



**NOTICE OF AVAILABILITY/NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION PURSUANT TO THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

DATE: SEPTEMBER 6, 2022

TO: STATE CLEARINGHOUSE, AGENCIES, AND INTERESTED PARTIES

FROM: CITY OF LANCASTER DEVELOPMENT SERVICES DEPARTMENT
COMMUNITY DEVELOPMENT DIVISION

SUBJECT: NOTICE OF AVAILABILITY/NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION

TITLE: TENTATIVE TRACT MAP (TTM) NO. 61920/ZONE CHANGE (ZC)
NO. 21-04

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. 61920/ZC No. 21-04). 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 38.9 gross acres for the construction and occupancy of 169 single-family residential lots in the R-7,000 (single family residential, minimum lot size 7,000 square feet) zone (TTM No. 61920). The project site is currently zoned R-10,000 (single family residential, minimum lot size 10,000 square feet) and R-15,000 (single family residential, minimum lot size 15,000 square feet) and the applicant has requested a zone change (ZC No. 21-04) to change the zoning to R-7,000.

Location: The project site is located at the northeast corner of 55th Street West and Avenue K in the City of Lancaster (Assessor's Parcel Numbers [APNs] 3203-016-035, -036, -037).

Mitigation Measures: Mitigation measures have been identified for air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, and noise.

Availability of Documents: The IS/MND is available for review at:

- The Lancaster Public Library located at 601 West 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 9, 2022 and closes on October 11, 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 or email below and the comments should be received no later than October 11, 2022.

Lead Agency Name and Address

City of Lancaster
Attention: Monique Garibay, Planner
44933 Fern Avenue
Lancaster, CA 93534
mgaribay@cityoflanasterca.org

The Planning Commission is tentatively scheduled to consider adoption of the Mitigated Negative Declaration at its October 17, 2022 meeting.



Monique Garibay
Planner