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State Water Resources Control Board  
Division of Drinking Water

Governor's Office of Planning & Research

**Oct 18 2022**

October 18, 2022

**STATE CLEARINGHOUSE**

Ms. Megan Taggart, Manager  
Planning Division  
City of Palmdale  
38250 Sierra Highway  
Palmdale, CA 93550

Dear Ms. Taggart:

**SCH NO. 2022100280: CEQA COMMENTS FOR SITE PLAN REVIEW 21-012,  
EXPRESS CARWASH AT THE SW CORNER PALMDALE BLVD AND 5<sup>TH</sup> STREET E  
PROJECT**

The State Water Resources Control Board, Division of Drinking Water (Division) is the regulatory agency for the water system number 1910102, Palmdale Water District (PWD) that provides drinking water at the proposed project location in the City of Palmdale (City). The Division reviewed the Notice of Exemption (NOE) of a project posted on October 14, 2022 at the California Environmental Quality Act (CEQA) website with SCH Number 2022100280. The project consists of the construction of a 3,600 square-foot commercial building and associated express car wash by Dundee Properties, LLC (project applicant). We would like to offer the following comments:

1. The City/project applicant must coordinate the project construction with PWD to ensure that new water mains and service laterals are in compliance with the Water Main Separation requirements of Chapter 16, California Waterworks Standards, Title 22 of the California Code of Regulations (CCR). The City must submit project construction plans to PWD for review and concurrence.
2. The City/project applicant must ensure that adequate backflow protection is provided to any structure that may pose any possible cross-connection risks to the potable water distribution mains. Please contact PWD for these cross-connection control requirements.

E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

If you have any questions regarding this matter, please contact Milagros Alora at (818) 551-2026 or me at (818) 551-2022.

Sincerely,



Dmitriy Ginzburg, P.E.  
District Engineer  
Hollywood District

Enclosure: NOE for Site Plan Review 21-012

cc: Dennis Lamoreaux  
General Manager  
Palmdale Water District  
2029 East Avenue Q  
Palmdale, CA 93550

Adam Ly  
Assistant General Manager  
Palmdale Water District

Mynor Masaya  
Operations Manager  
Palmdale Water District

Mr. Dan Bacani  
Cross-Connection and Water Pollution Control Program  
County of Los Angeles Department of Public Health  
Environmental Protection Branch

**Enclosure**



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: Site Plan Review 21-012

Project Location - Specific: Southeast corner of Palmdale Boulevard and 5<sup>th</sup> Street East

Project Location - City: Palmdale

Project Location - County: Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: A request to construct a 3,600 square foot express car wash.

Name of Agency Approving Project: City of Palmdale

Project Applicant: Dundee Properties, 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 15303, New Construction
- Statutory Exemption. State Code Number:

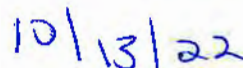
Reasons why project is exempt: The project is Categorically Exempt from environmental review based on Section 15303, of the California Environmental Quality Act Guidelines, which exempts the construction of small structures, including commercial buildings up to 10,000 square feet on sites zoned for such use, if not involving the use of significant amounts of hazardous substances, where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The project is exempt because it consists of construction of a 3,600 square foot commercial building within the T-5 (Urban Center) designation, which will allow the proposed use. In addition, the proposed use does not include the use of hazardous substances as defined by the Palmdale Municipal Code, all public services and facilities are available in the adjacent existing street and the site is substantially surrounded by urban development.

Notice of Exemption  
Project No. SPR 21-012  
Date October 13, 2022

Lead Agency

Contact Person: Associate Planner Justin Sauder

Phone No.: (661) 267-5372



Megan Taggart, Planning Manager  
City of Palmdale

Date

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.