



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

DATE: OCTOBER 18, 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 FOR

TITLE: TENTATIVE TRACT MAP (TTM) NO. 53642/CONDITIONAL USE
PERMIT (CUP) NO. 22-08

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. 53642/CUP No. 22-08). 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 37 gross acres for the construction and occupancy of 207 single-family residential lots in the R-7,000 (single family residential, minimum lot size 7,000 square feet) zone (TTM No. 53642). The applicant has also submitted a conditional use permit application (CUP No. 22-08) to allow for a residential planned development with smaller lots than the zoning would permit. The minimum lot size would be 4,250 square feet and the development would also provide approximately 5.89 acres of open space including paseos, recreational areas and green belts.

Location: The project site is located at the southeast corner of 60th Street West and Avenue K-4 in the City of Lancaster (Assessor's Parcel Numbers [APNs] 3204-009-026, 3204-009-079, 3204-009-081).

Mitigation Measures: Mitigation measures have been identified for air quality, biological resources, cultural resources, geology and soils, hazards/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/our-city/departments-services/development-services/planning/environmental-review>

Comment Period: The comment period for this IS/MND starts on October 18, 2022 and closes on November 17, 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 November 17, 2022.

Lead Agency Name and Address

City of Lancaster
Attention: Jocelyn Swain, Senior Planner
44933 Fern Avenue
Lancaster, CA 93534
jswain@cityoflanasterca.org

The Planning Commission is tentatively scheduled to consider adoption of the Mitigated Negative Declaration at its November 21, 2022 meeting.


Jocelyn Swain
Senior Planner