



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

DATE: NOVEMBER 8, 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 PARCEL MAP (TTM) NO. 84233, CONDITIONAL USE PERMIT (CUP)
NO. 23-014, SITE PLAN REVIEW (SPR) NO. 23-010

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 84233, CUP No. 23-014, SPR 23-010). 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 (Guardian Capital) proposes to subdivide a vacant, 20-acre lot, into two residential lots. One lot will be for a 324-unit apartment complex and the other residential lot for a 96-unit townhome community. The project also includes recreational amenities associated with the apartment complex including a clubhouse, fitness area, pool, putting green, hard court (i.e., pickleball), table tennis, and two dog parks. Recreation amenities provided with the townhomes include a pool and spa, sports lawn, putting green, and children's playground.

Location: The project is located on approximately 20 acres at the northeast corner of 30th Street West and Lancaster Boulevard in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Number 3153-034-087. This parcel is undeveloped and zoned Commercial Planned Development (CPD).

Mitigation Measures: Mitigation measures have been identified for air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, 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.cityoflanasterca.org/our-city/departments-services/development-services/planning/environmental-review/initial-studies>

Comment Period: The comment period for this IS/MND starts on November 8, 2023, and closes on December 8, 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 December 8, 2023.

Lead Agency Name and Address

City of Lancaster
Attention: Shannon Edwin, Planner – Community Development
44933 Fern Avenue
Lancaster, CA 93534
sedwin@cityoflanasterca.gov

The Planning Commission is tentatively scheduled to consider adoption of the Mitigated Negative Declaration at its December 11, 2023, meeting.



Shannon Edwin, AICP
Planner – Community Development