

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 #: 2016121044

Project Title: Tentative Tract Map No. 66842 (revised)

Lead Agency: City of Lancaster

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

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

See attached

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

****Biological Resources:** Impacts to 14.68 acres of Joshua tree habitat/36 Joshua trees, burrowing owls, and nesting birds. Mitigation measures have been included requiring protocol/preconstruction surveys for burrowing owls/nesting birds and an Incidental Take Permit with mitigation measures for Joshua trees.

**** Cultural Resources:** Mitigation measure has been included for archaeological monitoring during construction activities.

**** Geology/Soils:** mitigation measure has been included for dust control during construction activities.

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 issues at this time.

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

Antelope Valley Air Quality Management District
California Department of Fish and Wildlife
Lahanton Regional Water Quality Control Board
Los Angeles County Waterworks District 40
Los Angeles County Sanitation District No. 14
Los Angeles County Fire Department
Southern California Gas
Southern California Edison

Revised TTM 66842 Project Description

Tentative Tract Map No. 66842 was submitted to the City on March 17, 2016 for the subdivision of approximately 22 acres into 84 single family residential lots. This subdivision was approved by the City of Lancaster Planning Commission on December 18, 2017. With approval of the subdivision, all discretionary actions for the City were completed and remain valid; no other discretionary approvals are necessary.

The layout of the subdivision is not changing and will still result in the creation of 84 single family residential lots with a minimum lot size of 7,000 square feet. However, in accordance with what is allowable under State law, the developer will be constructing a total of 199 units on the 84 lots. These dwelling units will consist of the primary residence on each lot along with an Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU). Within each lot, primary homes, ADUs and JADUs will be separated by a six foot vinyl fence and linked together via a network of walking paths and trails. The perimeter of the subdivision will be enclosed by a six foot block wall. The development will also provide community amenities including a community building (lounge, office spaces, fitness center), park (pool/spa, bbq area), and parking area for the community amenities. The inclusion of ADUs and JADUs on each lot are allowed by right and do not require a discretionary approval.

Subsequent to the approval of the subdivision, the California Fish and Game Commission listed the Joshua tree as a candidate species under the California Endangered Species Act. While in its candidacy period, Joshua trees are afforded the same protections they would receive as a listed species. Joshua trees were identified in the original Initial Study; however, potential impacts to Joshua trees were not analyzed to the level necessary for the California Department of Fish and Wildlife to issue an Incidental Take Permit (ITP) as it was not a candidate/listed species in 2017.

To streamline the ITP process, the City of Lancaster has agreed to revise the Initial Study to specifically address impacts to the Joshua tree from the proposed project and identify adequate mitigation measures. The initial study has been revised to address these impacts and to update the format to the latest version found in the CEQA Guidelines. No new mitigation measures, with the exception of those necessary for the Joshua tree, have been added nor have any substantive revisions to the original mitigation measures been made.