



**NOTICE OF AVAILABILITY (SCH#2024081372)
WESTSIDE ANNEXATION AND NORTH LANCASTER INDUSTRIAL SPECIFIC PLAN
(ANNEXATION NO. 24-002, GENERAL PLAN AMENDMENT NO. 24-002, PRE-ZONING
NO. 24-001, SPECIFIC PLAN NO. 24-002)**

DATE: MAY 23, 2025

TO: STATE CLEARINGHOUSE, AGENCIES, AND INTERESTED PARTIES

FROM: CITY OF LANCASTER
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
WESTSIDE ANNEXATION AND NORTH LANCASTER INDUSTRIAL SPECIFIC PLAN

NOTICE IS HEREBY GIVEN that pursuant to the requirements of the California Environmental Quality Act (CEQA), the City of Lancaster has completed a Draft Environmental Impact Report (DEIR) for the proposed Westside Annexation and North Lancaster Industrial Specific Plan (ANX No. 24-002, GPA No. 24-002, PRZ No. 24-001, SP 24-002). Based on the analysis presented in the DEIR, the proposed project would not result in significant and unavoidable adverse impacts to any environmental resource areas with the exception of air quality (construction, operational, consistency with regional plans, and cumulative), greenhouse gas emissions (project-specific and cumulative), and noise (operational and cumulative operational). All other environmental effects evaluated in the DEIR are determined to be less than significant, or can be feasibly reduced to less than significant levels with incorporation of mitigation measures identified in the DEIR.

An opportunity will be provided to give oral comments on the DEIR and Specific Plan at the City of Lancaster Planning Commission meeting that will be held on June 16, 2025 at 3:30 p.m. The meeting will be held in the City of Lancaster Council Chambers located at 44933 Fern Avenue, Lancaster, CA 93534.

A copy of the DEIR and technical appendices, along with the Draft Specific Plan, are on file and available to the public during normal working hours at the following location: City of Lancaster Community Development Department, 44933 Fern Avenue, Lancaster, CA 93534. The documents are also available for review online at the following website: <https://www.cityoflanasterca.org/our-city/departments-services/development-services/planning/environmental-review/environmental-impact-reports-eirs>.

Inquiries regarding the project and/or DEIR should be directed to Jocelyn Swain, Senior Planner, at (661) 723-6249. Written comments on the Draft EIR and/or Specific Plan should be sent to the following address:

City of Lancaster
Attn: Jocelyn Swain, Senior Planner
44933 Fern Avenue
Lancaster, CA 93534
jswain@cityoflanasterca.gov

Project Name: Westside Annexation and North Lancaster Industrial Specific Plan

Project Location: The annexation area (project site) encompasses approximately 7,153 acres of land in unincorporated Los Angeles County generally bound by Avenue B, Sierra Highway/Edwards AFB, Avenue G, and 30th Street West. The specific plan area is a 1,860 acre subject of the project site bound by Avenue D, Sierra Highway, Avenue F-8, and 20th Street West (see Project Location Map). Specifically, the 7,153 acre project site consists of the following Assessor 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 project site is not included on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

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

Annexation

This component of the project involves the annexation of 7,153 acres into the City of Lancaster’s jurisdiction. As part of that process, 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 nonurban residential, mixed use, industrial, public uses, multiple family residential, and specific plan. Additionally, the area would be pre-zoned to match the proposed general plan land use designations. This includes pre-zoning the specific plan area as Specific Plan (SP) and the

remainder of the annexation area as RR-2.5 (rural residential, minimum lot size 2.5 acres), Public (P), Mobile Home Park (MHP), Light Industrial (LI), and Mixed Use – Employment (MU-E).

Specific Plan

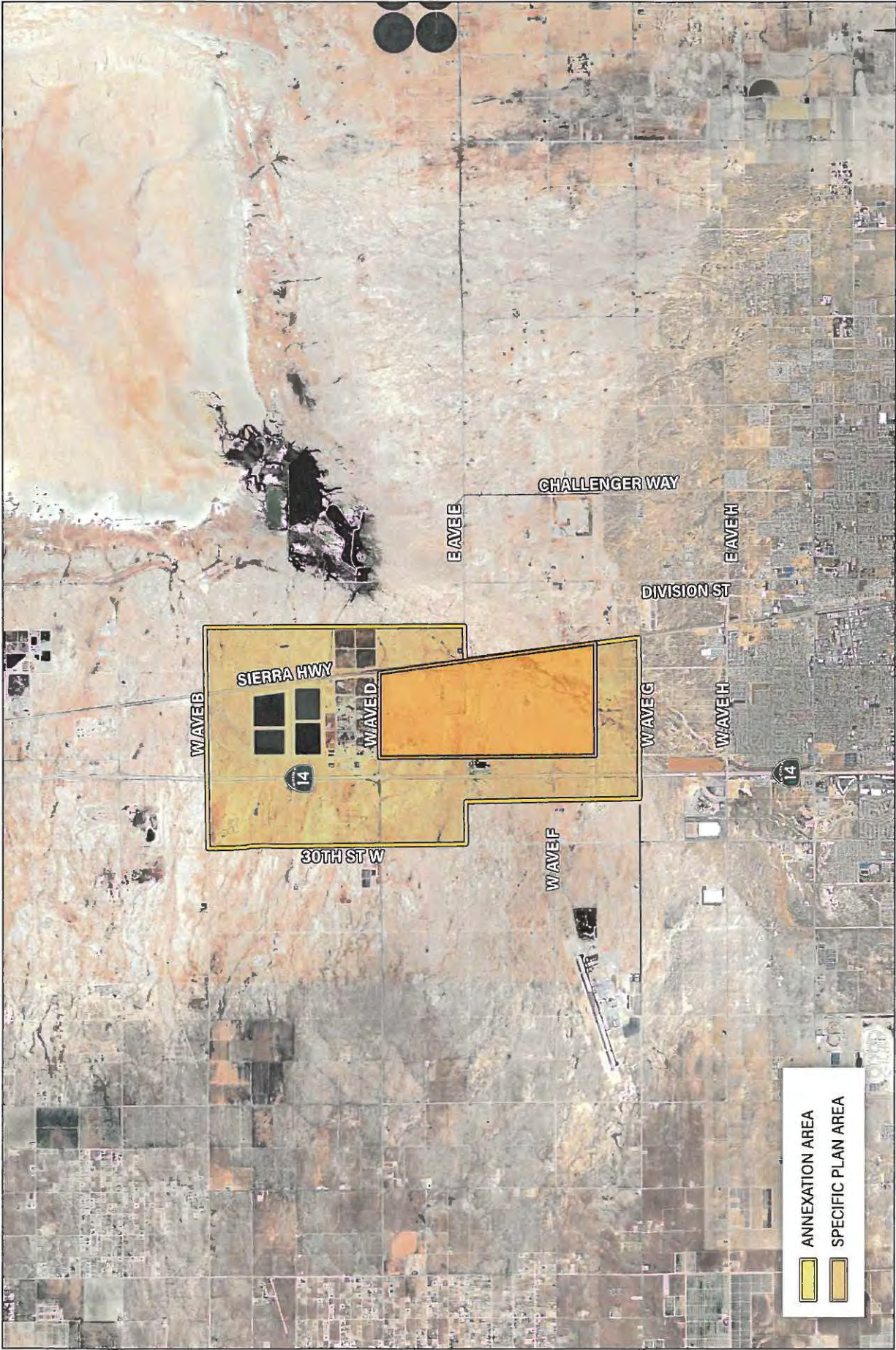
The second component of the project consists of the adoption of the North Lancaster Industrial Specific Plan on a 1,860 acre subset of the annexation area. The Specific Plan is proposed to allow for a site-specific land use plan, development standards, design guidelines, infrastructure systems, and implementation strategies on which subsequent development activities would be implemented. The specific plan area would be divided into eight planning areas which would allow approximately 38.5 million square feet of light and heavy industrial uses based on a 0.5 floor area ratio.

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.

Lead Agency: City of Lancaster

Applicant: City of Lancaster

PUBLIC COMMENT regarding the proposed project and/or adequacy of the DEIR will be accepted in writing and will be considered by the City of Lancaster. The period for public review during which the City will receive written comments on the DEIR will begin on May 23, 2025 and ends on July 7, 2025.



Source: Google Earth Pro, August 2024



NOT TO SCALE

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