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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:** AUGUST 11, 2023

**TO:** STATE CLEARINGHOUSE, AGENCIES, AND INTERESTED PARTIES

**FROM:** CITY OF LANCASTER  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING AND PERMITTING DIVISION

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

**TITLE:** TENTATIVE TRACT MAP NO. 83571

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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. 83571). 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 applicant proposes to subdivide approximately 9.78 acres into 40 single family residential lots in the R-7,000 zone (single family residential, minimum lot size 7,000 square feet.) Lots within the subdivision would range in size from 7,091 square feet to 10,972 square feet. Access to the subdivision would be provided from Avenue J-10 and 37<sup>th</sup> Street West with the streets within the subdivision public. The parcel is currently undeveloped.

**Location:** The project site is located on approximately 9.78 acres on the east side of 40<sup>th</sup> Street West, south of Avenue J-8 in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Number (APN) 3153-021-015.

**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.cityoflanasterca.org/our-city/departments-services/development-services/planning/environmental-review/initial-studies>

**Comment Period:** The comment period for this IS/MND starts on August 11, 2023 and closes on August 18, 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 September 11, 2023.

**Lead Agency Name and Address**

City of Lancaster  
Attention: Kendall Brekke, Senior Planner  
44933 Fern Avenue  
Lancaster, CA 93534  
kbrekke@cityoflanasterca.gov

The Planning Commission is tentatively scheduled to consider adoption of the Mitigated Negative Declaration at its September 18, 2023 meeting.



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Kendall Brekke  
Planner