

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: Mitzi Alvarado
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): 2020040187

Project Title: Tentative Tract Map No. 82830 and 82831

Project Applicant: 99 Serenade Lancaster, LLC

Project Developer: _____

Project Location (include county): City of Lancaster, County of Los Angeles, State of California

A total of 9.77 acres divided between two sites: Site 1 6.5 acres located at the northeast corner of 65th Street west and

Project Description:

The proposed project consists of two residential subdivisions totaling 34 single family residential lots in the R-7,000 Zone: TTM 82830 and TTM 82831. TTM 82830 is approximately 6.5 acres and would involve construction of 22 single family residential lots. TTM 82831 is approximately 3.27 acres and would involve the construction of 12 single family residential lots.

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 July 9, 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: 7/9/25

14-442

Notice of Determination

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

THIS NOTICE WAS POSTED

ON August 24 2020

UNTIL September 23 2020

REGISTRAR - RECORDER/COUNTY CLERK

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Tentative Tract Map No. 82830 and 82831

Project Title

2020040187	Mitzi Alvarado	(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: A total of 9.77 ± acres divided between two sites: Site 1-6.5± gross acres located at the northeast corner of 65th Street West and Newgrove Street (TTM 82830) (APN: 3203-008-045), Site 2-3.27± gross acres located at the northwest corner of Newgrove Street and future 62nd Street West (TTM 82831)(APN: 3203-008-046)


Project Applicant: 99 Serenade Lancaster, LLC

Project Description: The proposed project consists of two residential subdivisions totaling 34 single family residential lots in the R-7,000 zone: TTM 82830 and TTM 82831. TTM 82830 is approximately 6.5 acres and would involve construction of 22 single family residential lots. TTM 82831 is approximately 3.27 acres and would involve the construction of 12 single family residential lots.

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project on **May 18, 2020** 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.
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.


Mitzi Alvarado

Planner
Title

May 18, 2020
Date

605-6.1
Revised 2/11/94

2020 128152

FILED
Aug 24 2020

State of California—Natural Resources Agency
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 202008240550002
STATE CLEARING HOUSE # (if applicable) 2020040187

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF LANCASTER COMMUNITY DEVELOPMENT DIVISION DEVELOPMENT SERVICES DEPARTMENT			DATE 08/24/2020
COUNTY/STATE AGENCY OF FILING LOS ANGELES			DOCUMENT NUMBER 2020128152
PROJECT TITLE TENTATIVE TRACT MAP NO. 82830 AND 82831			
PROJECT APPLICANT NAME MITZI ALVARADO			PHONE NUMBER (661)723-6100
PROJECT APPLICANT ADDRESS 44933 FERM AVENUE	CITY LANCASTER	STATE CA	ZIP CODE 93534
PROJECT APPLICANT (Check appropriate box): <input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,343.25	\$ 0.00
<input checked="" type="checkbox"/> Negative Declaration (ND)(MND)	\$2,406.75	\$ 2,406.75
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ 0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,136.50	\$ 0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ 75.00
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ 0.00

PAYMENT METHOD:

<input type="checkbox"/> Cash	<input type="checkbox"/> Credit	<input checked="" type="checkbox"/> Check	<input type="checkbox"/> Other _____	\$ 2,481.75
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SIGNATURE X 	TITLE ITC
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