



TO: Los Angeles County Clerk
Environmental Filings
12400 Imperial Hwy., Rm. 2001
Norwalk, CA 90650

FROM: City of Palmdale
Planning Division
38250 Sierra Highway
Palmdale, CA 93550

Project Title: Conditional Use Permit 22-003 and Site Plan Review 22-005

Project Location: South of West Avenue O-8 and approximately 290 feet west of
10th Street West (APNs: 3005-050-002, -007, and -009)

Project Location – City: Palmdale Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project: A request to construct a four-story hotel totaling approximately 52,000 square feet on three vacant parcels totaling approximately two acres.

Name of Agency Approving Project: City of Palmdale

Project Applicant: DEC Development, LLC

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 15332, Class 32
- Statutory Exemption. State code number:

Reasons why project is exempt: The proposed project is Categorically Exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332, Class 32, of the CEQA Guidelines, which exempts in-fill development projects that have no significant impacts to the environment. The project qualifies as in-fill development because it consists of the construction of a 52,000 square foot hotel on a site within the C-4 (Commercial Center) zone, which allows hotel uses. In addition, the project occurs within the City, on a site of less than five acres and is substantially surrounded by urban uses with residential development to the north, commercial development to the east and west, and State Route 14 to the southwest. In addition, while the two adjacent parcels to the southeast of the subject site are currently vacant, the land has been highly disturbed and is surrounded by commercial development on all sides.

Lead Agency Contact Person: Sarah Stachnik Phone No.: 661-267-5207


Megan Taggart, Planning Manager

6/9/22
Date

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