

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: 44933 North Fern Avenue
Lancaster, CA 93534

Contact: Cynthia Campana
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): 2022090652

Project Title: Site Plan Review No. 21-15

Project Applicant: Warmington Capital Partners, Inc

Project Developer: N/A

Project Location (include county): City of Lancaster, County of Los Angeles, CA

Project Description:

The proposed project consists of the construction and operation of a distribution facility on approximately 68.14 acres. The main building is 1,240,630 square feet of warehouse and 20,000 square feet of office. Loading docks are located along the eastern and western sides of the project site. Landscaping would be provided throughout the project site including landscaping in the parking lot and along the drainage basins. Access to the project site would be from two driveways along the east side of the future 25th Street West which will extend from Avenue G and two driveways along the north side of future Avenue G-8 which will extend to the east part of the project and will border the project site to the north. The main parking lot is located on the north and south side of the project site and would provide 732 parking spaces and 365 trailer parking. Vans, long trailers and tractor parking would be located on the west and east sides of the project site. Two drainage basins would be located on-site: one eastern portion of the project site along the Antelope Valley Freeway and western portion of the project site along 25th Street West.

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 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: July 14, 2025