Notice of Exemption

To: Los Angeles County Clerk

12400 E Imperial Highway,
Room 2001
Norwalk, CA 90650

From: City of Downey

11111 Brookshire Ave,
Downey, CA 90241

Project Title: Dollison Residential Development (PLN-25-00133)

Project Applicant: Meritage Homes, 5 Peters Canyon Road, Suite 310, Irvine, CA 92606

Project Location – 11136 Dollison Drive, Downey CA, APN 8014-005-013

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

Description of Nature, Purpose and Beneficiaries of Project:

A Site Plan Review (SPR) to construct a 144-unit residential condominium townhome ownership development on a 6.15-acre site. The applicant's requests include consideration of a Site Plan Review, Tentative Tract Map, and Density Bonus (Project). The project site has a General Plan Land Use designation of General Commercial (GC) and is zoned SP90-1 (Florence Ave/I-5 Specific Plan) with a Housing Overlay Zone 2 (HOU-2). The project site is identified in the General Plan Housing Element as a Housing Opportunity Site with a minimum density of 30 dwelling units per acre (du/ac). The Housing Overlay (HOU-2) permits a development of less than the 30 du/ac subject to review and approval of a Site Plan Review.

Name of Public Agency Approving Project: City of Downey, Planning Commission

Name of Person or Agency Carrying Out Project: Louisa Feletto, Meritage Homes

Exempt Status: **(check one):**

- ☐ 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: _____
- ■ Statutory Exemptions. State code number: Sec.21080.66

Reasons why project is exempt:

Assembly Bill 130 ("AB 130"). which became effective on June 30. 2025. expands the California Environmental Quality Act ("CEOA") to include a new statutory exemption applying to a broad array of infill housing projects. The new exemption is codified in Public Resources Code Section 21080.66. To qualify for this new CEQA exemption projects must meet several criteria. including: be on sites of 20 acres or less; be located within an incorporated municipality; have been previously developed with an urban use; be consistent with the applicable general plan and zoning ordinance; meet minimum density requirements; and not require demolition of a historic structure listed on a national. state, or local historic register. The proposed project. Site Plan Review PLN-25-00133 and Tentative Tract Map 84963, meets all of the criteria to be eligible for the CEQA exemption under Public Resources Code Section 21080.66, and therefore, is not subject to further CEQA review.

Lead Agency
Contact Person: Lindsay Ortega, AICP Area Code/Telephone/Extension: (562)-904-7154

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: _____ Date: 10/9/26 Title: Contract Planner

■ Signed by Lead Agency ☐ Signed by Applicant

The Planning Commission further finds, determines and declares that the proposed Project was reviewed for compliance with the California Environmental Quality Act (CEQA), and is statutorily exempt from CEQA, pursuant to Public Resources Code Section 21080.66, as it meets all of the following conditions as required therein:

A. The Project Area is 6.15-acres.

B. The housing development Project is located within the City of Downey, an incorporated municipality, which is an urbanized area, as defined by the United States Census, and the Project Site has been previously developed with an urban use as it was previously developed with an automotive vehicle dealership and service center.

C. At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses, as the Project Site is bounded by Single-Family Residential uses to the west, south, and east, and commercial uses to the north.

D. The Project is consistent with the applicable general plan and zoning ordinance as the HOU-2 Overlay is applied to the site which permits residential developments with less than 30 du/acre.

E. The City, as lead agency, mailed notices to California Native American tribes traditionally and culturally affiliated with the geographic area, as required by Public Resources Code Section 21080.66(b)(1)(A), on December 5, 2025. On December 9, 2025, a request for consultation was received from the Gabrieleno Band of Mission Indians – Kizh Nation. On February 3, 2026, Chairman Salas of the Kizh Nation submitted mitigation measures for inclusion as conditions of approval, as required by AB 130. On February 28, 2026, the lead agency and Chairman Salas of the Kizh Nation agreed to include the provided conditions of approval and conclude consultation.

F. The Project is located at a distance exceeding 500 feet from any freeway therefore the project is not subject to the additional requirements established by Public Resources Code Section 21080.66. This measurement is taken in a straight line from the nearest edge of the building's footprint, which accommodates residential uses, to the closest edge of the travel lane associated with the nearest on-ramp, off-ramp, or main travel lane of the freeway.

G. The Project is not subject to the prevailing wage requirements specified in Public Resources Code Section 21080.66(d) in that the Project does not dedicate 100 percent of units to lower income households, the maximum building height will not exceed 85 feet, and the project is not located in the City or County of San Francisco.