

ON July 10 2025UNTIL August 11 2025

REGISTRAR – RECORDER/COUNTY CLERK

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 Fern Avenue
Lancaster, CA 93534
 Contact: Kendall Brekke
 Phone: 661-723-6100

2025 140066



FILED
 Jul 10 2025

Dean C. Logm, Registrar – Recorder/County Clerk

Electronically signed by RICKENA MCCLAIN

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2023060450

Project Title: Site Plan Review No. 22-11 and Tentative Administrative Parcel Map No. 083994

Project Applicant: Lancaster Forbes 12, LLC/Michael DiSano

Project Developer: Unknown

Project Location (include county): ±11.83 acres located west of Sierra Highway, north of West Avenue L-8, and south of Enterprise Way
(Assessor Parcel Numbers: 3128-008-009) in the City of Lancaster, Los Angeles County, CA

Project Description:

The proposed Project consists of an application for a Site Plan Review (SPR No. 22-11) and a Tentative Administrative Parcel Map (TAPM No. 083994). TAPM No. 083994 is a proposed map to subdivide the property into two parcels. SPR 22-11 would allow for the construction and operation of two buildings proposed for light industrial and general warehousing uses with a combined total building area of 233,600 square feet on an approximately 11.83-acre vacant property in the City of Lancaster, California. The Project site is generally located west of Sierra Highway, north of West Avenue L-8, and south of Enterprise Way.

Building 1 would have a total building area of 149,700 square feet, consisting of 144,700 square feet of warehouse space, 2,500 square feet of ground floor office space, and 2,500 square feet of mezzanine space with 21 dock doors positioned on the northern facade of the building. Building 2 would have a total building area of 83,900 square feet, consisting of 78,900 square feet of warehouse space, 2,500 square feet of ground floor office space and 2,500 square feet of mezzanine space with 12 dock doors positioned on the western facade of the building, oriented interior to the site and facing Building 1. The buildings 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 building corners where the offices are positioned. The proposed building height to the top of the parapet is designed at approximately 39 feet. Other physical features include drive aisles, parking areas, truck courts, access gates, landscaping, lighting, screening walls, fencing, and signage.

Access to Building 1 would be provided via a gated entrance extending from Market Street, and access to Building 2 would be provided via a gated entrance extending from Forbes Street. Parking lots for Building 1 are designed along the northern and western sides of the building and would provide a total of 56 passenger vehicle parking spaces. Parking lots for Building 2 are designed along the northern and western sides of the building and would provide a total of 44 passenger vehicle parking spaces. Additional spaces for truck and trailer parking also would be provided, and parking space striping plans are subject to change based on builder user needs. A detention basin is designed to be located between the two buildings at the northcentral portion of the Project site.

Landscaping is proposed along the boundaries of the Project site, along the building perimeters other than where the loading docks are positioned, and in the passenger vehicle parking areas and consists of a mixture of trees, shrubs, groundcover and accent plants. Building 1 and Building 2 are proposed on a speculative basis, meaning that the users of the buildings are not yet known. Operational characteristic assumed and that are typical of light industrial and general warehousing building operations include hours of operation extending to 24 hour per day, 7 days per week, vehicle movements in the drive aisles and parking areas, employee and visitor activity, and the loading and unloading of trailers at the loading docks located in screened and secured truck court areas. The facility is anticipated to employ approximately 244 individuals.


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: 7/9/2025

2025 140066

FILED
Jul 10 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by RICKENA MCCLAIN



State of California—Department of Fish and Wildlife

**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number:	19	07/10/2025	202507100510002
STATE CLEARING HOUSE # (if applicable)	2023060450		

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LANCASTER	LEAD AGENCY EMAIL	DATE 07/10/2025
COUNTY/STATE AGENCY OF FILING LOS ANGELES	DOCUMENT NUMBER 2025140066	
PROJECT TITLE SITE PLAN REVIEW NO.22-11 AND TENTATIVE ADMINISTRATIVE PARCEL MAP NO, 083994		
PROJECT APPLICANT NAME KENDALL BREKKE	PROJECT APPLICANT EMAIL	PHONE NUMBER (661)723-6100
PROJECT APPLICANT ADDRESS 80 SOUTH LAKE AVENUE	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) | \$4,123.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ | 0.00 |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 75.00 |
| <input type="checkbox"/> Other | | \$ | 0.00 |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 75.00

SIGNATURE X <i>[Signature]</i>	AGENCY OF FILING PRINTED NAME AND TITLE INTERMEDIATE CLERK
--	---

Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: R. MCCLAIN



* 2 0 2 5 0 7 1 0 0 5 1 0 0 0 2 *

Thursday, July 10, 2025 11:08 AM

5600
LAFCO - Local Agency Formation Co...

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoD - County Posting Fee 2025140066	1	\$75.00
Total		\$75.00

Total Documents: 1

Customer payment(s):

Billing \$75.00

State of California—Natural Resources Agency
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
 2023 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #
202312210490007
STATE CLEARING HOUSE # (if applicable)
2023060450

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

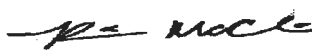
LEAD AGENCY			DATE
CITY OF LANCASTER COMMUNITY DEVELOPMENT DEPARTMENT PLANNING AND PERMITTING DIVISION			12/21/2023
COUNTY/STATE AGENCY OF FILING			DOCUMENT NUMBER
LOS ANGELES			2023273845
PROJECT TITLE			
SITE PLAN REVIEW NO. 22-11 AND TENTATIVE ADMINISTRATIVE PARCEL MAP NO. 083984			
PROJECT APPLICANT NAME			PHONE NUMBER
KENDALL BREKKE			
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
44933 FERN AVENUE	LANCASTER	CA	93534
PROJECT APPLICANT (Check appropriate box):			
<input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$ 0.00
<input checked="" type="checkbox"/> Negative Declaration (ND)(MND)	\$2,764.00	\$ 2,764.00
<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)	\$1,305.25	\$ 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 _____
 \$ 2,839.00

SIGNATURE	TITLE
X 	INTERMEDIATE CLERK

Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION
NORWALK DEPARTMENT HEADQUARTER

Cashier: R. MCCLAIN



Thursday, December 21, 2023 3:59 PM

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoD - County Posting Fee	1	\$75.00
2023273845		
NoD - Negative Declaratio	1	\$2,764.00
2023273845		
Total		\$2,839.00

Total Documents: 1

Customer payment(s):

Check \$2,839.00

Check List:
#10566 \$2,839.00