

**NOTICE OF AVAILABILITY/NOTICE OF INTENT TO  
ADOPT A MITIGATED NEGATIVE DECLARATION  
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

This notice is to advise responsible and trustee agencies as well as interested parties and those potentially affected by the project that the City of Lancaster has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the project identified below (CUP No. 19-12, GPA No. 19-01, ZC No. 19-01). The City has determined that the project will not result in significant environmental impacts with the implementation of the identified mitigation measures.

**Project Description:** The proposed project consists of the construction and operation of a 3,360 square foot (sf) mini-mart with alcohol sales; 3,825 sf fuel canopy; and four commercial/retail buildings ranging from 3,920 sf to 6,953 sf in the Commercial Planned Development (CPD) zone (CUP No. 19-12). In order to facilitate this development, the applicant is requesting to change the General Plan designation from Specific Plan (SP) to Commercial (C) and the zoning from SP 07-01 to Commercial Planned Development (CPD) (GPA No. 19-01/ZC No. 19-01). The project site is located on approximately 4.43 acres at the southeast corner of 10<sup>th</sup> Street West and Avenue K-8 in the City of Lancaster (Assessor's Parcel Number [APN] 3128-004-016). Mitigation measures have been identified for air quality, biological resources cultural resources, and geology/soils.

**Availability of Documents:** The IS/MND is available for review at:

- The Lancaster Public Library located at 601 W. Lancaster Boulevard, Lancaster, CA
- City of Lancaster offices located at 44933 Fern Avenue, Lancaster, CA
- Online at <https://www.cityoflanasterca.org/about-us/departments-services/development-services/planning/environmental-review>

**Comment Period:** The comment period for this IS/MND starts on March 15, 2021 and closes on April 14, 2021. You are encouraged to submit comments regarding the proposed IS/MND and/or the merits of the proposed project. You may do so by submitting written comments to the address below and should be received no later than April 14, 2021.

**Lead Agency Name and Address:**

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The Planning Commission is scheduled to consider adoption of the Mitigated Negative Declaration at its meeting on April 19, 2021.

  
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Jocelyn Swain  
Senior Planner