

2025 072070
FILED
Apr 09 2025

THIS NOTICE WAS POSTED

ON April 09 2025

UNTIL May 09 2025

Dean D. Logan, Registrar-Recorder/County Clerk

Electronically signed by RICKENA MCCLEAN

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

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 North Fern Avenue
Lancaster, CA 93534

Contact: Cynthia Campana, Senior Planner
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): 2022090652

Project Title: Site Plan Review No. 21-15

Project Applicant: Amazon.com Services, LLC

Project Developer: Unknown

Project Location (include county): 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: 3114-011-033), within Los Angeles County.

Project Description:

The proposed project consists of the construction and operation of a distribution facility on approximately 68.14 acres. The main building is 1,240,630 square feet of warehouse and 20,000 square feet of office. Loading docks are located along the eastern and western sides of the project site. Landscaping would be provided throughout the project site including landscaping in the parking lot and along the drainage basins. Access to the project site would be from two driveways along the east side of the future 25th Street West which will extend from Avenue G and two driveways along the north side of future Avenue G-8 which will extend to the east part of the project and will border the project site to the north. The main parking lot is located on the north and south side of the project site and would provide 732 parking spaces and 365 trailer parking. Vans, long trailers and tractor parking would be located on the west and east sides of the project site. Two drainage basins would be located on-site: one eastern portion of the project site along the Antelope Valley Freeway and western portion of the project site along 25th Street West.

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 04/09/2025 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 pursuant to the provisions 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: [Handwritten Signature] Title: Executive Officer Date: 4/9/25



State of California—Department of Fish and Wildlife

**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**

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

RECEIPT Number:	19	04/09/2025	202504090460007
STATE CLEARING HOUSE # (if applicable)	2022090652		

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 04/09/2025
COUNTY/STATE AGENCY OF FILING LOS ANGELES	DOCUMENT NUMBER 2025072070	
PROJECT TITLE SITE PLAN REVIEW NO. 21-15		
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:

- Environmental Impact Report (EIR) \$4,123.50 \$ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,988.75 \$ 0.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,401.75 \$ 0.00
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
- County documentary handling fee \$ 75.00
- Other \$ 0.00

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 75.00

SIGNATURE X <i>Paul A Novak</i>	AGENCY OF FILING PRINTED NAME AND TITLE INTERMEDIATE CLERK
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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: R. MCCLAIN



Wednesday, April 9, 2025 1:32 PM

5600
LAFCO - Local Agency Formation Co...

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoD - County Posting Fee 2025072070	1	\$75.00
Total		\$75.00

Total Documents: 1
Customer payment(s):
Billing \$75.00