

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. 23-004

Project Title

2023060708	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: ±38 acres at the southeast corner of 47th Street West and William J Barnes Avenue (Assessor Parcel Numbers: 3105-001-011,-012, -013, -014)

Project Applicant: Northpoint Development, LLC/Jack Lac

Project Description: The proposed project consists of the construction and operation of a 647,756 square foot industrial/distribution warehouse on approximately 38 acres at the northeast corner of 45th Street West and Avenue G (see Figure 2). The proposed building would be centrally located within the project site, tilt-up concrete construction and approximately 50 feet in height. Most of the building would be utilized for storage and distribution purposes; however, up to 40,000 square feet of the proposed building would be utilized for office space. No cold or frozen storage would occur at this facility.

Loading docks and trailer parking spaces would be located on the north and south sides of the building. Employee and visitor parking would be located on the eastern and western sides of the building. A total of 94 loading dock spaces would be provided, evenly split between the two sides of the building; 48 loading docks would be installed with an additional 46 loading dock punch-outs available. 148 trailer parking spaces would be provided located near the loading dock areas. A total of 447 parking spaces would be provided for employees and visitors to the site, including 14 ADA spaces and 89 EV charging spaces along with 44 spaces for bicycle parking. Access to the project site would be from one driveway on Avenue G at the southeast corner of the project site and two driveways located along 45th Street West.

In addition to the building and parking on the site, landscaping would be provided throughout including in the employee parking lot and around the perimeter of the site. Enhanced landscaping will be provided along Avenue G to screen the loading docks from public view. Other improvements on the project site would include drainage basins, lighting, fencing, and utility improvements. Roof-top and battery storage would be installed to the extent feasible.


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Construction of the proposed project is anticipated to start in October 2023 and take approximately 12 months to complete ending in October 2024. Construction activities would occur Monday through Saturday, 7:00 a.m. to 8 p.m., with construction not occurring on Sundays and holidays. No import or export of material is anticipated during construction. The facility is anticipated to employ 242 individuals and could operate 24-hours per day.

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project on **October 6, 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.


Jocelyn Swain

Senior Planner

Title

October 6, 2023

Date