

ON December 15 2025

UNTIL January 14 2026

FILED  
Dec 15 2025

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by SAVANNAH RODRIGUEZ

**Notice of Determination**REGISTRAR - RECORDER/COUNTY CLERK  
FROM:

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

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

☒ County Clerk

County of Los Angeles

12400 E. Imperial Highway room 1201

Norwalk, CA 90650

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.

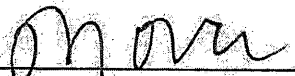
**Annexation:** This component of the project involves the annexation of 7,153 acres into the City of Lancaster's jurisdiction. As part of that process, a general plan amendment would be required to amend the General Plan Land Use Map to reflect annexation of the project site and application of the proposed land use designations, including Nonurban Residential (NU), Mixed Use (MU), Light Industrial (LI), Public (P), Multiple Family Residential (MRI), 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





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 — 12/15/2025 — 202512150530002

STATE CLEARING HOUSE # (If applicable)

2024081372

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
LAFCO COUNTY OF LOS ANGELES		12/15/2025
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
LOS ANGELES		2025277230

## 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 NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
PAUL NOVAK		
PROJECT APPLICANT ADDRESS	CITY	STATE
80 SOUTH LAKE AVE SUITE 870	PASADENA	CA
		ZIP CODE
		91101

## PROJECT APPLICANT (Check appropriate box):

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

## CHECK APPLICABLE FEES:

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

## PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ 75.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X <i>San Diego</i>	SAVANNAH RODRIGUEZ, <i>itc</i>

Dean C. Logan  
Los Angeles County Registrar / Recorder  
12400 Imperial Highway, Norwalk, CA  
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: S. RODRIGUEZ



\* 2 0 2 5 1 2 1 5 0 5 3 0 0 0 2 \*

Monday, December 15, 2025 10:09 AM

5600  
LAFCO - Local Agency Formation Co...

Item(s)

Fee	Qty	Total
NoD - County Posting Fee	1	\$75.00
2025277230		

<b>Total</b>		<b>\$75.00</b>
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Total Documents:	1
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Customer payment(s):

Billing	\$75.00
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