



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

DATE: NOVEMBER 22, 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 NO. 22-06

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. 22-06). 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 proposes to construct and operate a 23,200 square foot warehouse/industrial facility for the stone materials and repackaging of cement in the Light Industrial (LI) zone. Access to the development would be from two driveways along Avenue H. The project site is currently undeveloped.

Location: The project site is located on approximately 4.4 acres on the south side of Avenue H between 25th Street West and 27th Street West in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Number (APN) 3114-012-020.

Mitigation Measures: Mitigation measures have been identified for air quality, biological resources, cultural resources, geology and soils, hydrology/water quality, 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/our-city/departments-services/development-services/planning/environmental-review>

Comment Period: The comment period for this IS/MND starts on November 22, 2023 and closes on December 22, 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 December 22, 2023.

Lead Agency Name and Address

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

The proposed project is tentatively scheduled to be approved the beginning of January 2024.



Jocelyn Swain
Senior Planner