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: **JUNE 6, 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 – EXTENSION OF COMMENT PERIOD**

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). The original DEIR unintentionally omitted the Land Use Section. An updated DEIR has been released with the missing section included. 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.

An updated copy of the DEIR and technical appendices, along with the Draft Specific Plan, are on file and available to the public during normal workings 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.cityoflancasterca.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@cityoflancasterca.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. 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 began on May 23, 2025 and was scheduled to end on July 7, 2025. The comment period is being extended until July 21, 2025 to provide a full 45-day public review on the complete document.