

# **APPENDIX A**

## **Notice of Preparation**




**NOTICE OF PREPARATION**

**AVANTI SOUTH PROJECT (SP 15-02/GPA 16-01/ZC 16-01/VTTM 74312)**

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**DATE:** JULY 15, 2016

**TO:** STATE CLEARINGHOUSE AND INTERESTED PARTIES

**FROM:** CITY OF LANCASTER DEVELOPMENT SERVICES DEPARTMENT,   
COMMUNITY DEVELOPMENT DIVISION

**SUBJECT:** NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT  
REPORT FOR THE AVANTI SOUTH PROJECT

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The City of Lancaster is the Lead Agency in charge of environmental review of the Avanti South Project as proposed by the applicant in their submittals for Specific Plan No. 15-02, General Plan Amendment No. 16-01, Zone Change No. 16-02, and Vesting Tentative Tract Map 74312. The City has determined that an Environmental Impact Report (EIR) will be prepared. The City is soliciting comments from reviewing agencies and the public regarding the scope and content of the environmental document. For reviewing agencies, the City requests comments with respect to your agency's statutory responsibility as related to the proposed project. Your agency may need to use the EIR when considering relevant permits or other approvals for the project. The City is also seeking the views of residents, property owners, and concerned citizens regarding issues that should be addressed in the EIR.

**Comment Period:** Comments may be sent anytime during the 30-day NOP comment period. The NOP review and comment period begins on **July 15, 2016** and ends on **August 15, 2016**. All comments must be received during the comment period and no later than 6 p.m. on August 15, 2016. Please include the name of a contact person for your agency, if applicable. All comments should be directed to:

City of Lancaster  
Attn: Jocelyn Swain, Principal Planner – Environmental  
44933 Fern Avenue  
Lancaster, CA 93534

Comments may also be emailed to [jswain@cityoflancasterca.org](mailto:jswain@cityoflancasterca.org) or faxed to (661) 723-6182.

**Scoping Meeting:** Oral comments may be provided at the Scoping Meeting to be held on Wednesday, July 27, 2016 from 6:30 p.m. to 8 p.m. at the MOAH – Cedar Center for the Arts, located at 44851 Cedar Avenue, Lancaster, CA 93534.

## **Avanti South Project Description**

### **Project Location**

The proposed project is located in the Antelope Valley in the northern portion of Los Angeles County, completely within the City of Lancaster. The project site consists of a total of 307.6 acres on two adjacent sites: Avanti South and Avanti West. Avanti South is approximately 234 acres and is generally bound by Avenue L, Avenue K-8, 70<sup>th</sup> Street West, and 62<sup>nd</sup> Street West. Avanti West is approximately 73 acres and is generally bound by Avenue K-8, Avenue K-4, 70<sup>th</sup> Street West, and 75<sup>th</sup> Street West (See attached aerial). The proposed project encompasses the following assessor's parcel numbers: 3204-008-045, 3204-008-047, 3204-001-184, and 3204-001-195.

### **Project Description**

The Avanti South Specific Plan (SP 15-02) proposes a master planned community on approximately 307.6 within the southwestern portion of the City of Lancaster. The plan includes the following elements (see attached Land Use Plan):

- 1,375 single family lots ranging from 2,800 square feet to 7,500 square feet including 431 age-targeted and active adult units;
- 325 apartment units;
- 14 acres of commercial uses;
- 12.8 acre elementary school;
- 1.3 acre fire station;
- 31 acres of parks and open space; and
- Trail network.

The principal discretionary actions required of the City of Lancaster to implement the proposed project include the adoption of the Avanti South Specific Plan and approval of General Plan Amendment (GPA) 16-01, Zone Change (ZC) 16-01, and VTTM 74312. The Avanti South Specific Plan is a regulatory document and provides a means for implementing the City of Lancaster General Plan 2030 for the subject property. The policies and regulations contained in the proposed Specific Plan would serve as the zoning for the property. The Specific Plan provides a community design concept, land use plan, parks and open space plan, mobility plan, and infrastructure and public services plan, as well as development standards and design guidelines, to guide future development of the property.

The GPA would change the general plan designation on Avanti South from Urban Residential (UR) with a Specific Plan (SP) overlay to Mixed-Use (MU) with a SP overlay. No ZC is required on the Avanti South portion of the site and it would be designated as SP 15-02. The GPA would change the general plan designation on the Avanti West portion of the project site from Non-Urban Residential (NU) to UR with a SP overlay and the ZC would change the zoning from RR-2.5 (rural residential, minimum lot size 2.5 acres) to SP 15-02. The VTTM would subdivide the four existing parcels into 45 lots for financial and conveyance purposes.

## **AREAS OF POTENTIAL IMPACT**

The City has determined that an EIR is required for this project. Therefore, as allowed under Section 15063(a) of the CEQA Guidelines, the City has not prepared an Initial Study and will instead begin work directly on the EIR, as allowed under CEQA Guidelines Section 15081. The EIR will focus on the potentially significant and significant effects of the project and will document the reasons for concluding that other effects will be less than significant. The topics listed below will be further analyzed in the EIR. However, certain criteria within the topics listed below have been scoped out of further analysis, as detailed in the next section.

- Aesthetics (including light and glare)
- Agriculture and Forestry Resources
- Air Quality and Greenhouse Gases
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use
- Noise
- Population/Housing
- Public Services (including recreation)
- Transportation/Traffic
- Utilities/Service Systems

### **Effect Found Not to be Significant**

Based on the site or project characteristics, it is not anticipated that impacts will occur within the following environmental topic areas and therefore, these specific environmental impact criteria will be scoped out and included in the Effects Found Not To Be Significant section of the EIR. A brief description of why each topic or impact area was found not to be significant, and therefore scoped out, is provided below.

#### **Agriculture and Forestry Resources**

- **II.c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?** The project site is not zoned as forest land, timberland, or timberland production and does not meet the requirements of a timberland zone as defined by Public Resources Code Section 4526. Therefore, the project would not result in the rezoning of forest land or timberland and no impacts would occur.

- **II.d) Result in the loss of forest land or conversion of forest land to non-forest use?** There are no forests within the City of Lancaster. The project site consists of former agricultural lands or undeveloped desert. Therefore, no potential impacts associated with the loss or conversion of forest land would occur.

### **Biological Resources**

- **IV.f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan?** There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans or other approved local, regional, or State Habitat Conservation Plans that are applicable to the project site. Therefore, no potential impacts would occur with respect to the proposed project conflicting with the provisions of adopted plans.

### **Land Use and Planning**

- **X.c) Conflict with any applicable habitat conservation plan or natural community conservation plan?** There are no Habitat Conservation Plans or Natural Community Conservation Plans that are applicable to the project site. Therefore, no potential impacts would occur with respect to the proposed project conflicting with the provisions of these plans.

### **Mineral Resources**

- **XI.a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State? Or XI.b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?** The project site does not contain any known mineral deposits or active mineral extraction operations. The City of Lancaster, and the project site, are not considered likely to have large, valuable mineral and aggregate deposits according to the City of Lancaster 2030 General Plan Master Environmental Assessment (April 2009).

### **Population and Housing**

- **XIII.b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? Or XIII.c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?** The project site does not contain any residential uses. Therefore, the proposed project would not have the potential to displace people or housing and would not require the construction of housing elsewhere.



