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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. 61920/ Zone Change No. 21-04

Lead Agency: City of Lancaster

Contact Name: Monique Garibay

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Project Location: Lancaster (*City*) Los Angeles (*County*)

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

The proposed project consists of the subdivision of approximately 38.9 gross acres for the construction and occupancy of 169 single-family residential lots in the R-7,000 (single family residential, minimum lot size 7,000 square feet) zone (TTM No. 61920). The project site is currently zoned R-10,000 (single family residential, minimum lot size 10,000 square feet) and R-15,000 (single family residential, minimum lot size 15,000 square feet) and the applicant has requested a zone change (ZC No. 21-04) to change the zoning to R-7,000. The project site is located at the northeast corner of 55th Street West and Avenue K in the City of Lancaster (Assessor's Parcel Numbers [APNs] 3203-016-035, -036, -037).

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
Hazards- Phase II investigation, disposal of debris on-site
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
Antelope Valley Air Quality Management District (AVAQMD)
Regional Water Quality Control Board, Lahontan Region
Los Angeles County Fire Department
Los Angeles Waterworks District 40
Los Angeles County Sanitation District #14
Southern California Edison