



NOTICE OF EXEMPTION

TO: County Clerk / Registrar Recorder
ATTN: Environmental Filings Clerk
12400 East Imperial Highway, Room 1101
Norwalk, CA 90650

FROM: City of Gardena (Lead Agency)
Community Development Department

PROJECT TITLE: Site Plan Review #5-21, Conditional Use Permit #5-21, Conditional Use Permit #6-21,

PROJECT LOCATION - Specific: 13126 S. Western Avenue

PROJECT LOCATION - City: Gardena **PROJECT LOCATION - County:** Los Angeles

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT: A request for a site plan review and conditional use permits approval for the construction a 121-unit single room occupancy housing development, with seven affordable units, and two, six-tier automated parking structure on a one-acre property located in M-1 (Industrial) zone.

AGENCY APPROVING PROJECT: City of Gardena

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: West Realty Group, Inc.

EXEMPT STATUS: (Check One)

Ministerial [Sec. 31080(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 – 15332, In-Fill Development

Statutory Exemptions. State code number:

REASON WHY PROJECT IS EXEMPT: The project is an infill development project under Class 32 of the California Environmental Quality (CEQA) Guidelines. The project is consistent with applicable general plan policies, and also consistent with applicable requirements of the City's zoning ordinance. The project is within City limits, on a site less than five acres, and surrounded by urban uses. The site has no value as a habitat for endangered, rare, or threatened species. The project site is able to be served by all required utilities and public services. Technical studies that showed the proposed project would have less than significant impacts concerning traffic, noise, and air. Additionally, compliance with the National Pollution Discharge Elimination System and requirements of the Gardena Municipal Code would ensure the project's construction-related activities would not violate any water quality standards or otherwise substantially degrade surface or groundwater quality, resulting in a less than significant impact. Therefore, the City does not foresee any adverse impacts to traffic, noise, air quality, or water quality.

The proposed project is not subject to any of the exceptions for exemption under Section 15300.2 of the CEQA Guidelines. The location of the project is predominantly urban and not considered a sensitive environment; therefore, the project will not result in any significant impacts that may otherwise occur in a sensitive environmental area. The cumulative impact of this project, and the approval of other projects like it in the vicinity, is not expected to have any significant environmental impact.

The project is not located along any state designated scenic highway nor within any designated hazardous waste site. A Cultural Resources Assessment found that neither of the two existing buildings on the property appear to have historical significance. Staff does not expect any significant impacts or unusual circumstances related to the approval and construction of this project. Therefore, the proposed project is categorically exempt from CEQA under CEQA Guidelines section 15332, Infill Exemption.

Lead Agency

CONTACT PERSON: Amanda Acuna **TELEPHONE:** (310) 217-9524

IF FILED BY APPLICANT:

1. Attach certified document of exempting finding.
2. Has a notice of exemption been filed by the public agency approving the project? YES NO

Amanda Acuna Date 4/19/2022

Signed by Lead Agency

DATE RECEIVED FOR FILING:

Signed by Applicant

NOTE: Exempt from Dept. of Fish & Game Wildlife Fee in accordance with de Minimis impact finding-735.5[c]