



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

DATE: SEPTEMBER 15, 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
MITIGATED NEGATIVE DECLARATION

TITLE: TENTATIVE TRACT MAP NO. 22-005 (TTM NO. 62349)

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 No. 22-005 [TTM No. 62349]). 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 subdivide approximately 20 acres into 78 single family residential lots in the R-7,000 (single family residential, minimum lot size 7,000 square feet) zone. Lots within the subdivision would range in size from 7,000 square feet to 15,006 square feet. Access to the subdivision would be from Avenue 20th Street East and all streets within the subdivision would be private. A block wall would be provided around the subdivision with a 4-foot landscape maintenance district and meandering sidewalk along 20th Street East.

Location: The project site is located on approximately 20 acres at the northeast corner of Avenue I and 20th Street East in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Number (APN) 3154-002-095.

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 93534
- City of Lancaster offices located at 44933 Fern Avenue, Lancaster, CA 93534

- Online at <https://www.cityoflanasterca.org/our-city/departments-services/development-services/planning/environmental-review>

Comment Period: The comment period for this IS/MND starts on September 15, 2026, and closes on October 15, 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 October 15, 2026.

Lead Agency Name and Address

City of Lancaster
Attention: Mitzi Alvarado, Associate 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 October 19, 2026, meeting.



Mitzi Alvarado
Associate Planner