

# Notice of Determination

---

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

**From:** Community Development Department  
City of Lancaster  
44933 North 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.

Site Plan Review No. 24-001 (Modification to SPR No. 21-015)

---

**Project Title**

2022090652

Jocelyn Swain

(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:** The project site is located at the southwest corner of Avenue G and the Antelope Valley Freeway (State Route 14) in the City of Lancaster (Assessor Parcel Number: 3114-011-031).

**Project Applicant:** Seefried Properties / Sean Sheppard

**Project Description:** The City approved SPR 21-015 on November 17, 2023 for the construction and operation of a 1,240,630 square industrial distribution facility on approximately 68.14 acres. Landscaping would be provided throughout the project site including landscaping in the parking lot and along the drainage basins.

Subsequent to the original approval the applicant filed a request for a modification to the original project, SPR 24-001. This modification reduced the size of the building to 649,136 square feet, changed the placement of some of the loading docks, and increased the amount of employee and trailer parking. Access to the project site would continue to be from two driveways on Avenue G-8 which would be reached via 25<sup>th</sup> Street West from Avenue G. All other aspects of the project would remain the same.

A Supplemental Memorandum for Modified Site Plan was prepared by First Carbon Solutions to document the revised project's consistency with the Initial Study/Mitigated Negative Declaration prepared for the original project (SPR 21-015). No new or increased impacts were identified. As such, the adopted Initial Study/Mitigated Negative Declaration remains valid and the revised project (SPR 24-001) falls within the scope of the document.

## **Notice of Determination**

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project (SPR 24-001, modification to SPR 21-015) on **March 7, 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 Department, 44933 North Fern Avenue, Lancaster, California.

  
Jocelyn Swain

Senior Planner  
Title

April 1, 2024  
Date