

ON February 11 2026UNTIL March 13 2026

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

## 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

County Clerk  
 County of Los Angeles  
 12400 E. Imperial Highway room 1201  
 Norwalk, CA 90650

## 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): 2023120563Project Title: Tentative Tract Map No. 83497**2026 032259**  
FILED  
Feb 11 2026Project Applicant: Civil Design and Drafting, Inc./Imad Aboujawdah

Project Developer: \_\_\_\_\_

Deon C. Logan, Registrar - Recorder/County Clerk  
Electronically signed by NICOLE CORONAProject Location (include county): City of Lancaster, County of Los Angeles, State of California30 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, 2026 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: Paul A. NovakTitle: 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

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

RECEIPT Number:

19 — 02/11/2026 — 202602110460013

STATE CLEARING HOUSE # (If applicable)

2023120563

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



State of California—Department of Fish and Wildlife

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19	—	02/11/2026 — 202602110460013
STATE CLEARING HOUSE # (If applicable)		
2023120563		

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:**

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<input type="checkbox"/> Cash	<input type="checkbox"/> Credit	<input type="checkbox"/> Check	<input checked="" type="checkbox"/> Other	TOTAL RECEIVED	\$ 25.00
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SIGNATURE  <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE  NICOLE CORONA, ITC
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ON February 11 2026UNTIL March 13 2026

REGISTRAR - RECORDER/COUNTY CLERK

**Notice of Determination**

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

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

County Clerk  
 County of Los Angeles  
 12400 E. Imperial Highway room 1201  
 Norwalk, CA 90650

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**2026 032260**Project Title: Conditional Use Permit (CUP) 23-005 and Site Plan Review (SPR) 22-010**FILED**  
Feb 11 2026Project Applicant: Shawna Ricker, Duke Engineering

Project Developer: \_\_\_\_\_

Dean C. Logan, Registrar-Recorder/County Clerk  
Electronically signed by NICOLE CORONAProject Location (include county): City of Palmdale, County of Los Angeles, State of CaliforniaLocated 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.

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, 2026 and has considered the 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.
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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 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

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RECEIPT Number:

19 — 02/11/2026 — 202602110460013

STATE CLEARING HOUSE # (If applicable)

2024031006

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  2026032260
PROJECT TITLE  CONDITIONAL USE PERMIT (CUP) 23-005 AND SITE PLAN REVIEW (SPR) 22-010		
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):

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

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$ 0.00
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 <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)		
<input type="checkbox"/> County documentary handling fee	\$850.00	\$ 0.00
<input type="checkbox"/> Other	\$	25.00
\$		0.00

PAYMENT METHOD:

Cash    Credit    Check    Other   TOTAL RECEIVED \$ 25.00

SIGNATURE  <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE  NICOLE CORONA, ITC
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State of California—Department of Fish and Wildlife

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TOTAL RECEIVED \$ 25.00

SIGNATURE

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AGENCY OF FILING PRINTED NAME AND TITLE

NICOLE CORONA, ITC

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		
<b>Total</b>		<b>\$50.00</b>

Total Documents: 2

Customer payment(s):

Billing	\$50.00
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