



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 5th 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



10/13/22

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.