

Notice of Exemption

To: X Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Lancaster
Community Development Department
44933 Fern Avenue
Lancaster, CA 93534

 X County Clerk
County of Los Angeles
Environmental Filings
12400 E. Imperial Hwy.
Norwalk, CA 90650

(Date received for filing)

Project Title: Site Plan Review No. 26-004

Project Applicant: AMG Land Development, LLC.

Project Location - General: City of Lancaster, County of Los Angeles, State of California

Project Location - Specific: South Side of Avenue J-8, west of 15th Street West (APN: 3123-002-032)

Project Description: This application is for Site Plan Review No. 26-004 to allow for a 168-unit, 100% affordable, multifamily development, on the south side of Avenue J-8, west of 15th Street West (APN: 3123-002-032) in the District General (DG) zone of Lancaster Health District Master Plan.

Name of Public Agency Approving Project: City of Lancaster

Name of Person or Agency Carrying Out Project: Cameron Johnson, AMG Land Development, LLC.

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: Section 15332, Infill Development Project, in conjunction with Section 7 of SB 131, Public Resource Code Section 21080.1
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt: The proposed project involves the construction of 168-unit, 100% affordable, multifamily apartment project on a 6.9-acre vacant parcel in the District General (DG) zone of the Lancaster Health District Master Plan. The proposal is consistent with the applicable general plan designation and all applicable general plan policies, zoning designations, and regulations. The project qualifies for a Class 32 exemption pursuant to Section 7 of State Bill (SB) 131, Section 21080.1 of the Public Resources Code. The single “near-miss” condition identified under SB 131 requirements is acreage. Class 32 typically applies to sites that are 5 acres or less and the project site is 6.9 acres. With this, environmental review was limited to only the impacts of this condition. The project site also falls within the Lancaster Health District Master Plan Environmental Impact Report (EIR) (SCH# 2017051076) as a discretionary action under CEQA and is subject to applicable mitigation measures.

None of the identified exceptions (cumulative impact, significant effect, scenic highways, hazardous waste sites, or historical resources) apply to the proposed project. Impacts associated with the proposed project would be minimal and would not create significant impacts to any of the resources identified in Appendix G of the CEQA Guidelines. Additionally, impacts associated with the construction the proposed project would not create any environmental impacts which would

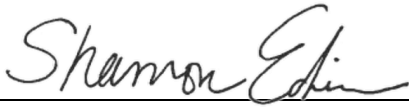
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combine with impacts from other projects to create a cumulative impact. The project site is not listed on a hazardous materials site pursuant to Section 65962.5 of the Government Code. There are no State Scenic Highways located within the city limits of Lancaster and construction of the proposed project would not impact a historic resource under Section 15064.5.

Lead Agency

Contact Person: Shannon Edwin

Area Code/Telephone: (661) 723-6048



Associate Planner

September 9, 2026

Signature

Title

Date