



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

DATE: FEBRUARY 9, 2023

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. 83553 AND ZONE CHANGE
(ZC) NO. 21-03

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. 83553/ZC No. 21-03). 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 subdivision of approximately ten acres into 28 single-family residential lots. In addition, the project consists of a zone change from R-15,000 to R-10,000. The lots range from 10,413 square feet to 12,748 square feet. Streets within the subdivision would be public. Access to the subdivision would be provided from 52nd Street West.

Location: The project site is located on the northwest corner of 52nd Street West and Avenue L (Assessor's Parcel Numbers: 3204-006-036 and 3204-006-037).

Mitigation Measures: Mitigation measures have been identified for air quality, biological resources, cultural resources, geology and soils, 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.cityoflancasterca.org/about-us/departments-services/development-services/planning/environmental-review>

Comment Period: The comment period for this IS/MND starts on February 9, 2023 and closes on March 13, 2023. 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 March 13, 2023.

Lead Agency Name and Address

City of Lancaster
Attention: Cynthia Campaña, Senior Planner
44933 Fern Avenue
Lancaster, CA 93534
ccampana@cityoflanasterca.gov

The Planning Commission is tentatively scheduled to consider adoption of the Mitigated Negative Declaration at its March 20, 2023 meeting.



Cynthia Campaña
Senior Planner