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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:** JULY 17, 2024

**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. 23-004 (TTM 84256)

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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. 23-004). 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, TTM 84256, consists of an 18-lot single-family residential subdivision on approximately 4.2 acres on the northeast corner of 37th Street West and Avenue J-8. The lots would range in size from 8,852 square feet to 10,757 square feet. Access to the subdivision would be provided from 37th Street West. The streets surrounding the subdivision would remain public.

**Location:** The project site is located on approximately 4.2 acres at the northeast corner of 37<sup>th</sup> Street West and Avenue J-8 in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Number (APN) 3153-022-044.

**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/initial-studies>

**Comment Period:** The comment period for this IS/MND starts on July 17, 2024 and closes on August 16, 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 August 16, 2024.

**Lead Agency Name and Address**

City of Lancaster  
Attention: Kendall Brekke, Senior Planner  
44933 Fern Avenue  
Lancaster, CA 93534  
kbrekke@cityoflanasterca.gov

The Planning Commission is tentatively scheduled to consider adoption of the Mitigated Negative Declaration at its August 19, 2024 meeting.

A handwritten signature in black ink, appearing to read 'K. Brekke', is written over a horizontal line.

Kendall Brekke  
Senior Planner