

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 #: 2024051372

Project Title: Westside Annexation and North Lancaster Industrial Specific Plan

Lead Agency: City of Lancaster

Contact Name: Jocelyn Swain

Email: jswain@cityoflanasterca.gov

Phone Number: 661-723-6100

Project Location: Lancaster, Los Angeles County

City

County

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

The proposed project involves two components: 1) annexation of the 7,153 acre project site from unincorporated Los Angeles County into the City of Lancaster's jurisdiction and 2) adoption of the proposed North Lancaster Industrial Specific Plan, which would allow up to approximately 38.5 million square feet of industrial development within the 1,860 acre specific plan area. See attached Notice of Availability and Draft EIR for additional information.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

- Biological Resources - potential impacts to special status plant and animal species and waters of the State. Mitigation identified for these issues and impacts would be less than significant with mitigation incorporated.
- Cultural Resources - Potential impacts to historic and archaeological resources. Mitigation measures identified including tribal monitoring, phase II evaluations, educational training, etc. Impacts would be less than significant with mitigation incorporated.
- Geology and Soils - requirements for geotechnical studies and paleontological monitoring during construction. Impacts would be less than significant with mitigation incorporated.
- Hazards/Hazardous materials - mitigation measures identified for proper evaluation and disposal of unknown wastes/suspect materials, proper closure/removal of abandoned wells and septic systems, asbestos and lead based paint surveys. With inclusion of mitigation measures, impacts would be less than significant.
- Transportation - VMT mitigation. Impacts would be less than significant with inclusion of mitigation.
- Air Quality - mitigation identified for construction, operation, and valley fever. Construction and operational emissions, along with cumulative, remain significant and unavoidable.
- Greenhouse Gases - Impacts are significant and unavoidable with inclusion of air quality mitigation measures.
- Energy - impacts are less than significant with inclusion of air quality mitigation measures.
- Noise - operational and cumulative noise impacts are significant and unavoidable.

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, although some entities identified being opposed to warehouse developments in the NOP. Additionally, the owner of the nearby mobile home park has requested changes to the City's rent control ordinance.

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

- Airport Land Use Commission
- Antelope Valley Air Quality Management District
- California Department of Fish and Wildlife
- Federal Aviation Administration
- Lahontan Regional Water Quality Control Board
- Los Angeles County Fire Department
- Utility Purveyors