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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. 23-012

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 proposed project involves construction and operation of a 1,227,596 square foot industrial/cold storage warehouse with 40,000 square feet of the building to be utilized for offices. The proposed building would be tilt-up 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 28 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.

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 mitigation
Biological Resources - nesting bird, burrowing owl, and specific plant species mitigation
Cultural Resources - mitigation measures for proper treatment of previously unknown cultural resources
Geology and Soils - soil erosion/dust control mitigatino
Noise- construction best management practices
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
- Los Angeles County Airport Land Use Commission
- Antelope Valley Air Quality Management District
- Southern California Edison
- Los Angeles County Sanitation District #14
- Los Angeles County Waterworks District #40
- Los Angeles County Fire Department