

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. 24-010

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: 25th Street West, Avenue F-8

Zip Code: 93536

Longitude/Latitude (degrees, minutes and seconds): 34 ° 44 ' 26.048" N / 118 ° 10' 31.039" W Total Acres: 30

Assessor's Parcel No.: 3114-010-054, 3114-010-003

Section: 32

Twp.: 8N

Range: 12W

Base: SBBM

Within 2 Miles: State Hwy #: 14

Waterways: Amargosa Creek

Airports: Fox Airfield

Railways: N/A

Schools: Desert View Elementary

Document Type:

- | | | | | | |
|-------|---|--|-------|------------------------------------|---|
| CEQA: | <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: | <input type="checkbox"/> NOI | <input type="checkbox"/> Joint Document |
| | <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| | <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | | <input type="checkbox"/> Draft EIR | <input type="checkbox"/> Other: _____ |
| | <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____ | | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | | | | | |
|---|------------------|-----------------|----------------------|---|----------------------|
| <input type="checkbox"/> Residential: | Units _____ | Acres _____ | | <input type="checkbox"/> Transportation: | Type _____ |
| <input type="checkbox"/> Office: | SF _____ | Acres _____ | Employees _____ | <input type="checkbox"/> Mining: | Mineral _____ |
| <input type="checkbox"/> Commercial: | SF _____ | Acres _____ | Employees _____ | <input type="checkbox"/> Power: | Type _____ MW _____ |
| <input checked="" type="checkbox"/> Industrial: | SF <u>51,000</u> | Acres <u>30</u> | Employees <u>194</u> | <input type="checkbox"/> Waste Treatment: | Type _____ MGD _____ |
| <input type="checkbox"/> Educational: | _____ | _____ | _____ | <input type="checkbox"/> Hazardous Waste: | Type _____ |
| <input type="checkbox"/> Recreational: | _____ | _____ | _____ | <input type="checkbox"/> Other: | _____ |
| <input type="checkbox"/> Water Facilities: | Type _____ | MGD _____ | | | |

Project Issues Discussed in Document:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archaeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/ Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil | <input type="checkbox"/> Growth Inducement |
| | | Erosion/Compaction/Grading | |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| <input checked="" type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: _____ |

Present Land Use/Zoning/General Plan Designation:

Land Use – vacant; zoning – Fox Field Specific Plan (SP 95-02); General Plan designation – Light Industry

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

The applicant proposes two development options for the site: 1) development of an approximately 510,000 square foot (sf) warehouse building or 2) development of a trailer parking facility. The warehouse option involves the construction and operation of a 510,000 sf industrial warehouse with 40,000 sf of office space. The proposed building would be tilt-up concrete construction with elements of insulated metal panels and would be approximately 50 feet in height. Access to the warehouse building would be provided via Avenue F-8 from 30th Street West. Additionally, landscaping would be provided throughout and around the perimeter of the site. A detention basin is also proposed along the southern project boundary. A total of 152 trailer parking spaces and 236 passenger vehicle parking spaces, including electric vehicle charging spaces, and bicycle parking would be provided. The trailer parking facility option would construct approximately 929 trailer parking spaces as ancillary parking for an nearby industrial uses. No buildings would be construction on the site under this option. Access to the trailer parking facility would be provided via Avenue F-8 from 30th Street West. Additionally, landscaping would be provided throughout and around the perimeter of the site. Construction of either option would be expected to start construction in January 2026.

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"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input 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 July 24, 2025 Ending Date August 25, 2025

Lead Agency (Complete if applicable):

| | | | |
|------------------|---|-----------------|------------------------------------|
| Consulting Firm: | <u>Michael Baker International</u> | Applicant: | <u>Northpoint Development, LLC</u> |
| Address: | <u>5 Hutton Centre Drive, Suite 500</u> | Address: | <u>3315 N Oak Trafficway</u> |
| City/State/Zip: | <u>Santa Ana, CA 92707</u> | City/State/Zip: | <u>Kansas City, MO 64116</u> |
| Contact: | <u>Frances Yau, Project Manager</u> | Phone: | <u>801-864-8784</u> |
| Phone: | <u>949-330-4105</u> | | |

Signature of Lead Agency Representative: Jocelyn Swain Date: July 21, 2024

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