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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 #: _____

Project Title: Tentative Tract Map No. 62403 and Conditional Use Permit No. 21-10

Lead Agency: City of Lancaster

Contact Name: Cynthia Campaña

Email: ccampana@cityoflancasterca.gov Phone Number: 661-723-6100

Project Location: Lancaster, Los Angeles County
City *County*

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

The proposed project consists of the subdivision of approximately 68.9 acres into 235 single-family residential lots and 9.96 acres of open space. The proposed project also includes a Conditional Use Permit for a Residential Planned Development that allows for smaller lot sizes for a well-planned development with residential features and amenities beyond those typical conventional development such as open space, an amenity center and pocket parks. The lots would range in size from 6,000 square feet to 14,204 square feet. Access to the subdivision would be provided from 80th Street West and Avenue L. The streets within the subdivision would be private.

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 and nesting birds
Cultural Resources- mitigation measures for tribal monitoring requirements and procedures in the event of accidental discovery
Geology and Soils- dust control plans
Transportation- VMT Mitigation Fee
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 (CDFW)
- California Department of Toxic Substances Control (DTSC)
- Antelope Valley Air Quality Management District (AVAQMD)
- Los Angeles County Sanitation District #14
- Los Angeles County Waterworks District #40
- Los Angeles County Fire Department
- Southern California Edison