Notice of Determination

То:		Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814	From:	Community Development Department Planning and Permitting Division City of Lancaster 44933 Fern Avenue Lancaster, CA 93534
	<u>X</u>	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. 22-11 and Tentative Administrative Parcel Map No. 083994

Project	Title	
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2023060450	Kendall Brekke	(661) 723-6100
State Clearinghouse Number	Lead Agency	Area Code/Telephone/Extension
(If Submitted to Clearinghouse)	Contact Person	

Project Location - General: City of Lancaster, County of Los Angeles, State of California

Project Location – Specific: ±11.83 acres located west of Sierra Highway, north of West Avenue L-8, and south of Enterprise Way (Assessor Parcel Numbers: 3128-008-009) in the City of Lancaster, Los Angeles County, CA

Project Applicant: Lancaster Forbes 12, LLC/Michael DiSano

Project Description: The proposed Project consists of an application for a Site Plan Review (SPR No. 22-11) and a Tentative Administrative Parcel Map (TAPM No. 083994). TAPM No. 083994 is a proposed map to subdivide the property into two parcels. SPR 22-11 would allow for the construction and operation of two buildings proposed for light industrial and general warehousing uses with a combined total building area of 233,600 square feet on an approximately 11.83-acre vacant property in the City of Lancaster, California. The Project site is generally located west of Sierra Highway, north of West Avenue L-8, and south of Enterprise Way.

Building 1 would have a total building area of 149,700 square feet, consisting of 144,700 square feet of warehouse space, 2,500 square feet of ground floor office space, and 2,500 square feet of mezzanine space with 21 dock doors positioned on the northern façade of the building. Building 2 would have a total building area of 83,900 square feet, consisting of 78,900 square feet of warehouse space, 2,500 square feet of ground floor office space and 2,500 square feet of mezzanine space with 12 dock doors positioned on the western façade of the building, oriented interior to the site and facing Building 1. The buildings would be constructed of concrete tilt-up panels

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and are proposed to be painted in shades of white and gray with blue accents. Blue glazing (glass) would occur at building corners where the offices are positioned. The proposed building height to the top of the parapet is designed at approximately 39 feet. Other physical features include drive aisles, parking areas, truck courts, access gates, landscaping, lighting, screening walls, fencing, and signage.

Access to Building 1 would be provided via a gated entrance extending from Market Street, and access to Building 2 would be provided via a gated entrance extending from Forbes Street. Parking lots for Building 1 are designed along the northern and western sides of the building and would provide a total of 56 passenger vehicle parking spaces. Parking lots for Building 2 are designed along the northern and western sides of the building and would provide a total of 44 passenger vehicle parking spaces. Additional spaces for truck and trailer parking also would be provided, and parking space striping plans are subject to change based on builder user needs. A detention basin is designed to be located between the two buildings at the northcentral portion of the Project site. Landscaping is proposed along the boundaries of the Project site, along the building perimeters other than where the loading docks are positioned, and in the passenger vehicle parking areas and consists of a mixture of trees, shrubs, groundcover and accent plants.

Building 1 and Building 2 are proposed on a speculative basis, meaning that the users of the buildings are not yet known. Operational characteristic assumed and that are typical of light industrial and general warehousing building operations include hours of operation extending to 24 hour per day, 7 days per week, vehicle movements in the drive aisles and parking areas, employee and visitor activity, and the loading and unloading of trailers at the loading docks located in screened and secured truck court areas. The facility is anticipated to employ approximately 244 individuals.

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project on **December 14, 2023**, 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 made a condition of the 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, Planning and Permitting Division, 44933 North Fern Avenue, Lancaster, California.

Planner December 18, 2023
Kendall Brekke Title Date