



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

DATE: DECEMBER 26, 2023

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: SITE PLAN REVIEW (SPR) NO. 23-012

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. 23-012). 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 involves construction and operation of a 1,227,596 square foot industrial/cold storage warehouse with 40,000 square feet of the building to be utilized for offices. The proposed building would be tilt-up concrete construction with elements of insulated metal panels and would be approximately 50 feet in height. Other ancillary improvements would include road improvements along Avenue G and 30th Street West, lighting and utility improvements. The facility is anticipated to operate 24-hours per day. Access to the project site would be provided via two driveways along 30th Street West. The project would include a total of 415 trailer parking spaces and 564 passenger vehicle parking spaces. Of the 564 passenger vehicle spaces, 169 spaces would be electric vehicle (EV) parking spaces with 56 electrical charging stations installed, and 113 spaces would be made EV charging capable. The project would also include 28 bicycle parking spaces. Three detention basins are proposed, two to the east and one to the west of the building. Additionally, landscaping would be provided throughout the project site and around the perimeter of the site.

The approximately 18-month construction is anticipated to begin in June 2024 and conclude by February 2026. Construction activities would occur from 7:00 a.m. to 8:00 p.m. Monday through

Saturday. Construction activities would primarily include grading (including excavation for the detention basins), building construction, paving, and architectural coating. The project is expected to export 1,000 cubic yards of earthwork material during grading phase.

Location: The project site is located on approximately 80 acres at the northeast corner of Avenue G and 30th Street West in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Numbers (APNs) 3114-010-002, 3114-010-003, and 3114-010-011. These parcels are undeveloped and zoned SP No. 95-02 (Specific Plan No. 95-02 [Fox Field Specific Plan]).

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 this IS/MND starts on December 26, 2023 and closes on January 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 January 25, 2024.

Lead Agency Name and Address

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

The proposed project is anticipated to be approved in February 2024.



Jocelyn Swain

Senior Planner – Community Development