

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

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) (SCH No. 2019109045) for the project identified below (TTM No. 71210/ZC No. 22-01). 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 approximately 40.4 gross acres for the construction and occupancy of 169 single-family residential lots in the R-7,000 (single family residential, minimum lot size 7,000 square feet) zone (TTM No. 71210) with open space amenities. The project site is currently zoned R-10,000 (single family residential, minimum lot size 10,000 square feet) and the applicant has requested a zone change (ZC No. 22-01) to change the zoning to R-7,000. The project site is located between Avenue K and Avenue K-8 on the east side of 55th Street West in the City of Lancaster (Assessor's Parcel Numbers [APNs] 3204-010-054, 3204-010-055, 3204-010-062, 3204-010-063, 3204-011-033, 3204-011-034, 3204-011-059). Mitigation measures have been identified for air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials and noise.

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

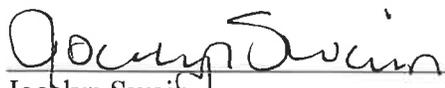
- The Lancaster Public Library located at 601 W. Lancaster Boulevard, Lancaster, CA
- City of Lancaster offices located at 44933 Fern Avenue, Lancaster, CA
- Online at <https://www.cityoflancasterca.org/about-us/departments-services/development-services/planning/environmental-review>

Comment Period: The comment period for this IS/MND starts on August 17, 2022 and closes on September 16, 2022. 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 below and should be received no later than September 16, 2022.

Lead Agency Name and Address:

Monique Garibay
City of Lancaster
44933 Fern Avenue
Lancaster, CA 93534
(661) 723-6100
mgaribay@cityoflancasterca.gov

The Planning Commission is scheduled to consider adoption of the Mitigated Negative Declaration at its meeting on September 19, 2022.



Jocelyn Swain
Senior Planner