



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

DATE: OCTOBER 13, 2026

TO: STATE CLEARINGHOUSE, AGENCIES, AND INTERESTED
PARTIES

FROM: CITY OF LANCASTER
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

SUBJECT: NOTICE OF AVAILABILITY/NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION

TITLE: DIRECTOR'S REVIEW NO. 25-049

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 (DR No. 25-049). 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 to construct and operate the Antelope Valley Paratransit Operations and Maintenance Facility on approximately 6.81 acres in the Lancaster Business Park Specific Plan (SP) Phase III (SP No. 90-01) zone.

The project includes the construction of a 26,565 square foot single-story building that would be used as a mixed occupancy facility for administration and vehicle maintenance purposes. A total of 9,810 square feet (sf) would be utilized for administration and support operations and would include offices, workstations, a call center, breakroom, restrooms, etc. The remainder of the facility would be utilized for vehicle maintenance and constructed in two phases (10,510 sf in Phase 1 and 6,245 sf in Phase 2 for a total of 16,755 sf). The vehicle maintenance portion would include a repair bay, inspection bay, office/workstations, tire shop and storage, portable equipment storage, battery room, and a lube/compressor room. A total of 395 parking spaces would be provided at full buildout.

The site would also include one unleaded gasoline fuel island for on-site fleet fueling and a 2,498 sf drive-through wash bay for fleet vehicles. Access to the project site would be obtained from Avenue K-15 with an emergency access/exit only on Morton Way.

Location: The project site is located on approximately 6.81 acres at the southwest corner of Morton Way and Avenue K-15 in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Numbers (APN) 3126-009-974, 3126-009-975, and 3126-009-976).

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

Availability of Documents: The IS/MND is available for review at:

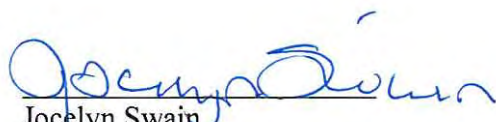
- The Lancaster Public Library located at 601 West Lancaster Boulevard, Lancaster, CA 93534
- City of Lancaster offices located at 44933 Fern Avenue, Lancaster, CA 93534
- Online at <https://www.cityoflanasterca.org/our-city/departments-services/development-services/planning/environmental-review>

Comment Period: The comment period for this IS/MND starts on October 15, 2026, and closes on November 16, 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 November 16, 2026.

Lead Agency Name and Address

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

The City of Lancaster anticipates approving the project on or shortly after November 17, 2026.


Jocelyn Swain
Senior Planner