

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: Tentative Tract Map No. 23-003 (84352) and Site Plan Review No. 23-016

Project Applicant: CEI – William Challman

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

Project Location - Specific: Southwest corner of Avenue K-4 and Sahuayo Street (APN: 3126-031-059)

Project Description: This application is for the subdivision of approximately 2.1 into two commercial lots, and the construction and operation of an automobile repair facility on the eastern half of the property in the Commercial (C) zone within the Business Park Specific Plan.

Name of Public Agency Approving Project: City of Lancaster

Name of Person or Agency Carrying Out Project: CEI – William Challman

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 15315, Minor Land Divisions (TPM) and Section 15332, Infill Exemption (SPR)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt: The project consists of the subdivision of approximately 2.1 into two commercial lots under Tentative Parcel Map (TPM) No. 23-003 (84352), and the construction and operation of an automobile repair facility on the eastern half of the property under Site Plan Review (SPR) No. 23-016. The subject property is located at the northwest corner of Avenue K-4 and Sahuayo Street (APN: 3126-031-059) in the Commercial (C) zone within the Business Park Specific Plan.

The project is exempt under Section 15315 as the property is in an urbanized area zoned for commercial use, is being subdivided into two parcels, is in conformance with the General Plan and zoning, has no required variances or exceptions, meets local standards for all services and access, was not involved in a division of a larger parcel within the previous two years, and does not have an average slope greater than 20%.


The project is additionally exempt under Section 15332 as the project is less than five acres within the urban core and is consistent with general plan policies and zoning designations, has no value as habitat for endangered, rare, or threatened

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species, would not result in any significant effects relating to traffic, noise, air, or water quality, and can be served by all required utilities and public services.

Lead Agency

Contact Person: Kendall Brekke Area Code/Telephone: (661) 723-6100


Signature Senior Planner Title November 20, 2024 Date