

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. 22-014

Project Title

2023120648	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: ±10.56 gross acres at the northwest corner of Avenue L-4 and Wall Street (APNs 3128-017-015, 3128-017-024)

Project Applicant: Covington Development Partners, LLC/Michael DiSano

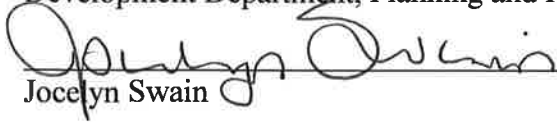
Project Description: The proposed project consists of an application for a Site Plan Review (SPR No. 22-14), and a Lot Line Adjustment (LLA) No. 23-004 to merge the two lots. SPR 22-14 would allow for the construction and operation of one building proposed for light industrial and general warehousing uses with a total building area of 217,700 square feet. The proposed project also consists of 0.57-acre to extend Avenue L-4 from the eastern boundary of the site to the western boundary of the site. The project site is generally located west of Sierra Highway, north of Avenue L-4, and south of Avenue L. The building would have a total building area of 217,700 square feet (sf), consisting of 215,200 sf of warehouse space and 2,500 sf of ground floor office space, with 28 dock doors positioned on the western façade of the building. The building would be constructed of concrete tilt-up panels and are proposed to be painted in shades of white and gray with blue accents. Blue glazing (glass) would occur at the southern façade building corners.

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project on **March 7, 2024** 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.

Notice of Determination

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

March 7, 2024
Date