



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

DATE: OCTOBER 4, 2022

TO: STATE CLEARINGHOUSE, AGENCIES, AND INTERESTED PARTIES

FROM: CITY OF LANCASTER DEVELOPMENT SERVICES DEPARTMENT
COMMUNITY DEVELOPMENT DIVISION

SUBJECT: NOTICE OF AVAILABILITY/NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION

TITLE: SITE PLAN REVIEW NO. 21-15

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 21-15). 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 distribution facility on approximately 68.14 acres. The main building is 1,240,630 square feet of warehouse and 20,000 square feet of office. Loading docks are located along the eastern and western sides of the project site. Landscaping would be provided throughout the project site including landscaping in the parking lot and along the drainage basins.

Access to the project site would be from two driveways along the east side of the future 25th Street West which will extend from Avenue G and two driveways along the north side of future Avenue G-8 which will extend to the east part of the project and will border the project site to the north. The main parking lot is located on the north and south side of the project site and would provide 732 parking spaces and 365 trailer parking. Vans, long trailers and tractor parking would be located on the west and east sides of the project site. Two drainage basins would be located on-site: one eastern portion of the project site along the Antelope Valley Freeway and western portion of the project site along 25th Street West.

Location: The project site is located at the southwest corner of Avenue G and the Antelope Valley Freeway (State Route 14) in the City of Lancaster (Assessor Parcel Number: 3114-011-031).

Mitigation Measures: Mitigation measures have been identified for air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, and noise.

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

- The Lancaster Public Library located at 601 West 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 October 4, 2022 and closes on November 3, 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 or email below and the comments should be received no later than November 3, 2022.

Lead Agency Name and Address

City of Lancaster
Attention: Cynthia Campana- Senior Planner
44933 Fern Avenue
Lancaster, CA 93534
ccampana@cityoflanasterca.gov



Cynthia Campana
Senior Planner