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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: SPR 17-03 / GPA 17-007 / ZC 17-006

Lead Agency: City of Lancaster

Contact Name: Jocelyn Swain

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Project Location: Lancaster, Los Angeles County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The applicant proposes to construct and operate a 630,000 square foot electric school bus manufacturing facility. The facility would include 570,000 square feet of manufacturing and 60,000 square feet of office space divided between the ground floor and a mezzanine. Prep booths and paint booths would also be included as part of the manufacturing process. A total of 138 bus parking spaces would be provided on the west side of the building while employee parking would be provided along the northern and eastern portions of the project site. A total of three drainage basins would be provided along the eastern portion of the project site between the driveway and the employee parking area. Access to the project site is anticipated to be from two driveways along Avenue H.
As part of the proposed project, a general plan amendment and zone change have also been requested for the entire 160 acres although development is only proposed on 30 acres. The existing general plan designation on the subject property is currently Non-Urban Residential (NU) and zoning is RR-2.5 (single family residential, minimum lot size 2.5 acres). The applicant is requesting to change the general plan designation to LI and zoning to LI.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics - review of building design
Air Quality - valley fever measures
Biological resources - nesting birds, special status plants, kit fox, drainages
cultural resources - tribal monitoring and proper handling procedures
geology/soils - dust control measures
Hazards - proper hazardous materials handling
Noise - construction best management practices
Transporation- VMT mitigation

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

• California Department of Fish and Wildlife (CDFW)
* Regional Water Quality Control Board
• Antelope Valley Air Quality Management District (AVAQMD)
• Los Angeles County Waterworks District #40
• Los Angeles County Sanitation District #14
• Los Angeles County Fire Department
• Southern California Edison