

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 #

Project Title: Tentative Tract Map No. 22-005 (TTM 62349)

Lead Agency: City of Lancaster

Contact Person: Mitzi Alvarado

Mailing Address: 44933 Fern Avenue

Phone: 661-723-6100

City: Lancaster

Zip: 93534

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Lancaster

Cross Streets: 20th Street East, Avenue I

Zip Code: 93535

Longitude/Latitude (degrees, minutes and seconds): 34° 7' 11.438" N / -118° 09' 50.003" W Total Acres: 20

Assessor's Parcel No.: 3154-002-095

Section: 7

Twp.: 7N

Range: 11W

Base: SBBM

Within 2 Miles: State Hwy #: N/A

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: Tierra Bonita 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	78	Acres	20			
☐ Office:	SF		Acres		Employees	☐ Transportation:	Type
☐ Commercial:	SF		Acres		Employees	☐ Mining:	Mineral
☐ Industrial:	SF		Acres		Employees	☐ Power:	Type
☐ Educational:						☐ Waste Treatment:	Type
☐ Recreational:						☐ Hazardous Waste:	Type
☐ Water Facilities:	Type		MGD			☐ 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 – R-7,000; General Plan designation- Urban Residential

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

The proposed project consists of the subdivision of approximately 19.4 acres into 78 single-family residential lots. The lots range in size from 7,000 square feet to 15,006 square feet. Access into the subdivision would be provided from 20th Street East (Figure 2). All streets within the development will be private. A 6' block wall would be provided around the subdivision with a 4' landscape maintenance district and meandering sidewalk along 20th Street East.

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 # <u>7</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>6</u>
☐ 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 # <u>5</u>	☐ 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 September 15, 2026 Ending Date October 15, 2026

Lead Agency (Complete if applicable):

Consulting Firm:	Applicant:	<u>South 20E H-8, LLC</u>
Address:	Address:	<u>8800 N Gainey Center Dr, Ste 255</u>
City/State/Zip:	City/State/Zip:	<u>Scottsdale, AZ 85258</u>
Contact:	Phone:	<u>480-609-1200 x21</u>
Phone:		

Signature of Lead Agency Representative: Jocelyn Swain Date: September 14, 2026

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