

**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. 83466/VAR 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 27 gross acres into 111 single family residential lots in the R-7,000 (single family residential, minimum lot size 7,000 square feet) zone (TTM No. 83466) with a variance to reduce the lot dimension requirements for 46 of the lots (VAR No. 22-01). The project site is located at the northeast corner of 5th Street East and Avenue H-8 in the City of Lancaster (Assessor's Parcel Number [APN] 3176-004-018). 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.cityoflancafterca.org/about-us/departments-services/development-services/planning/environmental-review>

Comment Period: The comment period for this IS/MND starts on July 13, 2022 and closes on August 12, 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 August 12, 2022.

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


Jocelyn Swan
Senior Planner