

Notice of Determination

TO:

☐ Office of Planning and Research
For U.S. Mail: Street Address:
P.O. 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): 2023080644

Project Title: Tentative Tract Map No. 62478

Project Applicant: Shayan Capital, LLC c/o Rodeo Credit Enterprises, LLC

Project Developer: Shayan Capital, LLC c/o Rodeo Credit Enterprises, LLC

Project Location (include county): 20 acres at the southeast corner of Avenue I and 35th Street East (APNs: 3150-003-001, 3150-003-002)
located in the City of Lancaster, with Los Angeles County.

THIS NOTICE WAS POSTED

ON September 10 2025

UNTIL October 10 2025

REGISTRAR-RECORDER/COUNTY CLERK

Project Description:

The proposed project consists of the subdivision of approximately 20 gross acres into 74 single family residential lots in the R-7,000 zone (single family residential, minimum lot size 7,000 square feet.) Lots within the subdivision would range in size from 7,020 square feet to 15,023 square feet. Access to the subdivision would be from 35th Street East, Jackman Avenue, and Avenue I. These roadways would be public. The streets within the subdivision would be private. A block wall would surround the subdivision with sidewalks and publicly maintained landscaping.

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 09/10/25 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 pursuant to the provisions 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: [Signature] Title: Executive Officer

Date: 9/10/25

2025 188928



FILED
Sep 10 2025

Deane C. Lopez, Registrar-Recorder/County Clerk

Electronically signed by Tina Tran



State of California—Department of Fish and Wildlife
**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number:
19 — 09/10/2025 — 202509100470006
STATE CLEARING HOUSE # (if applicable)
2023080644

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES (LAFCO)		LEAD AGENCY EMAIL	DATE 09/10/2025
COUNTY/STATE AGENCY OF FILING LACC		DOCUMENT NUMBER 2025188928	
PROJECT TITLE TENTATIVE TRACT MAP NO. 62478			
PROJECT APPLICANT NAME JOCELYN SWAIN		PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS 80 SOUTH LAKE AVENUE SUITE 870		CITY PASADENA	STATE CA
		ZIP CODE 91101	
PROJECT APPLICANT (Check appropriate box): ☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity			

CHECK APPLICABLE FEES:

- | | | |
|---|------------|----------|
| ☐ Environmental Impact Report (EIR) | \$4,123.50 | \$ 0.00 |
| ☐ Mitigated/Negative Declaration (MND)(ND) | \$2,988.75 | \$ 0.00 |
| ☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ 0.00 |
| ☐ Exempt from fee | | |
| ☐ Notice of Exemption (attach) | | |
| ☐ CDFW No Effect Determination (attach) | | |
| ☐ Fee previously paid (attach previously issued cash receipt copy) | | |
| ☐ Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ 0.00 |
| ☒ County documentary handling fee | | \$ 75.00 |
| ☐ Other | | \$ 0.00 |

PAYMENT METHOD:

- ☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ 75.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE ITC
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Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: T. TRAN



Wednesday, September 10, 2025 3:44 PM

5600
LAFCD - Local Agency Formation Co...

Item(s)

Fee	Qty	Total
NoD - County Posting Fee 1 2025188926		\$75.00
NoD - County Posting Fee 1 2025188927		\$75.00
NoD - County Posting Fee 1 2025188928		\$75.00
Total		\$225.00

Total Documents: 3

Customer payment(s):

Billing \$225.00