Notice of Determination

TO:

☑Office of Planning and Research

For U.S. Mail: P.O. Box Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth, 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
Community Development Dept. Planning Division
Address: 44933 Fern Avenue
Lancaster, CA 93534
Contact: Jocelyn Swain, Senior Planner
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): 2024081372

Project Title: Westside Annexation and North Lancaster Industrial Specific Plan (ANX No. 24-002, GPA No. 24-002, PZ No. 24-001, SP No. 24-002, DA No. 24-001), (Reorganization No.2024-08 to the City of Lancaster)

Project Applicant: City of Lancaster

Project Developer: N/A

Project Location (include county): The annexation area (project site) encompasses approximately 7,153 acres of land in unincorporated Los Angeles County generally bound by Avenue B, Sierra Highway/Edwards AFB, Avenue G, and 30th Street West. The specific plan area is a 1,860 acre subject of the project site bound by Avenue D, Sierra Highway, Avenue F-8, and 20th Street West (see Project Location Map). Specifically, the 7,153 acre project site consists of the following Assessor Parcel Numbers (APNs): 3114-006-001, 002, 004, 005, 006, 008 thru 017, 901, 902, 903; 3114-007-008, 009, 010, 012, 013, 018 thru 027; 3114-008-002, 007 thru 011, 014 thru 021; 3114-009-001 thru 004, 006 thru 024; 3114-010-013, 026, 029, 036, 039, 040, 043, 045 thru 048, 053, 055, 060, 061; 3115-005-002 thru 006, 008, 010, 011, 012; 3115-006-001, 003 thru 009, 011 thru 032, 034 thru 043; 3115-007-053, 054; 3115-011-003, 005, 008 thru 024; 3115-012-003 thru 006, 008 thru 011, 013 thru 040; 3116-005-002 thru 006, 008 thru 014, 018 thru 021, 023, 024, 026, 027; 3116- 006-064 thru 069, 900 thru 940; 3116-007-900 thru 904; 3116-008-013 thru 015, 017 thru 022, 024, 025, 026, 028, 029, 030, 032, 038, 040, 042 thru 045, 062, 063, 068 thru 072, 082 thru 085; 3116-009-001 thru 011, 014, 017, 019 thru 025, 027 thru 030, 033 thru 040; 3116-010-002 thru 007, 009, 010, 011, 013 thru 019, 022, 024, 025, 026, 031 thru 035, 038 thru 045, 047, 049 thru 054, 056 thru 063, 065, 066, 068, 070 thru 076; 3116-011-003, 005, 006, 010, 011 , 013, 015, 016, 017, 019 thru 029, 031 thru 047, 049 thru 052, 054, 055; 3116-012-002 thru 005, 007 thru 011, 013, 015, 016, 018 thru 031, 033, 035, 036, 038, 041, 042, 044 thru 051, 053 thru 060; 3116-013-003, 004, 005, 007, 009 thru 015, 017, 019, 023, 025 thru 029, 031, 034 thru 040, 042, 044, 045, 046, 900, 901; 3116-014-001 thru 016, 018 thru 025, 028 thru 040; 3116-015- 002, 003; 3116-016-002 thru 016; 3116-017-001 thru 016; 3116-018-001 thru 032; 3116-019-002 thru 021; 3116-020-002, 004 thru 012, 015 thru 021, 023 thru 026, 028, 029, 031, 032, 033, 035 thru 045, 047, 048, 049, 052, 053, 055 thru 059; 3116-021-002 thru 028, 030, 031, 032; 3116-022-001 thru 006; 3116- 023-900 thru 946; 3116-024-900 thru 938; 3116-025-900 thru 903; 3117-005-001 ,003 thru 035, 040 thru 044; 3117-006-001, 005 thru 014, 016 thru 036, 038 thru 042; 3117-007-001, 005, 007, 011, 016, 019, 020, 027, 030, 032 thru 039; 3118-001-006, 007, 010 thru 013; 3118-002-002 thru 009, 011, 013, 022, 024, 027, 029 thru 032, 035, 036, 037, 040, 042 thru 045, 047 thru 056, 058 thru 063, 065, 066, 067, 070 thru 076; 3118-003-049, 051 ,061 thru 064, 069, 088, 093, 094, 095, 104,113 thru 117, 121, 125 thru 128,

131 thru 134, 143 thru 147; 3118-015-003, 010, 011, 012; 3118-016-001 thru 010, 012 thru 017, 019 thru 022, 024 thru 027, 029 thru 036; 3118-017-003, 005 thru 010, 012 thru 019, 021 thru 031; 3118-018-001 ,002, 004, 007 thru 021, 023 thru 028; 3145-005-035, 046, 051 , 058, 061, 063, 073, 074, 076 thru 079, 081, 082, 085, 086, 087, 089, 090, 091, 800, 802, 901 thru 921; 3145-009-001 thru 016, 800; 3145-011-028, 033, 036, 038, 041, 048, 051 thru 054, 073, 074, 077, 078, 081, 082, 084, 085, 089, 091 thru 096, 099, 100, 105, 106, 108, 110, 113, 117, 119, 120, 124 thru 127, 129 thru 135, 801, 802, 906 thru 920; 3145-012-014, 026 thru 032, 034, 043, 044, 045, 048, 051, 052, 056 thru 059, 061 thru 064, 067, 068, 071 thru 075, 077 thru 080, 801; and 3145-040-801, 900 thru 921.

Project Description: The proposed project involves two components: 1) annexation of the project site from unincorporated Los Angeles County into the City of Lancaster's jurisdiction and 2) adoption of the North Lancaster Industrial Specific Plan, which would allow up to approximately 38.5 million square feet of industrial development.

Annexation: This component of the project involves the annexation of 7,1 53 acres into the City of Lancaster's jurisdiction. As part of that process, a general plan amendment would be required to amend the General Plan Land Use Map to reflect annexation of the project site and application of the proposed land use designations, including Nonurban Residential (NU), Mixed Use (MU), Light Industrial (LI), Public (P), Multiple Family Residential (MR1), and Specific Plan (SP). Additionally, the area would be pre-zoned to match the proposed general plan land use designations. This includes pre-zoning the specific plan area as Specific Plan (SP) and the remainder of the annexation area as RR-2.5 (rural residential, minimum lot size 2.5 acres), Public (P), Mobile Home Park (MHP), Light Industrial (LI), and Mixed Use- Employment (MU-E).

Specific Plan: The second component of the project consists of the adoption of the North Lancaster Industrial Specific Plan on a 1,860 acre subset of the annexation area. The Specific Plan is proposed to allow for a site-specific land use plan, development standards, design guidelines, infrastructure systems, and implementation strategies on which subsequent development activities would be implemented. The specific plan area would be divided into eight planning areas which would allow approximately 38.5 million square feet of light and heavy industrial uses based on a 0.5 floor area ratio. Within Planning Areas 2, 4, 6, 7, and 8, the project proposes to construct approximately 11 .3 million square feet of industrial warehouse buildings and associated site improvements. The proposed development would be constructed over a 5-year duration.

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 December 10, 2025 and has considered the EIR 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 EIR, 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: December 10, 2025