



## NOTICE OF EXEMPTION

To:  
Los Angeles County Clerk  
Business Filing & Registration  
12400 E Imperial Hwy Rm 1101  
Norwalk, CA 90650

From:  
City of Lakewood  
Community Development Department  
5050 Clark Avenue  
Lakewood, CA 91109

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**Project Title:** The Drive on Carson

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**Project Address:** 3120 Carson Street

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**Project City:** Lakewood    **Project County:** Los Angeles

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**Project Description:** Develop a vacant, 4.7-acre site with four buildings totaling 68,946 square feet gross floor area and related site improvements, including paved vehicle parking for 219 automobiles, landscaping, irrigation, lighting, trash enclosures, and wet and dry utilities. The buildings would be occupied by a variety of light industrial (i.e., manufacturing and warehouse), professional and/or medical office, and retail uses, as permitted by the City's M-1 Zone District standards. Buildings would be composed of tilt-up concrete, with a maximum height of 39 feet, 3 inches, ranging in size as follows:

Building 1: 13,843 square feet  
Building 2: 21,479 square feet  
Building 3: 25,884 square feet  
Building 4: 7,740 square feet

The proposed project requires City approval of the development plan.

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**Name of Public Agency Approving Project:** City of Lakewood

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**Project Contact Person:** Paul Kuykendall, Senior Planner

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**Exempt Status (Check one):**

- Ministerial (CEQA Sec. 21080(b)(1);(CEQA Guidelines Section 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269)(b)(c))
- Categorical Exemption. California Admin. Code Title 14 Chapter 3, Class 32, Section 15332
- Statutory Exemption California Admin. Code Title 14 Chapter 3 Section
- General Rule California Admin. Code Title 14 Chapter 3 Sec. 15061 (b) (3)

**Reason why project is exempt:** The proposed project is categorically exempt in accordance with Section 15332 In-Fill Development Projects (Class 32) of the State CEQA Guidelines. Class 32 consists of project characterized as in-fill development meeting five (a-e) conditions as described below. An Initial Study was prepared for the project, in accordance with Appendix G of the State CEQA Guidelines, which provides information to support the conclusions below. These materials are available for review as part of the project file at the City of Lakewood Planning and Building Department, 5050 Clarke Avenue, Lakewood, CA between the hours of 7:30 a.m. and 5:30 p.m. on Monday through Thursday and from 7:30 a.m. to 5:00 p.m. on alternating Fridays.

*(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The project sites have a General Plan designation of "Industrial" and is zoned "Light Manufacturing" (M-1). The project is consistent with the land use policies set forth in the Lakewood General Plan land use designation and with the zoning district classification and associated development standards.

*(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project site is located entirely within the City of Lakewood and totals approximately 4.7 acres. It is surrounded by urban land uses on all sides, including: Carson Street and single-family residential neighborhoods to the north; Lakewood Golf Course to the south; Walmart retail center to the west; and professional offices and light industrial to the east.

*(c) The project site has no value as habitat for endangered, rare or threatened species.*

See the Biological Resources section of the Initial Study prepared for the project. In summary, the project is in a fully developed urban area, where all elements of the original natural landscape have been removed or otherwise disturbed to create a built environment. The project site was previously developed and completely altered by that construction process, and while there are a few mature trees remaining within the site, most of the land surface is bare ground, covered with ruderal vegetation, along with some remnants of a paved vehicle parking area near the project frontage. There are no known unique, rare, or endangered plant or animal species or habitats on or near the site. Therefore, the project site has no value as habitat for endangered, rare or threatened species.

*(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

As detailed in the following paragraphs, the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

**Traffic:** See the Transportation/Traffic section of the project's Initial Study and project's traffic impact analyses, included as Appendices H and I of the Initial Study. In summary, the project's incremental vehicle miles traveled (VMT) per employee would be consistent with the existing VMT metrics for this area, and there are no project features that indicate there would be longer than typical commuting trips. The project would not result in geometric design hazards or conflict with any plans, policies or programs related to the street network, public transit, bicycle routes, or pedestrian routes.

**Noise:** See the Noise section of the project's Initial Study and project's noise study. In summary, the project would not generate noise or vibrations during construction or operation that would exceed the standards in the City's General Plan or Noise Ordinance.

**Air Quality:** See the Air Quality section of the project's Initial Study and project's air quality study. In summary, the project would not generate air pollutant emissions that would exceed the South Coast Air Quality Management District's (SCAQMD's) significance thresholds and would not obstruct the implementation of the SCAQMD's Air Quality Management Plan.

**Water Quality:** See the Hydrology and Water Quality section of the project's Initial Study. In summary, the project would not be a point-source generator of water pollutants. Potential water pollutants that could be released from the project site include runoff-induced construction pollutants, sediment, vehicle and equipment fluids, trash, landscaping by-products, and other typical urban stormwater pollutants. Required compliance with various components of the Clean Water Act, including the National Pollutant Discharge Elimination System (NPDES), the Countywide Municipal Separate Storm Sewer System (MS4) Permit, and the State's General Construction Permit, would ensure that the project does not result in significant impacts from these pollutants. A Low Impact Development-Standard Urban Stormwater Mitigation Plan has been prepared to define drainage

control measures that would comply with applicable regulatory standards and prevent adverse water quality impacts.

*(e) The site can be adequately served by all required utilities and public services.*

See the Utility and Services Systems and Public Services sections of the project's Initial Study. In summary, the existing utility infrastructure, including the water, wastewater, and drainage systems, as well as energy and telecommunications facilities in the surrounding street network, can adequately serve the proposed project. Likewise, the City's fire protection resources (contracted with the Los Angeles County Fire Department) and police/law enforcement services (contracted with the Los Angeles County Sheriff's Department) can adequately serve the proposed project.

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**Lead Agency**

**Contact Person:** Paul Kuykendall

**Phone:** (562) 866-9771, ext. 2344

**DATE:** November 7, 2022

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