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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:** DECEMBER 19, 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. 63137

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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. 63137). 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 20 acres into 53 single family residential lots in the R-10,000 (single family residential, minimum lot size 10,000 square feet) zone. Lots within the subdivision would range in size from 10,000 square feet to 14,638 square feet. Access to the subdivision would be from Nugent Street and all streets within the subdivision would be private.

**Location:** The project site is located on approximately 20 acres at the northwest corner of 40<sup>th</sup> Street East and Avenue J in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Numbers (APNs) 3150-029-025 and 3150-029-026.

**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>

**Comment Period:** The comment period for this IS/MND starts on December 19, 2023 and closes on January 18, 2024. 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 January 18, 2024.

**Lead Agency Name and Address**

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

The Planning Commission is tentatively scheduled to consider adoption of the Mitigated Negative Declaration at its January 22, 2024 meeting.

for   
Mitzi Alvarado  
Planner