

# 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. 26-002

Project Applicant: Donald Tate

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

Project Location - Specific: Enterprise Parkway between Forbes Street and Market Street (APN: 3128-008-016)

Project Description: This application is for Site Plan Review No. 26-002 to allow for a new 7,800 square-foot industrial building with landscape and parking lot improvements between Forbes Street and Market Street (APN: 3128-008-016) in the Light Industrial (LI) zone.

Name of Public Agency Approving Project: City of Lancaster

Name of Person or Agency Carrying Out Project: Donald Tate

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, Class 32 "In-fill Development"

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

**Reasons why project is exempt:** 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 Code (LMC). A Phase I Environmental Site Assessment of the site dated January 2, 2026 was conducted by Bruin Geotechnical Services Inc. and identified no evidence of recognized environmental conditions of any kind.

The approximately 1-acre site is substantially surrounded by development, with roadways immediately north, east and west. There is an approved distribution facility approved immediately south with substantial industrial development the southern part of Avenue L-8. The site 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: Mitzi Alvarado

Area Code/Telephone: (661) 723-6100

  
Signature

Planner  
Title

5/26/26  
Date