

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): 2023120648

Project Title: Site Plan Review No. 22-014

Project Applicant: Covington Development Partners, LLC/Michael DiSano

Project Developer: _____

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

10 gross acres at the northwest corner of Avenue L-4 and Wall Street (APNs 3128-017-015, 3128-017-024)

Project Description:

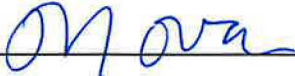
The proposed project consists of an application for a Site Plan Review (SPR No. 22-14), and a Lot Line Adjustment (LLA) No. 23-004 to merge the two lots. SPR 22-14 would allow for the construction and operation of one building proposed for light industrial and general warehousing uses with a total building area of 217,700 square feet. The proposed project also consists of 0.57-acre to extend Avenue L-4 from the eastern boundary of the site to the western boundary of the site. The project site is generally located west of Sierra Highway, north of Avenue L-4, and south of Avenue L. The building would have a total building area of 217,700 square feet (sf), consisting of 215,200 sf of warehouse space and 2,500 sf of ground floor office space, with 28 dock doors positioned on the western facade of the building. The building 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 the southern facade building corners.

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

14-459

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

REGISTRAR – RECORDER/COUNTY CLERK

THIS NOTICE WAS POSTED

ON March 15 2024

UNTIL April 15 2024

(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. 22-014

Project Title

2023120648	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: ±10.56 gross acres at the northwest corner of Avenue L-4 and Wall Street (APNs 3128-017-015, 3128-017-024)

Project Applicant: Covington Development Partners, LLC/Michael DiSano

Project Description: The proposed project consists of an application for a Site Plan Review (SPR No. 22-14), and a Lot Line Adjustment (LLA) No. 23-004 to merge the two lots. SPR 22-14 would allow for the construction and operation of one building proposed for light industrial and general warehousing uses with a total building area of 217,700 square feet. The proposed project also consists of 0.57-acre to extend Avenue L-4 from the eastern boundary of the site to the western boundary of the site. The project site is generally located west of Sierra Highway, north of Avenue L-4, and south of Avenue L. The building would have a total building area of 217,700 square feet (sf), consisting of 215,200 sf of warehouse space and 2,500 sf of ground floor office space, with 28 dock doors positioned on the western façade of the building. The building 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 the southern façade building corners.

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project on **March 7, 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.

2024 057652



FILED

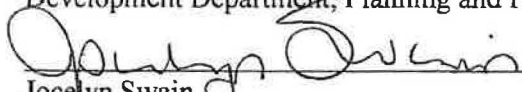
Mar 15 2024

Dean C. Lyman, Registrar, Recorder/County Clerk

Electronically signed by JINA TRAN

Notice of Determination

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

March 7, 2024

Date

2024 057652



FILED

Mar 16 2024

Dana G. Logan Registrar - Recorder/County Clerk

Electronically signed by VINA TRAN

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

RECEIPT #

202403150460001

STATE CLEARING HOUSE # (If applicable)

2023120648

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY

CITY OF LANCASTER, COMMUNITY DEVELOPMENT DEPARTMENT

DATE

03/15/2024

COUNTY/STATE AGENCY OF FILING

LACC

DOCUMENT NUMBER

2024057652

PROJECT TITLE

SITE PLAN REVIEW NO. 22-014

PROJECT APPLICANT NAME

JOCELYN SWAIN

PHONE NUMBER

PROJECT APPLICANT ADDRESS

44933 FERN AVENUE

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:

☐ Environmental Impact Report (EIR)	\$4,051.25	\$ 0.00
☒ Negative Declaration (ND)(MND)	\$2,916.75	\$ 2,916.75
☐ Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ 0.00
☐ Projects Subject to Certified Regulatory Programs (CRP)	\$1,377.25	\$ 0.00
☒ County Administrative Fee	~~\$60.00~~	\$ 75.00
☐ Project that is exempt from fees		
☐ Notice of Exemption		
☐ CDFW No Effect Determination (Form Attached)		
☐ Other _____		\$ 0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other _____ \$ 2,991.75

SIGNATURE

X 

TITLE

ITC

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

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202403150460001

STATE CLEARING HOUSE # (If applicable)

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CITY OF LANCASTER, COMMUNITY DEVELOPMENT DEPARTMENT

DATE

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☒ County Administrative Fee	~~\$50.00~~	\$	75.00
☐ Project that is exempt from fees			
☐ Notice of Exemption			
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☐ Other		\$	0.00

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other

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SIGNATURE

X 

TITLE

ITC