

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2022090101

Project Title: Tentative Tract Map No. 61920/Zone Change No. 21-04 (revised)

Lead Agency: City of Lancaster

Contact Person: Jocelyn Swain

Mailing Address: 44933 Fern Avenue

Phone: (661) 723-6249

City: Lancaster Zip: 93534

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Lancaster

Cross Streets: 55th Street West and Avenue K

Zip Code: 93536

Longitude/Latitude (degrees, minutes and seconds): 34.683375 ° ' " N / -118.227839" W Total Acres: 38.9

Assessor's Parcel No.: 3203-016-0356, -036, -037

Section: 23

Twp.: 7N

Range: 13W

Base: SBBM

Within 2 Miles: State Hwy #: N/A

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: Sundown Elementary

Document Type:

CEQA:	☐ NOP	☐ Draft EIR	NEPA:	☐ NOI	☐ Joint Document
	☐ Early Cons	☐ Supplement/Subsequent EIR		☐ EA	☐ Final Document
	☐ Neg Dec	(Prior SCH No.)		☐ Draft EIS	☐ Other:
	☒ Mit Neg Dec	Other:		☐ FONSI	

Local Action Type:

☐ General Plan Update	☐ Specific Plan	☒ Rezone	☐ Annexation
☐ General Plan Amendment	☐ Master Plan	☐ Prezone	☐ Redevelopment
☐ General Plan Element	☐ Planned Unit Development	☐ Use Permit	☐ Coastal Permit
☐ Community Plan	☐ Site Plan	☒ Land Division (Subdivision, etc.)	☐ Other:

Development Type:

☒ Residential:	Units	169	Acres	38.9			
☐ Office:	SF		Acres		Employees		
☐ Commercial:	SF		Acres		Employees		
☐ Industrial:	SF		Acres		Employees		
☐ Educational:							
☐ Recreational:							
☐ Water Facilities:	Type		MGD				

☐ Transportation:	Type	
☐ Mining:	Mineral	
☐ Power:	Type	MW
☐ Waste Treatment:	Type	MGD
☐ Hazardous Waste:	Type	
☐ Other:		

Project Issues Discussed in Document:

☒ Aesthetics/Visual	☐ Fiscal	☐ Recreation/Parks	☒ Vegetation
☐ Agricultural Land	☒ Flood Plain/Flooding	☐ Schools/Universities	☐ Water Quality
☒ Air Quality	☐ Forest Land/Fire Hazard	☐ Septic Systems	☐ Water Supply/Groundwater
☒ Archaeological/Historical	☒ Geologic/Seismic	☐ Sewer Capacity	☐ Wetland/ Riparian
☒ Biological Resources	☐ Minerals	☒ Soil	☐ Growth Inducement
		Erosion/Compaction/Grading	
☐ Coastal Zone	☒ Noise	☐ Solid Waste	☒ Land Use
☐ Drainage/Absorption	☐ Population/Housing	☒ Toxic/Hazardous	☒ Cumulative Effects
☐ Economic/Jobs	☒ Public Services/Facilities	☒ Traffic/Circulation	☐ Other:

Present Land Use/Zoning/General Plan Designation:

Land Use – vacant; zoning: formerly R-10,000/R-15,000, now R-7,000; General Plan – Urban Residential

Project Description: (please use a separate page if necessary)

The proposed project consists of a subdivision of approximately 38.9± acres into 169 single-family residential lots, as well as a proposal to change the zoning from R-10,000 and R-15,000 to R-7,000. The lots range from 7,011 square feet to 9,936 square feet. Access to the subdivision would be provided from 52nd Street West and 55th Street West. All of the streets within the development would be private.

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. On-site grading has commenced and building permits are under review. Subsequent to the approval of the project, off-site approvals were issued for the installation of the sewer line along future 55th Street West northwards to Avenue J.

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/Mitigated Negative Declaration adopted 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 contain 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.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # 7	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # 6
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # 5	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 16, 2026 Ending Date August 17, 2026

Lead Agency (Complete if applicable):

Consulting Firm:	Applicant:	<u>Richmond American Homes/Chris Borland</u>
Address:	Address:	<u>5171 California Avenue, Ste 120</u>
City/State/Zip:	City/State/Zip:	<u>Irvine, CA 92617</u>
Contact:	Phone:	<u>949-698-8442</u>
Phone:		

Signature of Lead Agency Representative:

Jocelyn Swain

Date:

7/16/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.