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

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**DATE:** JUNE 27, 2023

**TO:** STATE CLEARINGHOUSE, AGENCIES, AND INTERESTED PARTIES

**FROM:** CITY OF LANCASTER  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING AND PERMITTING DIVISION

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

**TITLE:** SITE PLAN REVIEW (SPR) NO. 23-003

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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 No. 23-003). 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 applicant (Northpoint Development, LLC) proposes to construct and operate a 581,000 cold storage warehouse and distribution facility. The proposed facility would contain both cold storage and frozen storage areas and up to 40,000 square feet of office space. Truck loading docks and parking areas would be provided along the north and south sides of the building; while employee and visitor parking would be provided along the eastern side of the building. Access to the project site would be from both William Barnes Avenue and 45<sup>th</sup> Street West.

**Location:** The project site is located on approximately 32 acres at the southeast corner of Williams Barnes Avenue and 47<sup>th</sup> Street West in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Number (APN) 3105-001-042. This parcel is undeveloped, partially graded, and zoned SP No. 95-02 (Specific Plan No. 95-02 [Fox Field Specific Plan]).

**Mitigation Measures:** Mitigation measures have been identified for air quality, biological resources, cultural resources, geology and soils, land use, noise, and transportation.

**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/our-city/departments-services/development-services/planning/environmental-review/initial-studies>

**Comment Period:** The comment period for this IS/MND starts on June 27, 2023 and closes on July 27, 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 27, 2023.

**Lead Agency Name and Address**

City of Lancaster  
Attention: Jocelyn Swain, Senior Planner – Community Development  
44933 Fern Avenue  
Lancaster, CA 93534  
jswain@cityoflancafterca.gov

The proposed project is anticipated to be approved in August 2023.



Jocelyn Swain  
Senior Planner – Community Development