



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

DATE: MARCH 18, 2026

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: TENTATIVE TRACT MAP NO. 23-010 (83740)

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 (Tentative Tract Map No. 23-010 [83740]). 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 47-lot single-family residential subdivision on approximately 11 gross acres on the west side of 20th Street West, south of Avenue H. The lots would range in size from 7,000 square feet to 11,000 square feet. Access to the subdivision would be provided from 20th Street West. The streets within the subdivision would be private and the streets surrounding the subdivision would remain public. The project also includes a Variance for increased wall height to be consistent with heights of neighboring subdivision walls. The parcel is currently undeveloped.

Location: The project site is located on approximately 11 acres on the west side of 20th Street West, south of Avenue H in the City of Lancaster, California. Specifically, the proposed project is located on Assessor's Parcel Number (APN) 3114-012-069.

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

The Planning Commission is tentatively scheduled to consider adoption of the Mitigated Negative Declaration at its April 20, 2026 meeting.



Shannon Edwin
Planner