

# Notice of Exemption

Appendix E

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

From: (Public Agency): City of Norwalk  
12700 Norwalk Boulevard  
Norwalk, CA 90650

County of: Los Angeles  
12400 Imperial Hwy.  
Norwalk, CA 90650

(Address)

Project Title: Meritage Homes – Keystone Lanes

Project Applicant: Johanna Crooker on behalf of MLC Holdings, Inc.

Project Location - Specific:  
11459 Imperial Highway.

Project Location - City: Norwalk Project Location - County: Los Angeles

### Description of Nature, Purpose and Beneficiaries of Project:

The proposed project proposes to redevelop a 4.5-acre site currently occupied by a 53,450 square foot bowling alley and retail tenant spaces into a mixed-use development composed of 83 three-story town homes, ten three-story live work units fronting Imperial Highway. The project includes a request for Conditional Use Permit No. 2024-01 to permit mixed-use development in the C-3 zone, 2) Precise Development Plan No. 2024-02 to permit the construction of a three-story mixed-use development, landscaping, and associated site improvements, 3) a Tentative Tract Map No. 084624 to subdivide the lot into a condominium tract and 4) Director Approval Request No. 2025-05 to permit a wall/fence within the front setback areas.

Name of Public Agency Approving Project: City of Norwalk

Name of Person or Agency Carrying Out Project: Planning Commission

### 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 32 Categorical Exemption, Section 15332
- Other: \_\_\_\_\_

### Reasons why project is exempt:

Pursuant to CEQA Guidelines Section 15332 (In-fill Development Projects), this project would not have a significant effect on the environment and is listed as a Class 32 Categorical Exemption, which involves in-fill development within urbanized areas.

### Lead Agency

Contact Person: Alex Hamilton Area Code/Telephone/Extension: (562) 929-5745

### 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: 4/24/25 Title: Interim Director of Community Development

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: \_\_\_\_\_

THIS NOTICE WAS POSTED

ON April 24 2025

UNTIL May 27 2025

REGISTRAR – RECORDER/COUNTY CLERK



Dean S. Logan, Registrar – Recorder/County Clerk

Electronically signed by VERONICA HEAD