

Notice of Determination

To: _____ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: Community Development Division
Development Services Department
City of Lancaster
44933 Fern Avenue
Lancaster, CA 93534

X County Clerk
County of Los Angeles
Environmental Filings
12400 E. Imperial Hwy.
Norwalk, CA 90650

ORIGINAL FILED

APR 25 2022

LOS ANGELES, COUNTY CLERK

(Date received for filing)

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Tentative Tract Map No. 66842 Amended (Revised IS)

Project Title

2016121044	Jocelyn Swain	(661) 723-6100
State Clearinghouse Number (If submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone/Extension

Project Location - General: City of Lancaster, County of Los Angeles, State of California

Project Location - Specific: ±20 gross acres at the southeast corner of Avenue J-8 and 40th Street West (APN 3153-046-065, 3153-021-032, 3153-021-033, 3153-021-034, 3153-021-035, 3153-021-036, and 3153-021-038)

Project Applicant: Maison's Range 199/Kevin Harbison

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.

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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.

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project (revised IS) on **April 15, 2022** and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the initial study is available to the General Public at Lancaster City Hall, Planning Department, 44933 North Fern Avenue, Lancaster, California.


Jocelyn Swain

Senior Planner
Title

April 15, 2022
Date

ECOPIY