

**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. 61678/CUP No. 20-05). 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 a 123-lot residential subdivision for the construction and occupancy of single family residences in the R-7,000 (single family residential, minimum lot size 7,000 square feet) zone (TTM No. 61678). Additionally, the proposed project includes a conditional use permit (CUP No. 20-05) to allow for smaller lots with the provision of open space throughout the development. All roadways within the subdivision would be private. The project site is located on approximately 25 gross acres at the southeast corner of Avenue K and 57th Street West in the City of Lancaster (Assessor's Parcel Numbers [APNs] 3204-009-002, -007, -044, and -045). 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 October 13, 2021 and closes on November 12, 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 October 13, 2021.

Lead Agency Name and Address:

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

The Planning Commission is scheduled to consider adoption of the Mitigated Negative Declaration at its meeting on November 15, 2021.



Jocelyn Swain
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