

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. 84283 (TTM 23-011)

Project Title

<u>2024080523</u>	<u>Jocelyn Swain</u>	<u>(661) 723-6100</u>
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: ±20 gross acres at the southeast corner of Avenue L and 70th Street West (Assessor Parcel Number [APN] 3204-004-024)

Project Applicant: KB Home/Haggai Mazler

Project Description: The proposed project consists of the subdivision of approximately 20 gross acres into 56 single family residential lots in the R-10,000 zone (single family residential, minimum lot size 10,000 square feet). The lots within the subdivision would range in size from 10,001 square feet to 17,994 square feet. Access to the subdivision would be from Avenue L-4 and from the subdivision under construction immediately to the east of the project site. All streets within the subdivision would be public. A block wall with meandering sidewalks and landscaping would be placed along 70th Street West and Avenue L.

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project on **September 16, 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.

	Senior Planner	September 17, 2024
Jocelyn Swain	Title	Date