

Notice of Determination

To: _____ 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

 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. 22-11 and Tentative Administrative Parcel Map No. 083994

Project Title

2023060450	Kendall Brekke	(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: ±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

