

Notice of Exemption

To: _____ 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

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. 22-02
Project Applicant: Esra Ainhorn
Project Location - General: City of Lancaster, County of Los Angeles, State of California
Project Location - Specific: ±1.83 gross acres at the southwest corner of Sierra Highway and Avenue L (APNs 3128-007-034, 3128-007-039)

Project Description: The proposed project consists of construction and operation of a 28,705 square foot warehouse facility with loading dock approximately 1.83 gross acres in the Light Industrial (LI) zone. The warehouse facility would contain two suites, each with a small office and a loading dock. Access to the site would be from the Avenue L south ramp and parking for the entire building would be located along west and south sides of the building. Landscaping would be provided along the perimeter of the property and throughout the parking area with a block wall located along the northern property line.

Name of Public Agency Approving Project: City of Lancaster
Name of Person or Agency Carrying Out Project: Esra Ainhorn

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 Projects
- Statutory Exemptions. State code number: _____

Reasons why project is exempt: The project site is approximately 1.83 acres and is substantially surrounded by existing development (roadways, other industrial development. The project would be in compliance with the General Plan designation and zoning for the site; does not provide any habitat for special status or listed species; would not generate any significant or cumulative impacts and can be served by all utilities and services. Additionally, the proposed project site is not located on a hazardous materials site, along a State-designated scenic roadway, or contain any historic resources.

Lead Agency

Contact Person: Jocelyn Swain **Area Code/Telephone:** (661) 723-6100


Signature

Senior Planner May 16, 2023
Title Date