



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

DATE: SEPTEMBER 13, 2023

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. 62403 AND CONDITIONAL USE PERMIT NO. 21-10

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. 62403/CUP No. 21-10). 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 68.9 acres into 235 single-family residential lots and 9.96 acres of open space. The proposed project also includes a Conditional Use Permit for a Residential Planned Development that allows for smaller lot sizes for a well-planned development with residential features and amenities beyond those typical conventional development. The lots would range in size from 6,000 square feet to 14,204 square feet. Access to the subdivision would be provided from 80th Street West and Avenue L. The streets within the subdivision would be private.

Location: The project site is located on the southwest corner of 80th Street West and Avenue L (APN: 3204-003-046 thru -049)

Mitigation Measures: Mitigation measures have been identified for air quality, biological resources, cultural resources, geology and soils, transportation 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.cityoflancasterca.org/about-us/departments-services/development-services/planning/environmental-review>

Comment Period: The comment period for this IS/MND starts on September 13, 2023 and closes on October 13, 2023. 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 October 13, 2023.

Lead Agency Name and Address

City of Lancaster
Attention: Cynthia Campaña, Senior Planner
44933 Fern Avenue
Lancaster, CA 93534
ccampana@cityoflancasterca.gov

The Planning Commission is tentatively scheduled to consider adoption of the Mitigated Negative Declaration at its October 16, 2023 meeting.



Cynthia Campaña
Senior Planner