

2025 072304
FILED
Apr 09 2025

THIS NOTICE WAS POSTED

ON April 09 2025

UNTIL May 09 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by RICKENA MCCLAIN

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:

City of Lancaster
Address: 244933 Fern Avenue
Lancaster, CA 93534

Contact: Jocelyn Swain
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): 2023120722

Project Title: Site Plan Review No. 23-012

Project Applicant: Northpoint Development, LLC/Jack Lac

Project Developer: _____

Project Location (include county): 80 acres at the northeast corner of Avenue G and 30th Street West (Assessor Parcel Numbers: 3114-010-002, 3114-010-003, 3114-010-011)

Project Description:

The proposed project involves construction and operation of a 1,227,586 square foot industrial/cold storage warehouse with 40,000 square feet of the building to be utilized for offices. The proposed building would be in-lip concrete construction with elements of insulated metal panels and would be approximately 50 feet in height. Other ancillary improvements would include road improvements along Avenue G and 30th Street West lighting and utility improvements. The facility is anticipated to operate 24-hours per day. Access to the project site would be provided via two driveways along 30th Street West. The project would include a total of 415 trailer parking spaces and 564 passenger vehicle parking spaces. Of the 564 passenger vehicle spaces, 169 spaces would be electric vehicle (EV) parking spaces with 56 electrical charging stations installed, and 113 spaces would be made EV charging capable. The project would also include 26 bicycle parking spaces. Three detention basins are proposed, two to the east and one to the west of the building. Additionally, landscaping would be provided throughout the project site and around the perimeter of the site. The approximately 18-month construction is anticipated to begin in June 2024 and conclude by February 2026. Construction activities would occur from 7:00 a.m. to 8:00 p.m. Monday through Saturday. Construction activities would primarily include grading (including excavation for the detention basins), building construction, paving, and architectural coating. The project is expected to export 1,000 cubic yards of earthwork material during grading phase.

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 April 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 pursuant to the provisions 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: 4/9/25



State of California—Department of Fish and Wildlife

**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**

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

RECEIPT Number:	19 — 04/09/2025 — 202504090460011
STATE CLEARING HOUSE # (If applicable)	2023120722

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES (LAFCO)		LEAD AGENCY EMAIL	DATE 04/09/2025
COUNTY/STATE AGENCY OF FILING LOS ANGELES		DOCUMENT NUMBER 2025072304	
PROJECT TITLE SITE PLAN REVIEW NO. 23-012			
PROJECT APPLICANT NAME PAUL A NOVAK		PROJECT APPLICANT EMAIL	PHONE NUMBER (626)204-6500
PROJECT APPLICANT ADDRESS 80 SOUTH LAKE AVENUE SUITE 870		CITY PASADENA	STATE CA
		ZIP CODE 91101	
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:

- Environmental Impact Report (EIR) \$4,123.50 \$ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$ 0.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,401.75 \$ 0.00
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
- County documentary handling fee \$ 75.00
- Other \$ 0.00

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 75.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE INTERMEDIATE CLERK
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2025 072305



FILED
Apr 09 2025

Dan C. Logan, Registrar - Recorder/County Clerk

Electronically signed by RICKENA MCCLAIN

THIS NOTICE WAS POSTED

ON April 09 2025

UNTIL May 09 2025

REGISTRAR - RECORDER/COUNTY CLERK

Notice of Determination

TO:

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For U.S. Mail: Street Address:
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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 Santa Clarita
Address: 23920 Valencia Boulevard, Suite 140
Santa Clarita, CA 91355
Contact: Erika Iverson
Phone: (661) 255-4330

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022030762

Project Title: Shadowbox Studios Master Case 21-109:Architectural Design Review 21-016;Conditional Use Permit 21-04

Project Applicant: L.A. Railroad 93, LLC

Project Developer: _____

Project Location (include county): Northeast Corner of Railroad Avenue and 13th Street, Santa Clarita, Los Angeles County

Project Description:

The Project Applicant proposes to develop a full-service film and television studio campus on the Project Site that would consist of approximately 475,500 square feet of sound stages; approximately 565,400 square feet of workshops, warehouses, and support uses; approximately 209,300 square feet of production and administrative offices; and approximately 35,600 square feet of catering and other specialty services. Upon completion, the campus would have an overall building area of approximately 1,285,800 square feet. Nineteen sound stages would be constructed in the central portion of the Project Site, south of Placerita Creek. A three-story office building and a four-story (five-level), 1,072-space parking structure that includes one subterranean level are proposed in the southern western corner of the Project Site. In addition, a two-story support building would extend along the remaining portion of the western boundary (i.e., Railroad Avenue) of the Project Site, south of Placerita Creek. Other ancillary and specialty use buildings, including a catering building and mechanical building with a substation, are located to the east and southeast of the main entrance at the intersection of Arch Street and 13th Street.

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 April 9, 2025 and has considered the Environmental Impact Report (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 pursuant to the provisions 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 Environmental Impact Report, 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: 4/9/25



State of California—Department of Fish and Wildlife
**2025 ENVIRONMENTAL DOCUMENT FILING FEE
 CASH RECEIPT**

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

RECEIPT Number: 19 — 04/09/2025 — 202504090460011
STATE CLEARING HOUSE # (If applicable) 2022030762

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES (LAFCO)	LEAD AGENCY EMAIL	DATE 04/09/2025
COUNTY/STATE AGENCY OF FILING LOS ANGELES	DOCUMENT NUMBER 2025072305	

PROJECT TITLE SHADOWBOX STUDIOS MASTER CASE 21 -109: ARCHITECTURAL DESIGN REVIEW 21-016; CONDITIONAL US PERMIT 21-0		
PROJECT APPLICANT NAME PAUL A NOVAK	PROJECT APPLICANT EMAIL	PHONE NUMBER (626)204-6500
PROJECT APPLICANT ADDRESS 80 SOUTH LAKE 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:

- Environmental Impact Report (EIR) \$4,123.50 \$ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$ 0.00
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- County documentary handling fee \$ 75.00
- Other \$ 0.00

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 75.00

SIGNATURE X <i>Paul Novak</i>	AGENCY OF FILING PRINTED NAME AND TITLE INTERMEDIATE CLERK
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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



Wednesday, April 9, 2025 3:44 PM

5600
LAFCD - Local Agency Formation Co...

Item(s)

Fee	Qty	Total
NoD - County Posting Fee 2025072304	1	\$75.00
NoD - County Posting Fee 2025072305	1	\$75.00
Total		\$150.00

Total Documents: 2

Customer payment(s):

Billing \$150.00