

# 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. 23-002

Lead Agency: City of Lancaster, CA

Contact Name: Kendall Brekke

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Phone Number: 661-723-6109

Project Location: Lancaster, Los Angeles

*City*

*County*

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

See attached.

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 Training & Management

Biological Resources - Plant Survey, Burrowing Owl Survey, Nesting Bird Survey, Waste Discharge Requirement Permit

Cultural Resources - Workers Awareness Training, Construction Monitoring, Proper Handling of Accidental Discovery

Geology & Soils - AVAQMD Compliance, Paleontological Resources Impact Mitigation Program

Noise - Best Management Practices

Transportation - VMT Impact Fee

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.

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



**Project Description:** The 35th Street and Avenue H Project (project) would include construction of an industrial warehouse building and associated improvements on 20.15 acres of vacant land within the existing Fox Field Industrial Corridor Specific Plan. The proposed project would provide 395,390 square feet of industrial/warehouse space and include associated improvements, such as loading docks, tractor-trailer stalls, passenger vehicle parking spaces, stormwater detention basins, and landscape area. There would be 10,000 square feet of office space on the ground floor. The building would have a maximum height of 35 feet, measured from the finished floor to the top of the building and would have a gross floor area ratio of 0.5. The project would include seven detention basins on site: one located on the southeast corner, one located on the northeast corner, and five located along the west portion of the project site to detain and treat stormwater runoff.

The project would include off-site improvements along 35th Street West and Avenue H, including frontage landscaping, pedestrian, and street lighting improvements. A variety of trees, shrubs, plants, and ground covers would be planted within the project frontage's landscape setback area, as well as within the landscape areas found around the proposed industrial/warehouse buildings and throughout the project site.

Access to the project site would be provided by two driveways: the Avenue H south driveway and the 35th Street West north driveway, both of which would provide full access (trucks and passenger vehicles). To facilitate adequate on-site circulation and sufficient site access for both passenger vehicles and trucks, as well as to ensure efficient off-site circulation on nearby roadway facilities, the project would include off-site improvements that include street improvements along the frontage of the project on Avenue H and 35th Street West, and improvements within 35th Street West.

A tenant for the project has not been identified and the industrial warehouse building is considered speculative. Business operations would be expected to be conducted within the enclosed building, with the exception of the ingressing and egressing of trucks and passenger vehicles accessing the site, passenger and truck parking, the loading and unloading of trailers within designated truck courts/loading areas, and the internal and external movement of materials around the project site via forklifts, pallet jacks, yard hostlers, and similar equipment. It is anticipated that the facilities would be operated 24 hours a day, seven days a week. Cold storage would not be permitted.