

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 501 West Route 66 and 532 Parker Drive Project (File #PLN19-0046)

Lead Agency: City of Glendora Contact Person: Mark Carnahan
 Mailing Address: 116 East Foothill Boulevard Phone: (626) 914-8253
 City: Glendora Zip: 91741 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: City of Glendora
 Cross Streets: West Historic Route 66 and Parker Drive Zip Code: 91741
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 7 ' 44.5836 " N / 117 ° 52 ' 14.0088 " W Total Acres: 0.71
 Assessor's Parcel No.: 8639-027-900, 8639-027-901, and 8639-027-902 Section: 31 Twp.: 01N Range: 09W Base: SBB&M
 Within 2 Miles: State Hwy #: Interstate 210 Waterways: Little Dalton Wash, Big Dalton Wash, San Dimas Wash
 Airports: N/A Railways: LA Metro Gold Line Schools: Attachment A

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 8 Acres 0.32
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 1000 Acres 0.02 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Multi-family Residential and Mixed-Use/Route 66 Corridor Specific Plan - Town Center Mixed-Use

Project Description: (please use a separate page if necessary)

Refer to Attachment A

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date November 23, 2020 Ending Date December 23, 2020

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: _____
Address: _____ Address: _____
City/State/Zip: _____ City/State/Zip: _____
Contact: _____ Phone: _____
Phone: _____

Signature of Lead Agency Representative:  Date: 11/23/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

ATTACHMENT A

Project Description

Building Worx Development, LLC is seeking to develop a mixed-use (residential and commercial) project on three vacant parcels consisting of eight (8) 3-story residential townhomes and one (1) single-story, 1,000-square-foot office building in the City of Glendora (Figure 1, *Topographic Map*). A City General Plan amendment and zone change would be required for parcel numbers AIN 8639-027-901 and 8639-027-091 from High Density (HD) residential, to Route 66 Specific Plan (R66) General Plan Designation, and from Multiple-Family Residential (R-3) to Town Center Mixed Use (RT66-TCMU) zoning.

The proposed project would include demolition of an existing remnant building foundation and what partially remains of an old paved parking lot surface as well as removal of fourteen (14) non-native Ash Trees (*Faxinus* sp.), including one (1) tree that is partially located within the right-of-way along Parker Drive. The proposed project involves construction of three (3) new buildings to provide eight (8) 3-story townhomes within two (2) buildings (Building A and B) in an area currently designated for high-density residential development in the City General Plan, twenty-five (25) designated off-street parking stalls, an open area, and a 1-story 1,000-square-foot office building on three (3) parcels with a proposed designation for "Town Center Mixed Use" in the City General Plan. Building A (on parcels 8639-027-901 and 8639-027-902) would consist of five (5) residential units and a two-car garage providing a total of ten (10) residential parking stalls. Building B (on parcels 8639-027-900 and 8639-027-901) would consist of three (3) residential units and a two-car garage providing a total of six (6) residential parking stalls. The residential units would contain three (3) to four (4) bedrooms per unit. Each unit would be approximately 1,625 to 2,496 square feet. New landscaping would be installed throughout the mixed-use development, including a common residential open space area (approximately 5,050 square feet), which would be constructed adjacent to the townhomes. Approximately thirty-nine (39) trees would be planted to replace the fourteen (14) removed. Surface parking lot areas providing two (2) residential parking stalls, three (3) residential guest parking stalls, and four (4) commercial parking stalls would be located in the southeast corner of the project site. An open area (approximately 4,006 sf) would be constructed adjacent to the townhomes consisting of natural landscaping. The proposed project would include two (2) bicycle storage lockers next to the commercial unit and two (2) outdoor bicycle lock stations next to the entrances for the two (2) townhome buildings.

The proposed project's designs are consistent with Title 21 of the City of Glendora Municipal Code requirements. The proposed project would be required to meet the standards articulated in the 2019 Building Energy Efficiency Standards for Residential and Nonresidential Buildings with regard to energy efficiency in the following areas: pipe insulation; elevators; roof and wall insulation; commissioning requirements; fenestration standards; cool roof requirements; boilers; and, lighting systems and equipment. The proposed project would also meet the CALGreen standards for energy, water, and resource efficiency. Adherence to California's Title 24 standards would ensure that the proposed project has a less than significant impact on decreasing reliance on fossil fuels.

The proposed project would connect to the City's public water/sewer main, and existing utilities would be used to serve the proposed project. The project is served by Athens Services for solid waste pick up and Athens Material Recovery Facility (MRF), located in the City of Industry, for solid waste disposal. Athens Services would be required to comply with all applicable federal, state, and local regulations related to solid waste, including compliance with AB 939, Glendora Community Plan 2025, and the waste ordinance.

Schools within Two Miles of Proposed Project Site

- Foothill Middle School
- Center Middle School
- Goddard Middle School
- Sandburg Middle School
- Azusa High School
- Sierra High School
- Arrow High School (Continuation)
- Oak Knoll Alternative
- Bridges Community Day
- Glendora High School
- Whitcomb Continuation High School
- Charles H. Lee Elementary School
- Henry Dalton Elementary School
- Magnolia Elementary School
- W. R. Powell Elementary School
- Cedargrove Elementary School
- Washington Elementary School
- Cullen Elementary School
- La Fetra Elementary School
- Sellers Elementary School
- Stanton Elementary School
- St. Dorothy Elementary School
- St. Frances of Rome Elementary School
- St. Lucy's Priory High School
- St. Theophan Academy
- Foothill Christian
- Grace Lutheran Preschool and Kindergarten
- Hope Lutheran Elementary School
- Liberty Preparatory Academy
- Fairvalley Options - Head Start
- Whitcomb Options - Head Start
- Wouldiams Educational Center
- Citrus College
- Azusa Pacific University

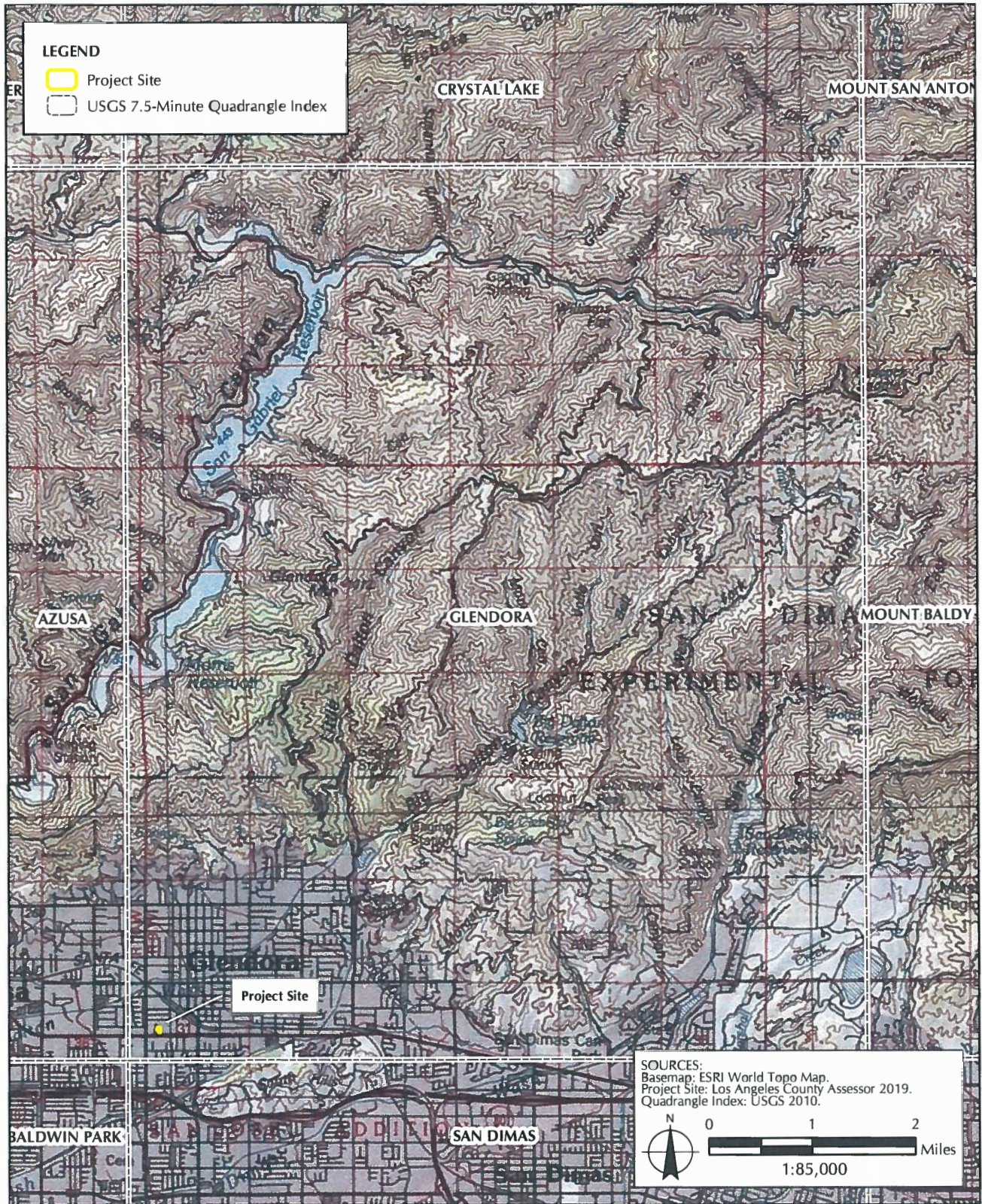


FIGURE 1

Topographic Map with USGS 7.5-Minute Quadrangle Index