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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:** AUGUST 14, 2024

**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:** CONDITIONAL USE PERMIT (CUP) NO. 21-001, TENTATIVE TRACT  
MAP NO. 24-001 (TTM 84317), GENERAL PLAN AMENDMENT (GPA)  
NO. 21-001, AND ZONE CHANGE (ZC) NO. 21-001

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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 (CUP No. 21-001/TTM No. 24-001 [TTM 84317]/GPA No. 21-001/ZC No. 21-001). 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 (Westlanc Partners, LLC) proposes to construct a mixed-use development consisting of 181 apartment units in two buildings; a 235-room hotel; 3 retail/restaurant pads; and a club house. The apartment buildings would be 81,348 square feet and 82,580 square feet; the hotel would be 162,352 square feet; and the three retail/restaurant pads would total 12,800 square feet. The apartment units would be a mix of one-and two-bedroom units with outdoor recreational amenities. The site would have a total 799 parking spaces provided in the center of the development and the spaces for the apartments would be primarily in an underground garage. Access to the development would be from two driveways on 15<sup>th</sup> Street West.

As part of the proposed project, a tentative tract map, general plan amendment and zone change have also been requested. The tentative tract map would subdivide the subject property into six parcels. The general plan designation and zoning on the subject property is currently Non-Urban Residential (NU) and RR-2.5 (rural residential, minimum lot size 2.5 acres). The General Plan Amendment and Zone Change would change these designations to Mixed-Use (MU) and Mixed Use – Commercial (MU-C).

**Location:** The project site is located on approximately 10 acres on the southeast corner of Avenue L and 15<sup>th</sup> Street West in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Numbers (APNs) 3109-026-032, 3109-026-040, 3109-026-042, and 3109-026-044.

**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.cityoflancafterca.org/our-city/departments-services/development-services/planning/environmental-review/initial-studies>

**Comment Period:** The comment period for this IS/MND starts on August 14, 2024, and closes on September 13, 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 September 13, 2024.

**Lead Agency Name and Address**

City of Lancaster  
Attention: Jocelyn Swain, Senior Planner – Community Development Department  
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 September 16, 2024, meeting.



Jocelyn Swain  
Senior Planner – Community Development Department