



### 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 #4-21

**PROJECT LOCATION - Specific:** 15106 South Western Avenue

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

**DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:** The applicant is requesting site plan approval for the construction of a new 3,720 square-foot multi-tenant commercial building with a drive-thru in the Commercial (C-2) and Mixed-Use Overlay zones.

**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]: 15303(c), Development of Small Structures  
 Statutory Exemptions. State code number: \_\_\_\_\_

**REASON WHY PROJECT IS EXEMPT:** The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15303(c), New Construction Projects. Per CEQA Guidelines, the subject property is in an urbanized area where all necessary public services and facilities are available, and the proposed structure does not exceed 10,000 square feet in floor area. As well, the use of a restaurant, retail and office does not involve the use of hazardous substances and the surrounding area is not environmentally sensitive. These findings qualify the subject project for inclusion under Section 15303(c) of the CEQA Guidelines. The project is not subject to any of the exceptions for exemption under Section 15300.2 of the California Environmental Quality Act. 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. Not only would the project not have any significant effects, but there are no unusual circumstances applicable to this project site. The project is not located along any state designated scenic highway nor within any designated hazardous waste site. There are no historical resources which would be impacted. Staff does not expect any significant impacts or unusual circumstances related to the approval of this project.

**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 3/8/2022

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]