



**City of Glendora Planning & Redevelopment
NOTICE OF ENVIRONMENTAL REVIEW FOR THE
MONROVIA NURSERY SPECIFIC PLAN
(Notice of Intent to Adopt a
Mitigated Negative Declaration)**

The City of Glendora will consider adoption of an environmental review document known as a "Mitigated Negative Declaration" for the Monrovia Nursery Specific Plan. A "Mitigated Negative Declaration" means that the project will not have any significant impacts on the environment with the application of mitigation measures which reduce or avoid potentially significant impacts. An environmental impact report has not been prepared for this project and is not required.

The City of Glendora requests comments from the public regarding the environmental evaluation prepared for the project. The City of Glendora will contemplate adoption of the Mitigated Negative Declaration after considering the initial study, supporting documents/studies, as well as any comments received.

Meeting Schedule

The public is invited to attend all meetings which start at 7:00 PM in the City Council Chambers at Glendora City Hall, 116 East Foothill Blvd. Glendora CA.

Anticipated Meeting Schedule

October 19, 2010 – Planning Commission (Public Workshop Only)

No action will be taken. Public Comments welcome. No additional notice will be given.

November 16, 2010 – Planning Commission Public Hearing

Recommendation to City Council.

December 14, 2010 – City Council Public Hearing

Final Action

Environmental Review Comment Period

The public comment period for the environmental evaluation commences on October 7, 2010 and will remain open until the close of the project's public hearing. If you have any concerns regarding this project, please forward written comments to the City of Glendora Department of Planning and Redevelopment, 116 East Foothill Boulevard, Glendora, CA 91740, or to dchantarangs@ci.glendora.ca.us.

Location of Documents Available

The environmental checklist and supporting documents can be downloaded from the City website. The environmental checklist and all supporting documents are also available at Glendora City Hall in the Department of Planning & Redevelopment located at 116 East Foothill Boulevard, Glendora, CA 91740 (Hours M-F, 8:00 AM – 5:00 PM).

Project Description

The proposed project is the adoption and implementation of a specific plan over approximately 95 acres in northwest Glendora which designates a development plan and development requirements for the development of the project area as a large-lot, single-family subdivision. The development plan entails the establishment of a street circulation system, the alignment of major utilities such as electrical, gas, sewer, water,

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PLANNING AND REDEVELOPMENT AT (626) 914-8217.**

storm drain, and flood control improvements, project access, conceptual grading (projected to entail 357,000 cubic yards of cut and 353,000 cubic yards of fill), emergency access, an open space plan, public and private area landscaping requirements, and the implementation of certain agreements entered into by the City of Glendora addressing storm water runoff in the watershed area. Development requirements address lot size, building size, building setbacks, maximum building height and area, and design guidelines necessary to construct a single-family residence and ancillary accessory buildings in the specific plan area. Other actions necessary to adopt a specific plan over the project site include the rezoning of the incorporated areas of the project from E-7/ 20,000 to Specific Plan and adoption of a new pre-zone over unincorporated areas of the project site from RA-20,000 to SP.

Future actions contemplated to implement the specific plan include the annexation of unincorporated areas of the project site into the City, the approval of tentative tract map(s) or vesting tentative tract map(s) approving the subdivision of land, grading and drainage plan approvals, street improvement plans, landscape plan approvals, approval of various utility plans for water, sewer, flood control and storm drain infrastructure, and agreements needed with public entities such as the County of Los Angeles and the City of Azusa to construct and maintain said improvements. Use of a development agreement and formation of a Community Facilities District may also be actions associated with the project the City may approve at a future date.

Location

+/- 95 acres located in northwest Glendora generally located north of the BNSF Railroad right-of-way, south of Sierra Madre Avenue, east of the City of Glendora's west boundary with the City of Azusa, and west of Barranca Avenue. (See Map)

Project Vicinity Map

