

Notice of Determination

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

From: Community Development
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. 23-001 (TTM 83573)

Project Title

SCH# 2024020265	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: Northwest corner of Avenue K and 40th Street West (APNs: 3153-025-043 and 3153-025-019)

Project Applicant: Rodeo Credit Enterprises, LLC; Kris Pinero

Project Description: The proposed project consists of a subdivision of approximately 18.5 acres into 68 single-family lots, including one lot for a common area, which is planned to include a gym, pool, spa, outdoor park area, and dog run. The single family lots range in size from 7,432 square feet and 12,051 square feet. The common area lot is 14,518 square feet. Access into the subdivision would be provided from 42nd Street West and the subdivision to the north. The streets within the subdivision would be private. The project is located in the R-7,000 zone.

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project on **March 11, 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 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.



Planner
Title

March 14, 2024
Date