



CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

NOTICE OF EXEMPTION

Project Title: PLN24-0032

Project Location: 631-657 E. Arrow Highway, Glendora, CA

Project Applicant: Melia Homes, Inc.

Mailing Address: 9860 Irvine Center Drive, Irvine, CA 92618

General Plan Land Use Designation: *Arrow Highway Specific Plan*

Zoning Designation: *AHSP Commercial Core Mixed-Use (AHSP MU-CC)*

Project Description: The project involves a Tentative Tract Map and Development Plan Review for a three-story multi-family residential development of 46 townhomes.

Surrounding Land Uses and Setting: Properties to the north are zoned *multi-family residential (R-3)*; properties to the west are zoned *AHSP MU-CC*; and properties to the east are zoned *AHSP NC-MU*. Properties to the south are located outside of the City border.

The Planning Commission recommends the following exempt status / findings:

- ☐ Ministerial (Sec. 15073)
- ☐ Declared Emergency (Sec. 15071(a))
- ☐ Emergency Project (Sec. 15071(b) and (c))
- ☒ Categorical Exemption
- Type: Class 32 Section: 15332 (In-fill Development Project)
- ☐ Statutory Exemption. Code Number: _____
- ☒ Other

Reasons why project is exempt: CEQA requires analysis of agency approvals of discretionary "Projects." A "Project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

Staff has reviewed the Project and determined that it is categorically exempt from CEQA review pursuant to the following:

15332 (In-fill Development Project) - Class 32: This categorical exemption applies to projects that are characterized as infill development and meet specified requirements. The Project qualifies as infill development because it satisfies each of the following conditions:

- a. *The project is consistent with the applicable General Plan designation, General Plan policies, and zoning designation and regulations.* The proposed 46-unit condominium townhomes are residential use, which is allowed in the General Plan (*Arrow Highway Specific Plan*) and Zoning (*AHSP MU-CC*) designations.
- b. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.* The site is surrounded by existing multi-family residential to the north and south and commercial and office uses to the west and east. The

subject site is located at the southern City border. Therefore, the properties and their uses located to the south of the project site are outside the city limits.

- c. *The project site has no value, as habitat for endangered, rare, or threatened species.* The Project site was previously developed for commercial uses. The surrounding areas are fully developed. Therefore, there is no value as habitat for endangered, rare, or threatened species.
- d. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.* The Project would not result in any of the following significant effects:
 - Noise. Noise from the Project would be subject to the noise thresholds established by ordinance, consistent with the General Plan and incorporate automatic volume control levels.
 - Air Quality. Air quality thresholds are established through the South Coast Air Quality Management District. The Project would not exceed these established thresholds.
 - Water Quality. The Project has been conditioned to comply with an applicable Water Quality Management and Best Management Practices to reduce or eliminate potential impacts from water runoff from the site, although all stormwater items are already existing and in place.
- e. *The site can be adequately served by all required utilities and public services.* The Project site was previously developed and had been served by local utilities and services.

Previous Analysis: Relying on previous adopted California Environmental Quality Act (CEQA) analysis. An Environmental Impact Report (EIR) was prepared for the Arrow Highway Specific Plan (AHSP) [State Clearinghouse #2017041043] and adopted by the Glendora City Council on September 25, 2018. This EIR included the full analysis for future construction of up to 739 residential units at realistic buildout within Glendora's portion of the Arrow Highway corridor. The AHSP's EIR is applicable to all future residential development plans if they are in conformance with the specific plan, thus requiring no further environmental documentation. Therefore, if the subject proposal for 46 residential condominiums is approved with a determination that it follows the specific plan's intent, then no further environmental review is necessary.



Jeff Kugel, Director of Community Development

Date: 6/19/25

The above recommended exempt status and findings were adopted by the following body:

City of Glendora City Council _____ on June 10, 2025 _____



Yalini Siva, Senior Planner (626) 914-8213

Date: 6.10.25