

Notice of Exemption

Appendix E

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

County Clerk

County of: Los Angeles County

12400 Imperial Highway

Norwalk, CA 90650

From: (Public Agency): City of Artesia
Planning Division

18747 Clarkdale Avenue, Artesia, CA 90701

(Address)

Project Title: Case No. 2025-25

Project Applicant: Sachin Nahar, Ace Works Retail, LLC

Project Location - Specific:

18501 Pioneer Boulevard, within the Artesia Downtown Specific Plan (ADSP) zone

Project Location - City: Artesia

Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

A Design Review request for approval to modify the exterior façade of an existing one-story, 4,767-square-foot commercial building and make other minor changes to the existing parking lot and site landscaping, located at 18501 Pioneer Boulevard within the Artesia Downtown Specific Plan (ADSP) zoning district.

Name of Public Agency Approving Project: City of Artesia Planning Commission

Name of Person or Agency Carrying Out Project: Sachin Nahar, of 149 Tiger Ln, Placentia, CA 92870; (858) 472-0661

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: 15301(a), Existing Facilities

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Pursuant to the California Environmental Quality Act (CEQA), Planning Department Staff has determined that the project is categorically exempt from the requirements of CEQA and the City's CEQA Guidelines. The project is considered exempt from CEQA, pursuant to Section 15301(a) (Existing Facilities), given that the project involves only interior and exterior alterations to an existing commercial building.

Lead Agency

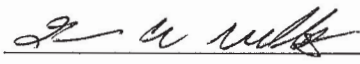
Contact Person: Devan A. Wells, Assistant Planner

Area Code/Telephone/Extension: 562-865-6262, ext 238

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: 01/26/26 Title: ASSISTANT PLANNER

☒ 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: 01/26/26