



# PUBLIC NOTICE

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## **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

### **GRAND ESTATES PROJECT**

**950 NORTH SILENT RANCH DRIVE, 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 (Draft MND) of Environmental Impacts on the following project and is recommending the environmental determination described below.

**PROJECT DESCRIPTION:** The project (“Grand Estates”) involves the proposed subdivision of a 27-acre hillside property for the development of a gated single-family residential community and open space. 11 acres in the southern portion of the property would be subdivided into 14 lots, with one (1) for an existing residential house (950 Silent Ranch Drive), 12 lots expected to be developed in the future with custom homes, and one (1) additional lot for two private streets that will have a single public street access from Palm Drive.

The subdivision would include one 16-acre remainder parcel in the northern section of the site to be held as open space with exception of three existing flood control structures that are to be removed and reconstructed under current standards to provide protection from stormwater debris flows and flooding from the hillside areas to the north. For more information see Draft MND.

The project involves the following discretionary approvals from the City of Glendora:

- A. Approval of Tentative Tract Map No. 72413 (File No. PLN14-0024) (for subdivision of site)
- B. Approval of Development Plan Review (File No. PLN14-0024) (for proposed gated community and required for any grading over 150 cubic yards on land with an average slope over 10%)
- C. Approval of Variance (File No. PLN14-0024) (required for grading into 35% steep slope areas)
- D. Approval of deferred payment option for the in-lieu fee for the removal and replacement of trees until the sale of custom lots.

Location: The proposed project is in the northern, hillside portion of Glendora, within the foothills of the San Gabriel Mountains and just south of the Angeles National Forest boundaries (see Figure 1, Regional Location Map). More specifically, the site is located north of Interstate 210 (I-210), east of State Route (SR) 39, and west of SR 57. Within a local context, the site is located in the northern section of the City, near the northern terminus of Grand Avenue, north of Palm Drive, east of North Silent Ranch Drive, and west of Rainbow Drive. The existing house on the site has an address of 950 N. Silent Ranch and the entire 27-acre site has a Los Angeles County Assessor Parcel Number (APN) 8684-045-004.

## **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 June 30, 2022 and ends on July 29, 2022.*

**Comments on Draft MND.** Written Comments concerning the adequacy of the information provided in the Draft MND may be submitted through July 29, 2022 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](mailto:mcarnahan@cityofglendora.org).

The Draft MND materials may be downloaded via the City’s website (<https://www.cityofglendora.org/businesses/public-notice>). The Draft 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  
City Clerk’s Department  
116 E. Foothill Boulevard  
Glendora, CA 91741

Glendora Public Library  
140 Glendora Avenue  
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](mailto:mcarnahan@cityofglendora.org).

Published (Legal) in the San Gabriel Valley Examiner: July 7, 14, 21, and 28.

## **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 (June 30, 2022) and that foregoing is true and correct. Said notice was posted at the following location(s):

☒ City Hall  
☐ Crowther Teen & Family  
Center

☒ Library  
☒ City Website  
Other: \_\_\_\_\_

☐ Police Department

Kathleen R. Sessman, MMC  
City Clerk







