

**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 (SPR No. 21-09). 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 FedEx Ground distribution facility on approximately 40 acres at the northeast corner of 30th Street and Avenue G (APN 3114-010-011) in the Specific Plan No. 95-02 (Fox Field Specific Plan) zone. The main building would be 250,955 square feet and contains the warehouse facility and the administrative offices. Loading docks are located along the southern and eastern portions of the building. A 3,741 square foot vehicle maintenance building is proposed along the northeastern portion of the project site and would be used to perform basic maintenance on the FedEx ground fleet.

Access to the project site would be from two driveways along 30th Street West. The main parking lot is located on the western side of the project site and would provide a total of 486 parking spaces. Van, long trailer and tractor parking would be located on the north and south sides of the main building. Four drainage basins would be located on-site: one along the Avenue G frontage, two small basins along 30th Street West, and one small basin in the northeast corner of the site.

Landscaping would be provided throughout the project site, with landscaping in the parking lot and enhanced landscaping located along Avenue G. The enhanced landscaping would be approximately 20 feet wide and include trees in order to screen the building from view. This landscaping would occur between the sidewalk along Avenue G and the drainage basin.

Mitigation measures have been identified for air quality, biological resources, cultural resources, geology/soils, and noise.

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.cityoflancasterca.org/about-us/departments-services/development-services/planning/environmental-review>

Comment Period: The comment period for this IS/MND starts on May 23, 2022 and closes on June 22, 2022. 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 June 22, 2022.

Lead Agency Name and Address:

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