




**NOTICE OF PREPARATION
TENTATIVE TRACT MAP 83232**

DATE: AUGUST 31, 2021

TO: STATE CLEARINGHOUSE AND INTERESTED PARTIES

FROM: CITY OF LANCASTER DEVELOPMENT SERVICES DEPARTMENT
COMMUNITY DEVELOPMENT DIVISION 

SUBJECT: NOTICE OF PREPARATION (NOP) OF A DRAFT FOCUSED ENVIRONMENTAL IMPACT REPORT (EIR) FOR TENTATIVE TRACT MAP (TTM) 83232

The City of Lancaster is the Lead Agency in charge of environmental review for the TTM 83232 as proposed by the applicant. The City has determined that a project level, Focused Environmental Impact Report (EIR) will be prepared. The City is soliciting comments from reviewing agencies and the public regarding the scope and content of the environmental document. For reviewing agencies, the City requests comments with respect to your agency's statutory responsibility as related to the proposed project in accordance with California Code of Regulations, Title 14, Section 15082(b). Your agency may need to use the EIR when considering relevant permits or other approvals for the project. The City is also seeking the views of residents, property owners, and concerned citizens regarding issues that should be addressed in the Focused EIR.

Comment Period: Comments may be sent anytime during the 30-day NOP comment period. The NOP review and comment period begins on August 31, 2021 and ends on September 30, 2021. All comments must be received during the comment period and no later than 6 p.m. on September 30, 2021. Please include any contact name for your agency, if applicable. All comments should be directed to:

City of Lancaster
Attn: Cynthia Campana, Senior Planner
44933 Fern Avenue
Lancaster, CA 93534

Comments may also be emailed to ccampana@cityoflanasterca.org

Project Location/Address: The project site is an approximately 20-acre, undeveloped parcel located at the northwest corner of 60th Street West and Avenue K-12 within the City of Lancaster

(See Figure 1, Project Site and Location). Specifically, the project site is located on Assessor's Parcel Number (APN) 3204-008-048.

Project Description: The proposed project consists of the subdivision of the subject property into 86 single-family residential lots in the R-7,000 (single family residential, 7,000 square foot minimum lot size) zone. Single family residences would be constructed on each of these lots. A site plan for the project is included as Figure 2. The project also includes construction of the following roads to provide vehicle access to the new homes:

- Extending 62nd Street West and Hampton Street to the south.
- Constructing new Street "L," Street "M," Street "N," and a new Avenue K-12 cul-de-sac.

In addition, the project will extend existing water and sewer lines that are available immediately north of the site. These new utility lines will be buried underneath the new roadway segments.

AREAS OF POTENTIAL IMPACT

The City has determined that a Focused EIR is required for this project based on the City's requirements for Vehicle Miles Traveled (VMT) standards and anticipates that the EIR will address the following resource area:

- Transportation

All other environmental topics are expected to result in a less than significant impact or less than significant impact with mitigation, which will be documented in the EIR. The EIR will discuss all other potentially significant effects of the project and will document the reasons for concluding that other effects will be less than significant.

Enclosures:

Figure 1. Project Site and Location

Figure 2. Site Plan

Figure 1. Project Site and Location



Figure 1
Project Site and Location

Figure 2. Site Plan

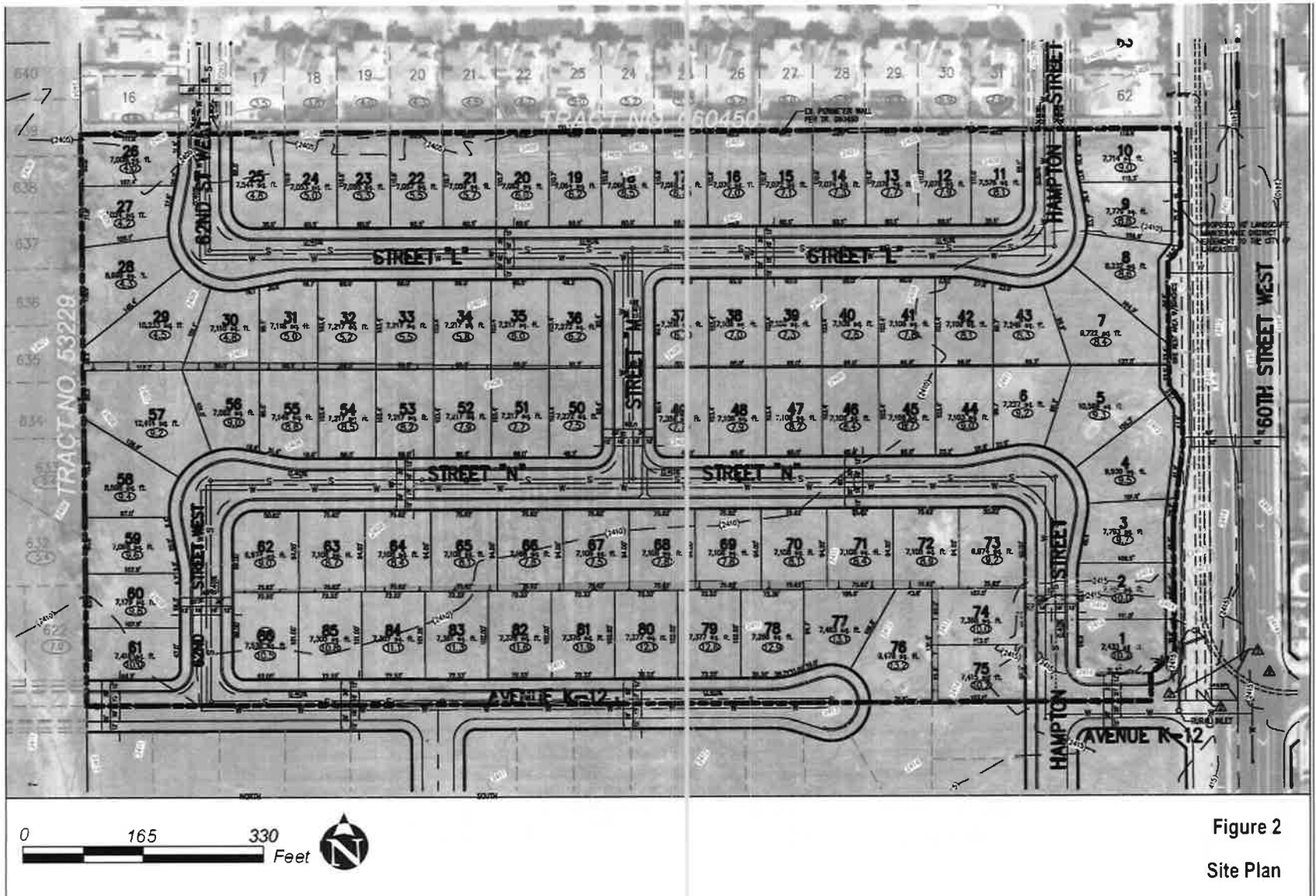


Figure 2
Site Plan