



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

DATE: NOVEMBER 6, 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 REVISED MITIGATED NEGATIVE DECLARATION

TITLE: TENTATIVE TRACT MAP NO. 62664

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 a Revised Initial Study/Mitigated Negative Declaration (IS/MND) for the project identified below (TTM No. 62664). 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 17.9 gross acres into 30 single family residential lots in the SRR (Semi-Rural Residential, minimum lot size 20,000 square feet) zone: Tentative Tract Map No. 62664.

This project was approved by the City of Lancaster Planning Commission on November 21, 2005 with a minor map modification granted by City staff on April 21, 2022. With the approval of the project, all discretionary actions for the City were completed and remain valid; no other discretionary approvals from the City are necessary.

Subsequent to the approval of the project, the California Fish and Game Commission listed the Joshua tree as a candidate species under the California Endangered Species Act and the State Legislature passed the Western Joshua Tree Conservation Act. To streamline the Incidental Take Permit (ITP) process, the California Department of Fish and Wildlife has requested that the City revise the Initial Study to specifically address impacts to the Joshua tree from the proposed project and to identify appropriate mitigation measures. The initial study has been revised to address impacts to the Joshua tree onsite; no other changes to the initial study have been made. No new mitigation measures, with the exception of those necessary for the Joshua tree, have been added. Mitigation measures have been identified for biological resources and cultural resources.

Location: The project site is located on approximately 17.9 acres at the southeast corner of 40th Street West and future Avenue M-4 in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Numbers (APNs) 3111-001-047 and 3111-001-093.

Mitigation Measures: Mitigation measures have been identified for biological resources and cultural resources.


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 the revised IS/MND starts on November 6, 2024 and closes on December 5, 2024. You are encouraged to submit comments regarding the proposed revised IS/MND. You may do so by submitting written comments to the address or email below and the comments should be received no later than December 5, 2024.

Lead Agency Name and Address

City of Lancaster
Attention: Jocelyn Swain, Senior Planner
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jswain@cityoflanasterca.gov



Jocelyn Swain
Senior Planner