



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

DATE: APRIL 16, 2025

TO: STATE CLEARINGHOUSE, AGENCIES, AND INTERESTED PARTIES

FROM: CITY OF LANCASTER
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

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

TITLE: SITE PLAN REVIEW (SPR) NO. 24-003, GENERAL PLAN AMENDMENT (GPA) NO. 24-001, AND ZONE CHANGE (ZC) NO. 24-001

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 (SPR No. 24-003/GPA No. 24-001/ZC No. 24-001). 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 (Synergy Consulting) proposes to construct and operate two industrial buildings totaling 807,005 square feet with one building totaling 401,973 square feet and the other totaling 405,032 square feet. Both buildings would be 50 feet in height and provide 51 loading docks/truck dock doors each. A total of 148 trailer parking spaces and 443 automobile parking spaces, including EV, would be provided on-site. Access to the project site would be provided from driveways located along Avenue L-12, Division Street, and Avenue M. A total of 239,667 square feet of landscaping will be provided throughout the project site. The project will connect to the existing utilities (e.g., electricity, natural gas, water, wastewater, etc.) with these utilities already existing adjacent to the project site. Connections would occur within the project site or existing roadways/rights-of-way.

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 Office Professional (OP). The General Plan Amendment and Zone Change would change these designations to Light Industry (LI) and Light Industrial (LI), respectively.

Location: The project site is located on approximately 40 gross acres on the northwest corner of Avenue M (Columbia Way) and Division Street in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Numbers (APNs) 3128-013-010 and 3128-013-011.

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/our-city/departments-services/development-services/planning/environmental-review/initial-studies>

Comment Period: The comment period for the IS/MND starts on April 16, 2025, and closes on May 16, 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 May 16, 2025.

Lead Agency Name and Address

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

The Planning Commission is scheduled to consider adoption of the Mitigated Negative Declaration at its May 19, 2025, meeting.

for 
Kendall Brekke
Senior Planner – Community Development Department