

Notice of Determination

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

(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. 22-015

Project Title

2023120026	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 gross acres on the north side of Avenue H at 18th Street West (APN 3118-006-024)

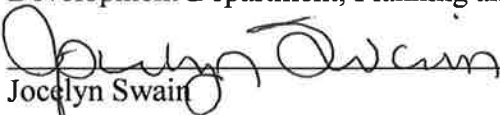
Project Applicant: Ed Fagenson

Project Description: The applicant proposes to construct and operate an RV and mini-storage facility in the Light Industrial (LI) zone. The facility would consist of two buildings totaling 90,563 square feet which would provide 67 indoor RV storage units and 246 mini-storage units. Additionally, 220 outdoor RV storage/parking spaces would be provided in the central portion of the site. In addition, a wash rack and dump station for the RVs would be located on site. At the northern end of the site would be a retention basin to control drainage and runoff. Access to the development would be from a driveway along Avenue H. The project site is currently undeveloped.

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project on **January 8, 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.

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

January 8, 2024
Date