THIS NOTICE WAS POSTED

ON September 09 2026

UNTIL October 09 2026

REGISTRAR – RECORDER/COUNTY CLERK

Notice of Determination

TO:

☐ Office of Planning and Research
For U.S. Mail: P.O. Box Box 3044, Sacramento, CA 95812-3044
Street Address: 1400 Tenth, 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 North 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.***

2026 193707
FILED
Sep 09 2026
Dean C. Logan, Registrar – Recorder/County Clerk
Electronically signed by MAYA HEAD

State Clearinghouse Number (if submitted to State Clearinghouse): SCH# 2004050687

Project Title: Conditional Use Permit No. 23-020

Project Applicant: Rich Development; Kristine Simmons

Project Developer: Rich Development; Kristine Simmons

Project Location (include county): Southwest corner of Avenue Land 10th Street West (Assessor Parcel Number: 3109-026-047, -048 and -049 located in the City of Lancaster, County of Los Angeles, State of California

Project Description:

Conditional Use Permit to allow for the construction and operation of a new car wash facility, fast food drive-thru pad and Electric Vehicle (EV) charging facility with site improvements in the Commercial Planned Development (CPD) zone located at the southwest corner of Avenue Land 10th Street West (APN: 3109-026-047, -048 and -049).

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 09/09/26 (date) and has considered the Mitigated Negative Declaration 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: 9/9/26

State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

2024 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #
202407010480002

STATE CLEARING HOUSE # *(if applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY			DATE
CITY OF LANCASTER COMMUNITY DEVELOPMENT			07/01/2024
COUNTY/STATE AGENCY OF FILING			DOCUMENT NUMBER
LOS ANGELES			2024139841
PROJECT TITLE			
CONDITIONAL USE PERMIT NO. 23-020			
PROJECT APPLICANT NAME			PHONE NUMBER
MITZI ALVARADO			
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
44933 NORTH FERN AVE	LANCASTER	CA	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	TITLE
X	

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ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK FG 753.5a (Rev. 01/19)

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

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: M. HEAD

20260909046000 6

Wednesday, September 9, 2026 3:57 PM

5600
LAFCO - Local Agency Formation Co...

Item(s)

Fee	Qty	Total
NoD - County Posting Fee 2026193707	1	$25.00

Total **$25.00**

Total Documents: 1

Customer payment(s):

Billing $25.00