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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:** SEPTEMBER 25, 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. 23-014

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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 (SPR23-014). 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 construction and operation of an industrial/warehouse facility on approximately 4.33 acres on 8th Street West, north of Avenue L-6. The facility would be comprised of one 92,528 square-foot building and associated onsite improvements, to be occupied by industrial uses with office space. Landscaping would be provided throughout the project site, including in the parking lot.

Access to the project site would be provided by one driveway on the west side of the project site at 8th Street West. Parking would be provided on the south and north sides of the proposed building, and would include a total of 93 parking stalls and 16 truck bays. Van, electric vehicle, and accessible parking would be included in this parking total.

**Location:** The Project site is located on 8<sup>th</sup> Street West, north of Avenue L-6, in the City of Lancaster (Assessor's Parcel Numbers: 3125-009-104 and 3128-009-089).

**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.cityoflanasterca.org/about-us/departments-services/development-services/planning/environmental-review>

**Comment Period:** The comment period for this IS/MND starts on September 25, 2024 and closes on October 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 October 25, 2024.

**Lead Agency Name and Address**

City of Lancaster  
Attention: Kendall Brekke – Senior Planner  
44933 Fern Avenue  
Lancaster, CA 93534  
kbrekke@cityoflanasterca.gov



Kendall Brekke  
Senior Planner