



---

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

---

**DATE:** DECEMBER 26, 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. 22-014/ LOT LINE ADJUSTMENT NO. 23-004

---

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. 22-014/LLA No. 23-004). 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. 22-014), and a Lot Line Adjustment (LLA) No. 23-004 to merge the two lots. SPR 22-014 would allow for the construction and operation of one building proposed for light industrial and general warehousing uses with a total building area of 217,700 square feet (sf). The proposed project also consists of 0.57-acre to extend Avenue L-4 from the eastern boundary of the site to the western boundary of the site. The project site is generally located west of Sierra Highway, north of Avenue L-4, and south of Avenue L.

The building would have a total building area of 217,700 sf, consisting of 215,200 sf of warehouse space and 2,500 sf of ground floor office space, with 28 dock doors positioned on the western façade of the building. The building 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 the southern façade building corners. The proposed building would have a variable roofline with a maximum height of approximately 46.6 feet. Other physical features include drive aisles, parking areas, truck courts, access gates, landscaping, a retention basin, lighting, screening walls, fencing, and signage.

Access to the building would be provided via two gated entrances extending from Avenue L-4. Parking lots for passenger vehicles are designed along the northern and eastern sides of the building and would provide a total of 122 passenger vehicle parking spaces including ADA accessible and electric vehicle charging spaces. Additional spaces for truck and trailer parking would be located along the western side of the building, and would provide a total of 38 trailer stalls. A retention basin is designed to be located along the western portion of the project site. Landscaping is proposed along the boundaries of the project site, along the building perimeters, and in the passenger vehicle parking areas and consists of a mixture of trees, shrubs, groundcover and accent plants.

The building is proposed on a speculative basis, meaning that the user of the building is not yet known. Operational characteristics 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 the screened and secured truck court area.

**Location:** The project site is approximately 10.56 acres at Wall Street and Avenue L-4 in the City of Lancaster. Specifically, the project is located on Assessor Parcel Numbers 3128-007-015 and 3128-007-024.

**Mitigation Measures:** Mitigation measures have been identified for air quality, biological resources, cultural resources, and transportation. Regulatory requirements and project design features have also been identified for air quality and greenhouse gas emissions.

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

**Comment Period:** The comment period for this IS/MND starts on December 26, 2023 and closes on January 25, 2024. 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 January 25, 2024.

**Lead Agency Name and Address**

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

The proposed project is anticipated to be approved in February 2024.



Jocelyn Swain  
Senior Planner – Community Development