



NOTICE OF AVAILABILITY

Date: November 28, 2018

To: Reviewing Agencies and Other Interested Parties

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

Project Title: California Grand Village Project
State Clearinghouse No. 2018061063

Notice is hereby given, pursuant to Public Resources Code Section 21092 and the State CEQA Guidelines (Title 14 of the California Code of Regulations, Section 15087), that the City of Azusa (City) has completed the Draft Environmental Impact Report (Draft EIR) for the California Grand Village Project (Project) described below, and that the Draft EIR is available for public review.

Project Location: The 19.36-acre Project site (Site) is located within the Azusa Greens Country Club at 1100 North Todd Avenue (Assessor's Parcel Number 8617-001-005) in the City. The Site is generally located between West Sierra Madre Avenue and 10th Street, east of North Todd Avenue. The Site consists of a 4.48-acre California Grand Village Azusa Greens Specific Plan Area (Specific Plan Area) and a 14.88-acre portion of the Azusa Greens Country Club (Golf Course Reconfiguration Area).

Project Description: The proposed Project would involve two components: 1) adoption and development of the California Grand Village Azusa Greens Specific Plan (Specific Plan) and 2) reconfiguration of the existing golf course.

The proposed Specific Plan would provide for a land use designation of Residential Care Facility for the Elderly (RCFE) for the 4.48-acre Specific Plan Area, and would provide for the construction of a residential community at the Specific Plan Area of no more than 253 residences for seniors ages 62 and older ("Senior Village"), along with certain amenities and administrative/management structures. The Senior Village would include a mix of living options including independent living, assisted living, and memory care. The Specific Plan also provides goals and objectives, land use plan, development plan, design guidelines, development standards, infrastructure plan, and implementation plan to guide development of the Specific Plan Area.

The second component of the proposed Project is a reconfiguration of a 14.88-acre area of the existing golf course, which would be processed under a separate application with the City. To accommodate the Senior Village, the 14.88-acre area would be reconfigured to accommodate four golf holes (golf holes 3, 4, 5, and 6) instead of the two existing golf holes (golf holes 4 and 5). While the overall yardage of golf play over these four holes would be slightly reduced, the par would remain 70 for the overall Azusa Greens Country Club golf course.

The Specific Plan includes a request for the following entitlements:

- Adoption of the California Grand Village Azusa Greens Specific Plan;
- Approval of a General Plan Amendment (to change the land use designation from Open Space to Specific Plan);
- Approval of a Zone Change (to change zoning from Recreation to Specific Plan);

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- Approval of a Tentative Tract Map (to subdivide the property to create the 4.48-acre parcel for development of the Senior Village); and
- Design Review (to evaluate the Senior Village for consistency with the permitted uses, development/design standards, and requirements per the proposed California Grand Village Azusa Greens Specific Plan).

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

- Approval of the golf course reconfiguration plan;
- Approval of a Tentative Tract Map (to subdivide the property to separate the 4.48-acre Specific Plan Area from the 14.88-acre golf course reconfiguration area); and
- Design Review (to evaluate the proposed golf course reconfiguration plan for consistency with the Municipal Code).

Significant Environmental Effects: The Draft EIR determined that the proposed Project would not result in any significant and unavoidable environmental impacts following implementation of recommended mitigation measures and compliance with the applicable Federal, State, and local regulatory requirements and standard conditions of approval.

Toxic Sites: The Site is not listed 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 60-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. City of Azusa website: <https://www.ci.azusa.ca.us/138/Planning-Division>
3. Azusa City Library, 729 North Dalton Avenue, Azusa, California 91702

Comment Period: A 60-day public review period for the Draft EIR **begins on November 28, 2018 and ends on January 28, 2019**. City staff will respond to all comments received on the Draft EIR. Comments may be submitted by facsimile, letter, or electronic mail.

All comments and responses to this notice should be submitted in writing to: Mr. Manuel Muñoz, Associate Planner, City of Azusa, Community Development Department (Planning Division), 213 East Foothill Boulevard, Azusa, California 91702 or via email at mmunoz@ci.azusa.ca.us.

Public Hearing: Consideration of the Environmental Impact Report by the City of Azusa Planning Commission is scheduled to take place on **January 16, 2019 at 7:00 pm** at the at the Azusa Civic Auditorium located at 213 East Foothill Boulevard, Azusa, California 91702.

Date: November 28, 2018

Signature:



Title: Mr. Manuel Muñoz, Senior Planner

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