



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

DATE: JULY 16, 2026

TO: STATE CLEARINGHOUSE, AGENCIES, AND INTERESTED PARTIES

FROM: CITY OF LANCASTER
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

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

TITLE: TENTATIVE TRACT MAP (TTM) NO. 61920/ZONE CHANGE (ZC) NO. 21-004

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 a Revised Initial Study/Mitigated Negative Declaration (IS/MND) for the project identified below (TTM No. 61920/ZC No. 21-004). 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 the subdivision of approximately 38.9 gross acres into 169 single family residential lots in the R-7,000 (single family residential, minimum lot size 7,000 square feet) zone: Tentative Tract Map No. 61920. The project site was zoned R-10,000 (single family residential, minimum lot size 10,000 square feet) and R-15,000 (single family residential, minimum lot size 15,000 square feet) and the applicant had requested a zone change (ZC No. 21-004) to change the zoning to R-7,000.

This project was approved by the City of Lancaster Planning Commission on October 17, 2022 and by the City Council on December 13, 2022. With the approval of the project, all discretionary actions for the City were completed and remain valid; no other discretionary approvals from the City are necessary. Subsequent to the approval of the project, off-site approvals were issued for the sewer line along future 55th Street West.

The Western Joshua tree was listed as candidate species by the California Fish and Game Commission in September 2020. The California Environmental Quality Act (CEQA) Initial Study prepared for the project does not address impacts to Joshua trees as no trees were present on the project site. However, the sewer line route does have Joshua trees and the California Department of Fish and Wildlife has requested that the City revise the Initial Study to specifically address impacts to the Joshua tree from the proposed project and to identify appropriate mitigation measures. The initial study has been revised to address impacts to the Joshua tree along the sewer line route; no other changes to the initial study have been made. No new mitigation measures, with the exception of those necessary for the Joshua tree, have been added.

Mitigation measures have been identified for air quality, biological resources, cultural resources, geology and soils, hazards/hazardous materials, and noise.

Location: The project site is located on approximately 38.9 acres at the northeast corner of 55th Street West and Avenue K in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Numbers (APNs) 3203-016-035, -036, and -037.

Mitigation Measures: Mitigation measures have been identified for air quality, biological resources, cultural resources, geology and soils, hazards/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>

Comment Period: The comment period for the revised IS/MND starts on July 16, 2026 and closes on August 17, 2026. You are encouraged to submit comments regarding the proposed revised IS/MND. You may do so by submitting written comments to the address or email below and the comments should be received no later than August 17, 2026.

Lead Agency Name and Address

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


Jocelyn Swain
Senior Planner