

# Notice of Exemption

To: \_\_\_\_\_ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: City of Lancaster  
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. 24-012

Project Applicant: Chase Lancaster, LP/Mike Singelyn

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

Project Location - Specific: 1.04 acres at the northeast corner of Avenue K and 20<sup>th</sup> Street West (APN 3129-019-032)

**Project Description:** The proposed project consists of the construction and operation of a 4,761 square foot 7-11 Convenience Market with a 6-dispenser fueling area (12 spots) in the Commercial (C). Sidewalks and landscaping would be provided along both 20<sup>th</sup> Street West and Avenue K with additional landscaping located throughout the project site. An enhanced landscaping berm would be located along the southern portion of the project site to provide additional screening of the fueling island from the public right of way. Access to the site would be from a driveway on 20<sup>th</sup> Street West and Avenue K.

Name of Public Agency Approving Project: City of Lancaster

Name of Person or Agency Carrying Out Project: Chase Lancaster, LP/Mike Singelyn

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 15322, Infill Development Projects

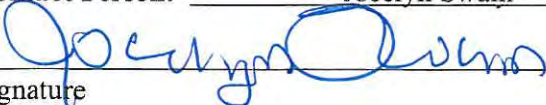
Statutory Exemptions. State code number: \_\_\_\_\_

**Reasons why project is exempt:** The proposed project is for the construction and operations of a 7-11 convenience market and fueling station at the northeast corner of 20<sup>th</sup> Street West and Avenue K. The project site is located in the urban core of the City on 1.04 acres and substantially surrounded by urban development. The proposed development is consistent with the general plan designation of Commercial (C) and the commercial zoning. The site is currently a vacant, highly disturbed parcel with no habitat for special status plant or wildlife species. All necessary services (police, fire) and utilities (water, sewer, gas, electricity) are available to serve the site. No significant environmental impacts would result from the proposed project including traffic, noise, air quality/GHG or water quality with compliance with existing rules and regulations. The project site is not located on a hazardous waste site.

Lead Agency

Contact Person: Jocelyn Swain

Area Code/Telephone: (661) 723-6100

  
Signature

Senior Planner  
Title

May 20, 2026  
Date