



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

DATE: AUGUST 14, 2024

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: CONDITIONAL USE PERMIT (CUP) NO. 23-018, GENERAL PLAN AMENDMENT (GPA) NO. 23-002, AND ZONE CHANGE (ZC) NO. 23-002

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 No. 23-018/GPA No. 23-002/ZC No. 23-002). 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 applicant (Maverik) proposes to construct and operate a Maverik fueling station and 5,637 convenience store. The fueling station would have 20 fueling stations located in the central portion of the site with the store and outdoor patio located at the corner of Avenue L and along 15th Street West. A 6' block wall would be located along the southern and western boundary of the project site with landscaping located throughout the site. Access to the site would be from a driveway located on Avenue L and another driveway located on 15th Street West. A total of 39 parking spaces would be provided.

As part of the proposed project, a general plan amendment and zone change have also been requested. The general plan designation and zoning on the subject property is currently a Non-Urban Residential (NU) and RR-2.5 (Rural Residential, minimum lot size 2.5 acres). The General Plan Amendment and Zone Change would change these designations to Commercial (C) and Commercial Planned Development (CPD).

Location: The project site is located on approximately 2.5 acres at the southwest corner of Avenue L and 15th Street West in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Number (APN) 3109-019-041.

Mitigation Measures: Mitigation measures have been identified for air quality, biological resources, cultural resources, geology and soils, hazardous materials/waste, 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/initial-studies>

Comment Period: The comment period for this IS/MND starts on August 14, 2024 and closes on September 13, 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 September 13, 2024.

Lead Agency Name and Address

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

The Planning Commission is tentatively scheduled to consider adoption of the Mitigated Negative Declaration at its September 16, 2024 meeting.



Jocelyn Swain
Senior Planner – Community Development Department