

**NOTICE OF EXEMPTION**

To:  X   
Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From:  
City of Cerritos  
18125 Bloomfield Avenue  
Cerritos, CA 90703



X   
Los Angeles County Clerk Recorder  
County Administration South Building  
12400 Imperial Highway  
Norwalk, CA 90650

Project Title: 20223 Cabrillo Lane Project

Project Location - Specific: 20223 Cabrillo Lane

Project Location - City: Cerritos Project Location - County: Los Angeles

**Description of Project:** The Project would demolish the existing preschool buildings on the Project site and redevelop the 1.34-acre site with 30 three-story townhome residences (including three affordable units), open space/recreation, parking, landscaping, and access improvements. The residential townhome structures would be three-story and include 1,390 square foot three-bedroom units, 1,400 square foot two-bedroom units, and 1,928 square foot four-bedroom units, all with attached two-car garages. The 30 residences on the 1.34-acre site would result in a density of 22.38 units per acre. The Project entitlements include a Precise Plan and a Vesting Tentative Tract Map.

**Name of Public Agency Approving Project:** City of Cerritos City Council  
**Address:** 18125 Bloomfield Avenue, Cerritos, CA 90703

**Name of Applicant or Agency Carrying Out Project:** Melia Homes, Chad Brown, VP of Planning and Development  
**Address:** 9860 Irvine Center Drive, Irvine, CA 92618  
**Phone:** (949) 759-4367 Ext. 264 Email: chad@melia-homes.com

- Exempt Status:**
- Ministerial (Sec. 21080(b)(1); 15268)
  - Declared Emergency (Sec. 21080(b)(3); 15269(a))
  - Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
  - Categorical Exemption. State Type and Section Number: Section No. 15332 – In-Fill Development Projects**
  - Statutory Exemptions. State code number:

**Reasons why project is exempt:** CEQA Guidelines Section 15332 defines the Class 32 Infill Exemption as a project that meets the following five requirements:

- a) **The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**  
The Project site has been identified by the General Plan Housing Element as a site suitable for residential development to address the City’s Regional Housing Needs Allocation. Pursuant to the City’s recent General Plan Housing Element and subsequent re-zoning areas for development of new housing, the Project site has a General Plan Land Use designation and zoning designation of Area Development Plan (ADP) 18 that permits residential townhomes at an allowable density of 20 to 60 units per acre.  
  
The Project would redevelop the site with 30 townhome residences on the 1.34-acre site, which would result in a development density of 22.38 units per acre, which would be within the ADP’s allowable density of 20 to 60 units per acre. The Project would meet all of the ADP-18 development standards, including density, building height and lot coverage, setbacks, open space, and parking requirements. Therefore, the Project would be consistent with the applicable General Plan and zoning regulations and meet the criteria of CEQA Guidelines Section 15332(a).
- b) **The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**  
The Project is within the city limits of the City of Cerritos, on a 1.34 net acre site, located along Cabrillo Lane. The site is surrounded by multi-family residential uses to the north, commercial retail uses to the west and south, and school uses to the east across Cabrillo Lane. As the Project site is located within City limits, less than five acres and surrounded by urban uses, it meets the criteria of CEQA Guidelines Section 15332(b).

**c) The project site has no value as habitat for endangered, rare or threatened species.**

The Project site is developed and contains ornamental landscaping. The site does not contain any native vegetation and due to the developed non-native nature of the site, it does not have value as habitat for endangered, rare, or threatened species. The entire Project site has been disturbed by previous development and does not contain any sensitive habitat, endangered, rare, or threatened species or habitat that could support sensitive species. The Project site is located within an urban area. There are no California Department of Fish and Wildlife (CDFW), United States Army Corps of Engineers (USACE), or Regional Water Quality Control Board (RWQCB) jurisdictional waters within the Project site boundaries; and the site does not contain any wetlands or vernal pools. Thus, no aquatic, riparian, or wetland related resources would be impacted by the Project. The Project site has no value as habitat for endangered, rare, or threatened species and meets the criteria of CEQA Guidelines Section 15332(c).

**d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

Approval of the Project would not result in any significant effects related to traffic, noise, air quality or water quality. Traffic, noise, air quality, and water quality studies have been prepared by licensed firms to study the impact of the development, and no significant impacts have been identified. The Class 32 CEQA Exemption Checklist that includes the traffic, noise, air quality, and water quality studies is appended to the Staff Report.

**e) The site can be adequately served by all required utilities and public services.**

The Project site is located in an urbanized and developed area. The utilities necessary to construct and operate the Project (electric, trash, water, and sewage) would be adequately provided by existing utility service systems. The Project would connect to existing utility service lines surrounding the Project site. Trash collection services would be arranged prior to the issuance of building permits. All service confirmations would be addressed prior to occupancy. Given the Project size and its location within an area that is currently served by utilities, the site can be adequately served by all required utilities and public services. Therefore, the proposed Project meets the criteria of CEQA Guidelines Section 15332(e),

**Contact Person:** Amanda Acuna, Current Planning Manager **Area Code/Telephone/Extension:** (562) 916-1201

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?   yes   no

**Signature:** *Amanda Acuna* **Date:** 2/23/20 **Title:** Current Planning Manager

   **X** **Signed by Lead Agency**  
   **Signed by Applicant**

**Date received for filing at OPR:**