

ON February 11 2026UNTIL March 13 2026**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 Fern Avenue
Lancaster, CA 93534
 Contact: Jocelyn Swain
 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): 2023120563

Project Title: Tentative Tract Map No. 83497

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

Project Developer: _____

Project Location (include county): City of Lancaster, County of Los Angeles, State of California

30 gross acres at the north side of Avenue I at 42nd Street West (APNs 3105-018-014, 3105-018-044, 045, 046).

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 Local Agency Formation Commission for the County of Los Angeles, as Responsible Agency, has approved the above described project on February 11, 2024 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 provision 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 OfficerDate: 2/11/26



State of California—Department of Fish and Wildlife

**2026 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**

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

RECEIPT Number:

19 — 02/11/2026 — 202602110460013

STATE CLEARING HOUSE # (If applicable)

2023120563

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 02/11/2026
COUNTY/STATE AGENCY OF FILING LOS ANGELES		DOCUMENT NUMBER 2026032259	
PROJECT TITLE TENTATIVE TRACT MAP NO. 83497			
PROJECT APPLICANT NAME PAUL A. NOVAK		PROJECT APPLICANT EMAIL	PHONE NUMBER (626)204-6500
PROJECT APPLICANT ADDRESS 80 SOUTH LAKE AVENUE SUITE 870		CITY PASADENA	STATE CA
		ZIP CODE 91101	
PROJECT APPLICANT (Check appropriate box): <input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$ 0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$ 0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$ 0.00
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ 0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$ 25.00
<input type="checkbox"/> Other		\$ 0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ 25.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

NICOLE CORONA, ITC



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Contact: Paul A. Novak AICP
Phone: (626) 204-6500

Lead Agency:

City of Palmdale
Address: 38250 Sierra Highway
Palmdale, CA 93550
Contact: Ivan Galeazzi
Phone: (661) 267-5372

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024031006

Project Title: Conditional Use Permit (CUP) 23-005 and Site Plan Review (SPR) 22-010

Project Applicant: Shawna Ricker, Duke Engineering

Project Developer: _____

Project Location (include county): City of Palmdale, County of Los Angeles, State of California

Located on the southwest corner of Avenue O and 10th Street West (APNs 3005-010-025 and 026).

Project Description:

The project proposed is a 4,988 square-foot commercial fueling station and a 5,045 square-foot drive through restaurant.

2026 032260

FILED
Feb 11 2026

Deen C. Logan, Registrar-Recorder/County Clerk

Electronically signed by NICOLE CORONA

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

BUSINESS FILINGS REGISTRATION
NORWALK DEPARTMENT HEADQUARTER

Cashier: N. CORONA



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Wednesday, February 11, 2026 1:48 PM

5600
LAFCO - Local Agency Formation Co...

Item(s)

Fee	Qty	Total
NoD - County Posting Fee	1	\$25.00
2026032259		
NoD - County Posting Fee	1	\$25.00
2026032260		

Total **\$50.00**

Total Documents:

2

Customer payment(s):

Billing

\$50.00