



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

DATE: SEPTEMBER 8, 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. 61314

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. 61314). 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 30 acres into 84 single-family lots. The lots range in size from 10,010 square feet to 14,146 square feet. Access into the subdivision would be provided from Avenue K and Avenue K-4. All of the streets within the development would be private. A 6' block wall would be provided around the subdivision with a 4' landscape maintenance district along Avenue K.

Location: The project site is located on the southeast corner of Avenue K and 26th Street East in the City of Lancaster (Assessor Parcel Number [APN] 3170-007-056).

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:

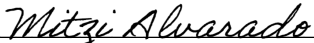
- The Lancaster Public Library located at 601 West Lancaster Boulevard, Lancaster, CA
- City of Lancaster offices located at 44933 Fern Avenue, Lancaster, CA
- Online at <https://www.cityoflanasterca.org/our-city/departments-services/development-services/planning/environmental-review>

Comment Period: The comment period for this IS/MND starts on September 8, 2023 and closes on October 10, 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 October 10, 2023.

Lead Agency Name and Address

City of Lancaster
Attention: Mitzi Alvarado, Planner
44933 Fern Avenue
Lancaster, CA 93534
malvarado@cityoflanasterca.org

The Planning Commission is tentatively scheduled to consider adoption of the Mitigated Negative Declaration at its October 16, 2023 meeting.



Mitzi Alvarado
Planner