

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. 23-003

Project Title

2023060746

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: ±32 acres at the southeast corner of 47th Street West and William J Barnes Avenue (Assessor Parcel Number: 3105-001-042)

Project Applicant: Northpoint Development, LLC/Jack Lac

Project Description: The proposed project consists of the construction and operation of a 574,039 square foot industrial/distribution warehouse with cold storage (frozen) on approximately 32 acres at the southeast corner of 47th Street West and William J Barnes Avenue (see Figure 2). The proposed building would be centrally located within the project site and shifted slightly to the west. Construction would be partially concrete-tilt up and partially insulated metal to ensure the most efficient operation of the cold storage building 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. The storage and distribution portions of the building would be for frozen storage and kept at -10 degrees Fahrenheit.

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 primarily on the eastern side of the building with ADA and EV charging spaces. Access to the project site would be from a driveway on 45th Street West at the southeast corner of the project site and a driveway located along on William J Barnes Avenue at the northeast corner of the project site.

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 the perimeter to screen the loading docks from public view. Other improvements on the project site would include a drainage basin along the northern portion of the property, lighting, fencing, and utility improvements. Roof-top solar and battery storage would be installed to the extent feasible.

Construction of the proposed project is anticipated to start in September 2023 and take approximately 13 months to complete ending in October 2024. Construction activities would occur Monday through Saturday,

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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. Excavated fill material would be utilized at a nearby project. The facility is anticipated to employ 221 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 **September 25, 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

September 25, 2023
Date