

# Notice of Determination

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To: \_\_\_\_\_ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: Community Development Department  
City of Lancaster  
44933 North Fern Avenue  
Lancaster, CA 93534

  X   County Clerk  
County of Los Angeles  
Environmental Filings  
12400 E. Imperial Hwy.  
Norwalk, CA 90650

\_\_\_\_\_  
(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. 24-010

Project Title

2025070909	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:** The project site is located on approximately 30 acres at the southwest corner of Avenue F-8 and 25<sup>th</sup> Street West (Assessor Parcel Numbers: 3114-010-054, 3114-010-003).

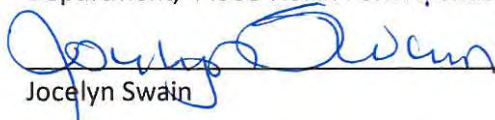
**Project Applicant:** Northpoint Development LLC / Chandler Elliott

**Project Description:** The proposed project consists of the development of approximately 30 acres at the southwest corner of Avenue F-8 and 25<sup>th</sup> Street West with industrial uses in accordance with the Fox Field Industrial Corridor Specific Plan (SP No. 95-02). Specifically, the subject property would be developed with one of two options. The first option would be the construction and operation of a 502,287 square foot industrial warehouse/distribution facility. Alternatively, the site could be developed for additional trailer parking.

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project (SPR 24-010) on **March 2, 2026** 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 necessary for 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, 44933 North Fern Avenue, Lancaster, California.

  
Jocelyn Swain

Senior Planner  
Title

March 4, 2026  
Date