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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: SPR 23-009/TTM 23-003/GPA 23-001/ZC 23-001

Lead Agency: City of Lancaster

Contact Name: Jocelyn Swain

Email: jswain@cityoflancasterca.org Phone Number: 661-723-6100

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

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

The applicant (Maison's Sierra Phase I, LP) proposes to construct and operate a 2-phase, 100% affordable, private, gated housing development. All units within the development would be rental units. Phase I consists of a 196-unit development. Each lot within the project would contain a primary residence and an accessory dwelling unit with off street parking. Additionally, open space/recreational facilities including a pool would be provided throughout the community, an additional parking facility would be provided for the adjacent Mariposa Park, and a drainage basin would be provided at the northwest corner of the development. Access to the development would be from two driveways along Sierra Highway. Phase II would be developed after Phase I and includes up to 303 affordable units for seniors with similar amenities as Phase I.
As part of the proposed project, a tentative tract map, general plan amendment and zone change have also been requested. The tentative tract map would subdivide the subject property into the necessary number of lots to accommodate the units in Phase I and Phase II along with the open and common space lots. A total of 99 residential lots

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 to reduce valley fever impacts
Biological resources - mitigation for nesting birds and burrowing owl
Cultural Resources - mitigation for proper treatment of discovered resources
Geology/Soils - dust control measures
Noise - construction best management practices

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

- California Department of Fish and Wildlife (CDFW)
- Antelope Valley Air Quality Management District (AVAQMD)
- Los Angeles County Waterworks District #40
- Los Angeles County Sanitation District #14
- Los Angeles County Fire Department
- Southern California Edison