

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: Director's Review No. 25-049 (Antelope Valley Paratransit Operations and Maintenance Facility)

Lead Agency: City of Lancaster

Contact Person: Jocelyn Swain

Mailing Address: 44933 Fern Avenue

Phone: 661-723-6249

City: Lancaster

Zip: 93534

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Lancaster

Cross Streets: Avenue K-15, Morton Way

Zip Code: 93535

Longitude/Latitude (degrees, minutes and seconds): 34°66'16.58" N / -118°12'69.61" W Total Acres: 6.8

Assessor's Parcel No.: 3126-009-974, -975, -976

Section: 26

Twp.: 7N

Range: 12W

Base: SBBM

Within 2 Miles: State Hwy #: 14

Waterways: Amargosa Creek

Airports: N/A

Railways: UPRR

Schools: Assurance Learning Acd.

Document Type:

CEQA:	☐ NOP	☐ Draft EIR	NEPA:	☐ NOI	☐ 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				☐ Transportation:	Type	
☐ Office:	SF	Acres		Employees				
		26			712			
☒ Commercial:	SF	56	Acres	6.8	Employees	☐ Mining:	Mineral	
		5						
☐ Industrial:	SF		Acres		Employees	☐ Power:	Type	MW
☐ Educational:						☐ Waste Treatment:	Type	MGD
☐ Recreational:						☐ Hazardous Waste:	Type	
☐ Water Facilities:	Type		MGD			☐ Other:		

Project Issues Discussed in Document:

☒ Aesthetics/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
☒ Archaeological/Historical	☒ Geologic/Seismic	☒ Sewer Capacity	☐ Wetland/ Riparian
☒ Biological Resources	☐ Minerals	☒ Soil	☐ Growth Inducement
		Erosion/Compaction/Grading	
☐ Coastal Zone	☒ Noise	☐ Solid Waste	☒ Land Use
☒ Drainage/Absorption	☐ Population/Housing	☒ Toxic/Hazardous	☒ Cumulative Effects
☐ Economic/Jobs	☒ Public Services/Facilities	☒ Traffic/Circulation	☐ Other:

Present Land Use/Zoning/General Plan Designation:

Land Use: Vacant; Zoning: Specific Plan 90-01; General Plan designation: Light Industrial

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

The project includes the construction of a 26,565 square foot single-story building that would be used as a mixed occupancy facility for administration and vehicle maintenance purposes. A total of 9,810 square feet (sf) would be utilized for administration and support operations and would include offices, workstations, a call center, breakroom, restrooms, etc. The remainder of the facility would be utilized for vehicle maintenance and constructed in two phases (10,510 sf in Phase 1 and 6,245 sf in Phase 2 for a total of 16,755 sf). The vehicle maintenance portion would include a repair bay, inspection bay, office/workstations, tire shop and storage, portable equipment storage, battery room, and a lube/compressor room. A total of 395 parking spaces would be provided at full buildout. The site would also include one unleaded gasoline fuel island for on-site fleet fueling and a 2,498 sf drive-through wash bay for fleet vehicles. Access to the project site would be obtained from Avenue K-15 with an emergency access/exit only on Morton Way.

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".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # 7	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # 6
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # 5	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☐ Native American Heritage Commission	

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

Starting Date October 15, 2026 Ending Date November 16, 2026

Lead Agency (Complete if applicable):

Consulting Firm:	<u>HDR Inc.</u>	Applicant:	<u>Access Services/F Scott Jewell</u>
Address:	<u>350 S Grand Ave, Ste2900</u>	Address:	<u>PO Box 5728</u>
City/State/Zip:	<u>Los Angeles, CA 90071</u>	City/State/Zip:	<u>El Monte, CA 91734</u>
Contact:	<u>Brett Brandle</u>	Phone:	<u>213-270-6000</u>
Phone:	<u>213-239-5827</u>		

Signature of Lead Agency Representative: Jocelyn Swain Date: 10/15/26

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