

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, Business Filings
12400 E. Imperial Hwy., #1201
Norwalk, CA 90650

From: (Public Agency): Los Angeles County Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

(Address)

Project Title: Warehouse (Project No. PRJ2025-002451-(2))

Project Applicant: Elevated Entitlements

Project Location - Specific:

159 East Rosecrans Avenue, Los Angeles, CA 90061

Project Location - City: Unincorporated West Rancho Dominguez-Victoria Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The project consists of Conditional Use Permit ("CUP") No. RPPL2025003552 to authorize the continued operation and maintenance of an existing warehouse with a gross floor area of 107,732 square feet, and Variance No. RPPL2026000396 to modify the limited hours of outdoor operation, to allow outdoor operations from 8:00 a.m. to 8:00 p.m. instead of the permitted hours from 8:00 a.m. to 6:00 p.m., daily.

Name of Public Agency Approving Project: Los Angeles County Regional Planning

Name of Person or Agency Carrying Out Project: BRIDGE POINT GARDENA LAND II 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: Class 1 (15301) and Class 5 (15305)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The CUP is for the continued operation of maintenance of an existing storage warehouse and the Variance is a related request to modify a performance standard relating to hours of outdoor operation, which would not result in any changes to land use or density. The project does not include any alterations to the site except for new informational signage, any construction, or a change of land use. None of the exceptions to an exemption apply because the project is not located within a Significant Ecological Area, on a scenic highway or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the project could have a significant or cumulative effect on the environment.

Lead Agency
Contact Person: Evan R. Sahagun Area Code/Telephone/Extension: (213) 204-9939

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: August 4, 2026 Title: Acting Supervising 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: _____