

Notice of Determination

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

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

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

(Date received for filing)

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

Tentative Tract Map No. 23-010 (83740)

Project Title

SCH# 2026030914	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: 20th Street East and Avenue H (APN: 3114-012-069)

Project Applicant: Home Family Partnership; David Horne

Project Description: The proposed project consists of a 47-lot single-family residential subdivision on approximately 11 gross acres on the west side of 20th Street West, south of Avenue H. The lots would range in size from 7,000 square feet to 11,000 square feet. Access to the subdivision would be provided from 20th Street West. The streets within the subdivision would be private and the streets surrounding the subdivision would remain public. The project also includes a variance for increased wall height to be consistent with height of neighboring subdivision wall to the south. The project also includes sidewalks along 20th Street West and on the internal private streets as well as new landscaping

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project on **April 20, 2026** 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

Planner
Title

4/23/26
Date