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

DATE: **JULY 30, 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: **LANCASTER EASTSIDE ANNEXATION**

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. 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 project includes Annexation No. 24-001 and Pre-Zone No. 25-001, and consists of two components: 1) annexation of an approximately 638-acre area into the City's jurisdiction, and 2) development of an approximately 288-acre solar facility in the northern half of the annexation area. Under the proposed RR-2.5 zone, commercial solar electrical generation facilities are conditionally permitted. Thus, the solar facility would require a subsequent Conditional Use Permit (CUP) separate from the proposed project.

Location: The project site is generally bounded by Avenue I, Avenue J, 50th Street East, and 60th Street East in the City of Lancaster, California. The project consists of the following Assessor's Parcel Numbers (APNs): 3384-001-001, 3384-001-002, 3384-001-003, 3384-001-004, 3384-001-800, 3384-002-001, 3384-002-002, 3384-002-008, 3384-002-009, 3384-002-010, 3384-002-011, 3384-002-012, 3384-002-013, 3384-002-014, 3384-002-015, 3384-002-016, 3384-002-017, 3384-002-021, 3384-002-022, 3384-002-023, 3384-002-024, 3384-002-025, 3384-002-026, 3384-002-027, 3384-002-028, 3384-002-032, 3384-002-033, 3384-002-034, 3384-002-035, 3384-002-036, 3384-002-037, 3384-002-038, 3384-002-039, 3384-002-040, 3384-002-041, 3384-002-042, 3384-002-043, 3384-002-044, 3384-002-045, 3384-002-046, and 3384-002-047.

Mitigation Measures: Mitigation measures have been identified for air quality, biological resources, cultural resources, geology and soils, and hazards and hazardous materials.

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.cityoflancasterca.org/our-city/departments-services/development-services/planning/environmental-review/initial-studies

Comment Period: The comment period for this IS/MND starts on July 30, 2025 and closes on August 29, 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 29, 2025.

Lead Agency Name and Address

City of Lancaster
Attention: Kendall Brekke, Senior Planner
44933 Fern Avenue
Lancaster, CA 93534
kbrekke@cityoflancasterca.gov

The Planning Commission is tentatively scheduled to consider adoption of the Mitigated Negative Declaration at its September 15, 2025 meeting.

Kendall Brekke
Senior Planner