

Notice of Determination

To: X 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. 23-002

Project Title

SCH#2024050082

Kendall Brekke

(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: ±20.15 acres located at the northeast corner of Avenue H and 35th Street West in the City of Lancaster (Assessor's Parcel Numbers: 3107-026-077 and 3107 026-079) in the City of Lancaster, Los Angeles County, CA

Project Applicant: Covington Development Partners/Michael DiSano

Project Description: The 35th Street and Avenue H Project (project) would include construction of an industrial warehouse building and associated improvements on 20.15 acres of vacant land within the existing Fox Field Industrial Corridor Specific Plan. The proposed project would provide 395,390 square feet of industrial/warehouse space and include associated improvements, such as loading docks, tractor-trailer stalls, passenger vehicle parking spaces, stormwater detention basins, and landscape area. There would be 10,000 square feet of office space on the ground floor. The building would have a maximum height of 35 feet, measured from the finished floor to the top of the building and would have a gross floor area ratio of 0.5. The project would include seven detention basins on site: one located on the southeast corner, one located on the northeast corner, and five located along the west portion of the project site to detain and treat stormwater runoff.

The project would include off-site improvements along 35th Street West and Avenue H, including frontage landscaping, pedestrian, and street lighting improvements. A variety of trees, shrubs, plants, and ground covers

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would be planted within the project frontage's landscape setback area, as well as within the landscape areas found around the proposed industrial/warehouse buildings and throughout the project site.


Access to the project site would be provided by two driveways: the Avenue H south driveway and the 35th Street West north driveway, both of which would provide full access (trucks and passenger vehicles). To facilitate adequate on-site circulation and sufficient site access for both passenger vehicles and trucks, as well as to ensure efficient off-site circulation on nearby roadway facilities, the project would include off-site improvements that include street improvements along the frontage of the project on Avenue H and 35th Street West, and improvements within 35th Street West.

A tenant for the project has not been identified and the industrial warehouse building is considered speculative. Business operations would be expected to be conducted within the enclosed building, with the exception of the ingressing and egressing of trucks and passenger vehicles accessing the site, passenger and truck parking, the loading and unloading of trailers within designated truck courts/loading areas, and the internal and external movement of materials around the project site via forklifts, pallet jacks, yard hostlers, and similar equipment. It is anticipated that the facilities would be operated 24 hours a day, seven days a week. Cold storage would not be permitted.

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project on **May 19, 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.

	Senior Planner	October 8, 2024
Kendall Brekke	Title	Date