

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: Site Plan Review No. 24-003, General Plan Amendment No. 24-001, Zone Change No. 24-001

Lead Agency: City of Lancaster

Contact Person: Kendall Brekke

Mailing Address: 44933 Fern Avenue

Phone: 6617236109

City: Lancaster

Zip: 93534

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Lancaster

Cross Streets: Avenue M, Division Street

Zip Code: 93534

Longitude/Latitude (degrees, minutes and seconds): 118 ° 7 ' 55.2 " N / 34 ° 38 ' 52.8 " W Total Acres: 39

Assessor's Parcel No.: 3128-013-010, -011

Section: 34

Twp.: 07N

Rangc: 12W

Base: SBBM

Within 2 Miles: State Hwy #: SR-14

Waterways: _____

Airports: Plant 42

Railways: UPRR

Schools: Desert Montessori, Assurance, iLEAD

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 _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 807,005 Acres 39 Employees 435
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW
 Waste Treatment: Type _____ MGD
 Hazardous Waste: Type _____
 Other: _____

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:

Vacant, Office Professional (OP)

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

The applicant (Synergy Consulting) proposes to construct and operate two industrial buildings totaling 807,005 square feet with one building totaling 401,973 square feet and the other totaling 405,032 square feet. Both buildings would be 50 feet in height and provide 51 loading docks/truck dock doors each. A total of 148 trailer parking spaces and 443 automobile parking spaces, including EV, would be provided on-site. Access to the project site would be provided from driveways located along Avenue L-12, Division Street, and Avenue M. A total of 239,667 square feet of landscaping will be provided throughout the project site. The project will connect to the existing utilities (e.g., electricity, natural gas, water, wastewater, etc.) with these utilities already existing adjacent to the project site. Connections would occur within the project site or existing roadways/rights-of-way. As part of the proposed project, a general plan amendment and zone change have also been requested. The general plan designation and zoning on the subject property is currently Office Professional (OP). The General Plan Amendment and Zone Change would change these designations to Light Industry (LI) and Light Industrial (LI), respectively.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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".

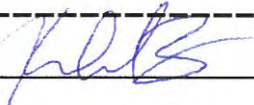
- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency 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"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date 4/16/2025 Ending Date 5/16/2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Synergy Consulting (Jessica Haughton)</u>
Address: _____	Address: <u>410 Patti Ann Woods Drive</u>
City/State/Zip: _____	City/State/Zip: <u>Henderson, NV 89002</u>
Contact: _____	Phone: <u>702-330-1715</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 4/15/2025

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