

**NOTICE OF AVAILABILITY/NOTICE OF INTENT TO ADOPT
A NEGATIVE DECLARATION**

Notice of Intent to adopt a Negative Declaration in compliance with Section 15072 of the California Environmental Quality Act (CEQA).

Project Title: City of Lancaster 2021-2029 Housing Element Update, Safety Element Update, and Environmental Justice Element

GENERAL PLAN AMENDMENT NO. 21-02 and ZONE TEXT AMENDMENT NO. 21-01

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Lead Agency Contact Person	Telephone Number	Email Address

Project Location: The City of Lancaster is located in the central portion of the Antelope Valley in the northern portion of Los Angeles County, Approximately, 63 miles north of downtown Los Angeles. Immediately south of Lancaster is the City of Palmdale; the San Fernando Valley lies 60 miles to the south of Lancaster. The City is generally bounded by Avenue E to the north, Avenue N to the south, 110 to the east, and 110th Street West to the west. The Antelope Valley Freeway (State Route 14) provides the primary access between the Antelope Valley and the Greater Los Angeles area.

Project Description: The Housing Element is a required component of the City's General Plan and must be updated on a regular basis, as set forth in Government Code Section 65588. The Housing Element consists of these components, as required by Government Code Section 65583, 1) housing needs, 2) constraints to housing development, 3) housing resources (available sites and funding sources), and 4) a Housing Plan.

The 2021-2029 Housing Element applies to all properties within the City of Lancaster on which existing General Plan land use designations and zoning allow residential and/or mixed-use development. The Housing Element does not specifically authorize the construction of any housing development nor does it indicate where and when specific housing projects would occur. The Housing Element is a policy document setting forth the City's plan to accommodate its share of regional housing needs, as determined by the Southern California Association of Governments (SCAG). For the 2021-2029 planning period, the City of Lancaster's share is 9,023 housing units. This allocation is referred to as the Regional Housing Needs Assessment, or RHNA.

In conjunction with this Housing Element update, the City is also undertaking an update to the Safety Element to align it with the recently adopted Local Hazard Mitigation Plan and adopt climate adaptation strategies, an Environmental Justice Element to comply with SB 1000 and SB 244, and a zone text amendment to introduce a new overlay to the High Density Residential (HDR) zone and commercial zones where high-density residential is allowed in order to facilitate additional housing opportunities.

The Initial Study prepared for the proposed project identifies environmental factors which would be potentially affected. However, potential environmental impacts generated by the adoption of the Project would not result in impacts which would require the incorporation of mitigation measures to reduce the impact to a less than significant effect on the environment. Therefore, a Negative Declaration has been prepared.

The project site is not included on the list of hazardous materials facilities, hazardous waste properties, or hazardous waste disposal sites enumerated under Section 65962.5 of the California Government Code (Cortese List).

This is to notify public and interested parties of the City of Lancaster's intent to adopt a Negative Declaration for the proposed project. The mandatory public review period began on **August 16, 2021** and concludes on

September 16, 2021 at 5:00 p.m. Copies of all relevant material including the project specifications and Negative Declaration are available to the general-public for review in the Community Development Division at City Hall, 44933 Fern Avenue, Lancaster, California 93534. Please send your written comments, which must be received prior to the close of the public review period on September 15, 2021 at 5:00 p.m., to Cynthia Campana, Senior Planner at ccampana@cityoflancafterca.org or the physical address shown above.



Cynthia Campana Senior Planner

8/16/21
Date