

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Los Angeles

12400 East Imperial Highway #2001

Norwalk, CA 90650

From: (Public Agency): City of Industry

15625 Mayor Dave Way

City of Industry, CA 91744

(Address)

Project Title: TPM 354

Project Applicant: James Campbell Company LLC

Project Location - Specific:

17638 Castleton Street

Project Location - City: City of Industry

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The Applicant is proposing to subdivide the existing 147,952 square-foot parcel into two individual parcels. The proposed Parcel 1 totals 56,600 square-feet and will be occupied by a self-service carwash approved under DP 20-6. The proposed Parcel 2 totals 91,352 square-feet, and will be occupied by the 21,064 square-foot commercial building that is occupied by UFC Gym. No construction is proposed as part of this Project.

Name of Public Agency Approving Project: City of Industry

Name of Person or Agency Carrying Out Project: City of Industry Planning Department

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: Class 15

Statutory Exemptions. State code number: _____

Reasons why project is exempt:

An Environmental Assessment form was submitted by the Applicant pursuant to the City's requirements. Based on the information received and Staff's review and assessment, the Project was determined to not have any significant impacts on the environment and is categorically exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15315 of the CEQA Guidelines. This Class 15 exemption allows for the division of property in urbanized areas zoned for commercial use into four or fewer parcels. The division of the property is in conformance with the General Plan and the City's zoning requirements, no variances or exceptions are required as part of this Project, the Property is currently a fully developed commercial property with all necessary services, the Property is currently accessible from Hanover Road, Castleton Street and Walnut Hall Road, was not divided within the last two years, and does not contain an average slope greater than 20 percent

Lead Agency

Contact Person: Nathalie Vazquez

Area Code/Telephone/Extension: 626-333-2211

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: 02/10/2022

Title: Contract Assistant Planner II

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____