

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 #

Project Title: Conditional Use Permit No. 21-001

Lead Agency: City of Lancaster Contact Person: Jocelyn Swain
 Mailing Address: 44933 Fern Avenue Phone: 661-723-6100
 City: Lancaster Zip: 93534 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Lancaster
 Cross Streets: Avenue L, 15th Street West Zip Code: 93534

Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: 2.5
 Assessor's Parcel No.: 3109-026-032, -040, -042, -044 Section: 33 Twp.: 7N Range: 12W Base: SBBM
 Within 2 Miles: State Hwy #: 14 Waterways: N/A
 Airports: N/A Railways: UPRR Schools: Valley View 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 181 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 12,800 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: Hotel -235 rooms

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:

Land Use: Vacant; Zoning: RR-2.5 (Existing), MU-C (Proposed); General Plan: NU (Existing); MU (Proposed)

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

The applicant (Westlanc Partners, LLC) proposes to construct a mixed-use development consisting of 181 apartment units in two buildings; a 235-room hotel; 3 retail/restaurant pads; and a club house. The apartment buildings would be 81,348 square feet and 82,580 square feet; the hotel would be 162,352 square feet; and the three retail/restaurant pads would total 12,800 square feet. The apartment units would be a mix of one-and two-bedroom units with outdoor recreational amenities. The site would have a total 799 parking spaces provided in the center of the development and the spaces for the apartments would be primarily in an underground garage. Access to the development would be from two driveways on 15th Street West.
 As part of the proposed project, a tentative tract map, general plan amendment and zone change have also been requested. The tentative tract map would subdivide the subject property into six parcels. The general plan designation and zoning on the subject property is currently Non-Urban Residential (NU) and RR-2.5 (rural residential, minimum lot size 2.5 acres). The General Plan Amendment and Zone Change would change these designations to Mixed-Use (MU) and Mixed Use - Commercial (MU-C).

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "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 checked="" type="checkbox"/> Caltrans District # 7 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 6 |
| <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 checked="" type="checkbox"/> Fish & Game Region # 5 | <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"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date August 14, 2024 Ending Date September 13, 2024

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Westlanc Partners, LLC</u>
Address: _____	Address: <u>1401 Westwood Boulevard, Suite 320</u>
City/State/Zip: _____	City/State/Zip: <u>Los Angeles, CA 90024</u>
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: August 14, 2024

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