

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: Director's Review No. 25-042

Project Applicant: Manuel Fuentes, Fuentes Design Group

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

Project Location - Specific: South terminus of Exchange Place (Assessor's Parcel Number (APN): 3126-027-150)

Project Description: This application is for Director's Review No. 25-042 to allow for Construction of a new warehouse development with incidental office on a vacant lot at the southern terminus of Exchange Place (APN: 3126-027-150) located within the Business Park Specific Plan, Phase III, in the Business (B) zone.

Name of Public Agency Approving Project: City of Lancaster

Name of Person or Agency Carrying Out Project: Manuel Fuentes, Fuentes Design Group

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
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt: The proposed project involves the construction of a new warehouse with incidental office, a total of 86,327 square feet, on a 4.85-acre vacant parcel located in the Business Park Specific Plan, Phase III, in the Business (B) zone. The proposal is consistent with the applicable general plan designation and all applicable general plan policies, specific plan, zoning designations, and regulations. The site is substantially surrounded by urban uses and has no value as habitat for endangered, rare, or threatened species. Approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. All required utilities and public services are available to adequately serve the site.

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 of the proposed project would not create any environmental impacts which would 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

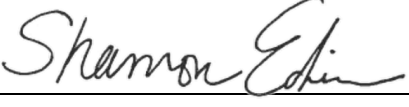
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located within the city limits of Lancaster and construction of the proposed project would not impact a historic resource under Section 15064.5.

Lead Agency

Contact Person: Shannon Edwin

Area Code/Telephone: (661) 723-6048

	Associate Planner	9/18/26
Signature	Title	Date