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

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**DATE:** MARCH 15, 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. 83315

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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. 83315). 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 26 acres into 103 single family residential lots. The lots would range in size from 7,002 square feet to 12,095 square feet. Access to the subdivision would be provided from 32nd Street East and Nugent Street. The streets within the subdivision would be public.

**Location:** The project site is located on the southeast corner of 30th Street East and Nugent Street (APN: 3150-028-005).

**Mitigation Measures:** Mitigation measures have been identified for Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards/Hazardous Materials, Noise, and Transportation .

**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 March 15, 2023 and closes on April 14, 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 April 14, 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 April 17, 2023 meeting.

  
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Cynthia Campaña  
Senior Planner