



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

DATE: OCTOBER 10, 2023

TO: STATE CLEARINGHOUSE, AGENCIES, AND INTERESTED PARTIES

FROM: CITY OF LANCASTER DEVELOPMENT SERVICES DEPARTMENT
COMMUNITY DEVELOPMENT DIVISION

SUBJECT: NOTICE OF AVAILABILITY/NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION

TITLE: TENTATIVE TRACT MAP (TTM) NO. 83590

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. 83590). 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 a subdivision of approximately 28.5 acres into 106 single-family lots. The lots range in size from 7,000 square feet to 13,161 square feet. Access into the subdivision would be provided from 35th Street East and Nugent Street. All the streets within the development would be private.

Location: The project site is located north of Avenue J between 32nd Street East and 35th Street East (APNs: 3150-028-001 and -002).

Mitigation Measures: Mitigation measures have been identified for air quality, biological resources, cultural resources, geology and soils, noise, and transportation.

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/our-city/departments-services/development-services/planning/environmental-review>

Comment Period: The comment period for this IS/MND starts on October 10, 2023 and closes on November 9, 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 November 9, 2023.

Lead Agency Name and Address

City of Lancaster
Attention: Mitzi Alvarado, Planner
44933 Fern Avenue
Lancaster, CA 93534
malvarado@cityoflancasterca.org

The Planning Commission is tentatively scheduled to consider adoption of the Mitigated Negative Declaration at its November 13, 2023 meeting.

Mitzi Alvarado
Planner