

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 #: 2024080570

Project Title: CUP No. 21-001, TTM No. 24-001, GPA No. 21-001, ZC No. 21-001

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 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, GPA and ZC have also been requested. The TTM would subdivide the subject property into six parcels. The GPA and ZC would change the designations to Mixed-Use (MU) and Mixed Use - Commercial (MU-C).

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 - mitigation measures for joshua tree removal, nesting bird/burrowing owl preconstruction surveys, and legless lizard

* Cultural Resources - mitigation measures for the proper treatment of previously unknown cultural resources, worker education, and tribal monitoring

* Geology and Soils - dust control measures

* Noise - mitigation for operational loading dock/hotel noise, vibration noise during construction, and 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.

No specific areas of controversy are known. However, some of the surrounding neighbors are opposed to the development of the site with the higher density residential and commercial uses.

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

- California Department of Fish and Wildlife
- Antelope Valley Air Quality Management District
- Los Angeles County Fire Department
- White Fence Farm Mutual Water Company
- Los Angeles County Sanitation District #14 (annexation)
- Southern California Edison