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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:** MARCH 24, 2025

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

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

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

**TITLE:** SITE PLAN REVIEW NO. 23-006

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This is a revised 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 (Site Plan Review No. 23-006). 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 proposes to construct and operate an RV and mini-storage facility in the Light Industrial (LI) zone. The facility would consist of nine storage buildings ranging in size from 6,000 square feet to 17,268 square feet, an 8,200 square-foot self-storage carport building, and a 3,024 square-foot front office with living unit, for a total of 101,237 square feet. There are 20 parking spaces proposed, located between the rear and front and rear portions of the site with 23,878 square feet of landscape proposed at the street side and surrounding the office building structure. The parcel is currently undeveloped.

**Location:** The project site is located on approximately 5 acres near the northwest corner of 15<sup>th</sup> Street West and Avenue H in the City of Lancaster, California. Specifically, the proposed project is located on Assessor's Parcel Numbers (APN) 3118-006-057.

**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.cityoflanasterca.org/our-city/departments-services/development-services/planning/environmental-review/initial-studies>

**Comment Period:** The comment period for this IS/MND starts on March 24, 2025 and closes on April 23, 2025. 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 April 23<sup>rd</sup>, 2025.

**Lead Agency Name and Address**

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

This proposed project is tentatively scheduled to be approved April 2025.

  
Mitzi Alvarado  
Mitzi Alvarado  
Planner