

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

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. 66842). 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 22 gross acres into 84 single family residential lots in the R-7,000 (single family residential, minimum lot size 7,000 square feet) zone (TTM 66842). The project site is located at the southeast corner of 40th Street West and Avenue J-8 in the City of Lancaster (Assessor's Parcel Numbers [APNs] 3153-046-065; 3153-021-032, -033, -034, -035, -036, -038). This subdivision was approved on December 18, 2017 by the City of Lancaster Planning Commission. With the approval of the subdivision, all discretionary actions for the City were completed and remain valid; no other discretionary approvals from the City are necessary.

The layout of the subdivision is not changing and will still result in the creation of 84 single family residential lots with a minimum lot size of 7,000 square feet. However, in accordance with what is allowable under State law, the developer will be constructing a total of 199 units on the 84 lots. These dwelling units will consist of the primary residence on each lot along with an Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU). Within each lot, primary homes, ADUs and JADUs will be separated by a six foot vinyl fence and linked together via a network of walking paths and trails. The perimeter of the subdivision will be enclosed by a six foot block wall. The development will also provide community amenities including a community building (lounge, office spaces, fitness center), park (pool/spa, bbq area), and parking area for the community amenities. The inclusion of ADUs and JADUs on each lot are allowed by right and do not require a discretionary approval.

Subsequent to the approval of the subdivision, the California Fish and Game Commission listed the Joshua tree as a candidate species under the California Endangered Species Act. To streamline the Incidental Take Permit (ITP) process, the City of Lancaster has agreed to revise the Initial Study to specifically address impacts to the Joshua tree from the proposed project and identify adequate mitigation measures. The initial study has been revised to address these impacts and to update the format to the latest version found in the CEQA Guidelines. 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, cultural resources, and geology/soils.

Availability of Documents: The IS/MND is available for review at:

- The Lancaster Public Library located at 601 W. Lancaster Boulevard, Lancaster, CA
- City of Lancaster offices located at 44933 Fern Avenue, Lancaster, CA
- Online at <https://www.cityoflancasterca.org/about-us/departments-services/development-services/planning/environmental-review>

Comment Period: The comment period for this IS/MND starts on March 4, 2022 and closes on April 4, 2022. 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 below and should be received no later than April 4, 2022.

Jocelyn Swain
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jswain@cityoflanasterca.org

A handwritten signature in black ink, appearing to read "Jocelyn Swain", is written over a horizontal line.

Jocelyn Swain
Senior Planner