

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: Conditional Use Permit No. 25-003

Project Applicant: David Delaplane

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

Project Location - Specific: 44748 and 44758 Elm Avenue (APN: 3134-017-011)

Project Description: This application is for Conditional Use Permit No. 25-003 to allow for the operation of a recuperative care facility within existing buildings at 44748 and 44758 Elm Avenue (APN: 3134-017-011) in the Transit Oriented Development – Neighborhood Medium (TOD-NM) zone.

Name of Public Agency Approving Project: City of Lancaster

Name of Person or Agency Carrying Out Project: David Delaplane

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 15301, Class 1 "Existing Facilities"

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt: The proposed project consists of the continued use of commercial buildings located at 44748 and 44758 Elm Avenue, for a business which is conditionally permitted in the subject zone, and which is substantially similar to uses which have occupied this site in the past. No expansions of the space or building are proposed. The site is not located along a scenic highway or on a hazardous materials site, and is not considered to be a historic resource. The project would not result in cumulative or significant impacts. As such, it is exempt from CEQA under Section 15301, Existing Facilities.

Lead Agency

Contact Person: Kendall Brekke

Area Code/Telephone: (661) 723-6100


Signature

Senior Planner
Title

May 21, 2025
Date