

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): 2023120520

Project Title: Tentative Tract Map No. 72739

Project Applicant: Civil Design and Drafting, Inc./Imad Aboujawdah

Project Developer: _____

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

±20 gross acres at the northwest corner of Avenue K and 65th Street West Assessor Parcel No. (APN 3203-0118-110).

Project Description:

The project consists of the subdivision of approximately 20 gross acres into 73 single family residential lots in the R-7,000 (single family residential, minimum lot size 7,000 square feet) zone. The lots within the subdivision would range in size from 7,200 square feet to 13,605 square feet. Access to the subdivision would be from Avenue K and 65th Street West and the streets within the subdivision would be private. A block wall would surround the subdivision and sidewalks and landscaping along Avenue Kand 65th Street West.

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 August 12, 2026 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: 8/12/26

Notice of Determination

To: _____ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: Community Development Department
Planning and Permitting Division
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 January 26 2024
UNTIL February 26 2024

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. 72739

Project Title

<u>2023120520</u>	<u>Jocelyn Swain</u>	<u>(661) 723-6100</u>
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: ±20 gross acres at the northwest corner of Avenue K and 65th Street West (Assessor Parcel Number [APN] 3203-018-110)

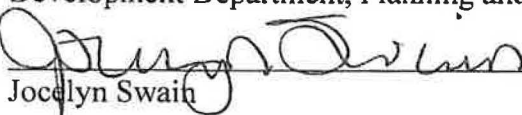
Project Applicant: Civil Design and Drafting, Inc./Imad Aboujawdah

Project Description: The project consists of the subdivision of approximately 20 gross acres into 73 single family residential lots in the R-7,000 (single family residential, minimum lot size 7,000 square feet) zone. The lots within the subdivision would range in size from 7,200 square feet to 13,605 square feet. Access to the subdivision would be from Avenue K and 65th Street West and the streets within the subdivision would be private. A block wall would surround the subdivision and sidewalks and landscaping along Avenue K and 65th Street West.

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project on **January 22, 2024** 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, Community Development Department, Planning and Permitting Division, 44933 North Fern Avenue, Lancaster, California.


Jocelyn Swain

Senior Planner
Title

January 23, 2024
Date

State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2024 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #

202401260480002

STATE CLEARING HOUSE # (if applicable)

2023120520

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY

CITY OF LANCASTER COMMUNITY DEVELOPMENT DEPARTMENT PLANNING AND
PERMITTING DIVISION

DATE

01/26/2024

COUNTY/STATE AGENCY OF FILING

LOS ANGELES

DOCUMENT NUMBER

2024018793

PROJECT TITLE

TENTATIVE TRACT MAP NO. 72739

PROJECT APPLICANT NAME

JOCELYN SWAIN

PHONE NUMBER

PROJECT APPLICANT ADDRESS

44933 FERN AVE

CITY

LANCASTER

STATE

CA

ZIP CODE

93534

PROJECT APPLICANT (Check appropriate box):

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,051.25	\$ 0.00
☒ Negative Declaration (ND)(MND)	\$2,916.75	\$ 2,916.75
☐ Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ 0.00
☐ Projects Subject to Certified Regulatory Programs (CRP)	\$1,377.25	\$ 0.00
☒ County Administrative Fee	\$50.00	\$ 75.00
☐ Project that is exempt from fees		
☐ Notice of Exemption		
☐ CDFW No Effect Determination (Form Attached)		
☐ Other		\$ 0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other \$ 2,991.75

SIGNATURE

X



TITLE

ITC

Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: C. MAFFITT



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Friday, January 26, 2024 9:00 AM

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoD - County Posting Fee	1	\$75.00
2024018793		
NoD - Negative Declaratio	1	\$2,916.75
2024018793		