Notice of Determination

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

__X__ County Clerk
County of Los Angeles
Environmental Filings
12400 E. Imperial Hwy., Rm. 2001
Norwalk, CA 90650

From: Community Development Division
City of Lancaster
44933 North Fern Avenue
Lancaster, CA 93534

_____
(Date received for filing)

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

Conditional Use Permit No. 25-005 – Sierra Azul Apartments
Project Title

SCH# 2025070610	Shannon Edwin	(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: East side of 15th Street West, north of Avenue K-8 (APN: 3125-009-908)
Project Applicant: AMG Associates, LLC. – Jacob Soroudi
Project Description: A Conditional Use Permit to develop a 100-percent affordable (30-60% AMI), 228-unit, multifamily residential apartment project in the Commercial Planned Development (CPD) zone.

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project on **August 18, 2025,** 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 necessary for 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 Division, 44933 North Fern Avenue, Lancaster, California.

Shannon Edwin

Shannon Edwin, AICP	Planner Title	August 19, 2025 Date