

# Notice of Determination

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**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

\_\_\_\_\_  
(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. 53642/Conditional Use Permit No. 22-08

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**Project Title**

2022100369	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:** ±40 acres at the southeast corner of 60<sup>th</sup> Street West and Avenue K-4 (Assessor Parcel Numbers: 3204-009-026, 3204-009-079, 3204-009-081)

**Project Applicant:** Pacific Communities Builders, Inc.

**Project Description:** The proposed project consists of a tentative tract map for the subdivision of approximately 40 acres into 208 single family residential lots and lots for common open space and drainage basins. It also includes a conditional use permit to create an age-restricted residential planned development on smaller lots.

All of the residential lots within the subdivision would be a minimum of 4,250 square feet and a maximum of 8,531 square feet. The residential planned development allows for smaller lot sizes and variations from the R-7,000 development standards in exchange for a minimum of 15% common open space and enhanced design features. The proposed development would provide approximately 5.86 acres (approximately 16.33%) of common open space including park areas/community gardens, walking trails, recreational area (including swimming pool) and a community building.

The proposed development would be gated with access from Avenue K-8. All roadways within the subdivision will be private. This community would be age-restricted with most residents 55 years old and older. All of the residences would be single-story and would be 2-bedroom with the ability for an optional 3<sup>rd</sup> bedroom.

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project on **December 12, 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.

## **Notice of Determination**

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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

May 15, 2023  
Date