

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2017051076

Project Title: Lancaster Health District Master Plan

Lead Agency: City of Lancaster Contact Person: Jocelyn Swain
 Mailing Address: 44933 Fern Avenue Phone: (661) 723-6249
 City: Lancaster Zip: 93534 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Lancaster
 Cross Streets: 20th Street West, Avenue J, Avenue K, Kingtree Avenue/13th Street West, 15th Street West Zip Code: 93534

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 274.4

Assessor's Parcel No.: See attached Section: Twp.: Range: Base: SBBM
 Within 2 Miles: State Hwy #: 14 Waterways: Amargosa Creek
 Airports: N/A Railways: N/A Schools: Sunnydale Elementary

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other:
 Mit Neg Dec Other: FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other:

Development Type:

Residential: Units 1,600 Acres
 Office: Sq.ft. 1,171,200 Acres Employees Transportation: Type
 Commercial: Sq.ft. (part of above) Acres Employees Mining: Mineral
 Industrial: Sq.ft. Acres Employees Power: Type MW
 Educational: Waste Treatment: Type MGD
 Recreational: Hazardous Waste: Type
 Water Facilities: Type MGD Other: 1,532,000 sf acute care/sub-acute care & continuum of care facilities

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other:

Present Land Use/Zoning/General Plan Designation:

See attached

Project Description: (please use a separate page if necessary)

See attached

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date December 21, 2020 Ending Date February 3, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Meridian Consultants</u>	Applicant: <u>City of Lancaster</u>
Address: <u>920 Hampshire Road, Suite A5</u>	Address: <u>44933 Fern Avenue</u>
City/State/Zip: <u>Westlake Village, CA 91361</u>	City/State/Zip: <u>Lancaster, CA 93534</u>
Contact: <u>Chris Hampson</u>	Phone: <u>661-723-6249</u>
Phone: _____	

Signature of Lead Agency Representative: _____ **Date:** _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Notice of Completion – Attachment (SCH # 2017051076)

APNs: 3123-001-004, 005, 028, 042, 045, 062, 068, 069, 901, 904, 908, 909, 912, 914, 915, 917, 920 to 922; 3123-002-031, 032, 034, 047, 050, 051, 059 thru 066, 903, 907, 909; 3123-003-086 thru 089, 094 thru 101; 3123-004-024, 027, 037, 038, 040, 042, 045 thru 048, 903, 904, 907 thru 910; 3123-012-015, 041; 3123-013-036, 041, 068, 101, 900, 901; 3123-014-900 thru 916; 3123-015-026 thru 028, 030, 033, 035, 900 thru 908; and 3123-016-004, 005, 085, 904 and 905.

Present Land Use: The project site is predominantly defined by built-up hospital, commercial, and residential areas. The project site is currently occupied by the existing Antelope Valley Hospital which contains 342 beds with a 78-bed Woman and Infant Facility for a total of 420 beds within 489,930 sq. ft and a ground-based heliport. The project site contains 59 single-family attached units and 376 multifamily units, for a total of 435 housing units. Additionally, there is a total of approximately 1,040,430 sq. ft. of office and commercial space and approximately 230,000 sq. ft. of medical office space.

Present Zoning: The project site is zoned Health Care (H), Commercial (C), Mixed Use – Commercial (MU-C), Office Professional (OP), Commercial Planned Development (CPD), Mixed Use – Neighborhood (MU-N), and High Density Residential (HDR).

Present General Plan Designation: The project site is currently designated as Commercial (C), Mixed Use (MU), Health Care (H), Office/Professional (OP), and Multi-Residential (15.1-30.0 dwelling units/acre) (MR2).

Project Description: The City of Lancaster is proposing to develop the Lancaster Health District Master Plan, which would provide direction for development around the Antelope Valley Hospital over a 20-year period. Mixed-use development is proposed including medical and general offices, retail and commercial uses, housing, and hotel/conference space. The Master Plan would also allow for the construction of a new Antelope Valley Hospital and plant facility along with the relocation of the heliport. As part of the adoption of the Master Plan, the general plan land use designation for the subject property would be changed to Mixed-Use and the zoning changed to Mixed Use – Health District.

Specifically, the Master Plan would allow for the development of 1,600 residential uses; 259,200 sf of hotel uses (180 rooms) and a 70,000 sf conference center; 842,000 sf of commercial/office space; 480,000 sf of continuum of care facilities; 791,000 sf of acute care facilities including replacing the existing hospital with a new 700,000 sf facility (300 beds) with a 12,000 sf plant facility and another 91,000 sf (80 beds) of acute care facilities; 249,800 sf of sub-acute care facilities and a 385,000 sf parking garage with 1,100 parking spaces.