



1.0 Executive Summary



1.0 EXECUTIVE SUMMARY

1.1 PROJECT LOCATION

The proposed California Grand Village Project (Project) is located within the City of Azusa (City), in the eastern portion of Los Angeles County, approximately 27 miles northeast of Downtown Los Angeles. The Site is located at the Azusa Greens Country Club at 1100 North Todd Avenue (Assessor's Parcel Number 8617-001-005) between West Sierra Madre Avenue and 10th Street, east of North Todd Avenue. Specifically, the Site is at the locations of golf holes 3, 4, 5, and 6. The Site is divided into two areas: the 4.48-acre California Grand Village Azusa Greens Specific Plan area (Specific Plan Area) at golf holes 3 and 6, and a 14.88-acre portion of the Azusa Greens Country Club (Golf Course Reconfiguration Area), specifically at golf holes 4 and 5. In total, the Site encompasses approximately 19.36 acres.

1.2 PROJECT SUMMARY

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

CALIFORNIA GRAND VILLAGE AZUSA GREENS SPECIFIC PLAN

The proposed Specific Plan is a regulatory document and would provide a means for implementing the General Plan for the Specific Plan Area. The policies and regulations contained in the proposed Specific Plan would serve as the zoning for the property. The Specific Plan proposes a senior-living residential community for seniors ages 62 and older ("Senior Village"). 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 property.

The Senior Village would provide a maximum of 253 residences consisting of 199 independent living residences, 28 assisted living suites, and 26 memory care suites. While primarily an independent living village, the limited assisted living and memory care suites would provide continuing care as needed for either existing residents or others in need. In addition to the residences, the Senior Village would also provide amenities for residents and guests.

The proposed central entryway would provide access to valet parking for residents and guests and a gated 253-space parking garage. The multi-level parking structure would be predominantly surrounded by residential suites and screened from the adjacent roadways. Three levels of covered and one partial level of uncovered parking would be provided.

GOLF COURSE RECONFIGURATION

The second component of the Project is a reconfiguration of the 14.88-acre Golf Course Reconfiguration Area, which would be processed under a separate application with the City. To accommodate the Senior Village, the Golf Course Reconfiguration 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 reconfiguration of the golf course would require the relocation of tee boxes, greens, and obstacles. An existing restroom building between golf holes 3 and 4 would be relocated approximately 150 feet to the south. New cart paths would be constructed, and trees would be removed and planted to accommodate the reconfiguration of the four golf holes. A minor amount of contour grading would be required to reconfigure the golf holes.

DISCRETIONARY ACTIONS

The proposed 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);
- 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 proposed 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 Golf Course Reconfiguration Area); and
- Design Review (to evaluate the proposed golf course reconfiguration plan for consistency with the Municipal Code).

Refer to [Section 3.3.1, *Project Description*](#), for additional information regarding the proposed Project's characteristics.

1.3 PROJECT GOALS/OBJECTIVES

Pursuant to Section 15124(b) of the *CEQA Guidelines*, the EIR project description must include “[a] statement of objectives sought by the proposed project....The statement of objectives should include the underlying purpose of the project.” The goals and objectives established for the Project are as follows:

1. Provide senior housing within Azusa;



2. Provide housing within Azusa that would help the City meet Regional Housing Needs Allocation (RHNA) requirements detailed in the *City of Azusa 2014-2021 Housing Element*;
3. Provide an amenity-rich, luxurious lifestyle residential community;
4. Integrate development within the Specific Plan Area with existing and future surrounding development;
5. Create a design that ensures attractive architecture for buildings, outdoor spaces, landscaping, and establishes a distinct yet harmonized look and feel;
6. Develop a residential community that provides fiscal benefit to the City, whereby revenues from the new community exceed public expenditures needed to serve and maintain the community;
7. Provide public infrastructure improvements required to support the land uses envisioned under the Specific Plan; and
8. Provide continued connectivity for golf play between golf holes 2 and 7 north of West Sierra Madre Avenue and golf holes 3 through 6 south of West Sierra Madre Avenue.



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1.4 ENVIRONMENTAL ISSUES/MITIGATION SUMMARY

The following summarizes the impacts, mitigation measures, and unavoidable significant impacts identified and analyzed in Section 5.0, *Environmental Analysis*, of this EIR. Refer to the appropriate EIR Section for detailed information.

EIR Section	Impact Statement	Standard Conditions of Approval	Mitigation Measure	Significance After Mitigation
5.1	Land Use and Relevant Planning			
	LU-1: Would the Project conflict with SCAG's Regional Planning Efforts?	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	LU-2: Would the Project conflict with Azusa General Plan Policies or Regulations?	No standard conditions of approval are applicable.	LU-1 Prior to issuance of grading permits, the Project Applicant shall provide a mitigation fee payment in the amount of \$325,000 to provide improvements to City recreational facilities that have been programmed into the City's Capital Improvement Program and Parks Master Plan. The facilities where the improvements shall be applied to shall be at the discretion of the City's Community Development Director, or his/her designee. Mitigation fees shall be placed in a separate fund and specifically used toward the improvement of passive open spaces for recreational purposes, consistent with General Plan Land Use Policies 8.10 and 8.11.	Less Than Significant Impact With Mitigation Incorporated.
	LU-3: Would the Project conflict with the City of Azusa Municipal Code Standards or Regulations?	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts			
	<u>Southern California Association of Governments</u> <ul style="list-style-type: none"> Would the Project have a cumulatively considerable impact on consistency with SCAG's regional planning efforts? 	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	<u>City of Azusa General Plan</u> <ul style="list-style-type: none"> Would the Project have a cumulatively considerable impact on conflicts with the City of Azusa General Plan Policies and Regulations? 	No standard conditions of approval are applicable.	Refer to Mitigation Measure LU-1.	Less Than Significant Impact With Mitigation Incorporated.
	<u>City of Azusa Municipal Code</u> <ul style="list-style-type: none"> Would the Project have a cumulatively considerable impact on conflicts with the City of Azusa Municipal Code Standards or Regulations? 	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.



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5.2	Aesthetics/Light and Glare			
	AES-1: Would the Project substantially degrade the visual character/quality of the site or its surroundings?	SCA AES-1 Concurrent with the Grading Permit Application, a Construction Management Plan shall be submitted for review and approval by the Director of Economic and Community Development. The Construction Management Plan shall, at a minimum, indicate the equipment and vehicle staging areas, stockpiling of materials, fencing (i.e., temporary fencing with opaque material), and haul routes. The designation of construction haul routes would route traffic to avoid residential areas in the City. The requirement for a Construction Management Plan shall be included in Project specifications, subject to verification by the Director of Economic and Community Development prior to final plan approval.	No mitigation measures are required.	Less Than Significant Impact.
	AES-2: Would the Project have a substantial adverse effect on a scenic view or vista?	No standard conditions of approval are applicable.	No mitigation measures are required.	No Impact.
	AES-3: Would the Project result in significant impacts to daytime and/or nighttime views in the area as a result of light and glare?	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts <u>Visual Character/Quality</u> <ul style="list-style-type: none"> Would the Project, combined with other related cumulative projects, cause a cumulatively considerable degradation of the visual character/quality of the development sites and their surroundings? 	Refer to SCA AES-1.	No mitigation measures are required.	Less Than Significant Impact.
	<u>Scenic Views and Vistas</u> <ul style="list-style-type: none"> Would the Project, combined with other related cumulative projects, have a cumulatively considerable adverse effect on a scenic vista? 	No standard conditions of approval are applicable.	No mitigation measures are required.	No Impact.
	<u>Light and Glare</u> <ul style="list-style-type: none"> Would the Project, combined with other related cumulative projects, cumulatively contribute to considerable light/glare impacts? 	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.



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5.3	Biological Resources			
	BIO-1: Would the Project have an adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status?	No standard conditions of approval are applicable.	No mitigation measures are required.	No Impact.
	BIO-2: Would the Project interfere with the movement of a native resident or migratory species?	<p>SCA BIO-1 All temporary construction-related nighttime lighting used on-site shall be shielded and/or directed downward to avoid indirect impacts to nocturnal wildlife such that nighttime lighting could increase predation rates.</p> <p>SCA BIO-2 All construction contractors, subcontractors, and employees shall comply with the litter and pollution laws and shall institute a litter control/removal program during construction activities to reduce the attractiveness of the area to opportunistic predators such as coyotes, opossums, and common ravens.</p> <p>SCA BIO-3 Active nests (nests with chicks or eggs) shall not be removed or disturbed. Nests may be removed or disturbed by a qualified biologist, if not active.</p> <p>SCA BIO-4 Construction employees, contractors, and Site visitors shall be prohibited from collecting wildlife.</p>	<p>BIO-1 Pursuant to the Migratory Bird Treaty Act (MBTA), Bald/Golden Eagle Protection Act, and California Fish and Wildlife Code (Sections 3503, 3503.5, 3511, and 3513), if the Project Applicant conducts all Site disturbance/vegetation removal activities (such as removal of any trees, shrubs, or any other potential nesting habitat) outside the avian nesting season, January 1 through September 15, no further action is necessary. However, if ground disturbance/vegetation removal cannot occur outside of the nesting season, a qualified biologist shall conduct a pre-construction nesting bird survey to determine the presence of nests or nesting birds within three days of the start of any ground disturbing activities. If no active nests are identified, the biologist shall document a negative survey with a brief letter report indicating that no impacts to active bird nests would occur during Site disturbance activities. If vegetation clearing is not completed within five days of a negative survey, the nesting survey must be repeated to confirm the absence of nesting birds.</p> <p>If active nests are identified, the qualified biologist shall establish non-disturbance buffers around the active nests (500-foot buffer for raptors/sensitive species and 200-foot buffers for non-raptors/non-sensitive species). The biologist shall monitor these buffers weekly to ensure no work occurs within them, until the nesting effort is finished (i.e., the juveniles have successfully fledged and are surviving independent from the nest). Work can resume within the buffers when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the non-disturbance buffer areas with implementation of a monitoring and mitigation plan to prevent any impacts while the nest(s)</p>	Less Than Significant Impact With Mitigation Incorporated.



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			continue to be active (eggs, chicks, etc.). Upon completion of the survey and any follow-up measures that may be required, a monitoring report shall be prepared and submitted to the City of Azusa Community Development Department for mitigation monitoring compliance record keeping.	
	<p>BIO-3: Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	<p>SCA BIO-5 Prior to construction activities, the Project Applicant and/or construction contractor shall implement the following best management measures:</p> <ul style="list-style-type: none"> <p>Fencing: Chain-link or orange-webbing polypropylene barricade fencing, no less than four feet high with tree protection signs, shall be erected around all undisturbed trees (or tree groups). The protective fence shall be installed at the protected zone boundary of each tree (or tree group), which is defined as five feet beyond the tree canopy dripline. Tree fencing shall be placed around trees that will be adjacent to construction-related activities. An International Society of Arboriculture (ISA)-certified arborist may be required on-site if grading activities occur within the tree's protected zone. The fencing shall be secured to six-foot, heavy gauge T-bar line posts pounded into the ground a minimum of 18 inches and spaced a minimum of eight feet on-center. Fencing shall be attached to T-bar posts with minimum 14-gauge wire fastened to the top, middle, and bottom of each post. Tree protection signs shall be attached to every fourth post. The contractor shall maintain the fence to keep it upright, taut, and aligned at all times. Fencing shall not be removed without obtaining written authorization from the director of public works.</p> <p>Pre-construction Meeting: A pre-construction meeting shall be held between all construction contractors (including grading, tree removal/pruning, builders) and an ISA-certified arborist. The meeting shall focus on instructing the contractors about tree protection practices and</p> 	<p>BIO-2 Development of the Project would directly impact or encroach upon 200 trees with good to fair ratings, protected under the City of Azusa Tree Preservation and Protection Ordinance. To mitigate Project-related impacts, the Project Applicant shall replace the 200 trees at a 3:1 ratio, resulting in the planting of 600 new trees on-site. Replacement trees specific on the landscape plans with a mixture of 5-gallon, 15-gallon, and 24-inch-box trees shall be deducted from the replacement requirement. The remaining number of trees unable to be accommodated on-site shall be mitigated for by payment of in-lieu fees per the City of Azusa Tree Preservation and Protection Ordinance per <i>City of Azusa Municipal and Development Code</i> Section 62-191 through 62-201.</p>	<p>Less Than Significant Impact With Mitigation Incorporated.</p>



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		<p>answering any questions. All equipment operators and spotters, assistants, or those directing operators from the ground shall provide written acknowledgement of their receiving tree protection training. This training shall include information on the location and marking of protected trees, the necessity of preventing damage, and the discussion of work practices that shall accomplish damage prevention.</p> <p>SCA BIO-6 During construction activities, the Project Applicant and/or construction contractor shall implement the following best management measures:</p> <ul style="list-style-type: none"> • <i>Equipment Operation and Storage.</i> Construction contractors shall avoid heavy equipment operation around the protected trees. All heavy equipment and vehicles shall, at minimum, stay out of the fenced protected tree zone, unless where specifically approved in writing and under the supervision of an International Society of Arboriculture (ISA)-certified arborist. • <i>Materials Storage and Disposal.</i> Construction contractors shall not store or discard any supply or material, including paint, lumber, or concrete overflow, within a tree protected zone and shall remove all foreign debris within the protected zone. However, workers shall leave the duff, mulch, chips, and leaves around the retained trees for water retention and nutrient supply. In addition, the contractors shall avoid drainage or leakage of equipment fluids near retained trees. Fluids such as gasoline, diesel, oils, hydraulics, brake and transmission fluids, paint, paint thinners, and glycol (antifreeze) shall be disposed of properly. The construction contractors shall ensure that equipment be parked at least 50 feet from tree protected zones to avoid the possibility of leakage of equipment fluids into the soil. 		



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		<ul style="list-style-type: none"> • <u>Grade Changes.</u> Construction contractors shall ensure that grade changes, including adding fill, not be permitted within any tree protected zone without special written authorization and under supervision by an ISA-certified arborist. Construction workers shall ensure that grade changes made outside of any tree protected zone do not create conditions that allow water to pond at the base of the tree. • <u>Moving Construction Materials.</u> Construction contractors shall ensure that care be exercised when moving construction equipment or supplies near undisturbed protected trees, especially overhead. Workers shall ensure that damage to the trees be avoided when transporting or moving construction materials and working around the trees (even outside of the fenced protected zone). Contractors shall flag aboveground tree parts that could be damaged (e.g., low limbs, scaffold branches, trunks) with high-visibility flagging, such as florescent red or orange. If contact with the tree crown is unavoidable, conflicting branches may be pruned by an ISA-certified tree worker under supervision by an ISA-certified arborist and shall adhere to ISA standards. • <u>Trenching.</u> Except where specifically approved in writing beforehand, all trenching shall be outside of the fenced tree protected zones. Where trenching is necessary in areas that contain roots from retained trees, contractors shall use trenching techniques that include the use of either a root pruner (Dosko root pruner or equivalent) or an Air-Spade to limit root impacts. An ISA-certified arborist shall ensure that all pruning cuts be clean and sharp to minimize ripping, tearing, and fracturing of the root system. Use of root pruning and Air-Spade equipment shall be accompanied only by hand tools to remove soil from trench 		



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		<p>locations. The trench shall be made no deeper than necessary.</p> <ul style="list-style-type: none"> • <u>Irrigation</u>. Trees that have been substantially root pruned (30 percent or more of their root zone) will require irrigation for the first 12 months. First irrigation shall occur within 48 hours of root pruning. Trees shall be deep watered every two to four weeks during the summer and once a month during the winter (adjust accordingly with rainfall). One irrigation cycle should thoroughly soak the root zones of the trees to a depth of three feet. The soil should dry out between watering; a consistently wet soil shall be avoided. One person shall be designated as responsible for irrigating (deep watering) the trees. Soil moisture shall be checked with a soil probe before irrigating. Irrigation is best accomplished by installing a temporary aboveground micro-spray system that will distribute water slowly (to avoid runoff) and evenly throughout the fenced tree protection zone but never soaking the area located within six feet of the tree trunk, especially during warmer months. • <u>Canopy Pruning</u>. The construction contractor shall not prune trees until all construction is completed unless standard pruning would reduce conflict between canopy and equipment. All pruning shall be conducted by an ISA-certified tree worker under supervision by an ISA-certified arborist and shall adhere to ISA pruning standards. • <u>Canopy Washing</u>. During construction, the construction contractor shall wash the foliage of trees adjacent to construction activity with a strong water stream every two weeks in early hours before 10:00 a.m. to control mite and insect populations. • <u>Inspection</u>. An ISA-certified arborist shall inspect the preserved trees adjacent to grading and construction activity monthly for the duration of the 		



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		<p>Project. A report summarizing Site conditions, observations, tree health, and recommendations for minimizing tree damage shall be submitted by the ISA-certified arborist following each inspection.</p> <p>SCA BIO-7 After construction activities are complete, the Project Applicant and/or construction contractor shall implement the following best management measures:</p> <ul style="list-style-type: none"> • <u>Mulch</u>. A four-inch mulch layer shall be provided under the canopy of trees. Mulch shall include clean, organic mulch that will provide long-term soil conditioning, soil moisture retention, and soil temperature control. • <u>Pruning</u>. Pruning shall only be done to maintain clearance and remove broken, dead or diseased branches. Pruning shall only take place following a recommendation by and performed under the supervision of an International Society of Arboriculture (ISA)-certified arborist. No more than 20 percent of the canopy shall be removed at any one time. All pruning shall conform to ISA standards. • <u>Watering</u>. The trees should not require regular irrigation other than the 12 months following substantial root pruning, if applicable. However, soil probing may be necessary to accurately monitor moisture levels. Especially in years with low winter rainfall, supplemental irrigation for the trees that sustained root pruning and any newly planted trees may be necessary. • <u>Watering Adjacent Plant Material</u>. All plants near the trees shall be compatible with water requirements of said trees to the extent feasible given the golf course design. The surrounding plants should be watered infrequently with deep soaks and allowed to dry out in between watering, rather than with frequent light irrigation. The soil 		



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		<p>shall not be allowed to become saturated or stay continually wet. Irrigation spray shall not hit the trunk of any tree. A 60-inch dry-zone shall be maintained around all tree trunks. An aboveground micro-spray irrigation system is recommended over typical underground pop-up sprays to the extent feasible.</p> <ul style="list-style-type: none"> <p><i>Chemical Applications.</i> If the trees are maintained in a healthy state, regular spraying for insect or disease control would not be necessary. If a problem does develop, an ISA-certified arborist/licensed pest control advisor or their representative shall be consulted to determine whether application of insecticides is needed to prevent the intrusion of bark-boring beetles and other invading pests. All chemical spraying shall be performed by a licensed applicator under the direction of a licensed pest control advisor.</p> <p><i>Monitoring:</i> An ISA-certified arborist shall inspect the trees retained on-site for a period of five years following the completion of construction activity. Monitoring visits shall be completed quarterly, totaling 20 visits. Following each monitoring visit, a report summarizing Site conditions, observations, tree health, and recommendations for promoting tree health shall be submitted. Additionally, any tree mortality shall be noted, and any tree dying during the monitoring period shall be replaced of the same species as specified for minimum replacement standards in this arborist report.</p> 		
	<p>Cumulative Impacts</p> <p><u>Special-Status Plant and Wildlife Species</u> Would the Project, combined with implementation of other related cumulative projects, have a cumulatively considerable adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status?</p>	<p>No standard conditions of approval are applicable.</p>	<p>No mitigation measures are required.</p>	<p>No Impact.</p>



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	<u>Wildlife Corridors</u> <ul style="list-style-type: none"> Would the Project, combined with implementation of other related cumulative projects, cause a cumulatively considerable interference with the movement of a native resident or migratory species? 	Refer to SCA BIO-1 through SCA BIO-4.	Refer to Mitigation Measure BIO-1.	Less Than Significant Impact With Mitigation Incorporated.
	<u>Tree Preservation</u> <ul style="list-style-type: none"> Would the Project, combined with implementation of other related cumulative projects, cause a cumulatively considerable interference with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? 	Refer to SCA BIO-5 through SCA BIO-7.	Refer to Mitigation Measure BIO-2.	Less Than Significant Impact With Mitigation Incorporated.
5.4	Tribal and Cultural Resources			
	CUL-1: Would the Project cause a significant impact to an historical resource?	No standard conditions of approval are applicable.	No mitigation measures are required.	No Impact.
	CUL-2: Would the Project cause a significant impact to an archaeological resource on-site?	No standard conditions of approval are applicable.	<p>CUL-1 <u>Workers Environmental Awareness Program.</u> The Project Applicant shall prepare and implement a Workers Environmental Awareness Program (WEAP) training to address cultural resources issues anticipated at the Site. The WEAP shall include information of the laws and regulations that protect cultural resources, the penalties for a disregard of those laws and regulations, what to do if cultural resources are unexpectedly uncovered during demolition and construction, and contact information for a qualified archaeologist, defined as an archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology, who shall be contacted in the case of unanticipated discoveries. The WEAP shall also include Project-specific information regarding the potential for and types of prehistoric and historic resources that may potentially be encountered.</p> <p>CUL-2 <u>Archaeological and Native American Monitoring.</u> The Project Applicant shall retain and compensate for services a qualified archaeologist, defined as an archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology, and a qualified Native American monitor,</p>	Less Than Significant Impact With Mitigation Incorporated.



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			<p>approved by the Gabrieleno Band of Mission Indians – Kizh Nation Tribal Government and listed under the Native American Heritage Commission’s (NAHC) Tribal Contact list for the region, to perform all mitigation measures related to prehistoric and historic cultural resources for the project. An archaeologist and Native American monitor shall be present to monitor all initial ground disturbing activities associated with the project, including but not limited to: demolition, removal of building foundations and asphalt, pot-holing or auguring, grubbing, tree removals/weed abatement, boring/grading of soils, drilling/trenching for utilities, excavations associated with development, etc. The monitors shall complete daily monitoring logs. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. In addition, the monitors are required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k).</p> <p>If, during initial ground disturbance, the monitors determine that the ground disturbing activities have little or no potential to impact cultural resources, and/or the monitors determine that ground disturbances would occur within previously disturbed and non-native soils, the qualified archaeologist may recommend that monitoring may be reduced or eliminated. This decision will be made in consultation with the Native American monitor and the City of Azusa. The final decision to reduce or eliminate monitoring shall be at the discretion of the City of Azusa. If cultural resources are encountered during ground disturbing activities, work within the immediate area must halt and the find must be evaluated for local and/or State significance.</p> <p>CUL-3 <u>Unanticipated Discovery of Cultural Resources</u>. If cultural resources are encountered during</p>	



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			<p>demolition and ground-disturbing activities, work in the immediate area shall halt and a qualified archaeologist, defined as an archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology, shall be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, additional work such as data recovery excavation and Native American consultation may be warranted to mitigate any significant impacts.</p> <p>CUL-4 <u>Unanticipated Discovery of Tribal Cultural Resources.</u> If any archaeological resources are unearthed during project demolition and construction activities, the resource shall be evaluated by the qualified archaeologist and Native American monitor approved by the Gabrieleno Band of Mission Indians – Kizh Nation. If the resources are Native American in origin, the Gabrieleno Band of Mission Indians – Kizh Nation shall coordinate with the property owner regarding treatment and curation of the resource(s). Typically, the Native American tribe will request reburial or preservation for educational purposes. If a resource is determined by the qualified archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or as a "unique archaeological resource" pursuant to Public Resources Code Section 21083.2(g), the qualified archaeologist and Native American monitor shall coordinate with the Project Applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resource(s) shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public,</p>	



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			<p>non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes.</p>	
	<p>CUL-3: Would the Project could cause a significant impact to a paleontological resource?</p>	<p>No standard conditions of approval are applicable.</p>	<p>Refer to Mitigation Measure CUL-1.</p> <p>CUL-5 <u>Unanticipated Discovery of Paleontological Resources</u>. If paleontological resources are encountered during ground-disturbing activities, work in the immediate area shall halt and a qualified paleontologist, defined as a paleontologist who meets the Secretary of the Interior's Professional Qualification Standards for paleontology, shall be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, additional work such as data recovery excavation and Native American consultation may be warranted to mitigate any significant impacts.</p>	<p>Less Than Significant Impact With Mitigation Incorporated.</p>
	<p>CUL-4: Would the Project cause a significant impact to human remains?</p>	<p>No standard conditions of approval are applicable.</p>	<p>CUL-6 <u>Unanticipated Discovery of Human Remains and Associated Funerary Objects</u>. If human remains or associated funerary objects are discovered on-site, work shall be diverted a minimum of 150 feet from the find and an exclusion zone shall be placed around the burial. The qualified archaeologist and/or Native American monitor shall notify the construction manager who shall call the County Coroner. If and the County Coroner determines the remains to be Native American, the County Coroner shall notify contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) as mandated by State law who shall then appoint a Most Likely Descendent (MLD).</p> <p>The discovery is to be kept confidential and secure to prevent any further disturbance. Prior to the continuation of ground disturbing activities, the property owner shall arrange a designated location with the Project footprint for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on</p>	<p>Less Than Significant Impact With Mitigation Incorporated.</p>



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			<p>the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard shall be posted outside of working hours. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, it may be determined that burials should be removed. The applicable Native American tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Cremations shall either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. The Project Applicant shall consult with the tribe regarding avoidance of all cemetery sites. Once complete, a final report of all activities shall be submitted to the NAHC. No scientific study or utilization of any invasive diagnostics on human remains is allowed.</p> <p>Each occurrence of human remains and associated funerary objects shall be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony shall be removed to a secure container on-site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location mitigated between the tribe and the property owner at the site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.</p>	
	<p>CUL-5: Would the Project cause a significant impact to a tribal cultural resource?</p>	<p>No standard conditions of approval are applicable.</p>	<p>Refer to Mitigation Measures CUL-1 through CUL-5.</p>	<p>Less Than Significant Impact With Mitigation Incorporated.</p>



EIR Section	Impact Statement	Standard Conditions of Approval	Mitigation Measure	Significance After Mitigation
	<p>Cumulative Impacts</p> <ul style="list-style-type: none"> Would the Project, combined with other related cumulative projects, cause a cumulatively considerable impact to a historical resource, archaeological resource, paleontological resource, human remains, or a tribal cultural resource? 	No standard conditions of approval are applicable.	Refer to Mitigation Measures CUL-1 through CUL-6.	Less Than Significant Impact With Mitigation Incorporated.
5.5	Geology and Soils			
	<p>GEO-1: Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State geologist for the area or based on other substantial evidence of a known fault?</p>	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	<p>GEO-2: Would the Project expose people and structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?</p>	<p>SCA GEO-1 Prior to issuance of a grading permit, the Project Applicant shall demonstrate, to the satisfaction of the City of Azusa Building Official, that the recommendations for design and construction identified in the <i>Geotechnical Engineering Investigation, Proposed Multi-Unit Senior Living Development, California Grand Village at Azusa Greens</i>, and all subsequent Addendums, prepared by Calwest Geotechnical Inc., dated January 19, February 27, April 17, and June 6, 2017, and in the <i>Report of Engineering Geologic Study, Proposed Multi-Unit Senior Living Residential Development – California Grand Village at Azusa Greens</i>, prepared by Land Phases, Inc., dated November 11, 2016 (revised January 19, 2017) have been incorporated into the Project design, grading plans, and building plans. The Project's final grading plans, foundation plans, building loads, and specifications shall be reviewed by a State of California Registered Professional Geologist/Registered Professional Engineer to verify that the Geotechnical Reports' recommendations have been incorporated and updated, as needed.</p>	No mitigation measures are required.	Less Than Significant Impact.



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	<p>GEO-3: Would the Project expose people and structures to potential substantial adverse effects, including the risk of loss, injury, or death involving liquefaction or seismically-induced settlement?</p>	<p>SCA GEO-2 Pursuant to the Seismic Hazards Mapping Act, the City of Azusa shall submit the <i>Geotechnical Engineering Investigation, Proposed Multi-Unit Senior Living Development, California Grand Village at Azusa Greens</i>, and all subsequent Addendums, prepared by Calwest Geotechnical Inc., dated January 19, February 27, April 17, and June 6, 2017, and the <i>Report of Engineering Geologic Study, Proposed Multi-Unit Senior Living Residential Development – California Grand Village at Azusa Greens</i>, prepared by Land Phases, Inc., dated November 11, 2016 (revised January 19, 2017) to the State Geologist within 30 days after the EIR is certified and the reports are approved by the City of Azusa Building Official.</p>	<p>No mitigation measures are required.</p>	<p>Less Than Significant Impact.</p>
	<p>GEO-4: Would the Project result in substantial soil erosion or loss of topsoil?</p>	<p>No standard conditions of approval are applicable.</p>	<p>No mitigation measures are required.</p>	<p>Less Than Significant Impact.</p>
	<p>GEO-5: Would the Project result in significant impacts related to unstable geologic conditions, including landslide, lateral spreading, subsidence, liquefaction, collapse, and expansive soils?</p>	<p>Refer to SCA GEO-1.</p>	<p>No mitigation measures are required.</p>	<p>Less Than Significant Impact.</p>
	<p>Cumulative Impacts</p> <ul style="list-style-type: none"> Would the Project, combined with other related cumulative projects, cause a cumulatively considerable effect of exposing people or structures to potential substantial adverse effects involving geology and soils? 	<p>Refer to SCA GEO-1 and SCA GEO-2.</p>	<p>No mitigation measures are required.</p>	<p>Less Than Significant Impact.</p>
<p>5.6</p>	<p>Hydrology and Water Quality</p>			
	<p>HWQ-1: Would the Project's construction violate water quality standards or waste discharge requirements?</p>	<p>No standard conditions of approval are applicable.</p>	<p>No mitigation measures are required.</p>	<p>Less Than Significant Impact.</p>
	<p>HWQ-2: Would Project operations result in increased run-off amounts and degraded water quality?</p>	<p>No standard conditions of approval are applicable.</p>	<p>No mitigation measures are required.</p>	<p>Less Than Significant Impact.</p>
	<p>HWQ-3: Would the Project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p>	<p>No standard conditions of approval are applicable.</p>	<p>No mitigation measures are required.</p>	<p>Less Than Significant Impact.</p>



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	<p>HWQ-4: Would the Project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</p>	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	<p>Cumulative Impacts</p> <p><u>Water Quality – Short-Term Impacts</u></p> <ul style="list-style-type: none"> Would construction-related activities associated with the Project and other related cumulative projects cause a cumulatively considerable violation of water quality standards or waste discharge requirements. 	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	<p><u>Water Quality – Long -Term Operational Impacts</u></p> <ul style="list-style-type: none"> Would implementation of the Project and other related cumulative projects result in a cumulatively considerable increase in run-off amounts and degraded water quality? 	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	<p><u>Groundwater Supplies and Groundwater Recharge</u></p> <ul style="list-style-type: none"> Would implementation of the Project and other related cumulative projects result in a cumulatively considerable impact to groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? 	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	<p><u>Flooding</u></p> <ul style="list-style-type: none"> Would implementation of the Project and other related cumulative projects result in a cumulatively considerable impact involving flooding? 	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.



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5.7	Hazards and Hazardous Materials			
	<p>HAZ-1: Would the proposed Project create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials, or accident conditions involving the release of hazardous materials?</p>	<p>SCA HAZ-1 Prior to demolition activities, an asbestos survey shall be conducted by an Asbestos Hazard Emergency Response Act (AHERA) and California Division of Occupational Safety and Health (Cal/OSHA) certified building inspector to determine the presence or absence of asbestos containing-materials (ACMs). The sampling method to be used shall be based on the statistical probability that construction materials similar in color and texture contain similar amounts of asbestos. In areas where the material appears to be homogeneous in color and texture over a wide area, bulk samples shall be collected at discrete locations from within these areas. In unique or nonhomogeneous areas, discrete samples of potential ACMs shall be collected. The survey shall identify the likelihood that asbestos is present in concentrations greater than 1 percent in construction materials. If ACMs are located, abatement of asbestos shall be completed prior to any activities that would disturb ACMs or create an airborne asbestos hazard. Asbestos removal shall be performed by a State certified asbestos containment contractor in accordance with the South Coast Air Quality Management District (SCAQMD) Rule 1403. Common asbestos abatement techniques involve removal, encapsulation, or enclosure. The removal of asbestos is preferred when the material is in poor physical condition and there is sufficient space for the removal technique. The encapsulation of asbestos is preferred when the material has sufficient resistance to ripping, has a hard or sealed surface, or is difficult to reach. The enclosure of asbestos is to be applied when the material is in perfect physical condition, or if the material cannot be removed from the site for reasons of protection against fire, heat, or noise.</p> <p>SCA HAZ-2 If paint is separated from building materials (chemically or physically) during demolition of the structures, the paint waste shall be evaluated independently from the building material by a qualified Environmental Professional. A portable, field X-ray</p>	<p>No mitigation measures are required.</p>	<p>Less Than Significant Impact.</p>



EIR Section	Impact Statement	Standard Conditions of Approval	Mitigation Measure	Significance After Mitigation
		<p>fluorescence (XRF) analyzer shall be used to identify the locations of potential lead paint, and test accessible painted surfaces. The qualified Environmental Professional shall identify the likelihood that lead is present in concentrations greater than 1.0 milligrams per square centimeter (mg/cm²) in/on readily accessible painted surfaces of the buildings. If lead-based paint is found, abatement shall be completed by a qualified Lead Specialist prior to any activities that would create lead dust or fume hazard. Potential methods to reduce lead dust and waste during removal include wet scraping, wet planning, use of electric heat guns, chemical stripping, and use of local High Efficiency Particulate Air (HEPA) exhaust systems. Lead-based paint removal and disposal shall be performed in accordance with California Code of Regulation Title 8, Section 1532.1, which specifies exposure limits, exposure monitoring and respiratory protection, and mandates good worker practices by workers exposed to lead. Contractors performing lead-based paint removal shall provide evidence of abatement activities to the City Engineer.</p> <p>SCA HAZ-3 If unknown wastes or suspect materials (such as stained soils, odors, and/or unknown debris) are discovered during construction by the contractor that he/she believes may involve hazardous waste/materials, the contractor shall:</p> <ul style="list-style-type: none"> • Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area; • Notify the City of Azusa Director of Public Works; • Secure the areas as directed by the City; • Notify the implementing agency's Hazardous Waste/Materials Coordinator; and • Perform remedial activities (as required per the implementing agency, and dependent upon the 		



EIR Section	Impact Statement	Standard Conditions of Approval	Mitigation Measure	Significance After Mitigation
		nature of the hazardous materials release) as required under existing regulatory agency standards.		
	HAZ-2: Would future development in accordance with the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing school?	Refer to SCA HAZ-1, SCA HAZ-2, and SCA HAZ-3.	No mitigation measures are required.	Less Than Significant Impact.
	HAZ-3: Would Project operations create a significant hazard to the public or environment through interference with an adopted emergency response or evacuation plan?	Refer to SCA TRA-1.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts <ul style="list-style-type: none"> Development in accordance with the Project and cumulative development could result in cumulatively considerable impacts related to hazards and hazardous materials. 	Refer to SCA TRA-1, SCA HAZ-1, SCA HAZ-2, and SCA HAZ-3.	No mitigation measures are required.	Less Than Significant Impact.
	<ul style="list-style-type: none"> Project operations could create a significant hazard to the public or environment through interference with an adopted emergency response or evacuation plan. 	Refer to SCA TRA-1.	No mitigation measures are required.	Less Than Significant Impact.
5.8	Traffic and Circulation			
	TRA-1: Would the Project's construction cause a significant increase in traffic for existing conditions when compared to the traffic capacity of the street system?	SCA TRA-1 Prior to issuance of any grading and/or demolition permits, whichever occurs first, a Construction Management Plan shall be submitted for review and approval by the City Engineer. The requirement for a Construction Management Plan shall be incorporated into the Project specifications and subject to verification by the City Engineer prior to final plan approval. The Construction Management Plan shall, at a minimum, address the following: <ul style="list-style-type: none"> Traffic control for any street closure, detour, or other disruption to traffic circulation, including the necessary traffic controls to allow for construction-related traffic to enter and exit the Site from Todd Avenue. 	No mitigation measures are required.	Less Than Significant Impact.



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		<ul style="list-style-type: none"> • Identify the routes that construction vehicles will utilize for the delivery of construction materials (i.e., lumber, tiles, piping, windows, etc.), to access the Site, traffic controls and detours, and proposed construction phasing plan for the Project. • Specify the hours during which transport activities can occur and methods to mitigate construction-related impacts to adjacent streets. • Require the Applicant to keep all haul routes clean and free of debris, including but not limited, to gravel and dirt, as a result of its operations. The Applicant shall clean adjacent streets, as directed by the City of Azusa Public Works Department, of any material which may have been spilled, tracked, or blown onto adjacent streets or areas. • Hauling or transport of oversize loads shall be subject to the requirements of the City of Azusa Public Works Department and/or the adjacent jurisdictions of the City of Irwindale. • Use of local streets shall be prohibited. • Haul trucks entering or exiting public streets shall at all times yield to public traffic. • If hauling operations cause any damage to existing pavement, street, curb, and/or gutter along the haul route, the Applicant will be fully responsible for repairs. The repairs shall be completed to the satisfaction of the City Engineer. • All construction-related parking and staging of vehicles shall be kept out of the adjacent public roadways and shall occur on-site. • This Plan shall meet standards established in the current <i>California Manual on Uniform Traffic Control</i> 		



EIR Section	Impact Statement	Standard Conditions of Approval	Mitigation Measure	Significance After Mitigation
		<p><i>Device</i> (MUTCD) as well as City of Azusa requirements. The traffic control plans (TCP) shall be prepared by the contractor and submitted to the City Engineer for approval pertaining to off-site work, including sidewalk construction, building façade, underground utilities, driveway construction and any work that would require temporary curb lane closures. The plan shall be developed according to the MUTCD (latest edition) guidelines, including plans for traffic signs, traffic cone arrangements, and flaggers to assist with pedestrian and traffic.</p> <ul style="list-style-type: none"> • Should the Project utilize State facilities for hauling of construction materials, the Construction Management Plan shall be submitted to the California Department of Transportation (Caltrans) for review and comment. • Should Project construction activities require temporary vehicle lane, bicycle lane, and/or sidewalk closures, the Applicant shall coordinate with the City Engineer regarding timing and duration of proposed temporary lane and/or sidewalk closures to ensure the closures do not impact operations of adjacent uses or emergency access. 		
	<p>TRA-2: Would Project operations cause a significant increase in traffic when compared to the traffic capacity of the street system?</p>	<p>No standard conditions of approval are applicable.</p>	<p>No mitigation measures are required.</p>	<p>Less Than Significant Impact.</p>
	<p>TRA-3: Would the Project result in a hazardous traffic condition either on-site or in the surrounding area?</p>	<p>No standard conditions of approval are applicable.</p>	<p>TRA-1 Prior to issuance of any grading and/or demolition permits, whichever occurs first, Project plans shall include the modification of the existing striping on Todd Avenue to provide a 12-foot wide two-way left-turn lane while maintaining two through lanes in both northbound and southbound directions and post the appropriate regulatory signs to restrict on-street parking along this section of Todd Avenue. Figure 10-4 of Linscott, Law & Greenspan, Engineers' <i>California Grand Villages at Azusa Greens Traffic Impact Analysis Report</i>, dated February 6, 2018, presents the conceptual improvement plan for the proposed two-way left-turn lane</p>	<p>Less Than Significant Impact With Mitigation Incorporated.</p>



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			<p>(also illustrated on Exhibit 5.8-2 of the California Grand Village EIR). All necessary striping, pavement markings and signs are to be installed per California Department of Transportation (Caltrans) requirements, the <i>California Manual on Uniform Traffic Control Device</i> and/or the City of Azusa. Verification of the required improvement shall be conducted by the City Engineer.</p> <p>TRA-2 Prior to issuance of any grading and/or demolition permits, whichever occurs first, Project plans shall include the installation of In-Roadway Warning Lights (IRWLs) or Rectangular Rapid Flashing Beacon (RRFBs) roadside and/or mid-block crosswalks to enhance pedestrian and golf cart crossings along Sierra Madre Avenue. IRWLs are in-pavement flashing-light systems along the crosswalks to warn drivers of oncoming pedestrian and/or golf cart traffic, and RRFBs are user-activated and emit flashing beacons to warn drivers of oncoming pedestrian and/or golf cart traffic. These improvements shall be subject to review and approval by the City of Azusa.</p> <p>TRA-3 Prior to issuance of any grading and/or demolition permits, whichever occurs first, Project plans shall include the following Project design features to ensure adequate ingress and egress to the Site. Verification of required Project design features shall be conducted by the City Engineer.</p> <ul style="list-style-type: none"> • Install a "STOP" sign at the proposed Project Driveway on Todd Avenue per the City of Azusa standards/requirements. • Maintain adequate sight distance for the Project driveway by minimizing obstructions (i.e., landscaping and/or hardscape) within the "limited use area" on either side of the proposed Project driveway as noted in Figures 10-1A and 10-1B of Linscott, Law & Greenspan, Engineers' <i>California Grand Villages at Azusa Greens Traffic Impact Analysis Report</i>, dated February 6, 2018 (also 	



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			illustrated on Exhibits 5.8-3 and 5.8-4 of the California Grand Village EIR). Landscaping and/or hardscapes shall be designed such that a driver's clear line of sight is not obstructed and does not threaten vehicular or pedestrian safety and is subject to the review and approval of the City Engineer. All plants and shrubs within the limited use area shall be of the type that will grow no higher than 30 inches above the curb.	
	TRA-4: Would the Project result in inadequate emergency access?	Refer to SCA TRA-1.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts <u>Construction Traffic</u> <ul style="list-style-type: none"> Would construction activities associated with the Project, and other related cumulative projects, cause a cumulatively considerable effect on the existing traffic? 	Refer to SCA TRA-1.	No mitigation measures are required.	Less Than Significant Impact.
	<u>Project Traffic Generation</u> <ul style="list-style-type: none"> Would implementation of the Project and other related cumulative projects, cause a cumulatively considerable increase in traffic for existing and future cumulative conditions when compared to the traffic capacity of the street system? 	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	<u>Hazardous Traffic Conditions</u> <ul style="list-style-type: none"> Would development of the Project, and other related cumulative projects, cause cumulatively considerable hazardous traffic conditions? 	No standard conditions of approval are applicable.	Refer to Mitigation Measure TRA-1.	Less Than Significant Impact With Mitigation Incorporated.
	<u>Emergency Access</u> <ul style="list-style-type: none"> Would the Project in conjunction with other related projects result in cumulatively considerable impacts to emergency access? 	Refer to SCA TRA-1.	Refer to Mitigation Measure TRA-1.	Less Than Significant Impact With Mitigation Incorporated.
5.9	Air Quality			
	AQ-1: Would short-term construction activities associated with the Project result in air pollutant emission impacts or expose sensitive receptors to substantial pollutant concentrations?	SCA AQ-1 The following measures shall be incorporated into Project plans and specifications as implementation of South Coast Air Quality Management District (SCAQMD) Rule 403: <ul style="list-style-type: none"> All active portions of the construction site shall be watered every three hours during daily construction 	No mitigation measures are required.	Less Than Significant Impact.



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		<p>activities and when dust is observed migrating from the Site to prevent excessive amounts of dust;</p> <ul style="list-style-type: none"> • Pave or apply water every three hours during daily construction activities or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas. More frequent watering shall occur if dust is observed migrating from the Site during site disturbance; • Any on-site stockpiles of debris, dirt, or other dusty material shall be enclosed, covered, or watered twice daily, or non-toxic soil binders shall be applied; • All grading and excavation operations shall be suspended when wind speeds exceed 25 miles per hour; • Disturbed areas shall be replaced with ground cover or paved immediately after construction is completed in the affected area; • Track-out devices such as gravel bed track-out aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) shall be installed to reduce mud/dirt trackout from unpaved truck exit routes. Alternatively, a wheel washer shall be used at truck exit routes; • On-site vehicle speed shall be limited to 15 miles per hour; and • All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the Site. <p>SCA AQ-2 Per the California Air Resources Board (CARB), in Title 13, Chapter 10, Section 2485, Division 3 of the of the California Code of Regulations, heavy-duty trucks accessing the Site shall not idle for greater than</p>		



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		five minutes at any location in order to reduce construction exhaust emissions and construction traffic. Grading plans shall reference that a sign shall be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.		
	AQ-2: Would implementation of the Project result in increased impacts pertaining to operational air emissions?	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	AQ-3: Would development associated with implementation of the Project result in localized emissions impacts or expose sensitive receptors to substantial pollutant concentrations?	Refer to SCA AQ-1 and SCA AQ-2.	AQ-1 Construction equipment used during site preparation and grading activities greater than 50 horsepower shall meet EPA Tier 4 emission standards.	Less Than Significant Impact with Mitigation Incorporated.
	AQ-4: Would implementation of the Project conflict with or obstruct implementation of the applicable air quality plan?	Refer to SCA AQ-1 and SCA AQ-2.	Refer to Mitigation Measure AQ-1.	Less Than Significant Impact with Mitigation Incorporated.
	Cumulative Impacts <u>Short-Term (Construction) Air Emissions</u> <ul style="list-style-type: none"> Would short-term construction activities associated with the Project and other related cumulative projects, result in cumulatively considerable increased air pollutant emission impacts or expose sensitive receptors to increased pollutant concentrations? 	Refer to SCA AQ-1 and SCA AQ-2.	Refer to Mitigation Measure AQ-1.	Less Than Significant Impact With Mitigation Incorporated.
	<u>Long-Term (Operational) Air Emissions</u> <ul style="list-style-type: none"> Would the Project and other related cumulative projects result in increased impacts pertaining to operational air emissions? 	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	<u>Localized Emissions</u> <ul style="list-style-type: none"> Would development associated with implementation of the Project and other cumulative projects result in cumulatively considerable localized emissions impacts or expose sensitive receptors to substantial pollutant concentrations? 	Refer to SCA AQ-1 and SCA AQ-2.	Refer to Mitigation Measure AQ-1.	Less Than Significant with Mitigation Incorporated.
	<u>Consistency With Regional Plans</u> <ul style="list-style-type: none"> Would implementation of the Project and other related cumulative projects conflict with or obstruct implementation of the applicable air quality plan? 	Refer to SCA AQ-1 and SCA AQ-2.	Refer to Mitigation Measure AQ-1.	Less Than Significant with Mitigation Incorporated.



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5.10	Greenhouse Gas Emissions			
	GHG-1: Would greenhouse gas emissions generated by the Project have a significant impact on global climate change?	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	GHG-2: Would implementation of the Project conflict with an applicable greenhouse gas reduction plan, policy, or regulation?	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts <u>Greenhouse Gas Emissions</u> <ul style="list-style-type: none"> Would greenhouse gas emissions generated by the Project and other related cumulative projects have a cumulatively considerable impact on global climate change? 	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	<u>Consistency with Applicable GHG Plans, Policies, or Regulations</u> <ul style="list-style-type: none"> Would implementation of the Project and other related cumulative projects could cause a cumulatively considerable conflict with an applicable greenhouse gas reduction plan, policy, or regulation? 	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
5.11	Noise			
	NOI-1: Would Project construction result in significant temporary noise impacts to nearby noise sensitive receivers?	SCA NOI-1 Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that noise-generating Project construction activities shall only occur between the hours of 7:00 a.m. to 6:00 p.m. Monday through Saturday, unless otherwise allowed through conditions of approval (City of Azusa Municipal Code Section 88.31.020[C][3]). The Project construction supervisor shall ensure compliance with the note and the City shall conduct periodic inspection at its discretion. SCA NOI-2 During all Site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is	NOI-1 Grading plans and specifications shall include a temporary noise barrier as shown on Noise Study Figure 4, <i>Construction Noise Analysis Locations and Mitigation</i> , to mitigate construction noise impacts on the Le Med Apartments. The temporary construction noise barrier shall be a minimum height of 12 feet high and be maintained during grading and heavy equipment operations. The barriers shall be solid from the ground to the top of the barrier and have a weight of at least 2.5 pounds per square foot, which is equivalent to 0.75-inch thick plywood, or provide equivalent noise reduction, such as noise blankets. The barrier design shall optimize the following requirements: (1) the barrier shall be located to maximize the interruption of line of sight between the equipment and the receptor; (2) the length of the barrier shall be selected to block the line of sight between the construction area and the receptors; (3) the barrier shall	Less Than Significant Impact With Mitigation Incorporated.



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		<p>directed away from the noise sensitive receptors nearest the Site.</p> <p>SCA NOI-3 The construction contractor shall locate equipment staging in areas that would create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the Site during all Project construction (i.e., to the center).</p>	be located as close as feasible to the receptor or as close as feasible to the construction area.	
	NOI-2: Would Project implementation result in significant vibration impacts to nearby sensitive receptors?	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	NOI-3: Would traffic generated by the Project significantly contribute to existing traffic noise in the area or exceed established noise standards?	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	NOI-4: Would the Project result in a significant increase in long-term operational stationary ambient noise levels?	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	<p>Cumulative Impacts</p> <p><u>Short-Term Construction Noise Impacts</u></p> <ul style="list-style-type: none"> Would Project construction result in cumulatively significant short-term noise impacts to nearby noise sensitive receivers? 	Refer to SCA NOI-1 through SCA NOI-3.	Refer to Mitigation Measure NOI-1.	Less Than Significant Impact With Mitigation Incorporated.
	<p><u>Vibration Impacts</u></p> <ul style="list-style-type: none"> Would Project implementation result in cumulatively significant vibration impacts to nearby sensitive receptors? 	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	<p><u>Long-Term (Mobile) Noise Impacts</u></p> <ul style="list-style-type: none"> Would traffic generated by the Project cause cumulatively considerable traffic noise in the area or exceed established noise standards? 	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	<p><u>Long-Term (Stationary) Noise Impacts</u></p> <ul style="list-style-type: none"> Would the Project cause a cumulatively considerable increase in long-term operational stationary ambient noise levels? 	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.



EIR Section	Impact Statement	Standard Conditions of Approval	Mitigation Measure	Significance After Mitigation
5.12	Public Services and Utilities			
	PSU-1: Would the Project result in the need for additional fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	PSU-2: Would the Project result in the need for additional police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	PSU-3: Would the Project exceed wastewater treatment requirements of the RWQCB or require or result in the construction of new wastewater facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	PSU-4: Would the Project require or result in the construction of new water facilities or expansion of existing facilities, the construction of which would cause significant environmental effects and would not have insufficient water supplies to serve the Project?	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	PSU-5: Would the Project result in significant impacts from the construction of new stormwater drainage facilities or the expansion of existing facilities?	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	PSU-6: Would the Project be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs and would comply with federal, state, and local statutes and regulations related to solid waste?	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	Cumulative Impacts <u>Fire Protection Services</u> <ul style="list-style-type: none"> Would the Project, in combination with other cumulative projects, result in cumulatively considerable impacts to fire protection services? 	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	<u>Police Protection Services</u> <ul style="list-style-type: none"> Would the proposed Project, in combination with other cumulative projects, result in cumulatively considerable impacts to police protection services? 	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.



EIR Section	Impact Statement	Standard Conditions of Approval	Mitigation Measure	Significance After Mitigation
	<u>Wastewater Treatment Requirement and Wastewater Facilities</u> <ul style="list-style-type: none"> Would the Project, in combination with other cumulative projects, result in significant impacts to wastewater treatment requirements and wastewater facilities? 	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	<u>Water Facilities and Water Supply</u> <ul style="list-style-type: none"> Would the Project, in combination with other cumulative projects, result in cumulatively considerable impacts related to the construction of water facilities and water supplies? 	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	<u>Stormwater Drainage Facilities</u> <ul style="list-style-type: none"> Would the Project, in combination with other cumulative projects, result in cumulatively considerable impacts related to the construction of stormwater drainage facilities? 	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.
	<u>Solid Waste Generation</u> <ul style="list-style-type: none"> Would the Project, in combination with other cumulative projects, result in cumulatively considerable impacts to solid waste? 	No standard conditions of approval are applicable.	No mitigation measures are required.	Less Than Significant Impact.



1.5 SIGNIFICANT AND UNAVOIDABLE IMPACTS

The specific mitigation measures and standard conditions of approval summarized above would reduce the level of all potentially significant impacts identified in the Draft EIR to less than significant levels. No significant and unavoidable impacts would occur after implementation of feasible mitigation and standard conditions of approval.

1.6 SUMMARY OF PROJECT ALTERNATIVES

“NO PROJECT” ALTERNATIVE

In accordance with the *CEQA Guidelines*, “the no project analysis shall discuss the existing conditions ..., as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services.” The *CEQA Guidelines* continue to state that “in certain instances, the no project alternative means ‘no build’ wherein the existing environmental setting is maintained.” The No Project Alternative includes a discussion and analysis of the existing baseline conditions at the time the Notice of Preparation was published on June 27, 2018. The No Project Alternative would retain the Site in its current condition. The proposed Specific Plan would not be adopted, the Senior Village would not be developed, and the golf course would not be reconfigured. No new development would be constructed on-site, and no landscape or hardscape improvements would be provided.

As concluded in Section 7.4, “No Project” Alternative, this alternative would reduce all environmental impacts with the exception of hydrology and water quality, which would have similar impacts to the Project.

Although this alternative would reduce most of the Project’s impacts, this alternative would not attain any of the Project objectives with the exception of continued connectivity for golf play between golf holes north and south of West Sierra Madre Avenue (Objective No. 8). As no development would occur, a senior housing residential community with rich amenities that would help the City meet its RHNA requirements would not be developed (Objective Nos. 1, 2, and 3). An architecturally attractive development with outdoor spaces and landscaping integrated into the surrounding development would not occur (Objective Nos. 4 and 5), and new revenue sources for the City and public infrastructure improvements would not occur (Objective Nos. 6 and 7).

“LIGHT INDUSTRIAL” ALTERNATIVE

The Light Industrial Alternative would consist of two components: 1) developing the northern 4.48-acre area with approximately 68,302 square feet of light industrial uses (Light Industrial Area); and 2) reconfiguring the southern 14.88-acre portion of the existing golf course to accommodate golf holes 3, 4, 5, and 6 (Golf Course Reconfiguration Area; similar to the proposed Project). The light industrial development assumes a floor area ratio of 0.35 and would include landscape and hardscape improvements similar to industrial business parks (e.g., surface parking areas and landscaped walkways). The Specific Plan would not be adopted, and the Senior Village and three-story parking garage would not be developed. This alternative was selected to analyze a scenario in which a light industrial development would be developed similar to the Site’s neighboring industrial uses, such as



the Rain Bird Corporation to the east and the 10th Street Center Industrial Business Park and planned Canyon City Business Center west of North Todd Avenue.

As concluded in Section 7.5, *“Light Industrial” Alternative*, implementation of this alternative would result in similar environmental impacts as the Project with the exception of reduced impacts to GHG emissions and public services and utilities, and greater impacts to traffic and circulation.

The Light Industrial Alternative would not develop a residential community, and thus, would not achieve several Project objectives. This alternative would not provide an amenity-rich senior housing residential community or help the City meet its RHNA requirements (Objective Nos. 1, 2, and 3). Additionally, this alternative would not result in a fiscal benefit to the City whereby revenues from the new community exceed public expenditures needed to serve and maintain a residential community (Objective No. 6). However, the Light Industrial Alternative would integrate well within existing industrial uses in the Site vicinity and could be developed with attractive architecture and include outdoor spaces and landscaping that establish a distinct and harmonizing character (Objective Nos. 4 and 5). Additionally, a light industrial development would also be required to provide public infrastructure improvements to support its use and would continue to provide connectivity for golf play between golf holes to the north and south of West Sierra Madre Avenue (Objective Nos. 7 and 8).

“MULTI-FAMILY RESIDENTIAL” ALTERNATIVE

The Multi-Family Residential Alternative would consist of two components: 1) developing the northern 4.48-acre area with 121 market-rate multi-family residential units at a density of 27 dwelling units per acre (Multi-Family Area); and 2) reconfiguring the southern 14.88-acre portion of the existing golf course to accommodate golf holes 3, 4, 5, and 6 (Golf Course Reconfiguration Area; similar to the proposed Project). It is assumed the Multi-Family Area would include some degree of hardscape and landscape improvements (e.g., pedestrian walkways, landscaped areas). The Specific Plan would not be adopted, and the Senior Village and three-story parking garage would not be developed. This alternative was selected to analyze a scenario in which a residential development would be developed similar to the Site’s neighboring residential uses, such as the Rancho Azusa single-family residences and Le Med Apartment Homes to the north and the Sierra Village single-family residences to the east.

As concluded in Section 7.6, *“Multi-Family Residential” Alternative*, selection of this alternative would predominantly have similar environmental impacts as the proposed Project with the exception of greater impacts to traffic and reduced impacts to hazards and hazardous materials.

The Multi-Family Residential Alternative would not provide senior housing within Azusa (Objective No. 1). However, this alternative would provide housing that helps the City meet its RHNA requirements and integrates with existing residential developments in the Site vicinity (Objective No. 2 and 4). The community could be developed with rich amenities and architecturally attractive buildings with outdoor spaces and landscaping (Objective Nos. 3 and 5). Additionally, this alternative would develop a residential community that provides fiscal benefits to the City and be required to provide public infrastructure improvements to support its use (Objective Nos. 6 and 7). Lastly, this alternative would continue to provide connectivity for golf play between golf holes to the north and south of West Sierra Madre Avenue (Objective No. 8).