COMMUNITY
DEVELOPMENT

City of Lancaster
Initial Study

1.	**Project title and File Number:**	Director's Review No. 20-81
2.	**Lead agency name and address:**	City of Lancaster Development Services Department Community Development Division 44933 Fern Avenue Lancaster, California 93534
3.	**Contact person and phone number:**	Cynthia Campaña, Planner City of Lancaster (661) 723-6100
4.	**Location:**	Approximately 10± gross acres between Avenue G-4 and Avenue G-6, west of Division Street (APN: 3137-007-020)
5.	**Applicant name and address:**	Ron Gallagher
6.	**General Plan designation:**	Heavy Industrial (HI)
7.	**Zoning:**	Heavy Industrial (HI)

8. **Description of project:**

The proposed project consists of an expansion of an existing operating contractor's storage yard and material dismantling yard. It would include the crushing and storing of recycled aggregated material from broken concrete and asphalt. The proposed project entails grading of the site and covering the site with decomposed granite (DG) or the equivalent and does not involve the construction of new buildings or structures.

9. **Surrounding land uses and setting:**

The project site is approximately 10 acres located between Avenue G-4 and Avenue G-6 and west of Division. The project site is undeveloped and vacant. The properties surrounding the project site are predominately industrial uses, vacant land and a former solar facility. Table 1 provides the zoning and the land uses of the properties adjacent to the site.

Table 1
Zoning/Land Use Information

Direction	Zoning	General Plan Land Use Designation	Land Use
North	HI	HI	Former solar facility
South	HI	HI	Vacant
West	HI	HI	Rottman Drilling Company/Contractor's storage yard
East	HI	HI	Vacant

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement.)

Approvals from other public agencies for the proposed project include, but are not limited to, the following:

- Antelope Valley Air Quality Management District (AVAQMD)
- Los Angeles County Fire Department
- Los Angeles Waterworks District 40
- Southern California Edison
- California Department of Fish and Wildlife (CDFW)

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

In accordance with Assembly Bill (AB) 52, consultation letters for the proposed project were sent to nine individuals associated with seven tribes identified in the cultural resource report and/or who had requested to be included in the process. These letters were mailed on March 4, 2021 via certified return receipt mail. Table 2 identifies the tribes, the person to whom the letter was directed, and the date the letter was received.

Table 2
Tribal Notification

Tribe	Person/Title	Date Received
Gabrieleno Band of Mission Indians – Kizh Nation	Andrew Salas, Chairman	March 8, 2021
San Manuel Band of Mission Indians	Jessica Mauck, Director of Cultural Resources	March 8, 2021
San Fernando Band of Mission Indians	Donna Yocum, Chairperson	March 13, 2021

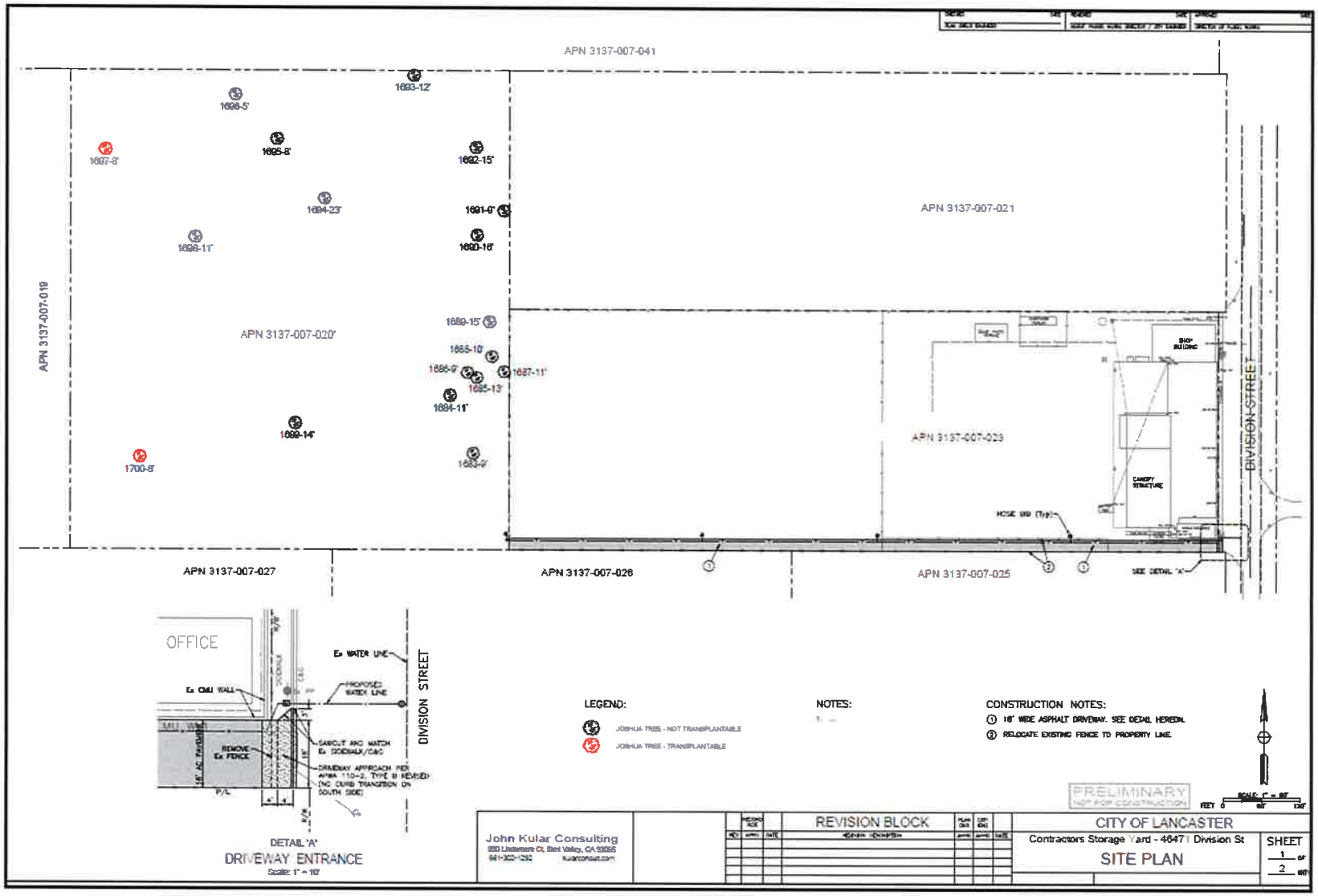
Fernandeno Tataviam Band of Mission Indians	Rudy Ortega, Tribal President	March 8, 2021
Fernandeno Tataviam Band of Mission Indians	Jairo Avila, Tribal Historic and Cultural Preservation Officer	March 8, 2021
Serrano Nation of Mission Indians	Mark Cochrane, Co-Chairperson	March 8, 2021
Serrano Nation of Mission Indians	Wayne Walker, Co-Chairperson	March 8, 2021
Morongo Band of Mission Indians	Robert Martin, Chairperson	March 8, 2021
Quechan Tribe of the Fort Yuma Reservation	Jill McCormick, Historic Preservation Officer	March 10, 2021

A response was received from one of the tribe: Fernandeno Tataviam Band of Mission Indians. No concerns associated with specific tribal resources were identified. However, tribal resources are known to be in the general area/Antelope Valley. As such, mitigation measures were requested which would ensure the proper handling and notification of the tribes in the event that any cultural resources are encountered during construction activities. These measures have been included in the cultural resources section.

Figure 1, Project Location Map

Rev. 2
3/18/10

Figure 2, Conceptual Site Plan



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

__	Aesthetics	__	Agriculture and Forestry Resources	__	Air Quality
__	Biological Resources	__	Cultural Resources	__	Energy
__	Geology/Soils	__	Greenhouse Gas Emissions	__	Hazards & Hazardous Materials
__	Hydrology/Water Quality	__	Land Use/Planning	__	Mineral Resources
__	Noise	__	Population/Housing	__	Public Services
__	Recreation	__	Transportation	__	Tribal Cultural Resources
__	Utilities/Service Systems	__	Wildfire	__	Mandatory Findings of Significance

DETERMINATION: On the basis of this initial evaluation:

____ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

__X_ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

____ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

____ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only effects that remain to be addressed.

____ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Cynthia Campaña, Planner

4/13/21
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

    a. Earlier Analysis Use. Identify and state where they are available for review.

    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages w3here the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a. The significance criteria or threshold, if any, used to evaluated each question; and

   b. The mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings with a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality or public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views of the area?			X	

a. The City of Lancaster General Plan identifies five scenic areas in the City and immediately surrounding area (LMEA Figure 12.0-1). Views of these scenic areas are not generally visible from the project site or the immediately surrounding roadways. However, views of the mountains surrounding the Antelope Valley are available from the project site and roadways. The proposed project involves the expansion of the existing contractor's storage yard and material dismantling yard and would not include the construction of new buildings or structures. With implementation of the proposed project, the views would not change and would continue to be available from the roadways and project site. Therefore, no impact would occur.

b. The project site is not located along any designated State Scenic Highways. The project does not contain any rock outcroppings or historic structures. A total of 18 Joshua trees are located on the project site and would be removed with implementation of the proposed project. This would be a noticeable change; however, as previously stated the project site is not located along a State Scenic Highway. Therefore, impacts would be less than significant.

c. Development of the proposed project would change the visual character of the project site from vacant land to a contractor's storage yard. The proposed use is an expansion of the existing contractor's storage yard east of the subject site. The proposed project would be visible from Division Street and Avenue G. However, as this is an expansion of an existing use and is compatible with the other industrial uses in the vicinity, impacts would be less than significant

d. The ambient lighting in the vicinity of the project site is moderate due to the amount of traffic on Division Street and Sierra Highway, and from the building/security lighting from the neighboring properties. The proposed project would generate additional sources of light from vehicle headlights. The proposed project would not produce daytime glare, as it would not make use of highly reflective materials. Therefore, impact would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

a. The California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (FMMP), tracks and categorizes land with respect to agricultural resources. Land is designated as one of the following and each has a specific definition: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing Land, Urban and Built-Up Land, and Other Land.

The maps for each county are updated every two years. The Los Angeles County Farmland Map was last updated in 2018. Based on the 2018 map, the project site is designated as Other Land.

Other land is defined as "land not included in any other mapping category. Common examples include low density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, water bodies smaller than 40 acres. Vacant and non-agricultural land surrounded on all sides by urban development and greater than 20 acres is mapped as other land." As the project is not designated as farmland of importance by the State nor is it currently utilized for agricultural purposed, no impacts to agricultural resources would occur.

b. The City of Lancaster does not have agricultural zoning. Some zoning designations do allow for agricultural uses. The project site is designated as HI and zoned HI, which allows agricultural related uses. However, the project site is not currently utilized for agricultural uses. Additionally, neither the project site, nor properties in the vicinity of the project site are under a Williamson Act contract. Therefore, no impacts would occur.

c-d. According to the City of Lancaster's General Plan, there are no forests or timberlands located within the City of Lancaster. Therefore, the proposed project would not result in the rezoning of forest or timberland and would not cause the loss of forest land or the conversion of forest land to non-forest land. Therefore, no impacts would occur.

e. See responses to Items IIa-d.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?		X		
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

a. Development proposed under the City's General Plan would not create air emissions that exceed the Air Quality Management Plan (GPEIR pgs. 5.5-21 to 5.5-22). The proposed project is consistent with the General Plan and Zoning Code. Therefore, the proposed project would not conflict with or obstruct implementation of the Air Quality Management Plan and no impacts would occur.

b. The project site is within the boundary of the Antelope Valley Air Quality Management District (AVAQMD) and therefore, are subject to compliance with the thresholds established by the AVAQMD. These thresholds were provided in the AVAQMD's *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines document,* dated August 2016. These thresholds have been summarized below in Table 3.

Table 3
AVAQMD Air Quality Thresholds

Criteria Pollutant	Annual Threshold (tons)	Daily Threshold (pounds)
Greenhouse Gases (CO2e)	100,000	548,000
Carbon Monoxide (CO)	100	548
Oxides of Nitrogen (NO_x)	25	137
Volatile Organic Compounds (VOC)	25	137
Oxides of Sulfur (SO_x)	25	137
Particulate Matter (PM_{10})	15	82
Particulate Matter ($PM_{2.5}$)	12	65
Hydrogen Sulfide (H_2S)	10	54
Lead (Pb)	0.6	3

The proposed project is anticipated to generate a handful of daily trips associated with material delivery and is not large enough to require the preparation of an air quality study. The proposed project would generate air emissions associated with grading, use of heavy equipment, construction worker vehicles, etc. However, the emissions are not anticipated to exceed the established thresholds identified above due to the size and the type of proposed project. The proposed project is an expansion of the existing contractor's storage yard west of the property and would generate a small number of daily trips and many of these trips are already occurring. Therefore, impacts would be less than significant.

c. The closest sensitive receptor is a single-family residence located .3 miles away from the proposed project. The trips associated with the proposed project would generate emissions; however, the amount of traffic generated by the project is not sufficient significantly impact nearby intersections or roadways and create or contribute considerably to violations of air quality standards on either a localized or regional basis. Therefore, substantial pollutant concentrations would not occur and impacts would be less than significant.

However, since the construction of the proposed project would result in the disturbance of the soil, it is possible individuals could be exposed to Valley Fever. Valley Fever or coccidioidomycosis, is primarily a disease of the lungs caused by the spores of the *Coccidioides immitis* fungus. The spores are found in soils, become airborne when the soil is disturbed, and are subsequently inhaled into the lungs. After the fungal spores have settled in the lungs, they change into a multicelluar structure called a spherule. Fungal growth in the lungs occurs as the spherule grows and bursts, releasing endospores, which then develop into more spherules.

Valley Fever is not contagious, and therefore, cannot be passed on from person to person. Most of those who are infected would recover without treatment within six months and would have a life-long immunity to the fungal spores. In severe cases, especially in those patients with rapid and extensive primary illness, those who are at risk for dissemination of disease, and those who have disseminated disease, antifungal drug therapy is used.

Nearby sensitive receptors as well as workers at the project site could be exposed to Valley Fever from fugitive dust generated during construction. There is the potential that cocci spores would be stirred up during excavation, grading, and earth-moving activities, exposing construction workers and nearby sensitive receptors to these spores and thereby to the potential of contracting Valley Fever. However, implementation of Mitigation Measure Numbers 10 and 11 , under Geology and Soils, which requires the project operator to implement dust control measures in compliance with AVAQMD Rule 403, and implementation of Mitigation Measure Number 1, below, which would provide personal protective respiratory equipment to construction workers and provide information to all construction personnel and visitors about Valley Fever, the risk of exposure to Valley Fever would be minimized to a less than significant level.

Mitigation Measures

1. Prior to ground disturbance activities, the project operator shall provide evidence to the Development Services Director that the project operator and/or construction manager has developed a "Valley Fever Training Handout", training, and schedule of sessions for education to be provided to all construction personnel. All evidence of the training session materials, handout(s) and schedule shall be submitted to the Development Services Director within 24 hours of the first training session. Multiple training sessions may be conducted if different work crews will come to the site for different stages of construction; however, all construction personnel shall be provided training prior to beginning work. The evidence submitted to the Development Services Director regarding the "Valley Fever Training Handout" and Session(s) shall include the following:

- A sign-in sheet (to include the printed employee names, signature, and date) for all employees who attended the training session.
- Distribution of a written flier or brochure that includes educational information regarding the health effects of exposure to criteria pollutant emissions and Valley Fever.
- Training on methods that may help prevent Valley Fever infection.
- A demonstration to employees on how to use personal protective equipment, such as respiratory equipment (masks), to reduce exposure to pollutants and facilitate recognition of symptoms and earlier treatment of Valley Fever. Where respirators are required, the equipment shall be readily available and shall be provided to employees for use during work. Proof that the demonstration is included in the training shall be submitted to the county. This proof can be via printed training materials/agenda, DVD, digital media files, or photographs.

The project operator also shall consult with the Los Angeles County Public Health to develop a Valley Fever Dust Management Plan that addresses the potential presence of the Coccidioides spore and mitigates for the potential for Coccidioidomycosis (Valley Fever). Prior to issuance of permits, the project operator shall submit the Plan to the Los Angeles County Public Health for review and comment. The Plan shall include a program to evaluate the potential for exposure to Valley Fever from construction activities and to identify appropriate safety procedures that shall be implemented, as

needed, to minimize personnel and public exposure to potential Coccidioides spores. Measures in the Plan shall include the following:

- Provide HEP-filters for heavy equipment equipped with factory enclosed cabs capable of accepting the filters. Cause contractors utilizing applicable heavy equipment to furnish proof of worker training on proper use of applicable heavy equipment cabs, such as turning on air conditioning prior to using the equipment.
- Provide communication methods, such as two-way radios, for use in enclosed cabs.
- Require National Institute for Occupational Safety and Health (NIOSH)-approved half-face respirators equipped with minimum N-95 protection factor for use during worker collocation with surface disturbance activities, as required per the hazard assessment process.
- Cause employees to be medically evaluated, fit-tested, and properly trained on the use of the respirators, and implement a full respiratory protection program in accordance with the applicable Cal/OSHA Respiratory Protection Standard (8 CCR 5144).
- Provide separate, clean eating areas with hand-washing facilities.
- Install equipment inspection stations at each construction equipment access/egress point. Examine construction vehicles and equipment for excess soil material and clean, as necessary, before equipment is moved off-site.
- Train workers to recognize the symptoms of Valley Fever, and to promptly report suspected symptoms of work-related Valley Fever to a supervisor.
- Work with a medical professional to develop a protocol to medically evaluate employees who develop symptoms of Valley Fever.
- Work with a medical professional, in consultation with the Los Angeles County Public Health, to develop an educational handout for on-site workers and surrounding residents within three miles of the project site, and include the following information on Valley Fever: what are the potential sources/ causes, what are the common symptoms, what are the options or remedies available should someone be experiencing these symptoms, and where testing for exposure is available. Prior to construction permit issuance, this handout shall have been created by the project operator and reviewed by the project operator and reviewed by the Development Services Director. No less than 30 days prior to any work commencing, this handout shall be mailed to all existing residences within a specified radius of the project boundaries as determined by the Development Services Director. The radius shall not exceed three miles and is dependent upon the location of the project site.
- When possible, position workers upwind or crosswind when digging a trench or performing other soil-disturbing tasks.
- Prohibit smoking at the worksite outside of designated smoking areas; designated smoking areas will be equipped with handwashing facilities.
- Post warnings on-site and consider limiting access to visitors, especially those without adequate training and respiratory protection.

- Audit and enforce compliance with relevant Cal OSHA health and safety standards on the job site.

d. Grading of the proposed project and crushing of aggregate is not anticipated to produce significant objectionable odors. Construction equipment may generate some odors, but these odors would be similar to those produced by vehicles traveling Division Street and Sierra Highway. Most objectionable odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products and other strong smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. These types of uses are not part of the proposed project. Therefore, impacts associated with odors would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

a. A biological resources survey was conducted for the project site by RCA Associates, Inc, and documented a report titled, "General Biological Resources Assessment, Lancaster, Los Angeles County, California" and dated November 4, 2020. This report documents the findings of both a database search and a field survey. The field survey was conducted on October 28, 2020 using pedestrian transects. In addition, RCA Associates, Inc, prepared a protected plant preservation plan titled "Protected Plant Preservation Plan, APN: 3137-007-020, City of Lancaster" and dated November 17, 2020.

Plants

Based on the field survey the subject site shows little disturbance, and supports a desert scrub community consisting of mainly native plants and nonnative grasses. A complete list of plant species is provided in Table 4.

Table 4
Observed Plant Species

California buckwheat/*Eriogonum fasciculatum*	California Juniper/*Juniperus californica*
Asian mustard/*Brassica tournefortii*	Broom snakeweed/*Gutierrezia sarothrae*
Desert holly saltbush/Atriplex hymenelytra	Wild oat/*Avena Fatua*
Fiddleneck/*Amsinckia intermedia*	Tumbleweed/ *Kali tragus subs. tragus*
Kelch grass/Schismus barbatus	Shadscale saltbush/*Atriplex confertifolia*
Rubber rabbitbrush/*Ericameria nauseosus*	Summer cypress/*Bassia scorparia*
Ephedra/*Ephedra nevadensis*	Sand golden-heather/*Hudsonia tomentosa*
Red brome/*Bromus tectorum*	Big saltbush/*Atriplex lentiformis*
Cheatgrass/*Bromus tectorum*	Desert salt-grass/*distchlis spicata*
Joshua Tree/*Yucca brevifolia*	

The Joshua tree was listed as a candidate species by the California Fish and Game Commission in September 2020. As a candidate species, the Joshua tree is afforded the same protections as a listed species. On November 16, 2020 a survey of the Joshua trees on the project site was conducted as part of the Protected Plant Preservation Plan. These trees were tagged and the height, location (GPS), condition, whether they are clonal, and whether they are suitable for transplant were indicated. The Joshua trees on the project site ranged in height from 5 feet to 23 feet and all but one were determined to be in good condition.

The protected plant preservation plan evaluated the Joshua trees present on the site and determined which trees were suitable for relocation. The factors listed below were utilized to determine which trees would be suitable for relocation. Of the trees on site, only two would be suitable for relocation. These trees would be moved off-site in accordance with the mitigation measures below. The remaining trees would be removed prior to grading of the project site and would require the developer to obtain an Incidental Take Permit from the California Department of Fish and Wildlife prior to any work occurring onsite.

- Trees from two feet in height up to approximately 12 feet;
- In good health;
- Two branches or less;
- No excessive leaning of the tree;
- No yellow or brown fronds;
- Density of trees (i.e., no clonal trees); and
- No exposed roots.

2. Prior to any ground disturbing activities associated with the proposed project, the applicant shall obtain an Incidental Take Permit from the California Department of Fish and Wildlife for the Joshua trees to be removed from the project site.

3. All activities associated with transplant/relocation of Joshua trees shall be done by a qualified biologist with oversight from the California Department of Fish and Wildlife. At a minimum, the relocation shall comply with the following criteria:

   - The Joshua trees will be retained in place or replanted somewhere on the site where they can remain in perpetuity or will be transplanted to an off-site area approved by the City where they can remain in perpetuity.

   - Earthen berms will be created around each tree by the biologist prior to excavation and the trees will be watered approximately one week before transplanting. Watering the trees prior to excavation will help make excavations easier, ensure the root ball will hold together, and minimize stress to the tree.

   - Each tree will be moved to a pre-selected location which has been already been excavated, and will be placed and oriented in the same direction as their original direction. The hole will be backfilled with native soil, and the transplanted tree will be immediately watered.

   - The biologist will develop a watering regimen to ensure the survival of transplanted trees. The watering regiment will be based upon the needs of the trees and the local precipitation.

Animals

A total of twelve species were observed on site. Table 5 provides a listing of all animal species observed on the project site. No special status wildlife species or their sign were identified during the survey.

Table 5
Observed Animal Species

Common raven/ *Corvus corax*	Loggerhead shrike/ *Lanius ludovicianus*	House sparrow/ *Passer domestius*
Mourning dove/ *Zanaidura macroura*	Common raccoon/ *Procyon lotor*	Red-tailed hawk/ *Buteo Jamaicensis*
House finch/ *Carpodacus mexicanus*	Desert cottontail/ *Sylvilagus audubonii*	Side-blotched lizard/ *Uta Stansburiana*
House sparrow/ *Artemisiospiza nevadensis*	Bobcat/ *Lynx rufus*	Jackrabbit/ *Lepus Californicus*

The project site contains suitable habitat for Mohave ground squirrels; however, it is not prime habitat and it is unlikely to support populations of the species due to 1) the site's small size (10

acres); 2) no recent documented observations; and 3) no connectivity to habitat which supports the species. Therefore, no impacts to Mohave ground squirrels are anticipated to occur.

While no burrowing owls were observed on the project site, it is possible that burrowing owls and other nesting birds could occupy the project site prior to the start of grading. As such mitigation has been identified for both nesting bird surveys and burrowing owl protocol surveys to ensure impacts remain less than significant. Therefore, the project would have less than significant impacts.

Mitigation Measures

4. Burrowing owl protocol surveys shall be conducted on the project site prior to the start of construction/ground disturbing activities in accordance with established burrowing owl protocols. If burrowing owls are identified using the project site during the surveys, the applicant shall contact the California Department of Fish and Wildlife to determine the appropriate mitigation/management requirements

5. A nesting bird survey shall be conducted no more than 30 days prior to the start of construction/ground disturbing activities. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from California Department of Fish and Wildlife.

b. The project site does not contain any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. Therefore, no impact would occur.

c. There are no State or federally protected wetlands on the project site as defined by Section 404 of the Clean Water Act. Therefore, no impacts would occur.

d. The project site is not part of an established migratory wildlife corridor. Therefore, no impacts would occur.

e. The proposed project would not conflict with any local policies or ordinances, such as a tree preservation policy, protecting biological resources. The proposed project would be subject to the requirements of Ordinance No. 848, Biological Impact Fee, which requires the payment of $770/acre to offset the cumulative loss of biological resources in the Antelope Valley as a result of development. Therefore, no impacts would occur.

f. There are no Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or State habitat conservation plans which are applicable to the project site. The West Mojave Coordinated Habitat Conservation Plan only applies to Bureau of Land Management properties and as such does not apply to the proposed project. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				X
b. Cause a substantial adverse change in the significance of an archaeological resources pursuant to §15064.5?		X		
c. Disturb any human remains, including those interred outside of dedicated cemeteries?				X

a-c. A cultural resources survey was conducted for the project site by RT Factfinder and the results documented in a report entitled "Phase I Cultural Resources Investigation for 10 Acres West of the Intersection of Division Street and West Avenue G-6 Lancaster, Los Angeles County, California" and dated November 2020. The report includes a records search and a field survey.

RT Factfinder conducted a pedestrian survey, a cultural resource record search and a Native American sacred lands file review. No cultural resources were identified in the Sacred Lands File search within the vicinity of the project site. A records search was conducted at the South Central Coast Information Center; however, the information was not available for inclusion in the cultural report for the project. Several surveys in the vicinity of the project site have occurred within the vicinity of the project site and have resulted in finding historic period homesite locations, early 20th century refuse deposits and isolated prehistoric artifacts, in the surrounding area. No cultural resources have been previously identified within the current project site.

On October 27, 2020, a pedestrian survey was conducted on the project site by walking a series of linear transects across the property in a north/south direction. Spacing between transects did not exceed 10-meter interval. As a result of the survey, no prehistoric or historic resources were identified. The proposed project would not result in impacts to any historic or archaeological resources. No human remains, including those interred outside of dedicated cemeteries, were discovered or are anticipated to occur on the project site. No impacts would be anticipated to occur to cultural resources. However, the Fernandeño Tataviam Band of Mission have requested that specific language be included to address cultural resources in the event that previously unknown resources are identified during construction. This language has been included as mitigation measures listed below. With the incorporation of the identified mitigation measure, impacts to cultural resources would be less than significant.

Mitigation Measures

6. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. Work on the portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Fernandeño Tataviam Band of Mission Indians shall be contacted regarding any pre-contact and/or post-contact/historic era finds and be provided information after the archaeologist makes their initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

7. The applicant shall, in good faith, consult with the Fernandeño Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.

8. If humans or funerary objects are encountered during any construction activities associated with the proposed project, work within 100-foot buffer shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7050.5.

9. If significant Native American resources are discovered and avoidance cannot be ensured a Secretary of Interior qualified archaeologist shall be retained to develop a cultural resource Treatment Plan, as well as a Discovery and Monitoring Plan. A copy of the draft document shall be provided to the appropriate tribe(s) for review and comment. All in field investigation, assessment and/or data recovery pursuant to the Treatment Plan shall be monitored by a Tribal Monitor. Additionally, the applicant and the City of Lancaster shall consult with the appropriate tribe(s) on the discussion and treatment of any artifacts or other cultural materials encountered during the project.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficient?				X

a-b. Project construction would consume energy in two general forms: 1) the fuel energy consumed by construction vehicles and equipment and 2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass. Fossil fuels used for construction vehicles and other energy-consuming equipment would be used during site clearing, grading, and construction. Fuel energy consumed during construction would be temporary and would not represent a significant demand on energy resources. In addition, some incidental energy conservation would occur during construction through compliance with State requirements that equipment not in use for more than five minutes be turned off. Project construction equipment would also be required to comply with the latest EPA and CARB engine emissions standards. These emissions standards require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption.

The proposed project involves the expansion of an existing contractor's storage yard and aggregate crushing facility. Previously used asphalt and concrete would be ground and stored on-site for use in future development projects. As such, the proposed project would minimize the amount of energy utilized to the extent feasible. No new buildings would be constructed on site.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?		X		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

a. The project site is not identified as being in or in proximity to a fault rupture zone (LMEA Figure 2-5). According to the Seismic Hazard Evaluation of the Lancaster East and West Quadrangles, the project site may be subject to intense seismic shaking (LMEA pg. 2-16). The proposed project consists of the expansion of an existing contractor's yard and aggregate crushing facility. No new buildings would be constructed as part of the expansion.

The site is generally level and is not subject to landslides (SSHZ).

Liquefaction is a phenomenon in which the strength and stiffness of a soil is reduced by earthquake shaking or other events. This phenomenon occurs in saturated soils that undergo intense seismic shaking typically associated with an earthquake. There are three specific conditions that need to be in place for liquefaction to occur: loose granular soils, shallow groundwater (usually less than 50 feet below ground surface) and intense seismic shaking. In April 2019, the California Geologic Survey updated the Seismic Hazard Zones Map for Lancaster (SSHZ) (https://maps.conservation.ca.gov/cgs/EQZApp/app/). Based on these maps, the project site is not located in an area at risk for liquefaction. No impacts would occur

b. The project site is rated as having a moderate risk for soil erosion (USDA SCS Maps) when cultivated or cleared of vegetation. As such, there remains a potential for water and wind erosion during construction. The proposed project would be required, under the provisions of the Lancaster Municipal Code (LMC) Chapter 8.16, to adequately wet or seal the soil to prevent wind erosion. Additionally, the following mitigation measure shall be required to control dust/wind erosion.

Water erosion controls must be provided as part of the proposed project's grading plans to be reviewed and approved by the Capital Engineering Division. These provisions, which are a part of the proposed project, would reduce any impacts to less than significant levels.

Mitigation Measures

10. The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality Management District (AVAQMD) for review and approval in accordance with Rule 403, Fugitive Dust, prior to the issuance of any grading and/or construction permits. This plan shall demonstrate adequate water or dust suppressant application equipment to mitigate all disturbed areas.

11. The storage of any crushed aggregate shall be conducted in accordance with all applicable Antelope Valley Air Quality Management District Rules and Regulations.

c. Subsidence is the sinking of the soil caused by the extraction of water, petroleum, etc. Subsidence can result in geologic hazards known as fissures. Fissures are typically associated with faults or groundwater withdrawal, which results in the cracking of the ground surface.

According to Figure 2-3 of the City of Lancaster's Master Environmental Assessment, the project site is not known to be within an area subject to fissuring, sinkholes, or subsidence or any other form of geologic unit or soil instability. The closest sinkholes and fissures are located along Avenue G and 20th Street West. For a discussion of potential impacts regarding liquefaction, please refer to Section Item VII.a. Therefore, no impacts would occur.

d. The soil on the project site is characterized by a low shrink/swell potential (LMEA Figure 2-3). A soils report for the proposed project shall be submitted to the City by the project developer prior to grading and the recommendations of the report shall be incorporated into the development of the proposed project. Therefore, impacts would be less than significant.

e. No septic or alternative means of waste water disposal are part of the proposed project. Therefore, no impacts would occur.

f. The proposed project would not directly or indirectly destroy a unique paleontological resource, site, or geologic feature. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

a-b. The proposed project is for expansion of the contractor's storage yard and material dismantling yard. As discussed in Section Item III.b., the proposed project would generate air emissions during grading and operational activities, some of which may be greenhouse gases. These emissions are anticipated to be less than the thresholds established by AVAQMD due to the size of the project and therefore would not prevent the State from reaching its greenhouse gas reduction targets. Therefore, impacts would be less than significant.

The proposed project would also be in compliance with the greenhouse gas goals and polices identified in the City of Lancaster General Plan (LMEA p.7-2 to 7-15) and in the City's adopted Climate Action Plan. Therefore, impacts with respect to conflicts with an agency's plans, policies, and regulations would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

a-b. The proposed project consists of expansion of the contractor's storage yard and material dismantling yard. The proposed project may utilize hazardous materials such as gasoline and batteries to power equipment utilized during dismantling operations. All use and storage of hazardous materials at the project site would be conducted in accordance with all existing rules, regulations, and laws. The subject site is not located along a hazardous materials transportation corridor (LMEA p. 9.1-14 and Figure 9.1-4); however, it is located in close proximity to Sierra

Highway/Union Pacific Railroad which is designated as a hazardous materials transportation corridor. Development of the project site would not involve the demolition of any structures and therefore, would not expose individuals or the environment to asbestos containing materials or lead based paint. Therefore, impacts would be less than significant.

c. The project site is not located within a quarter mile of an existing or proposed school. The closest school to the project site is Mariposa Computer Science Magnet school approximately 2.2 miles southwest of the project site. Therefore, no impacts would occur.

d. A Phase I Environmental Site Assessment was prepared for the proposed project by Krazan and Associates, Inc. The findings of the study are documented in "Phase I Environmental Site Assessment, Proposed Commercial Property, Vicinity of Division Street and East Avenue G-4, APN: 3137-007-020 (±10 Acres) Lancaster, California" and dated November 5, 2020.

A site visit was conducted on the project site on October 29, 2020 to determine the presence of any recognized environmental concerns. The project site is currently vacant with native vegetation throughout the subject site. During the site inspection, no hazardous materials and hazardous waste were observed in the area of the subject site.

In addition to the site visit, a regulatory database search was conducted for the project site and the surrounding area. The database search was conducted using publicly available regulatory records. The project site is not listed on any regulatory database. A leaking underground storage tank (LUST) was identified at 46471 Division Street (Rottman Drilling) which is adjacent to the subject site. This LUST was identified during tank removal in 1991 and resulted in gasoline impacted soil only. Upon the successful completion of remediation, the facility was granted closure with no further actions required by Los Angeles County Environmental Health department on September 29, 1993. Based on the distance from the subject site, soil only contamination, and the case-closed status, no evidence of that this site represents an environmental concern to the subject property and impacts would be less than significant

e. The proposed project is not located within an airport land use plan. General William Fox Airfield is located approximately five miles northwest of the project site. Therefore, this airfield would not result in a safety hazard for people residing in the project area and no impacts would occur.

f. The traffic generated by the proposed project is not expected to block the roadways and improvements that have been conditioned as part of the project would ensure that traffic operates smoothly. Therefore, the proposed project would not impair or physically block any identified evacuation routes and would not interfere with any adopted emergency response plan. Impacts would not occur.

g. The surrounding properties are vacant land, the existing contractor's storage yard and a former solar facility. It is possible that these lands could be subject to grass and building fires. The project site is within the service boundaries of Los Angeles County Fire Station No. 33, located at 44947 Date Avenue, which would serve the project site in the event of a fire. Therefore, potential impacts from wildland fires would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site			X	
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site			X	
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff			X	
iv) Impede or redirect flood flows			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

a. The project site is not located in an area with an open body of water or in an aquifer recharge area. The proposed project would be required to comply with all applicable provisions of the National Pollutant Discharge Elimination System (NPDES) program. The NPDES program establishes a comprehensive storm water quality program to manage urban storm water and

minimize pollution of the environment to the maximum extent practicable. The reduction of pollutants in urban storm water discharge through the use of structural and nonstructural Best Management Practices (BMPs) is one of the primary objectives of the water quality regulations. BMPs that are typically used to management runoff water quality include controlling roadway and parking lot contaminants by installing oil and grease separators at storm drain inlets, cleaning parking lots on a regular basis, incorporating peak-flow reduction and infiltration features (grass swales, infiltration trenches and grass filter strips) into landscaping and implementing educational programs. The proposed project would incorporate appropriate BMPs during construction, as determined by the City of Lancaster Development Services Department. Therefore, impacts would be less than significant.

b. The proposed project would not include any groundwater wells or pumping activities. All water supplied to the proposed project would be obtained from the existing facility adjacent to the subject site which is supplied by the Los Angeles County Water District No. 40 Therefore, no impacts would occur.

c. Development of the proposed project would increase the amount of surface runoff as a result of impervious surfaces associated with the grading of the site. The proposed project would be designed, on the basis of a hydrology study, to accept current flows entering the property and to handle the additional incremental runoff from the developed sites. Therefore, impacts from drainage and runoff would be less than significant.

d. The project site is not located within a coastal zone. Therefore, tsunamis are not a potential hazard. The project site is relatively flat and does not contain any enclosed bodies of water and is not located in close proximity to any other large bodies of water. Therefore, the proposed project would not be subject to inundation by seiches or mudflows. No impacts would occur.

The project site is designated as Flood Zone X per the Flood Insurance Rate Map (FIRM) (06037C0410F). Flood Zone X is located outside of both the 100-year flood zone and the 500-year flood zone. Therefore, no impacts would occur.

e. The proposed project would not conflict or obstruct the implementation of the applicable water quality control plan or sustainable groundwater management plan. For additional information see responses X.a through X.c. Impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

a. The proposed project consists of an expansion of the contractor's storage yard and material dismantling yard which is consistent with the surrounding uses. The proposed project would not block a public street, trail or other access route or result in a physical barrier that would divide the community. Therefore, no impacts would occur.

b. The proposed project is consistent with the City's General Plan and must be in conformance with the Lancaster Municipal Code. The proposed project will be in compliance with the City-adopted Uniform Building Code (UBC) and erosion control requirements (Section VII). Additionally, as noted Section IV, the project site is not subject to and would not conflict with a habitat conservation plan or natural communities conservation plan. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

a-b. The project site does not contain any mining or recovery operations for mineral resources and no such activities are have occurred on the project site in the past. According to the LMEA (Figure 2-4 and page 2-8), the project site is not designated as Mineral Reserve 3 (contains potential but presently unproven resources). Additionally, it is not considered likely that the Lancaster area has large, valuable mineral and aggregate deposits. Therefore, no impacts to mineral resources would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XIII. NOISE. Would the project:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (e)			X	

a. The City's General Plan (Table 3-1) establishes an outdoor maximum CNEL of 70 dBA for commercial and industrial uses. Table 8-11 of the LMEA provides existing roadway noise levels in the immediate vicinity of the project site. The current noise levels on these roadways are as follows: 1) Avenue G between Division Street and Sierra Highway is 60.6; 2) Division Street between Avenue G and Avenue H is 59.6; and 3) Sierra Highway between Avenue G and Avenue H is 61.4. The proposed project would not exceed the 70 dBA threshold. This proposed project is consistent with the standards of the General Plan. While this noise level is consistent with the standards of the General Plan additional features of the proposed project (e.g., landscaping, block walls, etc.) would ensure that the project remains in compliance with the General Plan. Therefore, potential noise impacts associated with traffic from the proposed development and operational activities would be less than significant.

b. It is not anticipated that the grading of the proposed project would require the use of machinery that generates ground-borne vibration as no major subsurface construction (e.g., parking garage) is planned. It is possible that the crushing of the aggregate could generate some groundborne vibration; however, there are no sensitive uses in the immediate vicinity and any ground-borne vibration would dissipate prior to reaching the boundaries of the project site. Therefore, impacts associated with ground-borne vibration/noise would be less than significant.

c. The project site is not in proximity to an airport or a frequent overflight area and would not experience noise from these sources. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

a. The proposed project is not likely to result in an increase in population growth as it is an expansion of an existing contractor's storage. However, any potential increase associated with the project was anticipated in both the City's General Plan and in SCAG's most recent RTP. Any individuals associated with the proposed project would come from the Antelope Valley. As such, impacts would be less than significant.

b. The project site is currently vacant. No housing or people would be displaced necessitating the construction of replacement housing elsewhere. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES.				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?			X	
Police Protection?			X	
Schools?			X	
Parks?			X	
Other Public Facilities?			X	

a. The proposed project may increase the need for fire and police services during construction and operation; however, the project site is within the current service area of both these agencies and the additional time and cost to service the sites is minimal. The proposed project would not induce population growth and therefore, would not increase the demand on parks or other public facilities. Therefore, impacts would be less than significant.

The proposed project may result in an incremental increase in population (see Item XIV) and may increase the number of students in the Lancaster School District and Antelope Valley Union High School District. Proposition 1A, which governs the way in which school funding is carried out, predetermines by statute that payment of developer fees is adequate mitigation for school impacts. Therefore, impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XVI. RECREATION. Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

a-b. Workers associated with the proposed project are expected to come from the local area and would not create an additional demand on recreational activities. Therefore, impacts to recreational facilities would be less than significant and no construction of new facilities would be necessary.

The development of the proposed project would not require the construction of new recreational facilities or expansion of existing ones. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION. Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?				X

a. The proposed project would generate a small number of daily trips and many of these trips are already occurring. The proposed project does not conflict with or impede any of the General Plan policies or specific actions related to alternative modes of transportation. Additionally, the proposed project provides recreational facilities that would encourage alternative transportation. Therefore, no impacts would occur.

b. In July 2020, the City of Lancaster adopted standards and thresholds for analyzing projects with respect to vehicle miles traveled (VMT). A series of screening criteria were adopted and if a project meets one of these criteria, a VMT analysis is not required. These criteria are: 1) project size - generates fewer than 110 trips per day; 2) locally serving retail - commercial developments of 50,000 square feet or smaller; 3) project located in a low VMT area - 15% below baseline; 4) transit proximity; 5) affordable housing; and 6) transportation facilities.

The proposed project meets Criteria 1 as it would only generate a handful of trips a day and many of these trips are already occurring. Therefore, impacts would be less than significant.

c. The proposed project will utilize the existing driveway and would not create geometric design features and would be compatible to the surrounding uses. Therefore, no impacts would occur.

d. The project site would have adequate emergency access from Division Street and Avenue G. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES. Would the project:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or				X
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for in subdivision (c) of Public Resources Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X

a. No tribal cultural resources have been identified by any of the Native American Tribes with cultural affiliations to the area. However, mitigation measures have been incorporated into the cultural resources to ensure that the proper procedures are followed in the event that cultural resources are encountered during construction activities. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction or new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impact the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

a. The proposed project consists of expansion of the existing contractor's storage yard and material dismantling yard would be required to connect into the existing utilities such as electricity, natural gas, water, wastewater, telecommunications, etc. These services already exist in the general area. Connections would occur on the project site or within existing roadways or right-of-ways. Connections to these utilities are assumed as part of the proposed project and impacts to environmental resources have been discussed throughout the document. As such, impacts would be less than significant.

b. The proposed project would not result in the construction of any new buildings which would require water. Any water necessary would be provided from the existing facility and is supplied through Waterworks District 40. No additional sources of water would be required.

c. The proposed project would not generate wastewater for disposal or treatment off-site. Therefore, no impacts would occur.

d-e. Solid waste generated within the City limits is generally disposed of at the Lancaster Landfill located at 600 East Avenue F. This landfill is a Class III landfill which accepts agricultural, nonfriable asbestos, construction/demolition waste, contaminated soil, green materials, industrial, inert, mixed municipal, sludge, and waste tires. It does not accept hazardous materials. Assembly Bill (AB) 939 was adopted in 1989 and required a 25% diversion of solid waste from landfills by 1995 and a 50% diversion by 2005. In 2011, AB 341 was passed which requires the State to achieve a 75% reduction in solid waste by 2030. The City of Lancaster also requires all developments to have trash collection services in accordance with City contracts with waste haulers over the life of the proposed project. These collection services would also collect recyclable materials and organics. The trash haulers are required to be in compliance with applicable regulations on solid waste transport and disposal, including waste stream reduction mandated under AB 341. The proposed project expands an existing contractor's storage yard which already has trash collection services for the existing buildings. No new buildings would be constructed requiring additional trash collection services.

The proposed project involves the expansion of an existing contractor's storage yard and aggregate crushing facility. Previously used asphalt and cement would be crushed for recycling and reuse. As such, the proposed project would assist the City in diverting materials from the landfill, reducing the overall impacts. Additionally, the proposed project would be in compliance with all State and local regulations regulating solid waste disposal. Therefore, impact would less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impact an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildlife risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

a. See Item IX.f.

b-d. The project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. The project site is located within the service boundaries of an existing fire station which can adequately serve the project site. Other fire stations are also located in close proximity to the project site which can provide service if needed. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulative considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

a-c. The proposed project consists of an operation of a contractor's storage yard and material dismantling yard. Cumulative impacts are the change in the environment, which results from the incremental impact of the project when added to other closely related past, present and reasonably foreseeable projects. Table 6 identifies the three related projects located with a one-mile radius of the project site.

The proposed project would not create any impacts with respect to: Agriculture and Forest Resources, Energy Resources, Mineral Resources, Tribal Resources, and Wildfire. The project would create impacts to other resource areas and mitigation measures have identified for Air Quality, Biological Resources, Cultural Resources, and Geology/Soils. Many of the impacts generated by projects are site specific and generally do not influence the impacts on another site. All projects undergo environmental review and have required mitigation measures to reduce impacts when warranted. These mitigation measures reduce environmental impacts to less than significant levels whenever possible. All impacts associated with the proposed project are less than significant with the exception of air quality, biological resources, cultural resources, and geology and soils (soil erosion). Impacts associated with these issues are less than significant

with the incorporation of the identified mitigation measures. Therefore, the project's contribution to cumulative impacts would not be cumulatively considerable.

Table 6
Related Projects List

Case No.	Location	APN	Acres	Description	Status
SPR 03-11 Mod	45545 Trevor Ave	3137-009-070	13.56	80,000 square-foot addition to existing warehouse	In Review
CUP 18-02	Northwest corner of Division Street and Avenue H-4	3137-012-051, 059, 060 and 061	5.28	Three new buildings ranging from 9,688 square feet to 52,500 square feet for a commercial cannabis facility	Approved
CUP 17-17	Southeast corner of Avenue H-6 and Trevor Avenue	3137-012-034, 3137-012-035, 3137-012-036, 3137-012-041, 3137-012-042, 3137-012-043, 3137-012-044, 3137-012-045, 3137-012-046, 3137-009-050, 3137-009-051	10	Two buildings for a total of 108,442 square feet for a commercial cannabis facility	Approved

List of Referenced Documents and Available Locations*:

BRR1	General Biological Resources Assessment, Lancaster, Los Angeles County, California, November 4, 2020, RCA Associates, Inc.	
BRR2:	Protected Plant Preservation Plan, APN 3137-007-020, City of Lancaster, November 17, 2020, RCA Associates, Inc	DSD
CRS	Phase I Cultural Resources Investigation for 10 Acres West of the Intersection of Division Street and West Avenue G-6, Lancaster, Los Angeles County, California, November 2020, RT Factfinders Cultural Resources	DSD
ESA:	Phase I Environmental Site Assessment, Proposed Commercial Property, Vicinity of Division Street and East Avenue G-4, APN: 3137-007-020 (±10 acres) Lancaster, California November 5, 2020, Krazan and Associates, Inc	DSD
FIRM:	Flood Insurance Rate Map	DSD
GPEIR:	Lancaster General Plan Environmental Impact Report	DSD
LGP:	Lancaster General Plan	DSD
LMC:	Lancaster Municipal Code	DSD
LMEA:	Lancaster Master Environmental Assessment	DSD
SSHZ:	State Seismic Hazard Zone Maps	DSD
USDA SCS:	United States Department of Agriculture Soil Conservation Service Maps	DSD
USGS:	United States Geological Survey Maps	DSD

* DSD: Development Services Department
Community Development Division
Lancaster City Hall
44933 Fern Avenue
Lancaster, California 93534