

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022090101

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

Lead Agency: City of Lancaster

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Project Location: Lancaster, Los Angeles County
City County

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality- mitigation measure establishes procedures to reduce potential impacts from Valley Fever

Biological Resources- mitigation measures for burrowing owls, nesting birds, Joshua trees

Cultural Resources- mitigation measures for tribal monitoring requirements and procedures in the event of accidental discovery

Geology and Soils- dust control plans

Hazards- Phase II investigation, disposal of debris on-site

Noise- measures to reduce construction noise in nearby residential tracts

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no known areas of controversy regarding the proposed project.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife

Antelope Valley Air Quality Management District (AVAQMD)

Regional Water Quality Control Board, Lahontan Region

Los Angeles County Fire Department

Los Angeles Waterworks District 40

Los Angeles County Sanitation District #14

Southern California Edison