

Notice of Determination

To: _____ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: Community Development Department
City of Lancaster
44933 Fern Avenue
Lancaster, CA 93534

 X County Clerk
County of Los Angeles
Environmental Filings
12400 E. Imperial Hwy.
Norwalk, CA 90650

(Date received for filing)

Subject: **Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

Tentative Tract Map No. 61920/Zone Change No. 21-04 (Revised IS)

Project Title

<u>2022090101</u>	<u>Jocelyn Swain</u>	<u>(661) 723-6100</u>
State Clearinghouse Number	Lead Agency	Area Code/Telephone/Extension
(If submitted to Clearinghouse)	Contact Person	

Project Location - General: City of Lancaster, County of Los Angeles, State of California

Project Location - Specific: Approximately 38.9 acres located at the northeast corner of 55th Street West and Avenue K (Assessor Parcel Numbers: 3203-016-035, -036, -037)

Project Applicant: United Civil, Inc./Richmond America

Project Description:

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.

Notice of Determination

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project on **September 3, 2026** (TTM 61920/ZC 21-04 Revised IS) and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were necessary for approval of the project.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the initial study is available to the General Public at Lancaster City Hall, Community Development Department, 44933 Fern Avenue, Lancaster, California.


Jocelyn Swain

Senior Planner
Title

September 3, 2026
Date