



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

DATE: JULY 9, 2026

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 NO. 25-007

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 (Site Plan Review No. 25-007). 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 includes the construction and operation of a 9,240 square foot travel center with an adjoining 2,000 square foot quick-service drive-through restaurant and two additional 3,400 square foot quick-service drive-through restaurants. The project would also include a freeway-oriented pylon sign, up to 70 feet in height. The fueling portion of the project includes diesel fuel pumps for up to five trucks and eight fuel pumps for passenger automobiles (allowing fueling of up to 16 vehicles).

Location: The project site is located on approximately 10 acres of vacant land at the southeast corner of Avenue H and 25th Street West (APNs: 3114-012-029, -062, -064, -066)

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.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 9, 2026, and closes on August 8, 2026. 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 8, 2026.

Lead Agency Name and Address

City of Lancaster
Attention: Shannon Edwin, AICP, Associate Planner
44933 Fern Avenue
Lancaster, CA 93534
sedwin@cityoflanasterca.gov

A handwritten signature in black ink that reads "Shannon Edwin". The signature is fluid and cursive, with the first name "Shannon" and last name "Edwin" clearly distinguishable.

Shannon Edwin, AICP
Associate Planner