

ON April 09 2025



FILED

Apr 09 2025

UNTIL May 09 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by RIDZENA MCCOLM

Notice of Determination

REGISTRAR - RECORDER/COUNTY CLERK

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 North Fern Avenue
Lancaster, CA 93534

Contact: Monique Garibay, Planner
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): 2021120499

Project Title: Tentative Tract Map (TTM) No. 62484

Project Applicant: 26 Global Infinity, LLC, and Pacific Sierra Associates, LLC

Project Developer: Unknown

Project Location (include county): Approximately 9± acres at the southeast corner of 25th Street East and Nugent Street (APN: 3150-027-022 & -026), located in the City of Lancaster, within Los Angeles County.

Project Description:

The proposed project consists of a subdivision of 37 single-family residential lots in the R-7,000 zone.

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 04/09/2025 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 pursuant to the provisions 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: 4/9/25



State of California—Department of Fish and Wildlife

**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

| |
|--|
| RECEIPT Number: 19 — 04/09/2025 — 202504090460009 |
| STATE CLEARING HOUSE # (If applicable) 2021120499 |

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

| | | |
|--|-------------------------------|-------------------------------|
| LEAD AGENCY LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES (LAFCO) | LEAD AGENCY EMAIL | DATE 04/09/2025 |
| COUNTY/STATE AGENCY OF FILING LOS ANGELES | DOCUMENT NUMBER 2025072089 | |
| PROJECT TITLE TENTATIVE TRACT MAP (TTM) NO. 62484 | | |
| PROJECT APPLICANT NAME PAUL A NOVAK | PROJECT APPLICANT EMAIL | PHONE NUMBER (826)204-6500 |
| PROJECT APPLICANT ADDRESS 80 SOUTH LAKE AVENUE SUITE 870 | CITY PASADENA | STATE CA |
| | | ZIP CODE 91101 |

PROJECT APPLICANT (Check appropriate box):

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,123.50 \$ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$ 0.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,401.75 \$ 0.00
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
- County documentary handling fee \$ 75.00
- Other \$ 0.00

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ 75.00

| | |
|---|---|
| SIGNATURE X <i>Paul Novak</i> | AGENCY OF FILING PRINTED NAME AND TITLE INTERMEDIATE CLERK |
|---|---|

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

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: R. MCCLAIN



Wednesday, April 9, 2025 1:57 PM

5600
LAFCD - Local Agency Formation Co...

Item(s)

| <u>Fee</u> | <u>Qty</u> | <u>Total</u> |
|--|------------|----------------|
| NoD - County Posting Fee 2025072089 | 1 | \$75.00 |
| Total | | \$75.00 |

Total Documents: 1

Customer payment(s):

Billing \$75.00