



Antelope Valley Air Quality Management District

2551 West Avenue H Lancaster, CA 93536

661-723-8070

www.avaqmd.ca.gov

Barbara Lods, Executive Director

In reply, please refer to AV0325/036

March 31, 2025

Jocelyn Swain
City of Lancaster
44933 Fern Avenue
Lancaster, CA 93534

Project: Conditional Use Permit (CUP) No. 21-001, Tentative Tract Map No. 24-001 (TTM 84317), General Plan Amendment (GPA) No. 21-001, and Zone Change (ZC) No. 21-001

To Whom It May Concern:

The Antelope Valley Air Quality Management District (District) has received the request to review **Conditional Use Permit (CUP) No. 21-001, Tentative Tract Map No. 24-001 (TTM 84317), General Plan Amendment (GPA) No. 21-001, and Zone Change (ZC) No. 21-001** requesting to construct a mixed-use development consisting of 181 apartment units in two buildings; a 235-room hotel; 3 retail/restaurants pads; and a club house. This project site is located on approximately 10 acres on the southeast corner of Avenue L & 15th Street West in the City of Lancaster, CA (APNs: 3109-026-032, 3109-026-040, 3109-026-042 and 3109-026-044).

Prior to the start of any grading/construction activity, the District requires the proposed project to comply with the following:

- Rule 302-Construction Excavation Fee
- Dust Control Plan (DCP) with Signage
- Rule 219-Permitting
- CARB Equipment

Grant funding is available for electric vehicle charging stations at public commercial/industrial locations. For more information or to apply, contact the District.

Thank you for the opportunity to review this planning document. If you have any questions/concerns regarding the information presented in this letter please contact me at (661) 723-8070 ext. 23 or blods@avaqmd.ca.gov.

Sincerely,

Barbara Lods

Barbara Lods

BJL/SS

Sent via Email

From: [Andrea Furman](#)
To: [Swain, Jocelyn](#)
Subject: Proposed Project Ave.L & 15thSt.W.
Date: Tuesday, April 15, 2025 8:03:06 AM

You don't often get email from furmanandrea@yahoo.com. [Learn why this is important](#)

I live and own properties on Cinema Avenue. The past 46 years that I have lived here I have seen Avenue L turn from a 2 Lane St. to a raceway with cars exceeding the 50 mile an hour speed limit. Our streets are congested and in poor repair. it is already hard enough to get out onto Avenue L from our neighborhood due to the traffic. Cars are already using Cinema Avenue as a thoroughfare to avoid the Avenue L and 15th W intersection. The DMV uses our neighborhood for their testing. Our once quiet neighborhood is no longer quiet.

The approval of this project will only add more congestion to an already over burdened area that contains Costco and Kaiser, as well as ample restaurants that serve this area.

Please do not rezone This site to commercial property.

Thank you,
Andrea Furman

[Sent from Yahoo Mail for iPhone](#)

Barbara Kellogg

42653 15th St. West

Lancaster, Ca. 93534

kelloggb8484@gmail.com

661-236-1157

April 1, 2025

Jocelyn Swain

Senior Planner - Community Development Dept.

44933 Fern Ave.

Lancaster, Ca. 93534

Dear Ms. Swain, and Planning Commisssoners,

I am writing to express the concerns of many residents regarding the proposed zoning change from rural residential 2.5/Non-Urban Residential to Mixed-use/Mixed-use—commercial in the White Fence Farms neighborhood on 15th Street West and Avenue L. The conditional use permit number is CUP21-001 /TTM 24-001/TTM 84317/GPA No. 21-001/ZC 21-001

This proposal has caused significant distress among the residents, and I feel compelled to voice our collective apprehension.

The developer proposes a change from the first type of zone to the 18th type of zone ordinance. This project is a huge difference. RR 2.5 zone is intended for rural single-family residential use, allowing one dwelling unit per minimum of 100,000 sq. ft. The non-urban residential is intended for low-density single-family residential use, allowing one unit per minimum of 40,000 sq. feet. **The developer is trying to implement a commercial use zone to increase the number of inhabitants of 4 residential homes, which would mean approx. 16-20 people, but they want to increase that to 181 apartments, and being generous with numbers would mean 543 people, allowing only 3 people per apartment. And that doesn't even account for how many would be in and out of the hotel., restaurants, and drive-thru.**

It states in the **Code of Ordinances 17.08.040** that the planning director shall make a determination on whether it is permitted or not based on the finding that **the proposed use would complement and be able to exist in harmony in the same zone.** This would be entirely contrary to complementing this area. I'm still trying to figure out the positives in this project, and I haven't found one yet. The only ones benefitting from this project would be the owner of the land and some city revenue. I wonder if anyone would want a 5-story hotel in their front yard and 2 -5-story apartment complexes with an garage for 799 cars. **Large scale hotel development will alter natural landscape and visual appeal of a rural area, diminishing its unique character.**

Traffic Increase- This project would create significant traffic issues and put the homeowners in this area under much stress because our road is private. Private roads are usually open to a limited number of people, such as those who own property in that area. Definitely not for 799 cars!! Municipalities have no power to permit private roads, as they don't spend any money on their maintenance or upkeep. As owners, we own to the center of the roadway. Therefore, it is our responsibility to maintain the road. We also would be subject to being sued for any accidents that could happen on the road. We do not favor this. So I would like to know what the developer will do to relieve us of those obligations so that the traffic does not come down 15th West to Ave. M. The developer will increase the traffic flow on 15th Street West and then on Avenues L-4, L-8, and L-12, going all the way to Ave. M and our roads were not built to maintain such a heavy traffic load. Our roads are not prepared for the deterioration due to multiple cars traveling down our road. We estimate about 66 cars that travel on 15th St. West and that being generous being that those who live closer to Ave. M would go out that way. Just adding the apartments to this area would **increase traffic by 527%**. That is not counting the traffic to the restaurants, drive thru, hotel, delivery trucks, etc. This is outrageous!

Section 16.12.030 States that a registered civil engineer or licensed land surveyor shall make an accurate and complete survey of the land to be subdivided. All monuments, property lines, centerlines of streets, alleys, and **easements adjoining** or within the subdivision shall be tied into the survey. That means the entire private road of 15th St. West has to be included in the study, along with Avenue L-4, L-8, and L-12 from Avenue L to Avenue M and 15th St. West to 20th St. West.

Ave. L is already busy and this will make it even busier. The city's traffic study indicated that the level of service, **LOS would go from Grade A to Grade D with approx. 12,101 daily trips on this road.** Our road on 15th St. west would encounter much of this traffic as a result of this being built. .

A sudden influx of tourists can overwhelm existing roads and infrastructure, causing traffic jams and inconveniencing local residents.

Our neighborhood has always been a quiet, family-oriented community. The existing rural residential 2.5 zoning has fostered a peaceful environment where children can play safely, neighbors know each other, and the overall quality of life is high. **The proposed change threatens to disrupt this harmony and alter the very fabric of our community.**

Commercial establishments will undoubtedly bring more traffic and noise to our area. The noise on Avenue L is already extreme, and this project will only add more. I'm not sure why we need to fill every corner at an intersection so that we become so congested like Los Angeles. Many of us chose not to live in Los Angeles for that reason. As the population in San Fernando Valley and Los Angeles communities continue to grow, there will be fewer areas where the rural lifestyle can be realized. The desire for a rural lifestyle will continue to motivate some to immigrate to the Antelope Valley.

Increased activity from tourists, including traffic and gatherings will disrupt the peace and quiet of a rural neighborhood. For this and other reasons, preserving the rural/urban interface will be important.

The General Plan states that the community recommended that vacant "infill" property within the Urbanizing area be developed rather than expanded outward. We are not in that Area. The rural atmosphere in some portions of Lancaster is one of the qualities that have attracted people to the area. These areas need to be preserved as the **City has acknowledged the importance of this in the General Plan.**

This project poses safety risks, especially for our children and grandchildren, and diminishes the tranquil environment we value. **It will also bring more attraction for people experiencing homelessness to circulate the area.** They go where they can get coverage or shelter; many stay behind block walls for protection. The parking garage will also attract people experiencing homelessness to go where they can be protected. We already have a tremendous homeless population of about 3200 and we do not want to invite them to our area. According to **Gov. Gavin Newsom and his executive order N-1-24**, we are supposed to be housing people experiencing homelessness, but that is not happening here. Are the apartments going to be where they end up? We tried sheltering them during COVID-19, and all they did was tear down, ruin, and burn up the living quarters they were given. and this will become an attraction for them. The parking will significantly appeal to them as they can escape the weather there.

Environmental Impact: The construction and operation of commercial buildings will adversely affect our local environment, **including increased pollution and strain on our infrastructure. Our water company** will be affected by the increase in usage in the tanks and upkeep of the wells, as a significant amount of water will need to come through to sustain the overwhelming number of people to service. Our wells and tanks were not designed to hold up with such a significant increase in usage. **Hotels are known for a large increase in waste, higher water usage and significant increase in drug and sex trafficking and criminal activity. We DO NOT want this in our rural neighborhood.**

The light pollution that will come with this project will significantly affect our area. With lights on all night and high-rise buildings, neighbors will have no privacy in their backyards at any given time. The lights from the city park already light up our area when they are on. Having them so close to our homes will greatly infringe upon our privacy.

Clean air is one of the reasons that many new residents also choose to relocate here. In addition, **good air quality is essential for military aeronautical operations in the Antelope Valley**, since optical tracking devices and ground-mounted cameras depend on good visibility to function. Due to delivery trucks, cars and excessive traffic this will invade our clean air. **Just in the building of such a project it will bring 23% increase of air pollution, 40% of drinking water contamination and 50% of landfill waste. 30-70% of a hotels carbon footprint consists of emissions produced in the hotels construction, ongoing maintenance, refurbishment every 3-5 years, and eventual demolition, which is usually within 20 years. And then you can add the apartments building on top of that. This is not something to do around a residential, rural area.**

Policy 3.3.4 states: Protect sensitive uses such as homes, schools, and medical facilities from the impacts of air pollution.

Section 3.4.1(E) States that we work with Los Angeles County and other public agencies to accept the dedication of open space lands of regional significance, including watersheds, **wildlife habitats**, wetlands, historic sites, and scenic lands. **The City shall also encourage private entities to preserve open space lands.**

Restaurants cannot flourish in today's world. The National Restaurant Association says that 1 out of 3

won't survive their first year. Many big chains are closing down, and ma and pa shops cannot handle the overhead they need to make, including personnel, prices, taxes, etc. It costs too much to go out to eat today. **Our sales tax is the highest in the nation - who can afford to do anything anymore.** People stay home and try to make ends meet; therefore, businesses are slow. I talked with many restaurants, and they said they are hurting and hope they can stay in business. So many are going under, and **we would end up with vacant buildings and/or undesirable businesses that we would not want around our children and grandchildren.**

Property Values: Introducing commercial zoning will negatively impact property values.

Homeowners, many of whom have invested their life savings into their homes, are understandably worried about the potential depreciation of their properties. With the increase in vandalism, crime, homelessness, and transient families, **our property values will go down, and the insurance rates will increase due to the increase in criminal activity, homeless, traffic, etc.**

Utilizing existing Commercial Spaces - It is perplexing why there is a need to rezone a rural 2.5 / non-urban area when there are existing commercial shopping centers nearby that need to be more utilized. **Especially when the General plan states that we are not in the "infield " property area and should not even be considered for this.** Why should we build more when we could use those buildings that are already there? Driving around town, **we found 61 units in 8 empty strip malls** that could be used for apartment living, close to schools, hospitals, shopping, etc. which is where hotels and apartments should be built for them to be successful. This is not our area.

Community Character: Our neighborhood's character is defined by its rural residential nature. Residents have frequently voiced the importance of preserving these areas, particularly at Quartz Hill, Antelope Acres, and White Fence Farms.

Changing this to a commercial zone would fundamentally alter the identity and cohesiveness of our community

In essence, this has been home for 65 years plus. Many memories, children, grandchildren, aunts, and uncles call this home. It is a quiet, peaceful place to play. We do not worry about who is loitering in the streets, cars zooming by, or strangers looking in our yards. We have raised livestock and other farm animals in the tranquility of a quiet neighborhood. We have created good work ethics by doing things independently and teaching our children the importance of hard work. It would be a shame to put such a large project on a private road and destroy the very essence of our rural area.

We understand that development is necessary for our city's growth. Still, we firmly believe it should not come at the expense of established rural and non-urban residential areas. There are plenty of commercial zoned areas where a hotel and apartments can be built and not have the negative effect on our rural community. We urge the Planning Commission to consider alternative locations for commercial development that do not infringe upon residential neighborhoods.

Thank you for your attention to this matter. We hope you will consider our concerns seriously and take action to preserve our neighborhood's integrity and quality of life.

Sincerely,

Barbara Kellogg

Gary G Johnson
1539 West Avenue L-12
Lancaster CA, 93534

Sharon Hartwig
1720 West Avenue L-4
Lancaster, CA 93534

Zulma Gallegos
1369 West Avenue L-8
Lancaster, CA 93534

April 8, 2025

City of Lancaster
Attention: Jocelyn Swain, Senior Planner – Community Development Department
44933 Fern Avenue
Lancaster, CA 93534

Subject:

Conditional Use Permit (CUP) NO. 21-001, Tentative Tract Map NO. 24-001 (TTM 84317), General Plan Amendment (GPA) NO. 21-001, and Zone Change (ZC) NO. 21-001 (10 acre proposed Mixed Use (MU) and Mixed Use-Commercial (MU-C) development located at Southeast corner of Avenue L and 15th St West, Lancaster CA)

Dear Ms. Swain,

As Neighborhood Watch (NW) Captains for the White Fence Farms residential area between 20th Street West and Highway 14, we are deeply concerned about substantial increased risk to the safety and peace of our collective neighborhood if the subject development is approved and implemented. Our neighborhood is currently zoned as Non-Urban Residential (NU), and RR-2.5 (Rural Residential) and our residents enjoy that designation to maintain a semi-rural quiet and safe living on larger private lots within the city of Lancaster. Many residents maintain livestock and horses on their property. We are genuinely concerned since there has already been a very noticeable increase in traffic (including speeders), burglaries, and trespassers in our neighborhood especially within the last two years which prompted the establishment of three Neighborhood Watches to cover our area.

For instance:

- a. Two homes were vandalized and burglarized in the neighborhood within the last two years.
- b. There have been many sightings of vehicles scoping out our neighborhood.
- c. Incidents of mailbox thief remain rampant in our neighborhood.
- d. We are continuing to see vehicles traveling at excessive speed on our private roads causing extremely dangerous safety concerns, major dusty conditions, and extreme wear and tear to our roads which are becoming harder and more expensive to maintain for our neighborhood private use. Particular issues are:
 - i. There are no official speed limit signs on our roads to deter speeders since the roads are private and not maintained by the city.
 - ii. 15th Street West is already a very rough and bumpy dirt road.
 - iii. 15th West between L and M is a private road owned by the neighbors on each side of the road for the mutual use of the residents and needs of our neighborhood.
 - iv. We are genuinely concerned that unless access to 15th Street West south of the proposed development is blocked or limited to additional traffic that these problems will significantly exacerbate beyond any reasonable control by our neighborhood residents and the city.
 - v. Since we are zoned for rural residential, many of our neighbors use our roads for horseback riding and transporting livestock and other supplies. It would definitely be a major safety concern if increased vehicle traffic were allowed on the road, especially by individuals using the proposed commercial development who would surely be unaware of the inherent dangers of using 15th Street West south of the proposed developments.
 - vi. Finally, there are many children living in our neighborhood. We have grave concern for their safety with the traffic and speeders we already have now, and we are very troubled that opening 15th Street West to additional traffic would be extremely dangerous.

- e. There has been an increased amount of illegal dumping of furniture and other items beside the roads in our neighborhood.
- f. There have been several incidents of disturbed and indigent individuals walking through our neighborhood. Several of them came from the homeless encampment south of Avenue M between Highway 14 and Avenue N which borders our neighborhood. Fortunately, the LA. County 5th supervisor's office in coordination with law enforcement was able to clean up the homeless encampment and remove the individuals living there in July 2024. We can ill afford additional concerning individuals wandering our neighborhood.
- g. Our water easements have also been compromised.
 - i. Trespassers have and continue to use our private easements to scope out potential homes for vandalism and burglary.
 - ii. One easement trespassing vehicle on January 1, 2024, ran over one of our White Fence Farms water meters causing considerable damage. This resulted in an entire block in our neighborhood to be without water for two days. In addition, this required our mutual water company to contract for a major repair which added to the overall expenses for all our neighbors since we are mutual shareholders in the water company.
 - iii. We are beginning to put up at local neighbor expense easement gates to help forgo future trespassing on our easements and can ill afford the cost and harm to our water access due to problems caused by additional trespassing. This affects not only our neighborhood residents but would also be an issue with additional shared costs for the proposed commercial developer.

We recognize the need for economic development and growth but strongly believe that such initiatives should not compromise the safety of established residential areas. We respectfully request that alternative locations for commercial development be considered, ones that do not encroach upon our rural community.

However, if the development is approved to go forward, we respectfully request that sufficient measures be considered to mitigate our safety concerns. For example, we recommend closing 15th Street West to vehicle and pedestrian traffic south of the proposed commercial development at the northern end of the water easement between Avenue L and Avenue L-4. This could be accomplished by installing appropriate fencing so both vehicles and pedestrians would not be able to travel south of the development. The fencing would, of course, need to be done

with appropriate ground clearance to prevent backflow flooding. In addition, there will need to be a coded access gate located in the fence to enable White Fence Farms neighbors, the fire department, and other emergency vehicles to access through the gate as required. Also, the water easement south of the development should be secured on both sides with appropriate fencing and a gate on the west side secured with a lock provided by the White Fence Farms Mutual Water Company.

Sincerely,

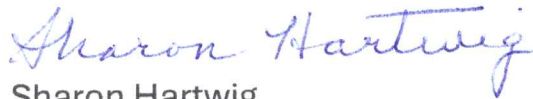


Gary G. Johnson

White Fence Farm Avenue L-12 Neighborhood Watch Captain

silverhairgary@gmail.com

(661) 916-9351



Sharon Hartwig

White Fence Farm Avenue L-4 Neighborhood Watch Captain

slhartwig@verizon.net

(661) 810-2475



Zulma Gallegos

White Fence Farm Avenue L-8 Neighborhood Watch Captain

zulma.gallegos@yahoo.com

(661) 341-0072

Date: April 15, 2025

To: Jocelyn Swain, Senior Planner-Community Development Department

Subject: Revised notice of ability of intent to adopt a mitigated negative declaration.

Title: Objection to the Conditional use permit (CUP) no.21-001, tentative tract map no. 24-001 (TTM 84317), general plan amendment (GPA) no. 21-001, and zone change (ZC) no. 21-001.

This letter is to advise the city of Lancaster Community Development Department Planning Division, along with Jocelyn Swain (Senior Planner) that I am against the rezoning of the 10 acres on the southeast corner of Avenue L and 15th St west in the City of Lancaster, California. Specifically, the proposed project is located on Assessor Parcel Numbers (APNs) 3109-026-032, 3109-026-040, 3109-026-042, and 3109-026-044.

All of the proposed parcels are outside of the Urbanizing area of the General Plan 2030 for the City of Lancaster. There are still many empty lots within the urbanizing area that are available for a project this size for Westlanc Partners, LLC to use. In fact there is a huge lot directly across L to the North. The City Of Lancaster has a General plan thought out by a group of people for a good reason, to keep the integrity of our city. I look at cities such as Thousand Oaks and understand why it is such a desirable area. Outside of the geographic area, it has its wide open rural property kept separate from the Urban areas. This is a pattern in many successful cities.

It would be beneficial for Lancaster for the Westlanc Partners, LLC to build WITHIN the Urban area. But I am not for going against the currant Lancaster City General Plan to change Zoning while it is completely not necessary at this time in Lancaster City history.



Bonny Pulliam

White fence farms Lancaster Resident

Date: April 15, 2025

To: Jocelyn Swain, Senior Planner-Community Development Department

Subject: Revised notice of ability of intent to adopt a mitigated negative declaration.

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Tony Pulliam
White fence farms Lancaster Resident

A handwritten signature in black ink, appearing to read 'Tony Pulliam', with a stylized, looping flourish at the end.

Date: April 15, 2025

To: Jocelyn Swain, Senior Planner-Community Development Department


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Dylan Pulliam

White fence farms Lancaster Resident

From: [Rudy Sandoval](#)
To: [Swain, Jocelyn](#)
Subject: Opposition to Commercial Development in Our Rural Neighborhood
Date: Wednesday, April 16, 2025 10:48:50 AM

You don't often get email from ruddedudekustoms@gmail.com. [Learn why this is important](#)

To Whom It May Concern,

I am writing as a concerned resident of The White Fence Farm neighborhood regarding the proposed commercial development project at 15th street and avenue L. While I understand the intent behind economic development and the potential benefits it may bring, I feel strongly that this particular plan raises serious concerns for our neighborhood and should not be put into place.

Our community is valued for its residential character, rural spaces, and quiet streets that foster a strong sense of community and safety; this in which was advertised when wanting to relocate from the San Fernando Valley. Introducing large-scale commercial development threatens to fundamentally change that. Increased traffic, noise, pollution, and the loss of peace, privacy or the retreat from the busyness of city life are just a few of the anticipated consequences. These changes could significantly reduce the quality of life for current residents and disrupt the fabric of what makes our neighborhood special.

Many of us chose to live in The White Fence Farm area because it offers a peaceful alternative to more urbanized areas. The addition of commercial establishments would not only increase congestion, but also raise concerns about parking, safety, and strain on existing infrastructure.

For the reasons outlined above, I kindly and respectfully ask that this commercial development project not move forward in our neighborhood.

Thank you for your attention. I hope you will stand with us in preserving the integrity and livability of our community.

Best Regards,

The Sandoval Family

From: [Chris Spicher](#)
To: [Swain, Jocelyn](#)
Subject: Proposed at 15 west And Ave L
Date: Thursday, April 17, 2025 8:13:22 AM

[You don't often get email from avflorist@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Chris Spicher 42138 20th W. My concern with 15th W. is water. Water is supplied to those White Fence lots for a single house or small farm if there are increases in cost to the infrastructure because of the new development then that new development should bear all costs now and in the future, suggest a contract stating that and maybe an escrow account set up so the 500 White Fence farm shareholders should never have to pay the developers profit,
Chris Spicher

From: [mike underwood](#)
To: [Swain, Jocelyn](#)
Subject: Hearing at City hall
Date: Sunday, April 13, 2025 4:50:19 PM

You don't often get email from nafar_same@yahoo.com. [Learn why this is important](#)

Michael Underwood
45865 Suffolk Drive
Lancaster, CA 93534
nafar_same@yahoo.com
661-488-8512
April 13, 2025

City Planning Commission
City of Lancaster
44933 Fern Avenue
Lancaster, CA 93534

Dear Honorable Members of the City Planning Commission,

I am writing to express my strong opposition to the proposal by Westlanc Partners LLC to rezone a lot on Avenue L for a massive commercial development. This project would have devastating consequences for our community, and I urge you to reject it.

Firstly, this development would lead to unprecedented traffic congestion on Avenue L and the 15th freeway on-ramp. With 181 multi-family residential units, a 235-room hotel, and 12,800 sq feet of retail space, we are looking at potentially over a thousand cars per day turning left onto Avenue L. This is unacceptable and would compromise the safety of our residents.

According to the City of Lancaster's own traffic studies, the intersection of Avenue L and 15th Street West already experiences significant congestion during peak hours, with a Level of Service (LOS) rating of "F" (California Department of Transportation, 2020). Adding this development would only exacerbate this problem, leading to increased travel times, decreased air quality, and a higher risk of accidents.

Furthermore, there are already multiple commercial lots available along Avenue L and 15th street that would be better suited for this type of development. The abandoned multi-story hotel/inn on Avenue K is a prime example of a location that could be revitalized instead of building on a private dirt road with minimal lighting.

Additionally, this development would put an immense strain on our private water municipality, which is primarily well water. The sudden influx of 181 families and three large swimming pools would be a massive tax on our groundwater table, compromising the sustainability of our water resources.

According to the Antelope Valley Water Agency, the groundwater table in our area is already experiencing significant declines due to over-extraction (Antelope Valley Water Agency, 2022). Adding this development would only accelerate this problem, leading to decreased water quality, increased pumping costs, and a higher risk of land subsidence.

I am also deeply concerned about the impact this development would have on public safety. The street in question is already prone to drinking, driving, and other illicit activities at night. Adding an apartment complex and hotel to this mix would only exacerbate these problems.

According to the Lancaster Sheriff's Station, there were over 500 reported crimes in the area surrounding Avenue L and 15th Street West in 2022 alone (Los Angeles County Sheriff's Department, 2022). Adding this development would only increase the demand on our already strained law enforcement resources, leading to decreased response times, decreased community safety, and a higher risk of crime.

In conclusion, I urge you to reject this proposal by Westlanc Partners LLC and instead focus on revitalizing existing commercial areas in Lancaster. We must prioritize the safety, sustainability, and well-being of our community, and this development would do irreparable harm to our city.

Thank you for considering my concerns.

Sincerely,

Michael Underwood

References:

Antelope Valley Water Agency. (2022). Groundwater Management Plan.

California Department of Transportation. (2020). Traffic Volume Studies.

Los Angeles County Sheriff's Department. (2022). Crime Data.

[Yahoo Mail: Search, Organize, Conquer](#)

From: [Jillian Wahlquist](#)
To: [Swain, Jocelyn](#)
Subject: Zone Change Commentary Ave L and 15th Street West
Date: Thursday, April 17, 2025 9:52:08 AM

You don't often get email from jillian.wahlquist@gmail.com. [Learn why this is important](#)

Dear Planner Swain,

I am a resident of the College Park area on 30th West and I am writing to strongly encourage the Planning Commission to NOT rezone the 10 acres at the southeast corner of Avenue L and 15th Street West for a number of reasons:

- 1) We already have an almost empty, already built shopping center at the corner of L and 20th. That shopping center has been without a major tenant for the past 9 years or more. Why are you rezoning new land instead of working to cure the urban blight we already have?
- 2) This lot is directly next to a freeway entrance. Increased traffic would mean more people whipping around the corner to enter the freeway. We already have had several deadly crashes in that area over the years because of reckless drivers. The freeway bridge reduces line of sight and we already have increased traffic in that area due to the shopping centers on the other side of the freeway. How many more accidents would we have if we increased development in that area.
- 3) Additionally, the signal on 15th street is directly next to the freeway bridge. Residents and guests in this proposed complex would have to make a very quick right and accelerate onto the freeway. An example of a similar space in the valley is the vet clinic on Avenue N. Every time I have to take my dog to the vet there, I'm terrified that I'm going to be hit by someone trying to get to the freeway.
- 4) The residents of 15th Street West have invested their livelihood in their mini farms and houses along that street. Rezoning the area, especially when it is completely unnecessary (have you seen all the empty desert we have around here??), would reduce their home values, make their neighborhood less safe and deplete their water resources.

I will be attending the hearing on April 22nd to protest this proposed rezoning.

Sincerely,
Jillian Wahlquist
2819 College Park Drive
Lancaster, CA 93536
(818) 823-3441

From: [Jenet and Steve Langjahr](#)
To: [Swain, Jocelyn](#)
Subject: 15th St/Ave L Zone Change
Date: Thursday, April 17, 2025 3:40:15 PM

You don't often get email from jenetstevelangjahr@gmail.com. [Learn why this is important](#)

STEPHEN AND JENÉT LANGJAHR
1727 WEST COLUMBIA WAY
LANCASTER, CA 93534

16, April, 2025

Jocely Swain, Senior Planner
Lancaster Community Development
44933 Fern Avenue
Lancaster, Ca 93534

Re: Proposed development on 15th Street and Avenue L

Dear Ms. Swain,

We have lived in and developed our home on Columbia Way since 1976.

Like all residents and property owners of the White Fence Farms community, we cherish and wish to protect the rural lifestyle so unique within the city limits of Lancaster.

The massive proposed developments at 15th Street and Avenue L will encroach on and negatively impact our quality of life. These oversized commercial projects are more suited for less residential and less established areas of town or alongside existing developments of this type. Unquestionably, these apartments and franchises will bring traffic, noise, street and light pollution and unwelcome cityscapes to our backyard.

We see no compelling reason or advantage for packing in projects of this scope and density to our tranquil and long-established neighborhood. In our view, there are adequate development sites and existing restaurants, hotels and apartments clustered in the area around 15th Street and Avenue K to match demand, now and for the foreseeable future.

We urge you to validate our serious concerns and deny this zone change at this time.

Respectfully,

Stephen Langjahr

Jenét Langjahr

To Jocely Swain and anyone
else concerning this matter.
I am ~~writing~~ writing you this
letter today to express my
extreme disapproval with
any possible zoning changes
to introduce any commercial
properties, projects at 15TH ST.
west and ave. S! I am quite
sure that most if not all
the current residents in the
nearby area of the proposed
changes are not in favor of it!
If these changes are allowed
and the projects go through
I can only think of how much
this will affect us in very
negative ways. More crime,
traffie, accidents, etc. The
city of Lancaster on the other
hand only stands to benefit \$\$
Please consider the well
being and future of the existing
Residents! Thank You,

Randy Mann
25 year resident to my address

From: [Phillip Trujillo](#)
To: [Swain, Jocelyn](#)
Subject: Avenue L and 15th APNs 3109-026-032, -040, -042, -044
Date: Thursday, April 17, 2025 9:38:51 PM

You don't often get email from ptrujillo79@hotmail.com. [Learn why this is important](#)

To the Lancaster Planning Commission,

I wish to let you know I oppose the rezoning of 10 acres on Avenue L and 15th Street West (APNs 3109-026-032, -040, -042, -044) from rural single family residential use to commercial use zone. I oppose taking land that is intended by the City of Lancaster to be used by families seeking the American Dream of having a safe yard and community for their kids and grandkids to grow up in, and paving it over to to put in high occupancy apartments, a hotel, and a mini-mall to make a capital investment group perpetually wealthy.

There is no lack of already zoned commercial property in a mile radius of this site that I see for sale or for lease signs. They do not need to rob families of the dream of owning a backyard to play in when there are already plenty of lots designated for them to invest in and improve.

Do we really need yet another new hotel when just a block away on Avenue K and 17th street is an abandoned Lancaster Inn that is an eye sore to our town and a magnet for crime? Do we really need a new mini-mall when there is already one that is struggling to keep tenants on Avenue L and 20th? Lancaster should be a better steward of its properties that investors have already invested in and been a part of the community for years, instead of stealing these tenets with new locations, and just letting them deteriorate; making Lancaster look like a cheep, throwaway town that doesn't care about the citizens living around the abandoned mini-malls that attracts crime.

On page 1-6 of the General Plan it says "Currently, approximately 30% of the incorporated land area is developed." Further it states, "Land use surveys conducted for the General Plan update indicate that there is enough vacant urban residential density land within the Urbanizing Area to accommodate the projected 2030 population growth ... without the need to convert additional rural residential land for urban use...The importance of preserving the urban/rural interface has long been voiced by residents as a key issue of the General Plan. The City has acknowledged the importance of maintaining rural lifestyle areas." Even the City General Plan in the first few pages states that there is more than enough space already zoned for higher density urban development, and the need to take the rural life style that is so desired and sought after from your residents. Multiple times it is repeated and stated that it is important to use the Urbanizing Area to save transportation and water resources, and warns against fragmentation due to leap-frog development aggravated by converting additional Rural Residential Land to Urbanizing Areas.

Let's look at how this development in our neighborhood doesn't support the Eight Key Community Vision Priorities listed in the City General Plan.

- **Balancing Growth** "Develop a balance of housing, services and employment while preserving the natural environment and rural history of Lancaster" A five story hotel next to a community that raises chickens, goats, horses, geese, and embraces the rural livelihood sounds like a bad daytime tv plot. Most people going to get a chicken sandwich don't want to park next to a chicken coop and look their meal in the eye. One of the pleasant things about moving into this community is people know their neighbors. There are a number of my neighbors that are multi-generational residents. Re-zoning Rural Residential land that is designated for 1 house every 2 acres to Commercial Mixed use is the very definition of paving over the rural history of Lancaster.

- **Ensuring Economic Well-being** "Pursue economic vitality and longevity by attracting industries and employment to the City" I will not argue that Hotels and Drive through restaurants provide jobs, but do they provide livable wages? Will the traditionally part time, minimum wage jobs of fast food, coffee barista, hotel housekeeping, or groundskeeper/maintenance even pay enough to cover the cost to live in one of the apartments? Generally part time work off 30 hours a week at \$16.50 an hour brings in just under \$2,000 a month pre-tax. I do not see any of the current residents quitting their commuter jobs, and paying their mortgage with the jobs this will bring in.

- **Strengthening Community Identity** "Foster pride and sense of community throughout the City" When I first viewed my current house with my realtor, I was greeted by my soon to be neighbors. When I moved in, my neighbors literally offered me a cup of sugar. People know each other, and several have been living here for multiple generations. When the Sheriffs refused to do anything about home robberies, we formed a neighborhood watch. We alert each other to mail theft, people scoping out houses, people dumping trash, and people parked and drinking or having a Sierra Highway Special. While it is possible to create connections in an apartment, the average tenure for a resident is two and a half years. Apartments are not passed down through multiple generations.

- **Improving Public Safety** "Develop a strong sense of safety in the community" We are able to form a neighborhood watch because we have a vested interest in keeping our neighborhood safe for our families. We recognize vehicles, activities, and people in our block, and we group chat and post photos of things that feel out of place. We confront problems as a group. When one owns a home, there is more investment in addressing crime and problems, especially when multiple generations have called a house a home. Living in an apartment, there is no investment, no need to fix a problem or work with authorities. It is much easier finding a new lease, than selling and buying a new house.

- Promoting Active Living “Provide recreation and amenities for all residents” Our dirt road is very sparsely used due to the low residential density, and as such it is a safe place for residents and those in nearby townhouses to bike, jog, ride horses, and walk their dogs. Oftentimes I see the same person out walking and we wave and greet each other. Adding thousands of customers visiting the restaurants and hotel, and the hundreds of tired commuters using Avenue M to avoid the left turn only traffic on Avenue L is going to make our road more hazardous for those that exercise on our road. Widening the turn lane on Avenue L will most likely encroach upon the buffer between the right turn lane and the sidewalk, or remove the right turn lane altogether. I am worried that the through traffic will now have to jog left to avoid hitting the bike lane and bus stop that is in front of the Somerset townhouses, endangering bikers and pedestrians.

- Focusing on Education and Youth “Provide expanded educational opportunities for life-long learning in Lancaster” I will admit, I am not sure how 181 residential units will impact Valley View, Joe Walker, and Lancaster High and their teachers and staff.

- Supporting Environmental Conservation “Protect the valley’s clean air, unique natural environment, and pristine mountain views” White Fence Farm Water according to the California Water Board website currently serves 414 residents from 3 active wells. The 181 residential units is a 43% increase alone. Estimates on water usage for hotel guest and laundering services are 100 to 400 gallons a day per room, putting a demand of 23,500 to 94,000 gallons of water a day. I haven’t even factored in the landscaping, restaurants, and three swimming pools. The infrastructure needed to potentially double the entire municipality’s water output will be a resource and financial burden upon the residents and the groundwater wells.

They are paving over 10 acres to install a parking lot that has more spaces than the Costco Lot, and putting up two three story apartments and a five story building. The only other five story building I am aware of in Lancaster is AV Medical Center. They are not going to be able to build around the Joshua trees on the lot, and will destroy the view for anyone but the people in the fifth story overlooking all our neighbor's backyards. I am not sure if a building this tall will impact the flight path out of Plant 42 to Edwards AFB. I know that my neighborhood has a fairly low FAA flight ceiling for drone flights, but I do not know how comparable it is to building height.

- Ensuring a Balanced, Efficient Transportation System “Provide for a Transportation and Circulation System that ensures accessibility, mobility, and safety for all residents.” Adding more traffic to a section of town that is already busy due to Costco, Kaiser, Summerset Apartments, and the freeway on and off ramps is going to create more traffic problems. The only access to 15th from the freeway is by a left turn off of Avenue L. The left turn lane is sufficient to handle the light residential traffic and numerous U-turns. Even adding a second

lane to the turn lane is just causing the congestion to multiply at the entrance to the parking lot as two lanes now need to merge to turn left into it. Adjusting the road to handle hundreds if not thousands of left turning vehicles is unfathomable. The number of commuters using Avenue M off ramp will increase, and so will the accidents. There isn't even a median for left turns to utilize, it is just full send across all lanes. The traffic and number of stop lights on the short length of Avenue L from 10th st and 15th is causing congestion, adding thousands more cars I can only imagine will make it comparable to navigating 10th st by Avenue P. Adding a bus stop on Avenue L in front of the apartments is going to cause problems with the people getting on the freeway.

The Capital Investment Firm knew in 2005 they were buying land that was zoned Rural Residential. They tried to re-zone back then and failed. Instead of improving the land and building four houses they held onto it for 20 years. They bet they could turn a larger profit bulldozing the only house on the land, and trying to re-zone again after a generation. They robbed four families the chance to grow up in a home and have kids of their own in this wonderful and supportive community that I call home. They are trying once again to force their will upon our community, our way of life. They do not care about Lancaster, they do not even live here. They just see a location to leverage for profit, and an opportunity to make bank. They could have built four home that would have sold quickly, but that wasn't profitable enough. Our community doesn't owe them a massive payday profit opportunity at the expense of our community's well being. They took a gamble, the city of Lancaster doesn't owe them a win, the residents of the block do not owe them a win.

Looking around Lancaster, the one thing I see with commercial property is that once maintenance and upkeep cause the profit margin to be too narrow, they have no incentive to improve or maintain it. It is apparently cheaper and easier to buy more unimproved land, and build new. If they are lucky, transients or poor maintenance cause a fire and they get an insurance pay out. You don't have this problem with residential property. Homeowners are there for their family's comfort and well being first and foremost. The only time profit is considered is when it is sold, often times to move into another house. Homes are remodeled, maintained, and upgraded constantly.

I am for growth in Lancaster, but not at the expense of paving the American Dream to put up an 798 space parking lot, three swimming pools, 181 multi family residential units(not homes with a yard for pets and kids to play in), 235 room hotel, a 3,800 square foot private club house, and 12,800 square foot retail and drive through space. All this to make the rich richer. Let the investment group build a couple houses for families to call home, make a reasonable profit, and move on to their next multi-million idea. They knew what they could use the property for when they purchased it, and are just trying to game the system at the expense of the residents that call this area home, and I think that is scummy and underhanded.

Thank you,
Phillip Trujillo
Yvonne Trujillo
Vincent Miller

42504 15th St W
Lancaster, CA 93534