



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

DATE: JANUARY 12, 2024

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
REVISED MITIGATED NEGATIVE DECLARATION

TITLE: TENTATIVE TRACT MAP NO. 71563

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 a Revised Initial Study/Mitigated Negative Declaration (IS/MND) for the project identified below (TTM No. 71563). 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 consists of the subdivision of 28.5 gross acres into 108 single family residential lots in the R-7,000 (single family residential, minimum lot size 7,000 square feet) zone: Tentative Tract Map No. 71563, Conditional Use Permit No. 11-09, General Plan Amendment No. 11-03, and Zone Change No. 11-03. Additionally, the proposed project includes the construction of a 200-foot wide drainage channel along the southern boundary. The General Plan Amendment and Zone Change changed the designations on the site to Urban Residential (UR) and R-7,000 while the Conditional Use Permit allows for smaller lots.

This project was approved by the City of Lancaster Planning Commission on April 15, 2013 and by the City Council on May 14, 2013. With the approval of the project, all discretionary actions for the City were completed and remain valid; no other discretionary approvals from the City are necessary.

Subsequent to the approval of the project, the California Fish and Game Commission listed the Joshua tree as a candidate species under the California Endangered Species Act. To streamline the Incidental Take Permit (ITP) process, the California Department of Fish and Wildlife has requested that the City revise the Initial Study to specifically address impacts to the Joshua tree

from the proposed project and to identify appropriate mitigation measures. The initial study has been revised to address impacts to the Joshua tree onsite; no other changes to the initial study have been made. No new mitigation measure, with the exception of those necessary for the Joshua tree, have been added. Mitigation measures have been identified for biological resources and geology and soils.

Location: The project site is located on approximately 28.5 acres at the northwest corner of 60th Street West and Avenue J in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Numbers (APNs) 3203-008-056 and 3203-008-057 (formerly 3203-008-048 and 3203-008-035).

Mitigation Measures: Mitigation measures have been identified for biological 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
- City of Lancaster offices located at 44933 Fern Avenue, Lancaster, CA
- Online at <https://www.cityoflancafterca.org/our-city/departments-services/development-services/planning/environmental-review>

Comment Period: The comment period for the revised IS/MND starts on January 12, 2024 and closes on February 12, 2024. You are encouraged to submit comments regarding the proposed revised IS/MND. You may do so by submitting written comments to the address or email below and the comments should be received no later than February 12, 2024.

Lead Agency Name and Address

City of Lancaster
Attention: Jocelyn Swain, Senior Planner
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Jocelyn Swain
Senior Planner