

# Notice of Determination

TO:

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

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:  
City of Lancaster  
Address: 244933 Fern Avenue  
Lancaster, CA 93534  
Contact: Jocelyn Swain  
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): 2023120722

Project Title: Site Plan Review No. 23-012

Project Applicant: Northpoint Development, LLC/Jack Lac

Project Developer: \_\_\_\_\_

Project Location (include county): 80 acres at the northeast corner of Avenue G and 30th Street West (Assessor Parcel Numbers: 3114-010-002, 3114-010-003, 3114-010-011)

## Project Description:

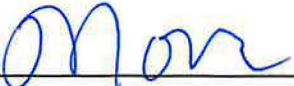
The proposed project involves construction and operation of a 1,227,596 square foot industrial/cold storage warehouse with 40,000 square feet of the building to be utilized for offices. The proposed building would be tilt-up concrete construction with elements of insulated metal panels and would be approximately 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 (V) 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 April 9, 2025 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: 4/9/25

# 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

THIS NOTICE WAS POSTED  
ON   May 09 2024    
UNTIL   June 10 2024    
REGISTRAR--RECORDER/COUNTY CLERK



**Subject:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Site Plan Review No. 23-012

**Project Title**

2023120722	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:** ±80 acres at the northeast corner of Avenue G and 30<sup>th</sup> Street West (Assessor Parcel Numbers: 3114-010-002, 3114-010-003, 3114-010-011)

**Project Applicant:** Northpoint Development, LLC/Jack Lac

**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.

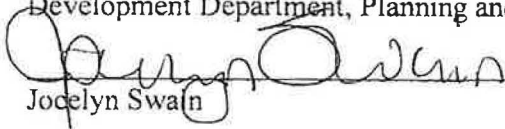
The approximately 18-month construction is anticipated to begin in June 2024 and conclude by February 2026. Construction activities would occur from 7:00 a.m. to 8:00 p.m. Monday through Saturday. Construction activities would primarily include grading (including excavation for the detention basins),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

# Notice of Determination

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project on **May 3, 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.

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

May 6, 2024  
Date



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

RECEIPT # 202405090460006
STATE CLEARING HOUSE # (If applicable) 2023120722

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY CITY OF LANCASTER COMMUNITY DEVELOPMENT DEPARTMENT PLANNING AND PERMITTING DIVISION			DATE 05/09/2024
COUNTY/STATE AGENCY OF FILING LOS ANGELES			DOCUMENT NUMBER 2024100805
PROJECT TITLE SITE PLAN REVIEW NO. 23-012			
PROJECT APPLICANT NAME JOCELYN SWAIN			PHONE NUMBER (661)723-6100
PROJECT APPLICANT ADDRESS 44933 FERN AVE	CITY LANCASTER	STATE CA	ZIP CODE 93534

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 checked="" type="checkbox"/> Negative Declaration (ND)(MND)                                  | \$2,916.75 | \$ 2,916.75 |
| <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 \_\_\_\_\_    
 \$ 2,991.75

SIGNATURE X <i>J. Vatter</i>	TITLE ITC
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Dear C. Logan  
Los Angeles County Registrar / Recorder  
12400 Imperial Highway, Norwalk, CA  
(800)201-8999

BUSINESS FILINGS REGISTRATION  
NORWALK DEPARTMENT HEADQUARTER

Cashier: H. VALTIERRA



Thursday, May 9, 2024 11:25 AM

01/2024 CK#:12114 TOTAL:\$2,991.75 BANK:NorthPoint Development  
os Angeles County Clarification

Item(s)

Fee	Qty	Total
NoD - County Posting Fee	1	\$75.00
2024100805		
NoD - Negative Declaratio	1	\$2,916.75
2024100805		
<b>Total</b>		<b>\$2,991.75</b>

Total Documents: 1

Customer payment(s):

Check \$2,991.75

Check List:  
#12114 \$2,991.75

Address - Code  
Development,