



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 Planner: Ivan Galeazzi, Associate Planner

Project Title: Site Plan Review 23-004 and Minor Exception 25-0002

Project Location: Located approximately 75 east of 5th Street West and approximately 300 feet south of Palmdale Boulevard (APN: 3004-002-035) City: Palmdale
County: Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: a request to construct a 110-room, four-story hotel on approximately 1.67 acres.

Name of Agency Approving Project: City of Palmdale

Project Applicant: Imad A. Boukai

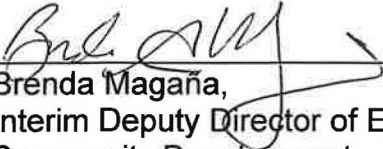
Exempt Status:

- ☐ 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 15332, Class 32
- ☐ Statutory Exemption. State Code Number:

Reasons why project is exempt: The proposed project is categorically exempt from environmental proceedings pursuant to Section 15301 (Class 32 - In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, which exempts projects that are consistent with the applicable general plan and zoning designation and regulations, is within the city limits on a site of no more than five acres and substantially surrounded by urban uses, the project site has no value as habitat for endangered, rare or threaten species, the approval would not result in any significant effects relating to traffic, noise, air quality, or water quality, and that the site can be adequately served by all required utilities and public services. The proposed project for the construction of a new 110 four-story hotel meets all criteria for this exemption as it is on a site less than 5 acres, completely surrounded by urban uses, has no value as habitat, does not have any significant effects on traffic, noise, air quality, or water, and can be adequately served by all utilities and public services.

Notice of Exemption
SPR 23-004 and ME 25-0002
June 22, 2026

Lead Agency:



Brenda Magaña,
Interim Deputy Director of Economic and
Community Development
City of Palmdale
Phone No.: 661/267-5200

6-23-2026
Date

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.