

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. 24-010

Lead Agency: City of Lancaster

Contact Name: Jocelyn Swain

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Project Location: Lancaster, Los Angeles County
City

County

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

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.

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 – mitigation for Valley Fever

Biological Resources – nesting bird and burrowing owl preconstruction surveys, spring-time special status plant surveys

Cultural Resources – mitigation measures for unknown cultural resources

Geology and Soils – dust control plans

Noise – best management practices for construction noise

Transportation – payment of the 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.

There are 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
Los Angeles County Airport Land Use Commission
Antelope Valley Air Quality Management District
Southern California Edison
Los Angeles County Sanitation District #14 (Annexation)
Los Angeles County Waterworks District #40 (Annexation)
Los Angeles County Fire Department