Dean C. Loyan, Registrar - Recorder/County Clerk

Electronically signed by CORTNEY MAFFITT

Notice of Determination

To: Office of Planning and Research P.O. Box 3044

Sacramento, CA 95812-3044

X County Clerk

County of Los Angeles 12400 East Imperial Highway

Norwalk, CA 90650

From/Lead Agency: City of Glendora

Attn: Planning Department 116 East Foothill Boulevard Glendora, CA 91741 (626) 914-8214

Subject:

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public

Resources Code

State Clearinghouse Number: N/A

Project Title: Cornerstone Bible Church Expansion Project (City of Glendora File No. PLN20-0007)

Project Applicant: BGW Architects, 2909 Washington Boulevard, Ogden, Utah 84401

Project Location: 400 and 420 N. Glendora Avenue; 117, 125, 127, and 131 E. Whitcomb Avenue; and 415 N. Vista Bonita Avenue, Glendora, CA 91741

Project Description: A development 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.

This is to advise that the City of Glendora, as lead agency, approved the above-described project on November 14, 2023, and has made the following determinations regarding the above-described project:

- 1. The project will not have a significant effect on the environment.
- 2. A Mitigated Negative Declaration was prepared pursuant to the provisions of CEQA.
- 3. Mitigation measures were made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan was adopted for this project.
- 5. A statement of overriding considerations was not adopted for this project.
- 6. Findings were made pursuant to the provisions of CEQA.

THIS NOTICE WAS POSTED

ON November 16 2023 UNTIL December 18 2023

This is to certify that the final Mitigated Negative Declaration with comments and responses and record of project approval is available to the general public at the City of Glendora Planning Division, 116 East Foothill Boulevard, Glendora, CA 91741.

Mark Carnahan, City Planner

(626) 914-8253

2023 247946

FILED Nov 16 2023

Dean C. Logan, Registrar-Recorder/County Clerk

Electronically signed by CORTNEY MAFFITT

State of California—Natural Resources Agency CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

2023 ENVIRONMENTAL FILING FEE CASH RECEIPT

2023111				61250007			
STATE CI				ARING HOUSE #	# (If applic	able)	
SEE INS	TRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY						
EAD AGENCY					DATE		
CITY OF GLENDORA					11/16/2023		
COUNTY/STATE AGENCY OF FILING					DOCUMENT NUMBER		
LOS ANGELES					2023247946		
PROJEC	T TITLE						
CORN	IERSTONE BIBLE CHURCH EXPANSION PROJECT (CITY OF GLENDORA FI	LE NO. PLN20-	-0007)				
PROJECT APPLICANT NAME					PHONE NUMBER		
MARK	CARNAHAN						
PROJEC	CT APPLICANT ADDRESS	CITY		STATE	ZIP COE	E	
			ENDORA CA		91741		
	CT APPLICANT (Check appropriate box):				11		
☑	Local Public Agency School District Other Special Distric	t Stat	e Agency	☐ Private E	ntity		
CHECK	APPLICABLE FEES:						
	Environmental Impact Report (EIR)			\$3,839.25	\$	0.00	
\checkmark	Negative Declaration (ND)(MND)			\$2,764.00	\$	2,764.00	
	Application Fee Water Diversion (State Water Resources Control Board Only)				\$	0.00	
	☐ Projects Subject to Certified Regulatory Programs (CRP)				\$	0.00	
	County Administrative Fee				\$	75.00	
	Project that is exempt from fees						
	□ Notice of Exemption						
	CDFW No Effect Determination (Form Attached)						
	Other				\$	0.00	
	One				<u> </u>	0.00	
PAYME	NT METHOD:						
	Cash ☑ Credit ☑ Check ☐ Other				\$	2,839.00	
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RECEIPT #