



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

DATE: JUNE 15, 2023

TO: STATE CLEARINGHOUSE, AGENCIES, AND INTERESTED PARTIES

FROM: CITY OF LANCASTER COMMUNITY DEVELOPMENT DEPARTMENT

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

TITLE: SITE PLAN REVIEW NO. 22-11 AND TENTATIVE ADMINISTRATIVE PARCEL MAP NO. 83994

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 22-11). 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 an application for a Site Plan Review (SPR No. 22-11) and a Tentative Administrative Parcel Map (TAPM) 083994)). TAPM No. 083994 is a proposed map to subdivide the property into two parcels. SPR 22-11 would allow for the construction and operation of two buildings proposed for light industrial and general warehousing uses with a combined total building area of 233,600 square feet on an approximately 11.83-acre vacant property in the City of Lancaster, California. The Project site is generally located west of Sierra Highway, north of West Avenue L-8, and south of Enterprise Way.

Building 1 would have a total building area of 149,700 square feet, consisting of 144,700 square feet of warehouse space, 2,500 square feet of ground floor office space, and 2,500 square feet of mezzanine space with 21 dock doors positioned on the northern façade of the building. Building 2 would have a total building area of 83,900 square feet, consisting of 78,900 square feet of warehouse space, 2,500 square feet of ground floor office space and 2,500 square feet of mezzanine space with 12 dock doors positioned on the western façade of the building, oriented interior to the site and facing Building 1. The buildings would be constructed of concrete tilt-up panels and are proposed to be painted in shades of white and gray with blue accents. Blue glazing (glass) would occur at building corners where the offices are positioned. The proposed building height to the top of the parapet is designed at approximately 39 feet. Other physical features include drive aisles, parking areas, truck courts, access gates, landscaping, lighting, screening walls, fencing, and signage.

Access to Building 1 would be provided via a gated entrance extending from Market Street, and access to Building 2 would be provided via a gated entrance extending from Forbes Street. Parking lots for Building 1 are designed along the northern and western sides of the building and would provide a total of 56

passenger vehicle parking spaces. Parking lots for Building 2 are designed along the northern and western sides of the building and would provide a total of 44 passenger vehicle parking spaces. Additional spaces for truck and trailer parking also would be provided, and parking space striping plans are subject to change based on builder user needs. A detention basin is designed to be located between the two buildings at the northcentral portion of the Project site. Landscaping is proposed along the boundaries of the Project site, along the building perimeters other than where the loading docks are positioned, and in the passenger vehicle parking areas and consists of a mixture of trees, shrubs, groundcover and accent plants.

Building 1 and Building 2 are proposed on a speculative basis, meaning that the users of the buildings are not yet known. Operational characteristic assumed and that are typical of light industrial and general warehousing building operations include hours of operation extending to 24 hour per day, 7 days per week, vehicle movements in the drive aisles and parking areas, employee and visitor activity, and the loading and unloading of trailers at the loading docks located in screened and secured truck court areas.

Location: The Project site is generally located west of Sierra Highway, north of West Avenue L-8, and south of Enterprise Way in the City of Lancaster (Assessor Parcel Number: 3128-008-009).

Mitigation Measures: Mitigation measures have been identified for air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, transportation, tribal cultural resources.

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

Comment Period: The comment period for this IS/MND starts on June 15, 2023 and closes on July 17, 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 July 17, 2023.

Lead Agency Name and Address

City of Lancaster
Attention: Cynthia Campaña- Senior Planner
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Cynthia Campaña
Senior Planner