



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

DATE: MARCH 18, 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: TTM 22-003 (61573)

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 22-003 (61573)). 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 20 acres into 77 single-family residential lots in the R-7,000 zone (Figure 2). Access into the subdivision would be provided from Avenue H-8. All of the streets within the development would be private. The streets within the subdivision would be private. Lot sizes with the development would range in size from 7,083 square feet to 13,709 square feet. A meandering sidewalk would be provided along Avenue H-8 and 20th Street East.

Location: The project site is located on approximately 20 acres at the southeast corner of 20th Street East and Avenue H-8 in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Numbers (APN) 3154-002-094.

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:

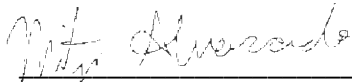
- The Lancaster Public Library located at 601 West Lancaster Boulevard, Lancaster, CA
- City of Lancaster offices located at 44933 Fern Avenue, Lancaster, CA
- Online at <https://www.cityoflanasterca.org/our-city/departments-services/development-services/planning/environmental-review/initial-studies>

Comment Period: The comment period for this IS/MND starts on March 18, 2026 and closes on April 17, 2026. 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 April 17, 2026.

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 April 20, 2026 meeting.



Mitzi Alvarado
Mitzi Alvarado
Planner