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CITY MANAGER

44933 Fern Avenue  
Lancaster, CA 93534  
661.723.6000  
cityoflancafterca.org

## **LETTER OF TRANSMITTAL**

February 9, 2022

**TO:** L.A. County Clerk  
Environmental Filings  
12400 E. Imperial Highway, Room 2001  
Norwalk, California 90650

**SUBJECT:** Notice of Determination for Tentative Tract Map No. 62484

**REMARKS:** Enclosed please find a check for \$2,623.00 to process and file the enclosed Notice of Determination for the above-mentioned project for the California Department of Fish and Wildlife filing fee.

Pursuant to Sections 21092.3 and 21152 of the Public Resource Code, please post this notice within 24 hours of receipt. We are submitting one original notice and one copy; **please return the copy for our files indicating the document filed date.**

Sincerely,

Cynthia Campana  
Senior Planner

Enclosures

# Notice of Determination

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

**From:** Community Development Division  
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 (TTM) No. 62484

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**Project Title**

2021120499	Monique Garibay	(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:** Approximately 9± acres at the southeast corner of 25<sup>th</sup> Street East and Nugent Street (APN: 3150-027-022 & -026)


**Project Applicant:** Royal Investors Group, LLC

**Project Description:** The proposed project consists of a subdivision of 37 single-family residential lots 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 **January 24, 2022** 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.

  
\_\_\_\_\_  
Monique Garibay *on behalf of* Planner Title February 9, 2022 Date