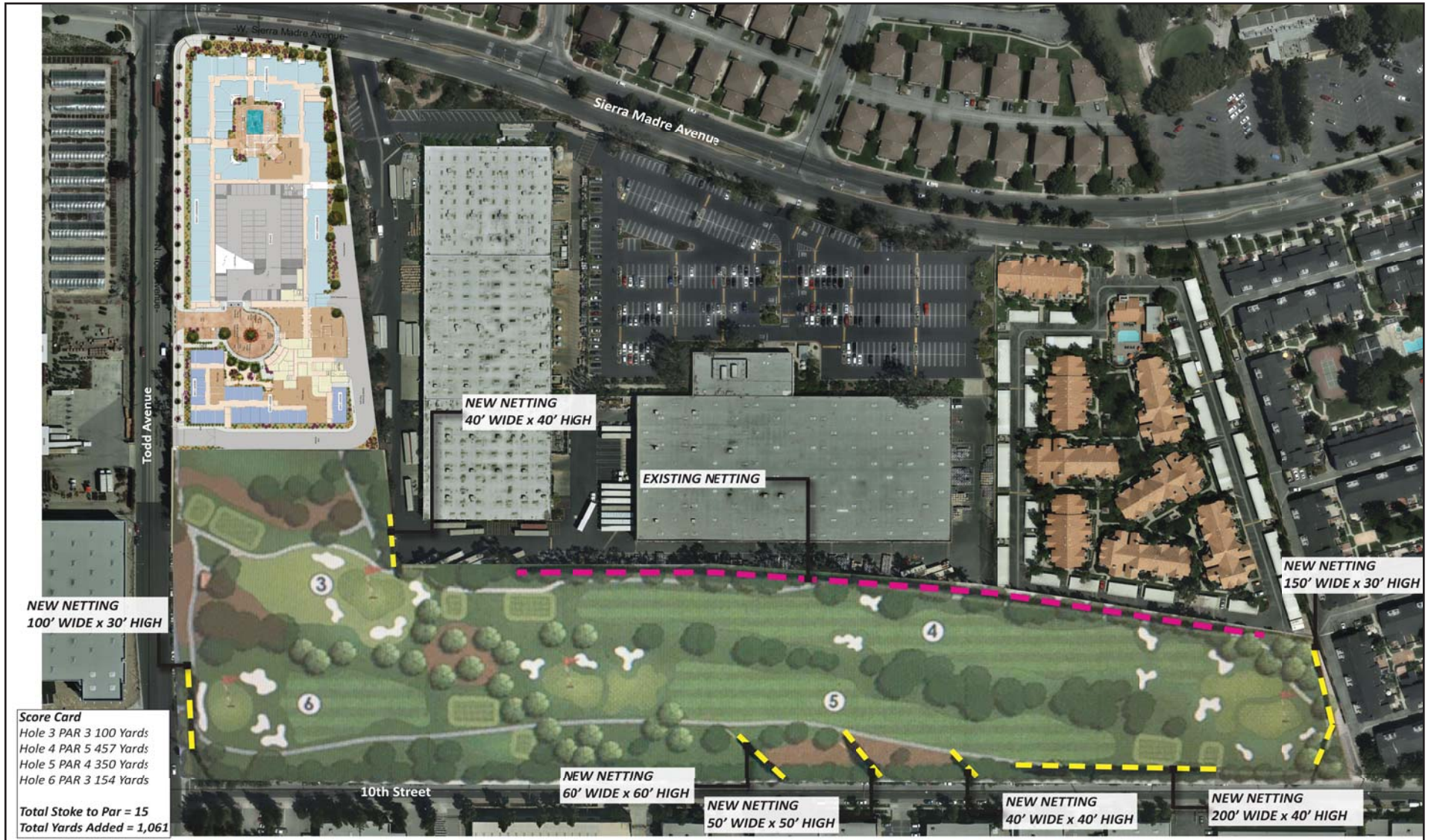


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NOTICE OF PREPARATION
CALIFORNIA GRAND VILLAGE
Site Vicinity

Exhibit 2

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NOTICE OF PREPARATION
 CALIFORNIA GRAND VILLAGE
Conceptual Site Plan

Exhibit 3

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The California Grand Village Specific Plan includes a request for the following entitlements:

- General Plan Amendment – A General Plan amendment is necessary to change the proposed Senior Village's land use designation from Open Space to Specific Plan;
- Zone Change – A zone change is necessary to change the proposed Senior Village's zoning from Recreation to Specific Plan;
- Specific Plan – A specific plan is a comprehensive planning and zoning document that implements the goals and policies of the City's General Plan and governs the land use and development within the designated specific plan area. The California Grand Village Specific Plan will establish permitted uses and provide design standards, detailed development standards, infrastructure requirements, and implementation requirements specific to the site;
- Tentative Tract Map – A tentative tract map is required to subdivide the property to create the 4.48-acre parcel for development of the Senior Village; and
- Design Review – Design review to consider the proposed project for consistency with the permitted uses, development/design standards, and requirements per the proposed California Grand Village Specific Plan.

The golf course reconfiguration includes a request for the following entitlements:

- Approval of the golf course reconfiguration plan;
- Tentative Tract Map; and
- Design Review.

Environmental Analysis. Due to the decision to prepare an EIR, an Initial Study was not prepared. This option is permitted under *CEQA Guidelines* Section 15063(a), which states that if the Lead Agency determines an EIR will be required for a project, the Lead Agency may skip further initial review and begin work on the EIR. The Draft EIR will focus on the following environmental issues:

- Aesthetics, Light and Glare
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

The Draft EIR will address the short- and long-term effects of the project on the environment. It also will evaluate the potential for the project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed project will be evaluated that may reduce or avoid environmental impacts. A mitigation monitoring program may also be developed, as necessary; a mitigation monitoring program would describe specific mitigation measures to be implemented that reduce potential significant environmental impacts to less than significant as required by CEQA. If the project results in impacts that cannot be fully mitigated to a less than significant level, a Statement of Overriding Considerations will be prepared for the City Council's consideration.

In addition to the project described above, alternatives are required to be considered as part of the CEQA process. Comments received from State and Local Agencies/Interested Organizations and Individuals regarding the project will assist in the development of project alternatives. Possible alternatives include a "No Project/No Development" Alternative, a "Light Industrial" Alternative, an "Age Restricted (Seniors) Conventional Multi-Family Residential" Alternative, or other alternatives designed to reduce or eliminate significant impacts or the need for additional discretionary approvals, as applicable.