



**NOTICE OF AVAILABILITY (SCH#2021090009)
TENTATIVE TRACT MAP NO. 83232**

DATE: FEBRUARY 25, 2022

TO: STATE CLEARINGHOUSE AND INTERESTED PARTIES

FROM: CITY OF LANCASTER DEVELOPMENT SERVICES
DEPARTMENT, COMMUNITY DEVELOPMENT DIVISION

SUBJECT: NOTICE OF AVAILABILITY OF DRAFT FOCUSED
ENVIRONMENTAL IMPACT REPORT FOR TENTATIVE TRACT
MAP NO. 83232

Notice is hereby given that pursuant to the requirements of the California Environmental Quality Act (CEQA), the City of Lancaster has completed a Draft Focused Environmental Impact Report (EIR) for Tentative Tract Map No. 83232.

Project Location and Description: The project site is an approximately 20-acre, undeveloped parcel located at the northwest corner of 60th Street West and Avenue K-12 within the City of Lancaster. Specifically, the project site is located on Assessor's Parcel Number (APN) 3204-008-048. The proposed project includes the subdivision of the 20-acre site into 86 single-family residential lots, variance for the reduction of lot width and lot depth standards and the construction of 86 single-family detached homes in the R-7,000 (single family residential, 7,000 square foot minimum lot size) zone.

Anticipated Environmental Effects: Based on the analysis presented in the Draft Focused EIR, the proposed project would not result in significant and unavoidable adverse impacts to any environmental resource areas with the exception of transportation. All other environmental effects evaluated in the Draft Focused EIR are determined to be less than significant, or can be feasible reduced to less-than-significant levels with incorporation of the mitigation measures provided in the Draft Focused EIR.

Public Review and Comment: The public review and comment period for the Draft Focused EIR will be from February 25, 2022 through April 11, 2022. The Draft Focused EIR is available for review at the following locations:

City of Lancaster Community Development Division- Planning 44933 Fern Avenue Lancaster, CA 93534	Lancaster Library 601 W Lancaster Blvd, Lancaster, CA 93534
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The Draft Focused EIR is also available for public review online at the following website: <https://www.cityoflancasterca.org/our-city/departments-services/development-services/planning/environmental-review>

A public hearing has not yet been scheduled for the proposed project. A subsequent notice of public hearing will be provided when the public hearing is scheduled.

An opportunity will be provided to give oral comments on the Draft Focused EIR at the City of Lancaster Planning Commission meeting that will be held on March 21, 2022 at 5:00 p.m. The meeting will be held at City Hall Council Chambers. Written comment and inquiries regarding the project and/or the Draft Focused EIR should be directed to the contact person below:

City of Lancaster Community Development Division-Planning
Cynthia Campaña, Senior Planner
44933 Fern Avenue
Lancaster, CA 93534

Comments may also be submitted via email to ccampana@cityoflancasterca.org