

**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 an Initial Study/Mitigated Negative Declaration (IS/MND) for the project identified below (TTM No. 61921). 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 construction and occupancy of a 70-lot single family residential subdivision in the R-7,000 (single family residential, minimum lot size 7,000 square feet) zone (TTM No. 61921). The project site is located on approximately 20 gross acres at the northeast corner of 40th Street West and Avenue J in the City of Lancaster (Assessor's Parcel Numbers [APNs] 3153-011-036, 3153-011-043). Mitigation measures have been identified for air quality, biological resources, cultural resources, geology/soils, 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.cityoflanasterca.org/about-us/departments-services/development-services/planning/environmental-review>

Comment Period: The comment period for this IS/MND starts on September 16, 2020 and closes on October 16, 2020. 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 October 16, 2020.

Lead Agency Name and Address:

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The Planning Commission is scheduled to consider adoption of the Mitigated Negative Declaration at its meeting on October 19, 2020.



Jocelyn Swain
Senior Planner