



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

DATE: FEBRUARY 7, 2024

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. 83573

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 83573). 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 (Rodeo Credit Enterprises, LLC) proposes to subdivide two vacant parcels, approximately 18.5 acres, into 67 single-family lots and one lot for a common area (68 lots total), which is planned to include a gym, pool, spa, outdoor park area, and dog run. The single family lots range in size from 7,432 square feet to 12,051 square feet. The common area lot is 14,518 square feet. Access into the subdivision would be provided from 42nd Street West.

Location: The project is located on approximately 18.5 acres at the northwest corner of 40th Street West and Avenue K in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Numbers 3153-025-019 and 3153-025-043. These parcels are undeveloped and zoned R-7,000.

Mitigation Measures: Mitigation measures have been identified for air quality, biological resources, cultural resources, geology and soils, hazards and 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

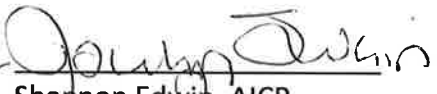
- Online at <https://www.cityoflancafterca.org/our-city/departments-services/development-services/planning/environmental-review/initial-studies>

Comment Period: The comment period for this IS/MND starts on February 7, 2024, and closes on March 8, 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 March 8, 2024.

Lead Agency Name and Address

City of Lancaster
Attention: Shannon Edwin, Planner – Community Development
44933 Fern Avenue
Lancaster, CA 93534
sedwin@cityoflancafterca.gov

The Planning Commission is tentatively scheduled to consider adoption of the Mitigated Negative Declaration at its March 11, 2024, meeting.

for 
Shannon Edwin, AICP

Planner – Community Development