

2024 173220



FILED

Aug 16 2024

Notice of Determination

Dean S. Logan, Registrar - Recorder/County Clerk

Electronically signed by LILIA M. RODRIGUEZ

TO:

X Office of Planning and Research

For U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St. Rm 113

Sacramento, CA 95814

Responsible Agency: Local Agency FormationCommission for the County of Los Angeles (LAFCO)Street Address: 80 South Lake Avenue, Suite 870Pasadena, CA 91101Contact: Paul A. Novak, AICPPhone: (626) 204-6500

X County Clerk

County of Los Angeles

12400 E. Imperial Highway, Room 1201

Norwalk, CA 90650

Lead Agency:

County of Los AngelesAddress: 320 West Temple St. 13th FloorLos Angeles, CA 90012Contact: Richard ClaghornPhone: (213) 974-6443**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.**State Clearinghouse Number (if submitted to State Clearinghouse): 2024050012Project Title: Antelope Valley Logistics Center - West ProjectProject Applicant: NorthPoint Development (3315 North Oak Trafficway, Kansas City, MO 64116)Project Developer: NorthPoint Development, LLC/Jack LacProject Location (include county): Unincorporated Los Angeles County, in Los Angeles County**Project Description:**

The proposed project would include construction of two industrial storage warehouse buildings with a total floor area of approximately 2,015,072 square feet on approximately 121 acres. Each new building would consist of an approximately 1,007,536 square-foot building footprint, which includes approximately 40,000 square feet of office space. Each building would have dedicated 82 truck loading docks, 222 trailer parking stalls, and 849 passenger vehicle parking spaces. Additionally, each proposed industrial warehouse building is being designed and built with the intended function as a storage warehouse operating 24 hours a day, seven days a week, and employing up to approximately 1,000 people each (total of 2,000 on-site employees for both warehouses). Half street and full street improvements along adjacent roadways would also be provided. County discretionary approvals include CEQA Clearance and Conditional Use Permit. Other approvals by other agencies include, but are not limited to, annexation to the Los Angeles County Sanitation District 14 and Los Angeles County Waterworks District 40 by the County of Los Angeles Local Agency Formation Commission.

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 August 14, 2024 and has considered the Mitigated Negative Declaration (date)

as prepared by the Lead Agency regarding the above described project:

1. The project [☐ will X 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.
X A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was X was not] adopted for this project.
6. Findings [☐ were X were not] made pursuant to the provisions of CEQA.

THIS NOTICE WAS POSTED

ON August 16 2024UNTIL September 16 2024

REGISTRAR - RECORDER/COUNTY CLERK

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: [Signature] Title: Executive Officer Date: August 15, 2024

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

SEE INSTRUCTIONS ON REVERSE, TYPE OR PRINT CLEARLY.

LEAD AGENCY			DATE
COUNTY OF LOS ANGELES			07/18/2024
COUNTY/STATE AGENCY OF FILING			DOCUMENT NUMBER
LOS ANGELES			2024151784
PROJECT TITLE			
ANTELOPE VALLEY LOGISTICS CENTER - WEST PROJECT			
PROJECT APPLICANT NAME			PHONE NUMBER
RICHARD CLAGHORN			(213)974-8443
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
320 WEST TEMPLE STREET 13TH FLOOR	LOS ANGELES	CA	90012
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	\$50.00	\$ 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
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SIGNATURE	TITLE
X 	IC



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

RECEIPT #
202408160480006
STATE CLEARING HOUSE # (if applicable)
2024050012

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY			DATE
LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES (LAFCO)			08/16/2024
COUNTY/STATE AGENCY OF FILING			DOCUMENT NUMBER
RR/CC			2024173220
PROJECT TITLE			
ANTELOPE VALLEY LOGISTICS CENTER - WEST PROJECT			
PROJECT APPLICANT NAME			PHONE NUMBER
PAUL A. NOVAK, AICP			(626)204-6500
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
80 SOUTH LAKE AVENUE SUITE 870	PASADENA	CA	91101
PROJECT APPLICANT (Check appropriate box):			
☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity			

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☐ Project that is exempt from fees		
☐ Notice of Exemption		
☐ CDFW No Effect Determination (Form Attached)		
☐ Other _____		\$ 0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other <u>Billing</u>	\$ 75.00
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SIGNATURE	TITLE
X 	ITC