

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

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. 23-082

Project Applicant: Robert Stephens

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

Project Location - Specific: 42035 12th Street West (Assessor Parcel Number 3109-023-068)

Project Description: This application is for a new 11,674 square-foot retail building with caretaker's residence, with associated improvements.

Name of Public Agency Approving Project: City of Lancaster

Name of Person or Agency Carrying Out Project: Robert Stephens

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 proposed project involves the construction of an 11,674 square-foot retail building with interior caretaker's residence on an existing developed 1.2-acre site in the Light Industrial (LI) zone. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The project site is substantially surrounded by urban uses and has no value as habitat for endangered, rare, or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

Lead Agency

Contact Person: Kendall Brekke

Area Code/Telephone: (661) 723-6100



Planner
Title

May 8, 2024
Date