

# 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): 2023120563

Project Title: Tentative Tract Map No. 83497

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  
30 gross acres at the north side of Avenue I at 42nd Street West (APNs 3105-018-014, 3105-018-044,045,046).

Project Description:

The project consists of the subdivision of approximately 30 gross acres into 163 single family residential lots in the Mixed Use - Neighborhood (MU-N) zone. The lots within the subdivision would range in size from 4,785 square feet to 14,234 square feet. Two drainage basins would be included as part of the proposed project. Access to the subdivision would be from Avenue I and the streets within the subdivision would be private. A block wall would surround the subdivision and a meandering sidewalk with landscaping would be provided along Avenue I.

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 February 11, 2024 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: 2/11/26

# 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

2024 018809  
  
FILED  
Jan 26 2024  
Dean D. Logan, Registrar/County Clerk  
Electronically signed by DORINE MAFITTI

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

Tentative Tract Map No. 83497

**Project Title**

2023120563	Jocelyn Swain	(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:** ±30 gross acres on the north side of Avenue I at 42<sup>nd</sup> Street West (Assessor Parcel Numbers [APNs] 3105-018-014, 3105-018-044, 3105-018-045, 3105-018-046)

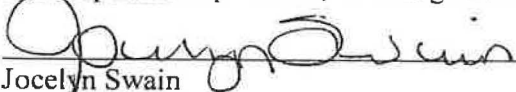
**Project Applicant:** Civil Design and Drafting, Inc./Imad Aboujawdah

**Project Description:** The project consists of the subdivision of approximately 30 gross acres into 163 single family residential lots in the Mixed Use – Neighborhood (MU-N) zone. The lots within the subdivision would range in size from 4,785 square feet to 14,234 square feet. Two drainage basins would be included as part of the proposed project. Access to the subdivision would be from Avenue I and the streets within the subdivision would be private. A block wall would surround the subdivision and a meandering sidewalk with landscaping would be provided along Avenue I.

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 # 202401260480003
STATE CLEARING HOUSE # (if applicable) 2023120563

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 2024018809
PROJECT TITLE TENTATIVE TRACT MAP NO. 83497			
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:

- |   |                    |    |          |
|---|--------------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$4,051.25         | \$ | 0.00     |
| <input checked="" type="checkbox"/> Negative Declaration (ND)(MND)                                  | \$2,916.75         | \$ | 2,916.75 |
| <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)                    | \$1,377.25         | \$ | 0.00     |
| <input checked="" type="checkbox"/> County Administrative Fee                                       | <del>\$50.00</del> | \$ | 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:

- Cash    
  Credit    
  Check    
  Other \_\_\_\_\_    
 \$ 2,991.75

SIGNATURE <b>X</b> 	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: C. MAFFITT



Friday, January 26, 2024 9:07 AM

Item(s)

Fee	Qty	Total
NoD - County Posting Fee 2024018809	1	\$75.00
NoD - Negative Declaratio 2024018809	1	\$2,916.75
<b>Total</b>		<b>\$2,991.75</b>

Total Documents: 1

Customer payment(s):

Check \$2,991.75

Check List:  
#5502 \$2,991.75