

Notice of Determination

To:

Office of Planning and Research
[CEQA Submit](#)

From:

Department of Fish and Wildlife
South Coast Region
3883 Ruffin Road
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Lead Agency
City of Lancaster
44933 Fern Ave
Lancaster, CA 93534
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SUBJECT: Filing of Notice of Determination pursuant to Public Resources Code section 21108

State Clearinghouse Number: 2023060708

Project Title: Site Plan Review No. 23-004 (Streambed Alteration Agreement No. EPIMS-LAN-42609-R5)

Project Location (Los Angeles County): The project site is located south of Fox Field Airport, east of North 45th Street West and north of Avenue G in the City of Lancaster, Los Angeles County, California. The project is an approximate 38-acre parcel located at the intersection of North 45th Street West and West Avenue G.

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Streambed Alteration Agreement (EPIMS- LAN-42609-R5), pursuant to Fish and Game Code section 1602, to the project Applicant, NorthPoint Development, as represented by Chandler Elliott.

The project consists of the construction of a 647,000 square foot industrial/distribution warehouse and two debris basins on approximately 38 acres at the northeast corner of 45th Street West and Avenue G. The site is currently undeveloped, and the project will not involve demolition of any existing structures. The project will include removal of existing vegetation and miscellaneous debris within the project site. There are 1.77 acres of streams within the project site which will be completely graded and filled. These can be described as unvegetated clay pans or lakebeds. Impacts to the streams on site are a result of grading, clearing, grubbing, excavation, trenching, paving, soil compacting, filling, and construction of permanent structures.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on May 15, 2024, and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

1. The project will not have a significant effect on the environment. This determination is limited to effects within CDFW's permitting jurisdiction as a Responsible Agency.
2. CDFW considered the **Mitigated Negative Declaration** prepared by the Lead Agency for this project pursuant to California Code of Regulations section 15096, subdivision (f).
3. Mitigation measures **were** made a condition of CDFW's approval of the project.
4. A Mitigation Reporting or Monitoring Plan **was** adopted by CDFW for this project.
5. A Statement of Overriding Considerations **was not** adopted by CDFW for this project.
6. Findings were not made by CDFW pursuant to California Code of Regulations section 15091.

The Mitigated Negative Declaration prepared for the project is available to the general public at the office location listed above for the Lead Agency. CDFW's record of project approval as a Responsible Agency is available at CDFW's regional office.

DocuSigned by: _____ Date: 5/21/2024
Signature: _____
Victoria Tang, Environmental Program Manager

Date Received for filing at OPR: _____