



PUBLIC NOTICE

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

CORNERSTONE BIBLE CHURCH EXPANSION

**400 AND 420 N. GLENDORA AVENUE; 117, 125, 127, AND 131 E.
WHITCOMB AVENUE; AND 415 N. VISTA BONITA AVENUE,
GLENDORA, CALIFORNIA 91741**

NOTICE IS HEREBY GIVEN: In accordance with the State of California Public Resources Code §21092, §15063, and §15072 of Title 14 of the California Code of Regulations Guidelines pertaining to the California Environmental Quality Act, and the Glendora Municipal Code, this is to advise that the Community Development Department - Planning Division of the City of Glendora has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) of Environmental Impacts on the following project and is recommending the environmental determination described below.

PROJECT DESCRIPTION: The City of Glendora is considering an application to permit the expansion of and improvements to the Cornerstone Bible Church. The proposed project, which would be developed in two phases, includes the construction of a new 18,760 square-foot worship center building with a ground-floor sanctuary and subterranean level that would house the classrooms, nursery rooms, storage rooms, and offices. Other project elements include a new parking lot, new storage building, and new children's playground area. The sanctuary of the new worship center would accommodate 350 persons. The project also includes various hardscape and landscape improvements.

Project implementation includes demolition of four of the six existing former residential structures and accessory buildings onsite, demolition of the parking lot and drive aisle, removal of the modular buildings and playground area, and demolition and removal of various hardscape and landscape improvements throughout. The existing two-story stone-façade church building, which functions as the existing worship center, would remain in its existing condition and be repurposed for other church uses. The existing former two-story residential structure at the corner of N. Vista Bonita Avenue and E. Whitcomb Avenue would also remain due to its local historic significance and would be repurposed for other church uses. Additionally, no modifications or improvements are proposed to the existing former single-story residential structure in the northwestern end of the project site.

Discretionary actions and approvals required for project implementation include a Zone Change, Conditional Use Permit Amendment, Tentative Parcel Map, and Development Plan Review.

Location: The 1.62-acre project site, which comprises six parcels (Assessor Parcel Numbers [APNs]: 8637-017-011, -013, -016, -019, 020, and -021) that are owned by Cornerstone Bible Church, includes addresses 400 and 420 N. Glendora Avenue; 117, 125, 127, and 131 E. Whitcomb Avenue; and 415 N. Vista Bonita Avenue. The project is bounded by E. Whitcomb Avenue to the south, N. Vista Bonita Avenue to the east, N. Glendora Avenue to the west, and partially by a public alley to the north.

PUBLIC REVIEW AND COMMENT PERIOD

Mitigated Negative Declaration. An Initial Study of Environmental Impacts was prepared pursuant to 14 California Code of Regulations §15063 (“CEQA Guidelines”). A Mitigated Negative Declaration of Environmental Impacts (“MND”) is proposed for this project pursuant to CEQA §15070. *The public review and comment period for the MND begins on August 17, 2023, and ends on September 15, 2023.*

Comments on Draft MND. Written Comments concerning the adequacy of the information provided in the IS/MND may be submitted through September 09, 2023, to the attention of Mark Carnahan, City Planner, in the Community Development Department. Comments may be submitted by mail to 116 East Foothill Boulevard, Glendora, California 91741, or via email at mcarnahan@cityofglendora.org.

The IS/MND materials may be downloaded via the City’s website (<https://www.cityofglendora.org/businesses/public-notice>). The IS/MND and related documents are also on file for public inspection between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday exclusive of holidays in the following locations:

Glendora City Hall	Glendora Public Library
City Clerk’s Department	140 Glendora Avenue
116 E. Foothill Boulevard	Glendora, CA 91741
Glendora, CA 91741	

For further information, please contact Mark Carnahan, City Planner, in the Community Development Department at 626.914.8253 or via email at mcarnahan@cityofglendora.org.

Published (Legal) in the San Gabriel Valley Examiner: August 17, 2023.

CERTIFICATION

I Kathleen R. Sessman, City Clerk, do hereby certify, under penalty of perjury under the laws of the State of California that this notice was posted on (August 17, 2023) and that foregoing is true and correct. Said notice was posted at the following location(s):

<input checked="" type="checkbox"/> City Hall	<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Police Department
<input type="checkbox"/> Crowther Teen & Family Center	<input checked="" type="checkbox"/> City Website	
	Other: _____	

Kathleen R. Sessman, MMC
City Clerk