



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

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. 83497

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. 83497). 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 30 acres into 163 single family residential lots in the MU-N (mixed use - neighborhood) zone. Lots within the subdivision would range in size from 4,785 square feet to 14,234 square feet. Access to the subdivision would be from Avenue I and all streets within the subdivision would be private.

Location: The project site is located on approximately 30 acres on the north side of Avenue I at 42nd Street West in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Numbers (APNs) 3105-018-014, -044, -045, and -046.

Mitigation Measures: Mitigation measures have been identified for air quality, biological resources, cultural resources, geology and soils, hazards/hazardous materials, noise, and traffic/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/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: Jocelyn Swain, Senior Planner
44933 Fern Avenue
Lancaster, CA 93534
jswain@cityoflanasterca.gov

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



Jocelyn Swain
Senior Planner