

# 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: 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): 2023120026

Project Title: Site Plan Review No. 22-015

Project Applicant: Ed Fagenson

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

Project Location (include county): City of Lancaster, County of Los Angeles, State of California  
10 gross acres on the north side of Avenue H at 18th Street West (APN 3118-006-024)

### Project Description:

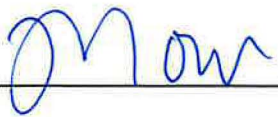
The applicant proposes to construct and operate an RV and mini-storage facility in the Light Industrial (LI) zone. The facility would consist of two buildings totaling 90,563 square feet which would provide 67 indoor RV storage units and 246 mini-storage units. Additionally, 220 outdoor RV storage/parking spaces would be provided in the central portion of the site. In addition, a wash rack and dump station for the RVs would be located on site. At the northern end of the site would be a retention basin to control drainage and runoff. Access to the development would be from a driveway along Avenue H. The project site is currently undeveloped.

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: 7/9/25

# Notice of Determination

14-458

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 January 24 2024

UNTIL February 23 2024

2024 016700  


FILED  
Jan 24 2024

Janet C. Logan, Supervisor - Recorder/County Clerk

REGISTRAR - RECORDER/COUNTY CLERK

Electronically signed by J.C. VALADEZ

(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. 22-015

**Project Title**

2023120026

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 gross acres on the north side of Avenue H at 18<sup>th</sup> Street West (APN 3118-006-024)

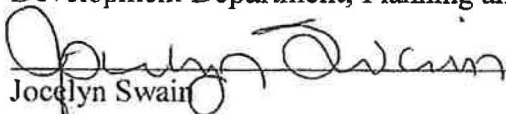
**Project Applicant:** Ed Fagenson

**Project Description:** The applicant proposes to construct and operate an RV and mini-storage facility in the Light Industrial (LI) zone. The facility would consist of two buildings totaling 90,563 square feet which would provide 67 indoor RV storage units and 246 mini-storage units. Additionally, 220 outdoor RV storage/parking spaces would be provided in the central portion of the site. In addition, a wash rack and dump station for the RVs would be located on site. At the northern end of the site would be a retention basin to control drainage and runoff. Access to the development would be from a driveway along Avenue H. The project site is currently undeveloped.

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project on **January 8, 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

January 8, 2024  
Date

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

RECEIPT # 202401240480007
STATE CLEARING HOUSE # (If applicable) 2023120026

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY COMMUNITY DEVELOPMENT DEPARTMENT PLANNING AND PERMITTING DIVISION			DATE 01/24/2024
COUNTY/STATE AGENCY OF FILING LOS ANGELES/CA			DOCUMENT NUMBER 2024016700
PROJECT TITLE SITE PLAN REVIEW NO. 22-015			
PROJECT APPLICANT NAME JOCELYN SWAIN			PHONE NUMBER (661)723-6100
PROJECT APPLICANT ADDRESS 44933 FERN AVENUE	CITY LANCASTER	STATE CA	ZIP CODE 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)	\$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                      v. Valadez	TITLE  ITC
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