

**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 (CUP No. 20-02, TPM No. 82243). 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 operation of mixed use development consisting of 392 apartment units and approximately 12,750 square feet of retail uses in the Mixed Use – Commercial (MU-C) zone. Approximately 25% of the apartment units would be designated as affordable (CUP No. 20-02). In order to facilitate this development, the applicant is requesting approval of a Tentative Parcel Map to subdivide the property into four parcels (TPM No. 82243). The project site is located on approximately 26 acres on the west side of 20th Street West between Avenue I and Lancaster Boulevard in the City of Lancaster (Assessor's Parcel Number [APN] 3121-034-025). 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.cityoflancasterca.org/about-us/departments-services/development-services/planning/environmental-review>

Comment Period: The comment period for this IS/MND starts on April 13, 2021 and closes on May 13, 2021. 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 May 13, 2021.

Lead Agency Name and Address:

Jocelyn Swain
City of Lancaster
44933 Fern Avenue
Lancaster, CA 93534
(661) 723-6100
jswain@cityoflancasterca.org

The Planning Commission is scheduled to consider adoption of the Mitigated Negative Declaration at its meeting on May 17, 2021.



Jocelyn Swain
Senior Planner