

# Notice of Determination

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**TO:**  
X 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

**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

X County Clerk  
County of Los Angeles  
12400 E. Imperial Highway room 1201  
Norwalk, CA 90650

Lead Agency:  
Community Development Dept. City of Lancaster  
Address: 44933 Fern Avenue  
Lancaster, CA 93534  
Contact: Jocelyn Swain, 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): 2023060708

Project Title: Site Plan Review No. 23-004

Project Applicant: Northpoint Development, LLC/Jack Lac

Project Developer: n/a

Project Location (include county): 38 acres at the southeast corner of 47th Street West and William J Barnes Avenue  
APNs 3105-001-011- 3105-001-014

**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. Construction of the proposed project is anticipated to start in October 2023 and take approximately 12 months to complete ending in October 2024.

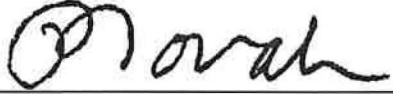
Construction activities would occur Monday through Saturday, 7:00 a.m. to 8 p.m., with construction not occurring on Sundays and holidays. No import or export of material is anticipated during construction. The facility is anticipated to employ 242 individuals and could operate 24-hours per day.

This is to advise that the Local Agency Formation Commission for the County of Los Angeles, as Responsible Agency, has approved the above described project on July 10, 2024 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 provision 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:  Title: Executive Officer Date: July 10, 2024