

# Notice of Determination

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

**From:** Community Development Department  
Planning and Permitting Division  
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

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(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. 71563 (Revised IS)

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**Project Title**

2013031036	Jocelyn Swain	(661) 723-6100
State Clearinghouse Number (If submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone/Extension

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

**Project Location - Specific:** ±28.5 gross acres on the northwest corner of 60<sup>th</sup> Street West and Avenue J (APNs 3203-008-056 and 3203-008-057 [formerly 3203-008-048 and 3203-008-035])

**Project Applicant:** Pacific Communities

**Project Description:** The proposed project consists of the subdivision of 28.5 gross acres into 108 single family residential lots in the R-7,000 (single family residential, minimum lot size 7,000 square feet) zone: Tentative Tract Map No. 71563, Conditional Use Permit No. 11-09, General Plan Amendment No. 11-03, and Zone Change No. 11-03. Additionally, the proposed project includes the construction of a 200-foot wide drainage channel along the southern boundary. The General Plan Amendment and Zone Change changed the designations on the site to Urban Residential (UR) and R-7,000 while the Conditional Use Permit allows for smaller lots.

This project was approved by the City of Lancaster Planning Commission on April 15, 2013 and by the City Council on May 14, 2013. 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.

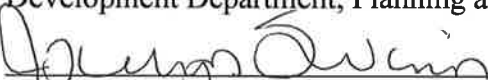
Subsequent to the approval of the project, the California Fish and Game Commission listed the Joshua tree as a candidate species under the California Endangered Species Act. To streamline the Incidental Take Permit (ITP) process, the California Department of Fish and Wildlife has requested that the City 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 onsite; 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. Mitigation measures have been identified for biological resources and geology and soils.

## **Notice of Determination**

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project on **March 4, 2024** (revised Initial Study) 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 made a condition of the 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, Planning and Permitting Division, 44933 North Fern Avenue, Lancaster, California.

  
Jocelyn Swain

Senior Planner  
Title

March 4, 2024  
Date