



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

DATE: AUGUST 25, 2023

TO: STATE CLEARINGHOUSE, AGENCIES, AND INTERESTED PARTIES

FROM: CITY OF LANCASTER
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND PERMITTING DIVISION

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

TITLE: TENTATIVE TRACT MAP NO. 62478

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. 62478). 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 applicant proposes to subdivide approximately 20 gross acres into 74 single family residential lots in the R-7,000 zone (single family residential, minimum lot size 7,000 square feet.) Lots within the subdivision would range in size from 7,020 square feet to 15,023 square feet. Streets within the subdivision would be private. Access would be from 35th Street East, Avenue I, and Jackman Avenue which would be public.

Location: The project site is located on approximately 20 gross acres on the southeast corner of Avenue I and 35th Street East in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Numbers (APNs) 3150-003-001 and 3150-003-002.

Mitigation Measures: Mitigation measures have been identified for air quality, biological resources, cultural resources, geology and soils, 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/our-city/departments-services/development-services/planning/environmental-review>

Comment Period: The comment period for this IS/MND starts on August 25, 2023 and closes on September 25, 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 September 25, 2023.

Lead Agency Name and Address

City of Lancaster
Attention: Jocelyn Swain, Senior Planner
44933 Fern Avenue
Lancaster, CA 93534
jswain@cityoflancafterca.gov

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


Jocelyn Swain
Senior Planner