

# Notice of Determination

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

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

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

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):	<u>2023120722</u>	THIS NOTICE WAS POSTED
Project Title:	<u>Site Plan Review No. 23-012</u>	ON <u>July 15 2024</u>
Project Applicant:	<u>NorthPoint Development, LLC/Jack Lac</u>	UNTIL <u>August 14 2024</u>
Project Developer:	<u>NorthPoint Development, LLC/Jack Lac</u>	REGISTRAR-RECORDER/COUNTY CLERK

Project Location (include county): 80 acres at the northeast corner of Avenue G and 30th Street West  
(APNs 3114-010-002, 3114-010-003, 3114-010-011) all within the City of Lancaster, located in Los Angeles County

**Project Description:**

The proposed project involves construction and operation of a 1,227,596 square foot industrial/cold storage warehouse with 40,000 square feet of the building to be utilized for offices. The proposed building would be tilt-up concrete construction with elements of insulated metal panels and would be approximately 50 feet in height. Other ancillary improvements would include road improvements along Avenue G and 30th Street West, lighting and utility improvements. The facility is anticipated to operate 24-hours per day. Access to the project site would be provided via two driveways along 30th Street West. The project would include a total of 415 trailer parking spaces and 564 passenger vehicle parking spaces. Of the 564 passenger vehicle spaces, 169 spaces would be electric vehicle (EV) parking spaces with 56 electrical charging stations installed, and 113 spaces would be made EV charging capable. The project would also include 28 bicycle parking spaces. Three detention basins are proposed, two to the east and one to the west of the building. Additionally, landscaping would be provided throughout the project site and around the perimeter of the site.

The approximately 18-month construction is anticipated to begin in June 2024 and conclude by February 2026. Construction activities would occur from 7:00 a.m. to 8:00 p.m. Monday through Saturday. Construction activities would primarily include grading (including excavation for the detention basins), building construction, paving, and architectural coating. The project is expected to export 1,000 cubic yards of earthwork material during grading phase.

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 X 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.
  - X A Mitigated Negative Declaration was prepared for this project provision of CEQA.

2024 149653  
 FILED  
 Jul 15 2024  
 Dian G. Lopez, Registrar - Recorder/County Clerk  
 Electronically Signed by LUX/HIP/BJA

- 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: *M. Over* Title: Executive Officer Date: July 11, 2024

2024 149653  
  
FILED  
Jul 15 2024  
Dean C. Logan, Registrar - Pasadena County Clerk  
Electronically signed by LILIA MORGUJA

State of California—Natural Resources Agency  
**CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE**  
**2024 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT # 202407150460009
STATE CLEARING HOUSE # (if applicable) 2023120722

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY**

LEAD AGENCY LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES			DATE 07/15/2024
COUNTY/STATE AGENCY OF FILING RR/CC			DOCUMENT NUMBER 2024149653
PROJECT TITLE SITE PLAN REVIEW NO. 23-012			
PROJECT APPLICANT NAME JOCELYN SWAIN			PHONE NUMBER (826)204-6500
PROJECT APPLICANT ADDRESS 80 SOUTH LAKE AVENUE SUITE 870	CITY PASADENA	STATE CA	ZIP CODE 91101

**PROJECT APPLICANT (Check appropriate box):**

- Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

**CHECK APPLICABLE FEES:**

- |   |            |    |       |
|---|------------|----|-------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$4,051.25 | \$ | 0.00  |
| <input type="checkbox"/> Negative Declaration (ND)(MND)   | \$2,916.75 | \$ | 0.00  |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00   | \$ | 0.00  |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)                    | \$1,377.25 | \$ | 0.00  |
| <input checked="" type="checkbox"/> County Administrative Fee                                       | \$50.00    | \$ | 75.00 |
| <input type="checkbox"/> Project that is exempt from fees   |            |    |       |
| <input type="checkbox"/> Notice of Exemption  |            |    |       |
| <input type="checkbox"/> CDFW No Effect Determination (Form Attached)                               |            |    |       |
| <input type="checkbox"/> Other _____  |            | \$ | 0.00  |

**PAYMENT METHOD:**

- Cash    
  Credit    
  Check    
  Other Billing
- \$ 75.00

SIGNATURE X 	TITLE ITC
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