

Notice of Determination

TO:

Office of Planning and Research
For U.S. Mail: Street Address:
P.O. Box Box 3044 1400 Tenth
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of Los Angeles
12400 E. Imperial Highway room 1201
Norwalk, CA 90650

FROM:

Responsible Agency: Local Agency Formation
Commission for the County of Los Angeles (LAFCO)
Street Address: 80 South Lake Avenue suite 870
Pasadena, CA 91101
Contact: Paul A. Novak, AICP
Phone: (626) 204-6500

Lead Agency:
City of Lancaster
Address: 44933 Fern Avenue
Lancaster, CA 93534
Contact: Chris Aune
Phone: (661) 723-6100

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2013031036

Project Title: GPA 11-03, ZC 11-03, CUP 11-09, and VTTM 71563

Project Applicant: Pacific Communities

Project Developer: _____

Project Location (include county): 28.5 acres on the northwest corner of 60th Street West and Avenue J, City of Lancaster, County of Los Angeles, CA

Project Description:

General Plan Amendment and Zone Change to change the land use for the subject property from Light Industrial (LI) to Urban Residential (UR), and to rezone the subject property from Light Industrial (LI) to R-7,000 (Single-family Residential, minimum 7,000 square-foot lot size). A Conditional Use Permit to allow for a Residential Planned Development (RPO) with a Vesting Tentative Tract Map consisting of 108 single-family lots and a drainage channel.

This is to advise that the Local Agency Formation Commission for the County of Los Angeles, as Responsible Agency, has approved the above described project on May 14, 2025 and has considered the Mitigated Negative Declaration (date)

as prepared by the Lead Agency regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project provision of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final Mitigated Negative Declaration, and record of project approval is available to the General Public at: LAFCO, 80 South Lake Ave. Suite 870, Pasadena, CA 91101

Signature:  Title: Executive Officer Date: 5/14/25