

Notice of Determination

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

From: Community Development Department
Planning and Permitting Division
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.

 GPA 23-001, ZC 23-001, TTM 23-003 (84221), SPR 23-009

Project Title

2023100288	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: ±45 gross acres on the west side of Sierra Highway between Avenue H and Avenue H-8 (Assessor Parcel Numbers [APNs] 3135-001-903 thru 3135-001-918)

Project Applicant: Maisons Sierra Phase I, LP/Kevin Harbison

Project Description: The applicant (Maisons Sierra Phase I, LP) proposes to construct and operate a 2-phase, 100% affordable, private, gated housing development. All units within the development would be rental units. Phase I consists of a 196-unit development. Each lot within the project would contain a primary residence and an accessory dwelling unit with off street parking. Additionally, open space/recreational facilities including a pool would be provided throughout the community, an additional parking facility would be provided for the adjacent Mariposa Park, and a drainage basin would be provided at the northwest corner of the development. Access to the development would be from two driveways along Sierra Highway. Phase II would be developed after Phase I and includes up to 303 affordable units for seniors with similar amenities as Phase I.

As part of the proposed project, tentative tract map, general plan amendment and zone change have also been requested. The tentative tract map would subdivide the subject property into the necessary number of lots to accommodate the units in Phase I and Phase II along with the open and common space lots. The general plan designation and zoning on the subject property is currently a mixed of Moderate Density Residential and Park. The General Plan Amendment and Zone Change would change these designations so that they entire site is designated and zoned Moderate Density Residential (MDR).

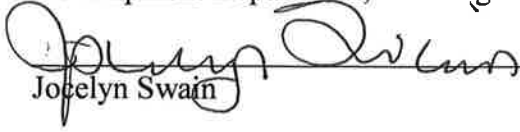
This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project on **December 12, 2023** and has made the following determinations regarding the above-described project:

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.

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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, Community Development Department, Planning and Permitting Division, 44933 North Fern Avenue, Lancaster, California.


Jobelyn Swain

Senior Planner
Title

December 18, 2023
Date