

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2016121044

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

Lead Agency: City of Lancaster Contact Person: Jocelyn Swain
Mailing Address: 44933 Fern Avenue Phone: 661-723-6100
City: Lancaster Zip: 93534 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Lancaster

Cross Streets: 40th Street West, Avenue J-8 Zip Code: 93536

Longitude/Latitude (degrees, minutes and seconds): Total Acres: 22

Assessor's Parcel No.: 3153-046-065; 3153-021-032, 033, 034, 035, 036, 038 Section: 19 Twp.: 7N Range: 12W Base: SBBM

Within 2 Miles: State Hwy #: N/A Waterways: N/A
Airports: N/A Railways: N/A Schools: Westwind Elementary

Document Type:

- CEQA: [] NOP [] Draft EIR [] NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [] Residential: Units 199 Acres 22
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

- [] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Land Use - vacant; zoning - R-7,000; general plan designation - urban residential

Project Description: (please use a separate page if necessary)

See attached sheet.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

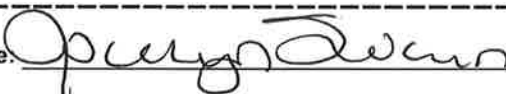
- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date March 4, 2022 Ending Date April 4, 2022

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Maison's Range 199/Kevin Harbison</u>
Address: _____	Address: <u>211 Village Commons, Suite 11</u>
City/State/Zip: _____	City/State/Zip: <u>Camarillo, CA 93012</u>
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 3/3/22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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.