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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 15, 2024

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

**FROM:** CITY OF LANCASTER DEVELOPMENT SERVICES DEPARTMENT  
COMMUNITY DEVELOPMENT DIVISION

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

**TITLE:** CONDITIONAL USE PERMIT 23-020

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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 (CUP 23-020). 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 the development of a 3.72-acre site into a commercial center which includes a 2,900 square-foot fast food drive-thru pad, a 3,600 square-foot car wash facility and an electrical vehicle (EV) charging facility. The EV charging facility would provide a total of 40 EV charging stations. The center would also include landscaped areas, trash enclosures for each use and parking lot improvements in the Commercial (CPD) zone.

Access to the project site would be available from one driveway on Avenue L and two driveways on 10<sup>th</sup> Street West. The driveway on Avenue L would be right-in only while the driveway in the middle of the site along 10<sup>th</sup> Street West would be right-in/right-out only. The southern driveway on 10<sup>th</sup> Street West would have a signal install to permit all turning movements.

**Location:** The project site is located at the southwest corner of Avenue L and 10<sup>th</sup> Street West in the City of Lancaster (Assessor's Parcel Numbers [APNs] 3109-026-047, -048 and -049).

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

**Comment Period:** The comment period for this IS/MND starts on May 15, 2024 and closes on June 14, 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 14, 2024.

**Lead Agency Name and Address**

City of Lancaster  
Attention: Mitzi Alvarado, Planner  
44933 Fern Avenue  
Lancaster, CA 93534  
malvarado@cityoflancasterca.org

The Planning Commission is tentatively scheduled to consider adoption of the Mitigated Negative Declaration at its June 17, 2024 meeting.



Mitzi Alvarado  
Planner