

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

Lead Agency: City of Lancaster

Contact Name: Kendall Brekke

Email: kbrekke@cityoflanasterca.gov Phone Number: 6617236109

Project Location: Lancaster, Los Angeles
City *County*

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

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.

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 - Regulation of Architectural Coatings, Valley Fever Management & Training
Biological Resources - Botanical Surveys, Compensation for Loss of Special Status Plants, Joshua Tree Take Permits, Burrowing Owl Take Avoidance, Burrowing Owl Minimization Plan, Nesting Bird Survey, Crotch's Bumble Bee Survey, Mohave Ground Squirrel Minimization Measures, Mohave Ground Squirrel Take Permits, Desert Kit Fox Survey
Cultural Resources - Cultural Resources Monitoring Plan, Archaeological Monitor Requirements, Proper Handling of Cultural Resources, Proper Handling of Human Remains
Geology & Soils - Dust Control Plan, Paleontological Resource Monitoring
Noise - Construction Best Management Practices
Transportation - VMT Mitigation 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.

California Department of Fish and Wildlife
Lahontan Regional Water Quality Control Board
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