

2025 140007



FILED
Jul 10 2025

Dean C. Logan, Registrar - Recorder/County Clerk

THIS NOTICE WAS POSTED

ON July 10 2025

UNTIL 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:
County of Los Angeles
Address: 320 West Temple Street, 13ht Floor
Los Angeles, CA 90012
Contact: Richard Claghorn
Phone: 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): 2024050012

Project Title: Antelope Valley Logistics Center - West Project

Project Applicant: Northpoint Development (3315 North Oak Trafficway, Kansas City, MO 64116)

Project Developer: Northpoint Development, LLC/Jack Lac

Project 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 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 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**

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

RECEIPT Number: 19 — 07/10/2025 — 202507100510001
STATE CLEARING HOUSE # (if applicable) 2024050012

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF LOS ANGELES	LEAD AGENCY EMAIL	DATE 07/10/2025
COUNTY/STATE AGENCY OF FILING LOS ANGELES	DOCUMENT NUMBER 2025140007	
PROJECT TITLE ANTELOPE VALLEY LOGISTICS CENTER- WEST PROJECT		
PROJECT APPLICANT NAME PAUL A NOVAK	PROJECT APPLICANT EMAIL	PHONE NUMBER (626)200-4650
PROJECT APPLICANT ADDRESS 80 SOUTH LLAKE AVENUE SUITE 870	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>Paul A Novak</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 1 *

Thursday, July 10, 2025 10:53 AM

5600
LAFCO - Local Agency Formation Co...

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoD - County Posting Fee 2025140007	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
 2024 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 202407181250001
STATE CLEARING HOUSE # (if applicable) 2024050012

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY COUNTY OF LOS ANGELES			DATE 07/18/2024
COUNTY/STATE AGENCY OF FILING LOS ANGELES			DOCUMENT NUMBER 2024151784
PROJECT TITLE ANTELOPE VALLEY LOGISTICS CENTER - WEST PROJECT			
PROJECT APPLICANT NAME RICHARD CLAGHORN			PHONE NUMBER (213)974-6443
PROJECT APPLICANT ADDRESS 320 WEST TEMPLE STREET 13TH FLOOR	CITY LOS ANGELES	STATE CA	ZIP CODE 90012
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:

- | | | |
|--|----|----------|
| <input type="checkbox"/> Cash <input type="checkbox"/> Credit <input checked="" type="checkbox"/> Check <input type="checkbox"/> Other _____ | \$ | 2,991.75 |
|--|----|----------|

SIGNATURE X 	TITLE IC
--	-------------

NORWALK DEPARTMENT HEADQUARTER

Cashier: T. TRAN



* 2 0 2 4 0 7 1 8 1 2 5 0 0 0 1 *

Thursday, July 18, 2024 9:35 AM

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoD - County Posting Fee 2024151784	1	\$75.00
NoD - Negative Declaratio 2024151784	1	\$2,916.75
Total		\$2,991.75

Total Documents: 1

Customer payment(s):

Check \$2,991.75

Check List:
#10033 \$2,991.75