



CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

NOTICE OF EXEMPTION

Project Title: DPR26-0001

Project Location: 140/142 Edgemont Place, Glendora, CA

Project Applicant: Niko Ferrandino

Mailing Address: 142 Edgemont Place, Glendora, CA 91741

General Plan Land Use Designation: *Hillside Very Low Density (0.1-1 du/ac)*

Zoning Designation: *RHR (Rural Hillside Residential)*

Project Description: The project involves a Development Plan Review for a new single-family residential unit.

Surrounding Land Uses and Setting: Properties surrounding the site are all zoned, *rural hillside residential*.

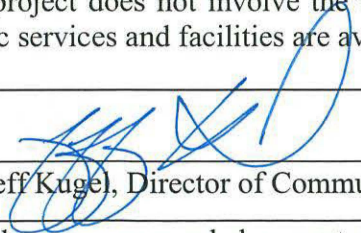
The Planning Commission recommends the following exempt status / findings:

- ☐ Ministerial (Sec. 15073)
- ☐ Declared Emergency (Sec. 15071(a))
- ☐ Emergency Project (Sec. 15071(b) and (c))
- ☒ Categorical Exemption

Type: **Class 3** Section: **15303 (New Construction or Conversion of Small Structures)**

- ☐ Statutory Exemption. Code Number:
- ☐ Other

Reasons why project is exempt: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Class 3 (New Construction or Conversion of Small Structures). The project involves the construction of a new structure of less than 10,000 square feet within an urbanized area on a site zoned for the proposed use. The project does not involve the use of significant amounts of hazardous substances, all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.



Jeff Kugel, Director of Community Development

Date: 9/2/26

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

City of Glendora Planning Commission on September 1, 2026



Yalini Siva, Senior Planner (626) 914-8213

Date: September 2, 2026