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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: Site Plan Review No. 22-014/Lot Line Adjustment No. 23-004

Lead Agency: City of Lancaster

Contact Name: Jocelyn Swain

Email: jswain@cityoflancasterca.org Phone Number: 661-723-6100

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

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

The proposed project consists of an application for a Site Plan Review (SPR No. 22-14), and a Lot Line Adjustment (LLA) No. 23-004 to merge the two lots. SPR 22-14 would allow for the construction and operation of one building proposed for light industrial and general warehousing uses with a total building area of 217,700 square feet. The proposed project also consists of 0.57-acre to extend Avenue L-4 from the eastern boundary of the site to the western boundary of the site. The project site is generally located west of Sierra Highway, north of Avenue L-4, and south of Avenue L.

The building would have a total building area of 217,700 square feet (sf), consisting of 215,200 sf of warehouse space and 2,500 sf of ground floor office space, with 28 dock doors positioned on the western façade of the building. The building would be constructed of concrete tilt-up panels and are proposed to be painted in shades of white and gray with blue accents. Blue glazing (glass) would occur at the southern façade building corners.

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

Air Quality - valley fever and dust control mitigation, regulatory requirements and project design features
Biological Resources - Joshua tree, nesting bird and burrowing owl mitigation
Cultural resources - mitigation for the proper treatment and handling of previously unknown cultural resources
Transportation - 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.

There are no known areas of controversy.

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

- California Department of Fish and Wildlife
- Lahontan Regional Water Quality Control Board
- Antelope Valley Air Quality Management District
- Los Angeles County Fire Department
- Los Angeles County Sanitation District #14
- Los Angeles County Waterworks District #40
- Southern California Edison