



CITY OF GLENDORA

116 East Foothill Boulevard, Glendora, California 91741

NOTICE OF EXEMPTION

Project Title: 1762 Dale Road Housing Development

Project Location: 1762 Dale Road, Glendora, CA 91740

Project Sponsor: City of Glendora

Mailing Address: 116 East Foothill Boulevard, Glendora CA 91741

General Plan Land Use Designation: Arrow Highway Specific Plan

Zoning Designation: Arrow Highway Specific Plan – Corridor Buffer Residential (C-BR)

Project Description: The project involves demolition of approximately 13,462 square feet of existing buildings and the development of housing consistent with City of Glendora's ("City") general plan and zoning for the site.

Surrounding Land Uses and Setting: Commercial and residential

The Planning Director 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-Infill Development Projects
 - Section: 15532
- Statutory Exemption. Code Number: _____

Reasons why project is exempt: The project meets the conditions for an exemption as described in Section 15532 of the CEQA Guidelines.

- (a) The proposed project is consistent with the City's general plan and zoning designations for the site. The City acquired the project site in 2023, following the City Council's adoption of Resolution 2023-23, which stated that the City is interested in assisting with the development of attainable housing for households of varying incomes. The project site is a "housing site" identified in the City's 6th Cycle Housing Element. The project site is zoned for housing at 20 du/acre not including density bonuses provided by State law.
- (b) The project site is less than five acres, as it consists of 2.17 acres.
- (c) The project site has no value as a habitat for endangered, rare, or threatened species. The project site is located within a fully urbanized area with no vacant land or natural surroundings.
- (d) Approval of the project will not result in any significant impacts to traffic, noise, air quality, or water quality. The project site is in an urbanized area and has consisted of various building developments since 1913. The proposed project is consistent with the Arrow Highway Specific Plan and is within the maximum development analyzed under the

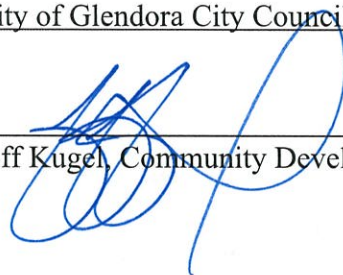
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associated Environmental Impact Report certified in 2018. A Phase 1 Site Assessment was completed in 2022 and did not find any history of hazardous materials on the project site. An asbestos-containing materials and lead based survey has also been completed, and the identified materials will be disposed of in accordance with regulatory requirements as part of the demolition of existing buildings.

- (e) The project site can be adequately served by all required utilities and public services. The project site is served by all utilities and public services necessary to support housing development consistent with the Arrow Highway Specific Plan.

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

City of Glendora City Council on February 27, 2024



Jeff Kugel, Community Development Director (626) 914-8214

Date: 2/29/24