

RESOLUTION NO. 24-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 22-009 (TTM 67239) TO ALLOW FOR THE SUBDIVISION OF ±20.5 GROSS ACRES INTO 32 SINGLE-FAMILY LOTS IN THE SEMI-RURAL RESIDENTIAL (SRR) ZONE LOCATED AT THE NORTHWEST CORNER OF 35TH STREET WEST AND AVENUE M-8 (APN: 3111-001-063 AND -088), ADOPTING A MITIGATED NEGATIVE DECLARATION, APPROVING THE MITIGATION MONITORING AND REPORTING PROGRAM, AND AUTHORIZING STAFF TO EXECUTE AND FILE THE NOTICE OF DETERMINATION

WHEREAS, on May 24, 2022, 26 Global Infinity, LLC and Rodeo Credit Enterprises, LLC (“Applicant”) submitted an application for Tentative Tract Map No. 22-009 (TTM 67239) to subdivide approximately 20.5 gross acres into 32 single family lots at the northwest corner of 35th Street West and Avenue M-8 (Assessor Parcel Numbers (“APNs”) 3111-001-063 and -088) in the Semi-Rural Residential (SRR) zone (“Project”); and

WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code, §210000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, §150000 et seq.) (collectively, “CEQA”), an Initial Study was prepared in April 2024 to evaluate potential impacts to the environment consistent with CEQA; and

WHEREAS, pursuant to CEQA, an Initial Study (SCH# 2024040600) analyzing all potential impacts of the Project was prepared for the City’s consideration as the lead agency under State CEQA Guidelines section 15063; and

WHEREAS, on the basis of the Initial Study, which indicated that all potential environmental impacts from the Project would be less than significant with the incorporation of the mitigation measures in the Mitigation Monitoring and Reporting Program (“MMRP”), City staff determined that a Mitigated Negative Declaration (“MND”) should be prepared; and

WHEREAS, copies of the Draft Initial Study/MND were available during the public review period at City Hall, Lancaster Library, and on the City’s website; and

WHEREAS, pursuant to Public Resources Code section 21081.6 and State CEQA Guidelines section 15074(d), the MMRP has been prepared and includes mitigation measures for air quality, biological resources, cultural resources, geology and soils, and noise; and

WHEREAS, the public review period closed on May 12, 2024 and all comments were received, considered and responded to from the public, as well as any responsible, trustee, and interested agencies on the IS/MND; and

WHEREAS, the application for Tentative Tract Map No. 22-009 (TTM 67239) has been filed pursuant to Chapter 16.08, of the Lancaster Municipal Code (“LMC”); and

WHEREAS, staff has performed the necessary investigations to ensure the division of land for APNs 3111-063 and -088 would be consistent with the purpose of the City’s Subdivision Ordinance, the State Subdivision Map Act, and regulations of the LMC, prepared a written report, and recommended approval of this Tentative Tract Map, subject to conditions; and

WHEREAS, public notice was published and given as required by law, and a public hearing was held by the Lancaster Planning Commission (“Planning Commission”) on May 20, 2024 concerning the IS/MND and all other relevant information contained in the administrative record regarding the Project, including all oral and written evidence presented to it during all meetings and hearings; and

WHEREAS, the Planning Commission, after considering all evidence presented, desires to approve Applicant’s requested Tentative Tract Map.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LANCASTER, DOES RESOLVE, DETERMINE AND ORDER, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are true, correct and incorporated herein as a substantive part of this Resolution.

Section 2. CEQA Findings.

A. The Planning Commission has reviewed and considered the information contained in the Final IS/MND and the administrative record, including all written and oral evidence presented to it, and finds, based on its independent review and analysis: (i) that the Final IS/MND was prepared in compliance with CEQA; and (ii) that, based on the imposition of mitigation measures, there is no substantial evidence in the administrative record supporting a fair argument that the Project may have a significant effect on the environment. The Planning Commission further finds that the Final MND contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Commission. No new significant environmental impacts have been identified in the Final MND and any changes to the Final MND in response to comments or otherwise do not constitute substantial revisions requiring recirculation under State CEQA Guidelines section 15073.5.

B. The Planning Commission has also reviewed and considered the MMRP for the Project that has been prepared pursuant to the requirements of Public Resources Code Section 21081.6 and finds that such Program is designed to ensure compliance with the mitigation measures during Project implementation.

Section 3. Approval and Adoption of IS/MND. Pursuant to Public Resources Code section 21080, subdivision (c)(2), the Planning Commission approves and adopts the Final IS/MND prepared for the Project.

Section 4. Approval and Adoption of MMRP. Pursuant to Public Resources Code section 21081.6, the Planning Commission approves and adopts the MMRP, which was prepared for the Project and made a condition of Project approval, and is attached hereto as Exhibit B.

Section 5. Approval of Project. The Planning Commission approves the Project as described in the Final IS/MND.

Section 6. Notice of Determination. The Planning Commission directs staff to file a Notice of Determination with the Los Angeles County Clerk and the Office of Planning and Research within five (5) working days of approval of the Project.

Section 7. Custodian of Records. The custodian of records for the Final IS/MND, MMRP and all other materials which constitute the record of proceedings upon which the Planning Commission's decision is based upon is the Community Development Department of the City of Lancaster. Those documents are available for public review in the Community Development Department of the City of Lancaster, located at 44933 Fern Avenue, telephone 661-723-6100. This information is provided in compliance with Public Resources Code Section 21081.6

Section 8. Tentative Tract Map Findings. The Planning Commission hereby adopts the following findings based pursuant to Section 16.08.110 of the LMC:

- a. The proposed subdivision is consistent with the general plan, any applicable specific plan, and is compatible with the general plan land uses, goals, objectives, policies, and specific actions specified in such plan.**

The Project is a residential subdivision consistent with the general plan land use designation of Non-Urban (NU) and with the policies, goals, objectives, and specific actions of the General Plan, as discussed in the staff report. The Project is not located within the boundaries of a Specific Plan.

- b. The design and improvement of the proposed subdivision is consistent with the general plan, any applicable specific plan, Title 17, and this title.**

The design and improvements of the subdivision are consistent with the General Plan and use designation of NU and the development standards identified in Sections 17.08.060 and 17.080.070 of the LMC. The project site is not located within the boundaries of a specific plan.

c. The site is physically suitable for the type and density of the development proposed.

The project site is physically suitable for the type and density of the development. Adequate roadway capacity and infrastructure exists in the vicinity of the Project or can be provided to support the development.

d. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The design of the subdivision and the improvements would not cause substantial environmental damage or substantially injure fish or wildlife or their habitat. All environmental impacts to biological resources associated with the Project would be less than significant with the incorporation of the identified mitigation measures and conditions of approval. Additionally, the developer would be required to pay the City's biological impact fee, which is utilized to help conserve the biological resources found throughout the Antelope Valley.

e. The design of the subdivision or the type of improvements will not cause serious public health problems.

The design of the subdivision and the associated improvements are not likely to cause serious public health problems as adequate sewer and water systems will be provided to the development. Additionally, all residences within the subdivision are required to have trash collection services in accordance with the City of Lancaster's Waste Management franchise agreement.

f. The design or the types of improvements of the subdivision will not conflict with easements acquired by the public at large, for access through, or use of, property within the subdivision.

There are no known public easements or access across the subject property; therefore, the design of the subdivision will not conflict with public access. Any utility can be accommodated within the design of the Project.

g. The City's action will not have an adverse effect on the housing needs of the region and the City has balanced these needs against the public service needs of its residents and available fiscal and environmental resources, in accordance with Section 66412.3 of the Subdivision Map Act.

The Project would have a beneficial effect on the housing needs of the region because an additional 32 dwelling units would be provided. The Project would not adversely affect the economic health nor the environmental resources of the City as the infrastructure to support the Project, such as roadways and utility lines, currently existing in the vicinity of the project site and the maintenance of this infrastructure is already occurring.

h. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.

The Project is not expected to have any significant impact on any future passive or natural heating or cooling opportunities. The Project has been designed to take advantage of heating and cooling opportunities to the extent feasible. Additionally, the Project is required to comply with Title 24, which includes requirements for solar energy.

Section 9. Tentative Tract Map Approval. The Planning Commission hereby approves Tentative Tract Map No. 22-009 (TTM 67239) subject to the conditions attached hereto and incorporated herein.

Section 10. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 11. Certification. The Secretary of the Planning Commission shall certify the adoption of this Resolution.

Section 12. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application.

PASSED, APPROVED and ADOPTED this 20th day of May 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

RECUSED:

ABSENT:

JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:

PATTI GARIBAY, Assistant Director Community Development
Planning & Permitting
City of Lancaster

Attachments:

- A. Conditions List
- B. Mitigation Monitoring and Reporting Program
- C. Initial Study/MND

Within 10 working days of the date of this decision by the Commission an applicant or an interest City resident may submit to the City Clerk a notice of appeal pursuant to LMC Sections 17.36.030 and 2.44.010 et seq.

Any action to challenge the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Code of Civil Procedure Section 1094.6.