



**NOTICE OF PREPARATION
EASTSIDE OVERLAY**

DATE: **OCTOBER 28, 2022**

TO: **STATE CLEARINGHOUSE AND INTERESTED PARTIES**

FROM: **CITY OF LANCASTER DEVELOPMENT SERVICES DEPARTMENT
COMMUNITY DEVELOPMENT DIVISION**

SUBJECT: **NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL
IMPACT REPORT (EIR) FOR THE EASTSIDE OVERLAY**

The City of Lancaster (City) is the lead agency in charge of environmental review for the Eastside Overlay. The City of Lancaster is preparing an Environmental Impact Report (EIR) for the proposed overlay. The City is soliciting comments from reviewing agencies and the public regarding the scope and content of the environmental document. For reviewing agencies, the City requests comments with respect to your agency's statutory responsibility as related to the proposed projects in accordance with California Code of Regulations, Title 14, Section 15082(b). Your agency may need to use the EIR when considering relevant permits or other approvals for the project. The City is also seeking the views of residents, property owners, developers, and concerned citizens regarding issues that should be addressed in the EIR.

Comment Period: Comments may be sent anytime during the 30-day Notice of Preparation (NOP) comment period. The NOP review and comment period begins on October 28, 2022 and ends on November 28, 2022. All comments must be received during the comment period and no later than 6:00 PM on November 28, 2022. Please include the name of a contact for your agency, if applicable. All comments should be directed to:

City of Lancaster
Attention: Cynthia Campana, Senior Planner
44933 Fern Avenue
Lancaster, California 93534

Comments may also be emailed to ccampana@cityoflancasterca.gov.

Scoping Meeting: Oral comments may be provided at the Scoping Meeting to be held on November 16, 2022 from 5:00 PM to 6:00 PM via zoom. The meeting link is: <https://cityoflancasterca-gov.zoom.us/j/85305233442>

Project Location:

The project site consists of two components within the eastern portion of Lancaster: 1) an approximately 5,841-acre area identified as the overlay zone, and 2) a 480-acre area within the overlay zone identified as the proposed cannabis facility site. The overlay zone and proposed cannabis facility site together makeup the “project site.”

The overlay zone is generally bound by Avenue J to the north, 110th Street East to the east, Avenue L to the south, and 40th Street East to the west. The proposed cannabis facility is located within the overlay zone at 43200 40th Street East and is an L-shaped parcel (Assessor’s Parcel Number [APN] 3170-012-002) generally bound by Avenue K to the north, 50th Street East to the east, Avenue L to the south, and 40th Street East to the west.

Project Description:

The project consists of two components: 1) development of a Light Industrial Overlay Zone in the eastern portion of Lancaster; and 2) development of a cannabis facility within the proposed overlay zone. The two project components are described in further detail below.

Light Industrial Overlay Zone

The City is proposing to establish a Light Industrial Overlay Zone in the eastern portion of Lancaster over the predominantly RR-2.5 (Rural Residential, 1 du/2.5 acres) zoned project site. Anticipated light industrial uses would include, but are not limited to alternative energy such solar and hydrogen, commercial cannabis activity, distribution, light manufacturing, research and development and warehousing. The intent of the overlay zone is to allow more flexibility and development potential in the underutilized eastern portion of Lancaster.

Cannabis Facility

A project Applicant is proposing to develop a cannabis facility at 43200 40th Street East (Assessor’s Parcel Number [APN] 3170-012-002) within the proposed overlay zone. The site is approximately 480 acres and would allow for up to 200,000 square feet of cannabis related facilities. Cannabis grow area will be limited to the southern portion of the site. The proposed cannabis facility would include cultivation, manufacturing, distribution, and retail delivery activities. Grow areas would occur in hoop houses and traditional tractors and agricultural farming equipment would be utilized on-site. This cannabis facility is the only site-specific cannabis facility to be analyzed at a project-level of detail within the Environmental Impact Report. Additional future proposed cannabis facilities within the overlay zone would be analyzed under a separate, stand-alone CEQA document at the time such development application(s) are received.

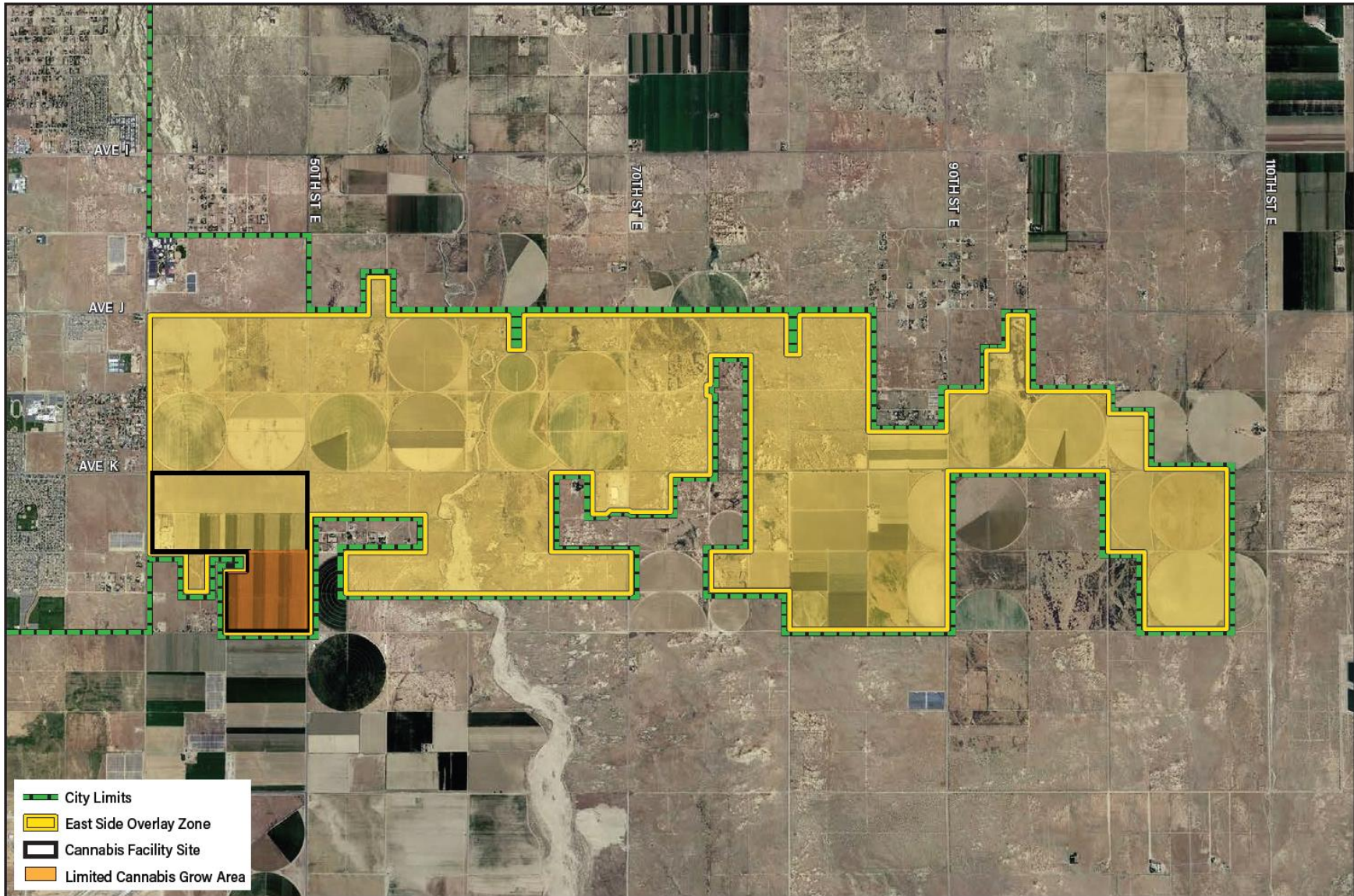
Environmental Review:

It is anticipated that the EIR will address potentially significant impacts associated the following topical areas:

- Aesthetics
- Air Quality and Greenhouse Gas Emissions

- Agriculture and Forestry Resources
- Biological Resources
- Cultural, Paleontological and Tribal Resources
- Energy
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities and Service Systems

Based on the proposed sites, the proposed project would not result in significant impacts with respect to; Mineral Resources; or Wildfires. Therefore, these topics will be address in the Effects Found Not To Be Significant Section of the EIR.



Source: Google Earth Pro, June 2022