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**NOTICE OF PREPARATION  
WESTSIDE ANNEXATION AND SPECIFIC PLAN PROJECT**

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**DATE:**                **SEPTEMBER 3, 2024**

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

**FROM:**                **CITY OF LANCASTER  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING AND PERMITTING DIVISION**

**SUBJECT:**            **NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL  
IMPACT REPORT (EIR) FOR THE WESTSIDE ANNEXATION AND  
SPECIFIC PLAN PROJECT**

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The City of Lancaster (City) is the lead agency in charge of environmental review for the Westside Annexation and Specific Plan Project (project). The City is preparing an Environmental Impact Report (EIR) for the proposed project. The City is soliciting comments from reviewing agencies and the public regarding the scope and content of the environmental document. For reviewing agencies, the City requests comments with respect to your agency's statutory responsibility as related to the proposed projects in accordance with California Code of Regulations, Title 14, Section 15082(b). Your agency may need to use the EIR when considering relevant permits or other approvals for the project. The City is also seeking the views of residents, property owners, developers, and concerned citizens regarding issues that should be addressed in the EIR.

**Comment Period:** Comments may be sent anytime during the 30-day Notice of Preparation (NOP) comment period. The NOP review and comment period begins on September 3, 2024 and ends on October 3, 2024. All comments must be received during the comment period and no later than 6:00 PM on October 3, 2024. Please include the name of a contact for your agency, if applicable. All comments should be directed to:

City of Lancaster  
Attention: Jocelyn Swain, Senior Planner  
44933 Fern Avenue  
Lancaster, California 93534

Comments may also be emailed to [jswain@cityoflanasterca.gov](mailto:jswain@cityoflanasterca.gov).

**Scoping Meeting:** Oral comments may be provided at the Scoping Meeting to be held on September 26, 2024 from 6:00 PM to 7:00 PM in the City Council Chambers at Lancaster City Hall. The address is 44933 Fern Avenue, Lancaster, CA, 93534.

## **Project Location:**

As shown on Exhibit 1, Regional Vicinity, the project site encompasses approximately 7,153 acres in the Antelope Valley of unincorporated Los Angeles County. The site consists of the following Assessor's Parcel Numbers (APNs):

- 3114-006-001, 002, 004, 005, 006, 008 thru 017, 901, 902, 903;
- 3114-007-008, 009, 010, 012, 013, 018 thru 027;
- 3114-008-002, 007 thru 011, 014 thru 021;
- 3114-009-001 thru 004, 006 thru 024;
- 3114-010-013, 026, 029, 036, 039, 040, 043, 045 thru 048, 053, 055, 060, 061;
- 3115-005-002 thru 006, 008, 010, 011, 012;
- 3115-006-001, 003 thru 009, 011 thru 032, 034 thru 043;
- 3115-007-053, 054;
- 3115-011-003, 005, 008 thru 024;
- 3115-012-003 thru 006, 008 thru 011, 013 thru 040;
- 3116-005-002 thru 006, 008 thru 014, 018 thru 021, 023, 024, 026, 027;
- 3116-006-064 thru 069, 900 thru 940;
- 3116-007-900 thru 904;
- 3116-008-013 thru 015, 017 thru 022, 024, 025, 026, 028, 029, 030, 032, 038, 040, 042 thru 045, 062, 063, 068 thru 072, 082 thru 085;
- 3116-009-001 thru 011, 014, 017, 019 thru 025, 027 thru 030, 033 thru 040;
- 3116-010-002 thru 007, 009, 010, 011, 013 thru 019, 022, 024, 025, 026, 031 thru 035, 038 thru 045, 047, 049 thru 054, 056 thru 063, 065, 066, 068, 070 thru 076;
- 3116-011-003, 005, 006, 010, 011, 013, 015, 016, 017, 019 thru 029, 031 thru 047, 049 thru 052, 054, 055;
- 3116-012-002 thru 005, 007 thru 011, 013, 015, 016, 018 thru 031, 033, 035, 036, 038, 041, 042, 044 thru 051, 053 thru 060;
- 3116-013-003, 004, 005, 007, 009 thru 015, 017, 019, 023, 025 thru 029, 031, 034 thru 040, 042, 044, 045, 046, 900, 901;
- 3116-014-001 thru 016, 018 thru 025, 028 thru 040;
- 3116-015-002, 003;
- 3116-016-002 thru 016;
- 3116-017-001 thru 016;
- 3116-018-001 thru 032;
- 3116-019-002 thru 021;
- 3116-020-002, 004 thru 012, 015 thru 021, 023 thru 026, 028, 029, 031, 032, 033, 035 thru 045, 047, 048, 049, 052, 053, 055 thru 059;
- 3116-021-002 thru 028, 030, 031, 032;
- 3116-022-001 thru 006;
- 3116-023-900 thru 946;
- 3116-024-900 thru 938;
- 3116-025-900 thru 903;
- 3117-005-001, 003 thru 035, 040 thru 044;
- 3117-006-001, -005 thru 014, 016 thru 036, 038 thru 042;
- 3117-007-001, 005, 007, 011, 016, 019, 020, 027, 030, 032 thru 039;

- 3118-001-006, 007, 010 thru 013;
- 3118-002-002 thru 009, 011, 013, 022, 024, 027, 029 thru 032, 035, 036, 037, 040, 042 thru 045, 047 thru 056, 058 thru 063, 065, 066, 067, 070 thru 076;
- 3118-003-049, 051, 061 thru 064, 069, 088, 093, 094, 095, 104, 113 thru 117, 121, 125 thru 128, 131 thru 134, 143 thru 147;
- 3118-015-003, 010, 011, 012;
- 3118-016-001 thru 010, 012 thru 017, 019 thru 022, 024 thru 027, 029 thru 036;
- 3118-017-003, 005 thru 010, 012 thru 019, 021 thru 031;
- 3118-018-001, 002, 004, 007 thru 021, 023 thru 028;
- 3145-005-035, 046, 051, 058, 061, 063, 073, 074, 076 thru 079, 081, 082, 085, 086, 087, 089, 090, 091, 800, 802, 901 thru 921;
- 3145-009-001 thru 016, 800;
- 3145-011-028, 033, 036, 038, 041, 048, 051 thru 054, 073, 074, 077, 078, 081, 082, 084, 085, 089, 091 thru 096, 099, 100, 105, 106, 108, 110, 113, 117, 119, 120, 124 thru 127, 129 thru 135, 801, 802, 906 thru 920;
- 3145-012-014, 026 thru 032, 034, 043, 044, 045, 048, 051, 052, 056 thru 059, 061 thru 064, 067, 068, 071 thru 075, 077 thru 080, 801; and
- 3145-040-801, 900 thru 921.

The site is generally bound by Avenue B to the north, Sierra Highway and Edwards Air Force Base to the east, Avenue G to the south, and 30<sup>th</sup> Street West to the west. State Route 14 (SR-14), Sierra Highway, 10<sup>th</sup> Street West, and 20<sup>th</sup> Street West transect the site in a north-south direction. The City of Lancaster is located south of the site.

As shown on Exhibit 2, *Project Site Boundaries*, the project site consists of two areas as described below:

- **Annexation Area:** The annexation area encompasses the entirety of the approximately 7,153-acre project site.
- **Specific Plan Area:** The approximately 1,860-acre Specific Plan area is generally located in the center of the project site. The Specific Plan area is bounded by Avenue D to the north, Sierra Highway to the east, Avenue F-8 to the south, and 20<sup>th</sup> Street West to the west.

Much of the project site is vacant and undeveloped with scattered rural residences, mobile home parks, and industrial uses. The Lancaster Water Reclamation Plant is located in the northern portion of the site.

As stated, the entire project site is located in unincorporated Los Angeles County. According to the *Los Angeles County Department of Regional Planning GIS-NET Public*, the site is designated: Rural Land 10 (RL10), Public and Semi-Public (P), Residential 5 (R5), Mixed-Use Rural (MU-R), Light Industrial (IL), and Heavy Industrial (IH). Additionally, the site is zoned Heavy Agricultural (A-2-2), Residential Agricultural (R-A), Light Manufacturing (M-1), Heavy Manufacturing (M-2), and Rural Mixed Use Development (MXD-RU).

According to the *City of Lancaster General Plan Land Use Map*, the project site is located in the City's Sphere of Influence (SOI) and is designated Non-Urban Residential (NU), Heavy Industrial

(HI), Specific Plan (SP), and Multi-Residential (MR-1). The City does not currently identify any zoning for the project site given that the site is outside of the City's jurisdiction.

### **Project Description:**

The proposed project involves two components: 1) annexation of the project site from unincorporated Los Angeles County into the City of Lancaster jurisdiction and 2) adoption of the proposed North Lancaster Industrial Specific Plan, which would allow up to approximately 38.5 million square feet of industrial development.

### **Annexation (ANX24-002)**

The proposed project includes the annexation of approximately 7,153 acres currently in unincorporated Los Angeles County into the City's jurisdiction.

### **General Plan Amendment (GPA24-002)**

A General Plan Amendment would be required to amend the General Plan Land Use Map to reflect annexation of the project site and application of the proposed land use designations, including non-urban residential, mixed use, industrial, public uses, multiple family residential, and specific plan. Other General Plan elements would be amended as required to reflect the project.

### **Pre-Zoning (PZ24-001)**

The proposed Specific Plan area would be pre-zoned Specific Plan to allow for implementation of the proposed North Lancaster Industrial Specific Plan while the remainder of the annexation area would be pre-zoned a mix of public uses, residential, commercial, and industrial zones.

### **Specific Plan (SP24-002)**

The North Lancaster Industrial Specific Plan would encompass approximately 1,860 acres in the central portion of the annexation area and would consist of the following APNs:

- 3116-008-013 thru 015, 017 thru 022, 024, 025, 026, 028, 029, 030, 032, 038, 043, 044, 045, 062, 063, 068, 069, 082 thru 085;
- 3116-009-001 thru 011, 014, 017, 019 thru 025, 027 thru 030, 033 thru 040;
- 3116-010-002 thru 007, 009, 010, 011, 013 thru 019, 022, 024, 025, 026, 031 thru 035, 038 thru 045, 047, 049 thru 054, 056 thru 063, 065, 066, 068, 070 thru 076;
- 3116-011-003, 005, 006, 010, 011, 013, 015, 016, 017, 019 thru 029, 031 thru 047, 049 thru 052, 054, 055;
- 3116-012-002 thru 005, 007 thru 011, 013, 015, 016, 018 thru 031, 033, 035, 036, 038, 041, 042, 044 thru 051, 053 thru 060;
- 3116-013-003, 004, 005, 007, 009 thru 015, 017, 019, 023, 025 thru 029, 031, 034 thru 040, 042, 044, 045, 046, 900, 901;
- 3116-014-001 thru 016, 018 thru 025, 028 thru 040;
- 3116-017-001 thru 016;
- 3116-018-001 thru 032;
- 3116-019-002 thru 021;

- 3116-020-002, 004 thru 012, 015 thru 021, 023 thru 026, 028, 029, 031, 032, 033, 035 thru 045, 047, 048, 049, 052, 053, 055 thru 059;
- 3116-021-003 thru 028;
- 3116-022-001 thru 006;
- 3118-001-006, 007, 010 thru 013; and
- 3118-015-003, 010, 011, 012.

The Specific Plan is proposed to allow for a site-specific land use plan, development standards, design guidelines, infrastructure systems, and implementation strategies on which subsequent development activities would be implemented. Exhibit 3, Conceptual Land Use Plan, illustrates the proposed land use plan for the Specific Plan area. As shown, the Specific Plan area would be separated into eight planning areas with Light Industrial and Heavy Industrial land use designations.

Table 1, Specific Plan Buildout Potential, details maximum buildout potential in each of the eight planning areas based on a proposed 0.5 floor area ratio. In total, the Specific Plan would allow for approximately 38.5 million square feet of industrial uses.

**Table 1  
Specific Plan Buildout Potential**

Planning Area	Land Use	Proposed Density	Acreage	Maximum Buildout
1	Light Industrial (LI)	0.5 FAR	313.6	6,830,208
2	Light Industrial (LI)		317.3	6,910,794
3	Light Industrial (LI)		123.4	2,687,652
4	Light Industrial (LI)		115.8	2,522,124
5	Light Industrial (LI)		512.4	11,160,072
6	Light Industrial (LI)		233.0	5,074,740
7	Heavy Industrial (HI)		75.9	1,653,102
8	Heavy Industrial (HI)		77.7	1,692,306
	Roadway	--	91.6	--
<b>TOTAL</b>			<b>1,860.7 acres</b>	<b>38,530,998 SF</b>

Notes: FAR = floor area ratio; SF = square feet

Within Planning Areas 2, 4, 6, 7, and 8, the project proposes to construct approximately 11.3 million square feet of industrial warehouse buildings and associated site improvements. The proposed development would be constructed over a 5-year duration.

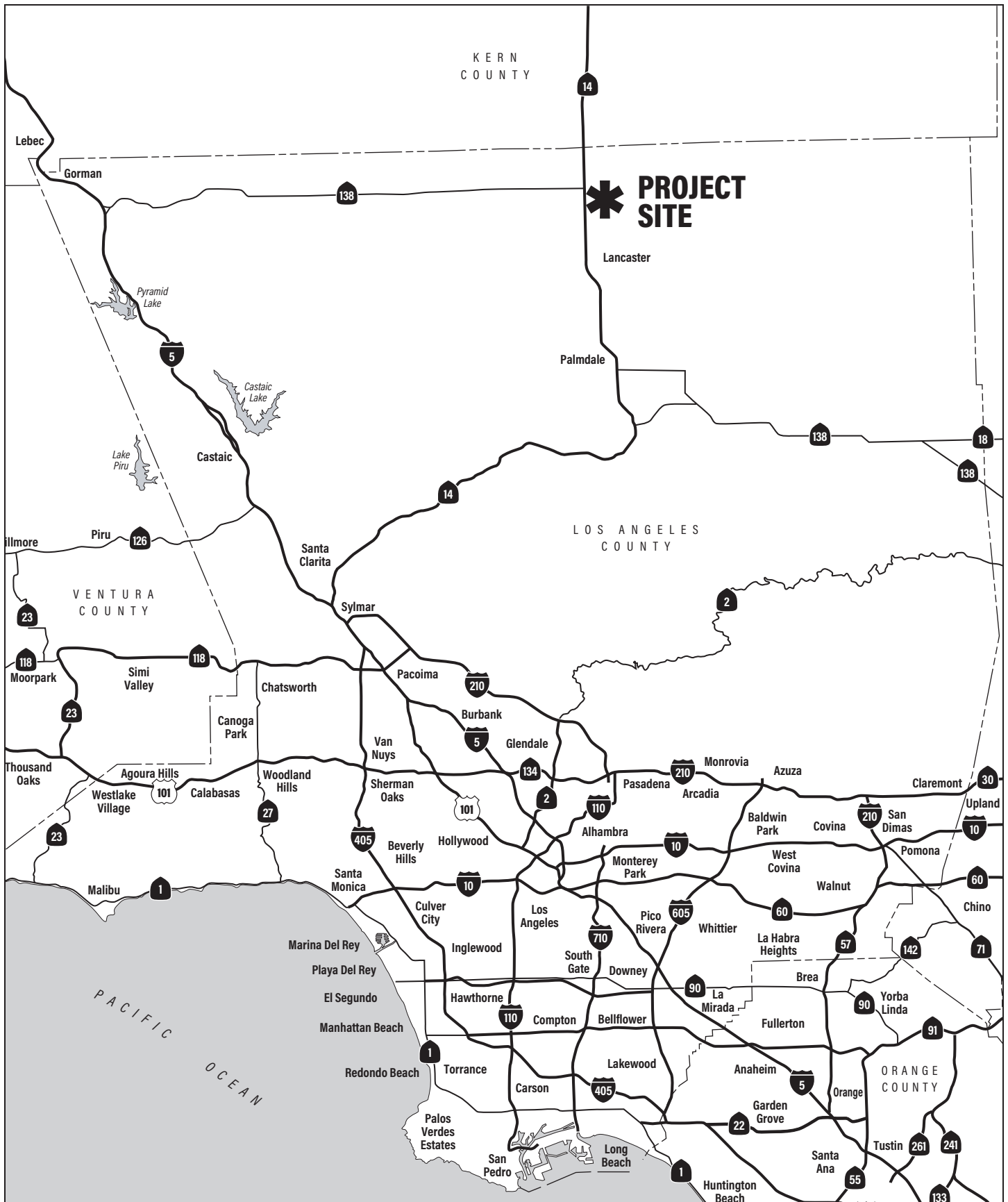
**Environmental Review:**

It is anticipated that the EIR will address potentially significant impacts associated the following topical areas:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources

- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

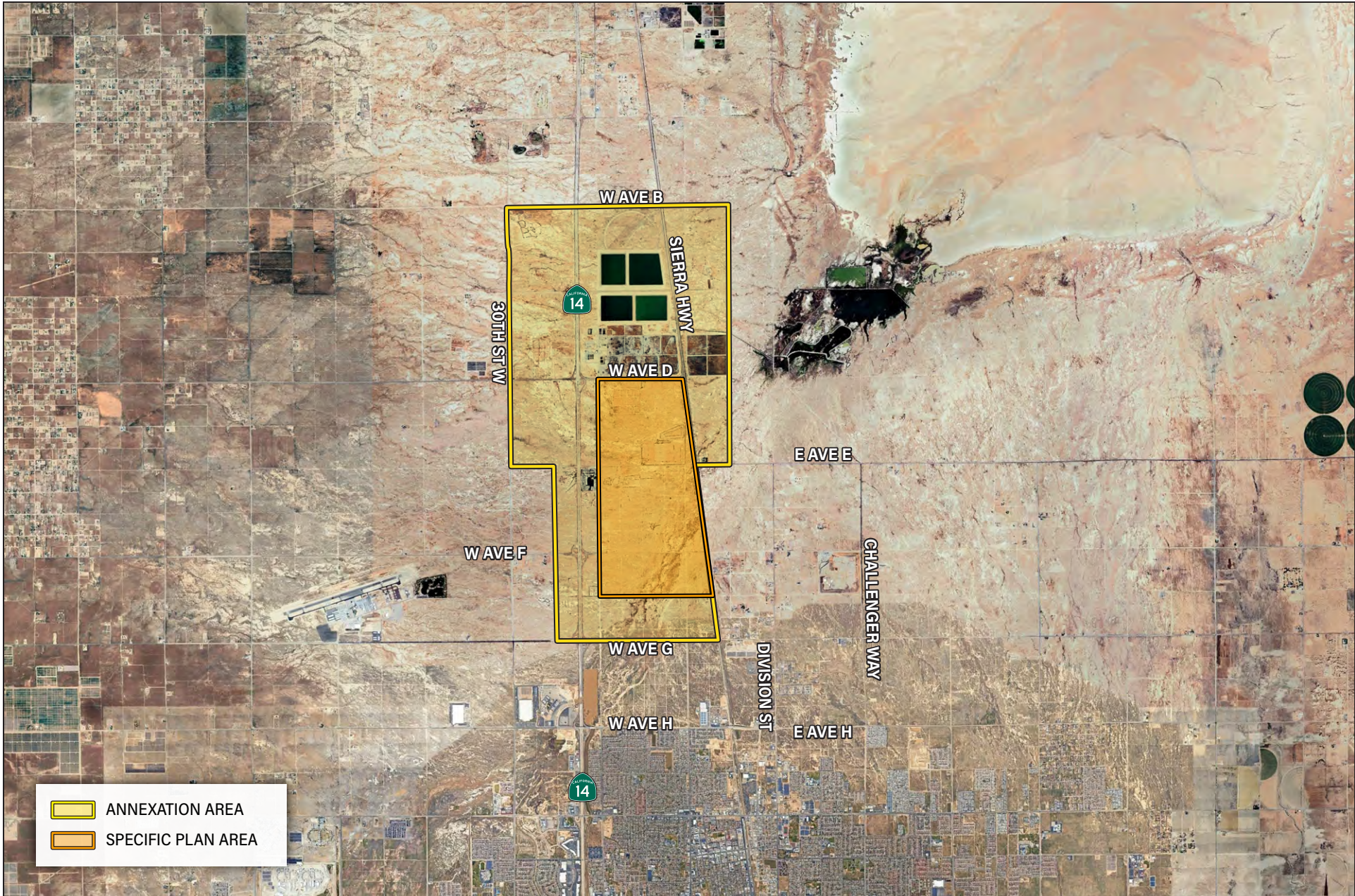
Based on the project location, the proposed project would not result in significant impacts with respect to Mineral Resources and Wildfire. Therefore, these topics will be address in the Effects Found Not To Be Significant Section of the EIR.



WESTSIDE ANNEXATION AND SPECIFIC PLAN PROJECT  
NOTICE OF PREPARATION

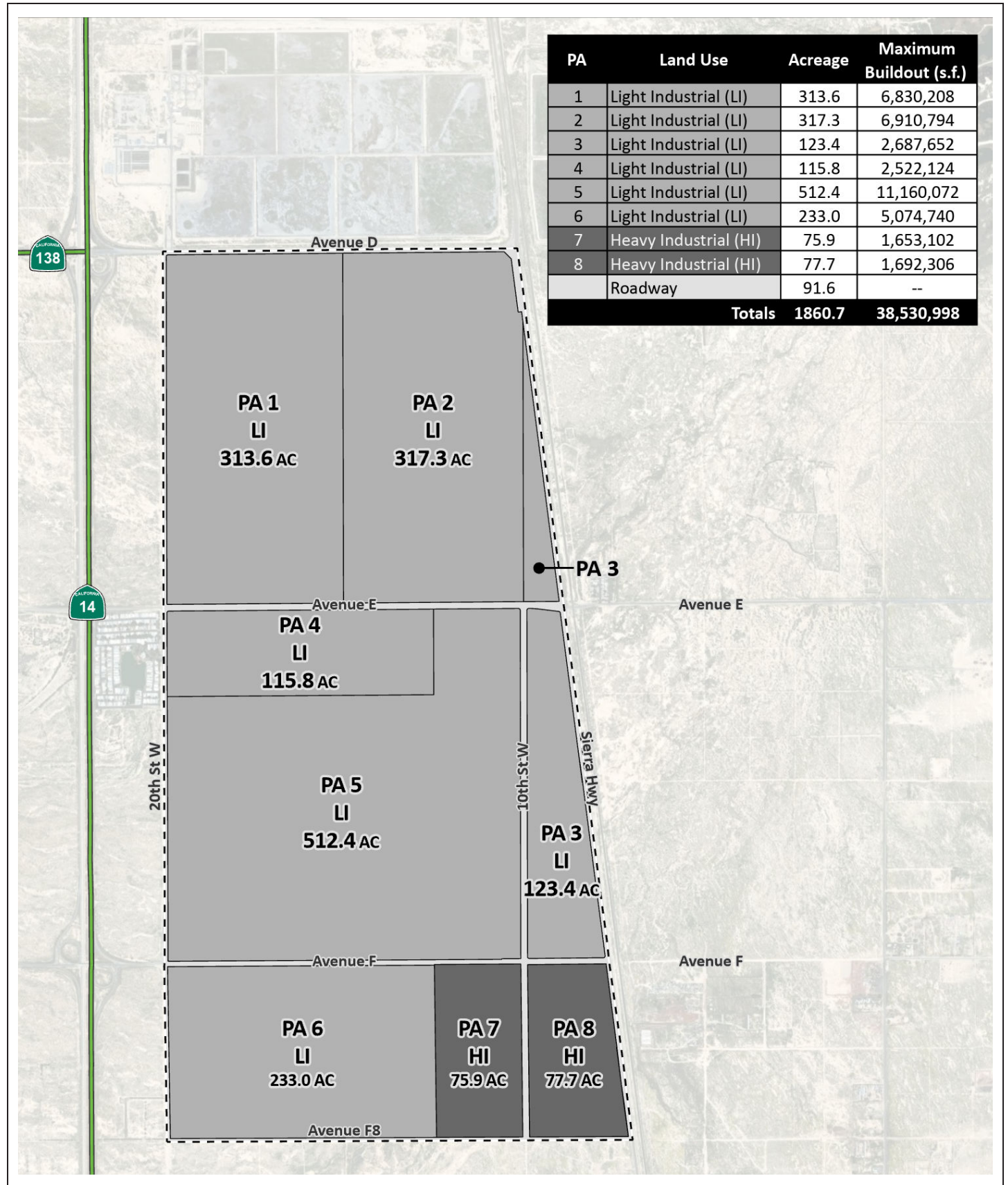
## Regional Vicinity





Source: Google Earth Pro, August 2024





Source: T&B Planning, August 2024



NOT TO SCALE