

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

(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. 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 42nd Street West (Assessor Parcel Numbers [APNs] 3105-018-014, 3105-018-044, 3105-018-045, 3105-018-046)

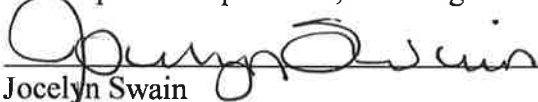
Project Applicant: Civil Design and Drafting, Inc./Imad Aboujawdah

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