



---

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

---

**DATE:** JULY 24, 2025

**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. 24-010

---

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. 24-010). 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 two development options for the site: 1) development of an approximately 510,000 square foot (sf) warehouse building or 2) development of a trailer parking facility.

The warehouse option involves the construction and operation of a 510,000 sf industrial warehouse with 40,000 sf of office space. The proposed building would be tilt-up concrete construction with elements of insulated metal panels and would be approximately 50 feet in height. Access to the warehouse building would be provided via Avenue F-8 from 30<sup>th</sup> Street West. Additionally, landscaping would be provided throughout and around the perimeter of the site. A detention basin is also proposed along the southern project boundary. A total of 152 trailer parking spaces and 236 passenger vehicle parking spaces, including electric vehicle charging spaces, and bicycle parking would be provided.

The trailer parking facility option would construct approximately 929 trailer parking spaces as ancillary parking for an nearby industrial uses. No buildings would be construction on the site under this option. Access to the trailer parking facility would be provided via Avenue F-8 from 30<sup>th</sup> Street West. Additionally, landscaping would be provided throughout and around the perimeter of the site. Construction of either option would be expected to start construction in January 2026.

**Location:** The project site is located on approximately 30 acres at the southwest corner of Avenue F-8 and 25<sup>th</sup> Street West in the City of Lancaster, California. Specifically, the proposed project is located on

Assessor Parcel Numbers (APNs) 3114-010-054 and the easterly 10 acres of 3114-010-003. 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 July 24, 2025 and closes on August 25, 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 August 25, 2025.

**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 September 2025.



Jocelyn Swain  
Senior Planner – Community Development