



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

DATE: OCTOBER 10, 2023

TO: STATE CLEARINGHOUSE, AGENCIES, AND INTERESTED PARTIES

FROM: CITY OF LANCASTER COMMUNITY DEVELOPMENT DEPARTMENT

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

TITLE: TENTATIVE TRACT MAP (TTM) NO. 69560 / VARIANCE (VAR) NO. 23-001

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. 69560/VAR No. 23-001). 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 3.5 gross acres for the construction and occupancy of 15 single-family residential lots in the R-7,000 zone. The lots range in size from 8,075 square feet to 10,026 square feet. Access to the subdivision would be provided from Avenue J-6, Avenue J-5, and 8th Street East. All of the streets within the development would be public. The applicant is also requesting a variance to reduce the required corner lot width from 75 feet to a minimum of 61 feet.

Location: The project site is located between 7th Street East and 8th Street East, north of Avenue J-6 in the City of Lancaster (Assessor's Parcel Numbers [APNs] 3140-009-003, -006 and 3140-034-036).

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/our-city/departments-services/development-services/planning/environmental-review>

Comment Period: The comment period for this IS/MND starts on October 10, 2023 and closes on November 9, 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 November 9, 2023.

Lead Agency Name and Address

City of Lancaster
Attention: Keri Colgrove, Senior Specialist
44933 Fern Avenue
Lancaster, CA 93534
kcolgrove@cityoflancasterca.gov

The Planning Commission is tentatively scheduled to consider adoption of the Mitigated Negative Declaration at its November 13, 2023 meeting.


Keri Colgrove
Senior Specialist