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

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**DATE:** APRIL 16, 2024

**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. 83865

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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. 83865). 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 7.5 acres into 29 lots with 28 lots for single-family residences and with one lot for a detention basin. The lots range in size from 6,712 square feet to 12,309 square feet. Access into the subdivision would be provided from 33<sup>rd</sup> Street West. All the streets within the development would be public.

**Location:** The project site is located near the southwest corner of Avenue J and 32<sup>nd</sup> Street West in the City of Lancaster (Assessor Parcel Numbers [APNs] 3153-017-022, -023 and -024).

**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:

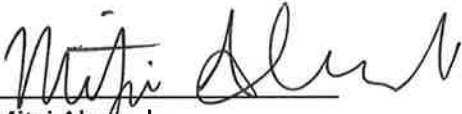
- The Lancaster Public Library located at 601 West Lancaster Boulevard, Lancaster, CA
- City of Lancaster offices located at 44933 Fern Avenue, Lancaster, CA
- Online at <https://www.cityoflancasterca.org/about-us/departments-services/development-services/planning/environmental-review>

**Comment Period:** The comment period for this IS/MND starts on April 16, 2024 and closes on May 16, 2024. 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 May 16, 2024.

**Lead Agency Name and Address**

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

The Planning Commission is tentatively scheduled to consider adoption of the Mitigated Negative Declaration at its May 20, 2024 meeting.



Mitzi Alvarado  
Planner