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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:** JULY 16, 2025

**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 NO. 25-005

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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 (CUP25-005) 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 construct a new, 100 percent affordable (30-60% AMI), 228-unit apartment complex in the Commercial Planned Development (CPD) zone. The project includes 24 one-bedroom units, 120 two-bedroom units, and 84 three-bedroom units. The project also proposes amenities associated with the apartments including a pool, community building, children’s playgrounds, outdoor picnic areas, and basketball court. The project site will be accessed off 15<sup>th</sup> Street West. The parcel is currently undeveloped.

**Location:** The project site is located on an approximately 10.85-acre, vacant, site. The project is located northeast of the intersection of 15<sup>th</sup> Street West and Avenue K-8 in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Number (APN) 3125-009-908.

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

**Comment Period:** The comment period for this IS/MND starts on July 16, 2025, and closes on August 15, 2025. 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 August 15, 2025.

**Lead Agency Name and Address**

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

The Planning Commission is scheduled to consider adoption of the Mitigated Negative Declaration at its August 18, 2025, meeting.

A handwritten signature in blue ink, appearing to read "Shannon Edwin", is written over a horizontal line.

Shannon Edwin, AICP  
Planner