



**NOTICE OF AVAILABILITY (SCH # 2022100641)
EASTSIDE OVERLAY ZONE**

DATE: APRIL 27, 2023

TO: STATE CLEARINGHOUSE AND INTERESTED PARTIES

FROM: CITY OF LANCASTER COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE EASTSIDE OVERLAY ZONE

NOTICE IS HEREBY GIVEN that pursuant to the requirements of the California Environmental Quality Act (CEQA), that the City of Lancaster has completed a Draft Environmental Impact Report (DEIR) for the proposed Eastside Overlay Zone.

Project Name: Eastside Overlay Zone

Project Location: The project site encompasses an approximately 5,841-acre area identified as the East Side Overlay Zone. The proposed overlay zone is generally bounded by Avenue J to the north, 110th Street East to the east, Avenue L to the south, and 40th Street East to the west.

Project Description: The City is proposing to establish an East Side Overlay Zone in the eastern portion of Lancaster. An overlay zone is a zoning district which is applied over one or more previously established zoning districts, establishing additional or stricter standards and criteria for covered properties in addition to those of the underlying zoning district.

In addition to the permitted uses under the existing RR-2.5 (Rural Residential, 1 du/ac) and R-7,000 (Single Family Residential, minimum lot size 7,000 square feet) zones, the overlay zone would allow for additional uses. Generally, the proposed overlay zone would permit new light industrial uses such as alcohol production, contractor storage yards, and research and development. Other new uses subject to conditional use permits include alternative energy uses; automobile repair; building trades and related uses; distribution; food manufacturing, processing, wholesale sales, and storage; light manufacturing; and warehousing. The proposed overlay zone also provides development standards related to parking, height, noise, and other additional standards for the light industrial uses.

Lead Agency: City of Lancaster, 44933 Fern Avenue, Lancaster, CA 93534

Anticipated Environmental Effects: Based on the analysis presented in the DEIR, the proposed project would not result in significant and unavoidable adverse impacts to any environmental

resource area. All other environmental effects evaluated in the DEIR are determined to be less than significant, or can be feasibly reduced to less than significant levels with incorporation of the mitigation measures provided in the DEIR.

Public Review and Comment Period: Comments may be sent anytime during the 45-day public review and comment period. The public comment period begins on April 27, 2023 and ends on June 12, 2023. All comments must be received during the comment period and no later than 6:00 PM on June 12, 2023. Please include the name of a contact for your agency, if applicable. All comments should be directed to:

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

A copy of the DEIR and its technical appendices are on file and available to the public during normal working hours at the following location: City of Lancaster Community Development Department– Planning, 44933 Fern Avenue, Lancaster, CA 93534. The DEIR and its technical appendices are also available for review online at the following website: <https://www.cityoflancasterca.org/our-city/departments-services/development-services/planning/environmental-review/environmental-impact-reports-eirs>.

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

