



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

DATE: FEBRUARY 3, 2023

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. 21-16

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 21-16). 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 an industrial/warehouse facility on approximately 2.52 acres on Avenue L-12 between 10th Street West and 12th Street West. The facility would be comprised of one 7,488 square-foot building, and two 6,000 square-foot buildings, each to be occupied by industrial uses with up to 30% office space. Landscaping would be provided throughout the project site, including in the parking lot.

Access to the project site would be from one driveway along the south side of the project site on Avenue L-12. Parking would be provided on the south and west portions of the site, and would include a total of 52 parking stalls.

Location: The project site is located on Avenue L-12 between 10th Street West and 12th Street West in the City of Lancaster (Assessor Parcel Number: 3109-024-043).

Mitigation Measures: Mitigation measures have been identified for air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, 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.cityoflancasterca.org/about-us/departments-services/development-services/planning/environmental-review>

Comment Period: The comment period for this IS/MND starts on February 3, 2023 and closes on March 6, 2023. 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 March 6, 2023.

Lead Agency Name and Address

City of Lancaster
Attention: Kendall Brekke - Planner
44933 Fern Avenue
Lancaster, CA 93534
kbrekke@cityoflancasterca.gov



Kendall Brekke
Planner