

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: Jocelyn Swain
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): 2022100369

Project Title: Tentative Tract Map No. 53642/Conditional Use Permit No. 22-08

Project Applicant: Pacific Communities Builders, Inc.

Project Developer: _____

Project Location (include county): 40 acres at the southeast corner of 60th Street West and Avenue K-4 (Assessor Parcel Numbers: 3204-009-026, 3204-009-079, 3204-009-081)

Project Description:

The proposed project consists of a tentative tract map for the subdivision of approximately 40 acres into 208 single family residential lots and lots for common open space and drainage basins. It also includes a conditional use permit to create an age-restricted residential planned development on smaller lots. All of the residential lots within the subdivision would be a minimum of 4,250 square feet and a maximum of 8,531 square feet. The residential planned development allows for smaller lot sizes and variations from the R- 7,000 development standards in exchange for a minimum of 15% common open space and enhanced design features. The proposed development would provide approximately 5.86 acres (approximately 16.33%) of common open space including park areas/community gardens, walking trails, recreational area (including swimming pool) and a community building. The proposed development would be gated with access from Avenue K-8. All roadways within the subdivision will be private. This community would be age-restricted with most residents 55 years old and older. All of the residences would be single-story and would be 2-bedroom with the ability for an optional 3rd bedroom.

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