

# Notice of Exemption

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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:** Site Plan Review No. 23-007

**Project Applicant:** Shawna Ricker – Duke Engineering

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

**Project Location - Specific:** Southeast Corner of Avenue L-4 and Sierra Highway (APN: 3128-008-012)

**Project Description:** This application is for the construction of two industrial buildings totaling approximately 96,634 square feet with associated improvements in the Light Industrial (LI) zone.

**Name of Public Agency Approving Project:** City of Lancaster

**Name of Person or Agency Carrying Out Project:** Shawna Ricker – Duke Engineering

**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 Exemption

Statutory Exemptions. State code number: \_\_\_\_\_

**Reasons why project is exempt:** The project is consistent with CEQA Guidelines Section 15332, which applies to projects characterized as infill development meeting the following conditions:

- a. 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.
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

The project is consistent with the General Plan designation of Light Industry (LI) and all applicable policies, as well as the zoning designation of Light Industrial (LI), and all required development standards outlined by the Lancaster Municipal

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Code (LMC). A Phase I Environmental Site Assessment of the site dated March 15, 2023 was conducted by Bruin Geotechnical Services Inc. and identified no evidence of recognized environmental conditions of any kind.

The approximately 4.9-acre site is substantially surrounded by urban uses, and the development has no value as habitat for endangered, rare, or threatened species and would not result in any significant effects relating to traffic, noise, air, or water quality. In addition, the site would be served by all required utilities and public services.

As such, the site qualifies for a Class 32 Categorical Exemption.

**Lead Agency**

**Contact Person:** Kendall Brekke

**Area Code/Telephone:** (661) 723-6100

  
Signature

Senior Planner  
Title

February 23, 2026  
Date