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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:** MAY 3, 2024

**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. 23-002

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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 (SPR23-002). 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 35th Street and Avenue H Project (project) would include construction of an industrial warehouse building and associated improvements on 20.15 acres of vacant land within the existing Fox Field Industrial Corridor Specific Plan. The proposed project would provide 395,390 square feet of industrial/warehouse space and include associated improvements, such as loading docks, tractor-trailer stalls, passenger vehicle parking spaces, stormwater detention basins, and landscape area. There would be 10,000 square feet of office space on the ground floor. The building would have a maximum height of 35 feet, measured from the finished floor to the top of the building and would have a gross floor area ratio of 0.5. The project would include seven detention basins on site: one located on the southeast corner, one located on the northeast corner, and five located along the west portion of the project site to detain and treat stormwater runoff.

The project would include off-site improvements along 35th Street West and Avenue H, including frontage landscaping, pedestrian, and street lighting improvements. A variety of trees, shrubs, plants, and ground covers would be planted within the project frontage's landscape setback area, as well as within the landscape areas found around the proposed industrial/warehouse buildings and throughout the project site.

Access to the project site would be provided by two driveways: the Avenue H south driveway and the 35th Street West north driveway, both of which would provide full access (trucks and passenger vehicles). To facilitate adequate on-site circulation and sufficient site access for both passenger vehicles and trucks, as well as to ensure efficient off-site circulation on nearby roadway facilities, the project would include off-

site improvements that include street improvements along the frontage of the project on Avenue H and 35th Street West, and improvements within 35th Street West.

A tenant for the project has not been identified and the industrial warehouse building is considered speculative. Business operations would be expected to be conducted within the enclosed building, with the exception of the ingressing and egressing of trucks and passenger vehicles accessing the site, passenger and truck parking, the loading and unloading of trailers within designated truck courts/loading areas, and the internal and external movement of materials around the project site via forklifts, pallet jacks, yard hostlers, and similar equipment. It is anticipated that the facilities would be operated 24 hours a day, seven days a week. Cold storage would not be permitted.

**Location:** The Project site is generally located at the northeast corner of Avenue H and 35<sup>th</sup> Street West in the City of Lancaster (Assessor's Parcel Numbers: 3107-026-077 and 3107 026-079).

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

**Comment Period:** The comment period for this IS/MND starts on May 3, 2024 and closes on June 3, 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 June 3, 2024.

**Lead Agency Name and Address**

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



Kendall Brekke  
Planner