



CITY COUNCIL/SUCCESSOR AGENCY/FINANCING/
POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
REGULAR MEETING
AGENDA

***TELEPHONIC/VIRTUAL PURSUANT TO
GOVERNOR'S EXECUTIVE ORDER N-29-20***

Tuesday, May 25, 2021
Regular Meeting – 5:00 p.m.

The City Clerk/Agency/Authority Secretary hereby declares the agenda was posted
by 5:00 p.m. on May 21, 2021
at the entrance to the Lancaster City Hall Council Chambers
44933 Fern Avenue, Lancaster, CA 93534

LEGISLATIVE BODY

**City Council/Successor Agency/Financing/Power/California Choice Energy
Authority**

Mayor/Chair R. Rex Parris

Vice Mayor/Vice Chair Marvin Crist

Council Member/Agency Director/Authority Darrell Dorris

Council Member/Agency Director/Authority Member Raj Malhi

Council Member/Agency Director/Authority Member Ken Mann

**In response to Governor's Executive Order N-29-20, and due to capacity
limitations at the Lancaster City Hall Council Chambers,
this meeting will be conducted telephonically and video
streamed live on Channel 28 and the City's website:**

<https://www.cityoflancasterca.org/our-city/departments-services/city-clerk/meetings-agendas-and-minutes/public-meetings-web-streaming>

***PUBLIC COMMENTS ON AGENDIZED ITEMS MAY BE RECEIVED BY
DIALING 1-877-853-5257 USING MEETING ID: 991 8128 9206#
PASSWORD: 817833#***

AGENDA ITEMS TO BE REMOVED

Sometimes it is necessary to remove items from the agenda. We apologize for any inconvenience this may cause you.

PUBLIC BUSINESS FROM THE FLOOR - AGENDIZED ITEMS

In accordance with Governor's Order N-29-20, the public may observe this telephonic/ virtual meeting by listening to the live broadcast on local cable channel 28 or live stream on the City's website: <https://www.cityoflancafterca.org/our-city/departments-services/city-clerk/meetings-agendas-and-minutes/public-meetings-web-streaming> The public may participate in the meeting by **DIALING 1-877-853-5257 USING MEETING ID: 991 8128 9206#PASSCODE: 817833#**. **Individual speakers are limited to three (3) minutes each unless a different time limit is announced.**

Consent Calendar items under the Legislative Body may be acted upon with one motion, a second and the vote. If you desire to speak on an item or items on the Consent Calendar, you may fill out one speaker card for the Consent Calendar. You will be given three minutes, unless a different time limit is announced, to address your concerns before the Legislative Body takes action on the Consent Calendar.

CALL TO ORDER

City Council/Successor Agency/Financing/Power/California Choice Energy Authority

ROLL CALL

City Council Members /Agency Directors /Authority Members: Dorris, Malhi, Mann; Vice Mayor/ Vice Chair Crist; Mayor/Chair Parris

INVOCATION

PLEDGE OF ALLEGIANCE

COUNCIL ACTIONS

MINUTES

- M 1.** Approve the City Council Special Joint Council Meeting Minutes of May 10, 2021.
- M 2.** Approve the City Council/Successor Agency/Financing/Power/Housing/California Choice Energy Authority Regular Meeting Minutes of May 11, 2021.

EMERGENCY DECLARATION

ED 1. COVID-19 Pandemic Updates and Actions

Recommendations:

1. Receive update from staff and/or deputy mayors regarding COVID-19 pandemic status.
2. Direct staff to take actions in response to updated COVID-19 information.
3. Authorize the City Manager to take actions, execute documents and/or expend funds in response to the COVID-19 pandemic.
4. Authorize and/or direct the City Attorney, with the concurrence of the City Manager, to take actions, execute documents and expend funds in response to legal issues pertaining to the COVID-19 pandemic.

Staff and/or the Deputy Mayors will provide an update regarding the COVID-19 pandemic and its current impact in the City and the Antelope Valley. The Council will be asked to take action(s) and/or give direction(s) based upon the most up-to-date data available.

ED 2. Resolution Confirming the Continued Existence of a Local Emergency

Recommendation:

Adopt **Resolution No. 21-25**, a resolution of the City Council of the City of Lancaster, California, confirming the continued existence of a local emergency in the City of Lancaster, California.

The number of COVID-19 cases in Los Angeles County are decreasing. However, the percentage of residents in the Antelope Valley who have received vaccinations has not yet reached a level that is expected to create “herd immunity,” and as a result, the local public health emergency caused by the COVID-19 pandemic remains in effect, and the virus continues to pose a threat to the health and safety of residents in the City of Lancaster.

CONSENT CALENDAR

CC 1. Waive further reading of any proposed ordinances. (This permits reading the title only in lieu of reciting the entire text.)

CC 2. Approve the Check and Wire Registers for April 25, 2021 through May 8, 2021 in the amount of \$1,924,672.14 as presented.

At each regular City Council Meeting, the City Council is presented with check and ACH/wire registers listing the financial claims (invoices) against the City for purchase of materials, supplies, services, and capital projects issued the prior three to four weeks. This process provides the City Council the opportunity to review the expenditures of the City. Claims are paid via checks, Automated Clearing House (ACH) payments, or federal wires. The justifying backup information for each expenditure is available in the Finance Department.

CC 3. Accept and approve the April 2021 Monthly Report of Investments as submitted.

Each month, the Finance Department prepares a report listing the investments for all separate entities under the jurisdiction of the City as identified in the City's Comprehensive Annual Financial Report.

CC 4. Award **PWCP 21-022**, 2021 Thermoplastic Striping Refresh Program to Chrisp Company of Fremont, California, in the amount of \$349,544.20, Base Bid, plus Additive Alternate AA1 in the amount of \$30,461.25, for a Total Bid of \$380,005.45, plus a 10% of contingency, to refresh fading long line striping along various roadway segments throughout the City (totaling approximately thirty-eight (38) roadway miles); and authorize the City Manager, or his designee, to sign all documents. This contract is awarded to the lowest responsible bidder per California Public Contract Code Section 22038 (b).

The proposed project is a maintenance effort to refresh approximately thirty-eight (38) roadway miles of fading long line striping throughout the City. Thermoplastic traffic paint will be used, because it lasts much longer than the alternative and is more visible to the driver, creating safer roadways in the City. Locations were prioritized based on age of existing striping and traffic volumes.

CC 5. Adopt **Resolution No. 21-22**, authorizing the City Manager or his designee to submit a joint application with Bridge Housing Corporation for the Affordable Housing and Sustainable Communities Program on behalf of the City of Lancaster; and authorize the City Manager or his designee to execute all related documents.

Bridge has requested that the City be a joint applicant for the Affordable Housing and Sustainable Communities ("AHSC") Program. Eligible applicants include government entities, transit agencies and developers. All of the proposed applications are led by housing developers as the housing portion is the prominent and complex element. In order to be eligible for AHSC funding, the project must include improvements that will enhance and promote transit accessibility within the neighborhood by providing a variety of supporting infrastructure improvements focused on connecting residents and key neighborhood destinations. Such improvements include active transportation improvements that would encourage walking and biking, safe and accessible street improvements to enhance the visibility of neighborhood pathways, and improve transit station and express bus stop areas.

CC 6. Approve **Resolution No. 21-23**, authorizing the City Manager, or his designee, to apply for all funds available to the City of Lancaster from the Los Angeles County Metropolitan Transportation Authority allocated for street and road improvements for the Fiscal Year 2020-21 in the amount of \$5,254,444, and draw reserves for: Fiscal Year 2017-18 in the amount of \$2,297,321; and Fiscal Year 2019-20 in the amount of \$172,702.

Annually, Los Angeles County Metropolitan Transportation Authority allocates Transportation Development Act (TDA) Article 8 funds to fund unmet transit needs in areas outside the Metro service area. TDA Article 8 revenues will be used by the City to fund the following Council- approved and budgeted Capital Improvement Projects and operating transfers: 2021 Pavement Management Program (REVIVE 25), 10th Street West Bikeway and Road Diet, Avenue I Street Improvement Challenger-Price, Avenue I Street Improvement Price-35th Street East, Lancaster Health District, Traffic Overhead Sign Replacement, Redundant Street Lighting, Prime Desert Woodlands Preserve Gap Closure (Ave K-4), 2020 Thermoplastic Street Program, and Pedestrian Gap Closure Improvement.

PUBLIC HEARING

PH 1. General Plan Amendment No. 19-01 and Zone Change No. 19-02 Located at the Southeast Corner of 10th Street West and Avenue K-8 (Assessor's Parcel Number: 3128-004-016)

Recommendations:

1. Adopt **Resolution No. 21-24**, approving General Plan Amendment No. 19-01, amending the General Plan land use designation from Specific Plan (SP) to Commercial (C).
2. Introduce **Ordinance No. 1084**, amending the zoning designation on 4.43 acres of land located on the southeast corner of 10th Street West and Avenue K-8 (Assessor's Parcel Number 3128-004-016), known as Zone Change No. 19-02, from Specific Plan (SP) to Commercial Planned Development (CPD).

The applicant is requesting to amend the General Plan land use designation from SP to C, and rezoning the subject site from SP to CPD, to allow the subject property to be developed with a commercial development. The GPA and ZC would be consistent with the goals, objectives and policies of the Lancaster General Plan 2030, because it is not incongruous with existing land-use patterns, or the character of the surrounding area. Therefore, staff is recommending approval to amend the General Plan land use designation from SP to C, and change the zoning designation from SP to CPD.

COUNCIL REPORTS

CR 1. Summary of the April 27, 2021, Board of Directors for the Antelope Valley Transit Authority (AVTA)

Presenter: Vice Mayor Crist

CR 2. Summary of the May 6, 2021, SCAG General Assembly Meeting

Presenter: Council Member Dorris

CR 3. Report on the Activities of the Board of Directors for District No. 14 of the County Sanitation Districts of Los Angeles County

Presenter: Vice Mayor Crist

CR 4. Council Reports

CALIFORNIA CHOICE ENERGY AUTHORITY

No action required at this time.

LANCASTER HOUSING AUTHORITY

No action required at this time.

LANCASTER FINANCING AUTHORITY

No action required at this time.

LANCASTER POWER AUTHORITY

No action required at this time.

LANCASTER SUCCESSOR AGENCY

No action required at this time.

CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS

CITY CLERK/AGENCY/AUTHORITY SECRETARY ANNOUNCEMENT

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS

This portion of the agenda allows an individual the opportunity to address the Legislative Bodies on any item ***NOT ON THE AGENDA*** regarding City/Agency/Authority business. In accordance with Governor's Order N-29-20, the public may observe this telephonic/ virtual meeting by listening to the live broadcast on local cable channel 28 or live stream on the City's website: (<https://www.cityoflancastrca.org/our-city/departments-services/city-clerk/meetings-agendas-and-minutes/public-meetings-web-streaming>) The public may participate in the meeting by ***DIALING 1-877-853-5257 USING MEETING ID: 991 8128 9206#PASSCODE: 817833#***. ***Individual speakers are limited to three (3) minutes each unless a different time limit is announced.*** State law prohibits the Legislative Body from taking action on items not on the agenda and your matter may be referred to the City Manager/Executive Director.

CITY COUNCIL / AGENCY/AUTHORITY COMMENTS

CLOSED SESSION

1. Conference with Legal Counsel - Anticipated Litigation: significant exposure to litigation pursuant to Government Code Section 54956.9(d) (2) - two potential cases.
2. Conference with Legal Counsel - Anticipated Litigation: consideration of initiation of litigation pursuant to Government Code Section 54956.9(d) (4) - two potential cases.
3. Conference with Legal Counsel - Anticipated Litigation: consideration of initiation of litigation pursuant to Government Code Section 54956.9(d) (4) - two potential cases.
4. Desert-Candle, LP v. Frontier Homes, LLC, LASC Case No. 20STCV05178
5. Kappler v. Lancaster, LASC 18STCVO4990
6. Antelope Valley Groundwater Cases Included Action:
Los Angeles County Waterworks District No. 40 v. Diamond Farming Co. Superior Court of California, County of Los Angeles, Case No. BC325201; Los Angeles County Waterworks District No. 40 v. Diamond Farming Co. Superior Court of California, County of Kern, Case No. S-1500-CV-254-348
Wm. Bolthouse Farms, Inc. v. City of Lancaster, Diamond Farming Co. v. City of Lancaster, Diamond Farming Co. v. Palmdale Water District
Superior Court of California County of Riverside, consolidated actions; Case Nos. RIC 353 840, RIC 344 436, RIC 344 668
7. Ramos v Patino, LASC Case No. MC027974
8. Lozoya v. City of Lancaster, LASC Case No. 19AVCV00714
9. Johnson v. City of Lancaster, LASC Case No. 19AVCV00824
10. Rahier v. City of Lancaster, LASC Case No. 19AVCV00163
11. Brisa Mahoney, et al. v. City of Lancaster, et al., LASC Case No. 20STCV02556
12. Conference with Real Property Negotiators:
Property: APNs 3124-012-007&012
City negotiators: Mike Livingston, Allison Burns
Negotiating parties: Elassaad Walid
Under negotiation: price and terms of payment
Property: APNs 3124-012-008&009
City negotiators: Mike Livingston, Allison Burns
Negotiating parties: Ann Hiramoto
Under negotiation: price and terms of payment

13. Manzo v. Beazer Homes Holdings, LLC et al., LASC Case No. 20AVCV00297
14. Hernandez v. County of Los Angeles, et al., LASC Case No. 20AVCV00318
15. Romines v. City of Lancaster, et al., LASC Case No. 20AVCV00345
16. Mahoney v. City of Lancaster et al, LASC Case No. 20AVCV00199
17. Moujan v. City of Lancaster et al., LASC Case No. 20AVCV00205
18. Davis v. State of California, LASC Case No. 19AVCV00805
19. Lancaster v. Netflix, et al., LASC 21STCV01881
20. Butts v. Lancaster, LASC 21STCP00389
21. Lancaster v. Rives
22. Myesha Lopez, et al. v. County of Los Angeles, et al. CDCA Case No. 5:21-cv-00290-JGB(SHKx)

ADJOURNMENT

Next Regular Meeting:
June 8, 2021 at 5:00 p.m.

MEETING ASSISTANCE INFORMATION

In compliance with the Americans with Disabilities Act and Executive Order N-29-20, the City has implemented a procedure for receiving and swiftly resolving requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act and resolving any doubt whatsoever in favor of accessibility. If you need special assistance to participate in this telephonic meeting, please contact the City Clerk at (661)723-6020 or via email at CityClerk@cityoflancastrca.org. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing sign language interpreters, five or more business days notice is strongly recommended. For additional information, please contact the City Clerk at (661)723-6020.

AGENDA ADDENDUM INFORMATION

On occasion items may be added after the agenda has been mailed to subscribers. Copies of the agenda addendum item will be available at the City Clerk Department and are posted with the agenda on the windows of the City Council Chambers. For more information, please call the City Clerk Department at (661) 723-6020

All documents available for public review are on file with the City Clerk Department.

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05/25/21
JC

**LANCASTER CITY COUNCIL/PALMDALE CITY COUNCIL
SPECIAL JOINT MEETING
MINUTES
May 10, 2021**

CALL TO ORDER

Los Angeles County Supervisor Kathryn Barger called the Special Joint Meeting to order at 5:45 p.m.

Mayor Parris called the meeting of the Lancaster City Council to order at 5:46 p.m.

ROLL CALL

PRESENT: City Council Members: Dorris, Malhi, Mann, Vice Mayor/Vice Chair Crist; Mayor/Chair Parris

STAFF MEMBERS:

City Manager; Assistant City Manager; City Attorney; Assistant City Clerk; Development Services Director; Finance & Information Technology Director; Public Safety Director; Parks, Recreation, Arts, & Community Services Director; Human Resources Senior Manager; Real Estate & Economic Development Senior Manager; Communications Manager; City Manager's Office Coordinator II

City of Palmdale Mayor Hofbauer called the meeting of the Palmdale City Council to order at 5:46 p.m.

ROLL CALL

PRESENT: Palmdale City Council: Mayor Hofbauer; Mayor Pro Tem Bettencourt; Council Members Carrillo, Loa, and Bishop

INVOCATION

Pastor Paul Chappell, Lancaster Baptist Church

Pastor Paul Chappell discussed a growing concern throughout the eastern side of the Antelope Valley relating to illegal activity taking place.

PLEDGE OF ALLEGIANCE

Council Member Mann

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Joint City Council discussion between the City of Lancaster, City of Palmdale, and Supervisor Barger included the illegal activity taking place with cannabis grows, immediate action needing to be taken, long-term planning, and future meeting to agendize this item for action.

OPENING COMMENTS

Los Angeles County Supervisor Kathryn Barger

PRESENTATION

6.1 Joint Cities Community Outreach video was presented.

City of Palmdale Council Member Bishop recused himself from all agendized Joint New Business out of an abundance of caution because of prior business he has done with the City of Lancaster.

JOINT NEW BUSINESS

JNB 7.1 MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN CITY OF LANCASTER AND CITY OF PALMDALE FOR JOINT FIREWORKS DISPLAYS

City of Lancaster Parks, Arts, Recreation & Community Services Director and City of Palmdale Park and Recreation Director presented the staff report regarding this item.

Joint City Council discussion between the City of Lancaster, City of Palmdale, Supervisor Barger, and staff included the event locations selected, future planning, illegal fireworks, and family safe events.

The Assistant City Clerk provided the public with the procedure to address both City Councils regarding JNB 7.1.

No public comment at this time.

The City Attorney identified there were eComments received via the City of Palmdale's City Clerk's office that were distributed to both City Councils.

On a motion by Vice Mayor Crist, and seconded by Council Member Malhi, the City Council approved the MOU and authorized the City Manager to execute the MOU between the City of Lancaster and City of Palmdale for joint firework displays for the July 4th 2021, July 4th 2022, and September 4, 2022 Labor Day celebrations, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

City of Palmdale City Council took action to approve JNB 7.1 as presented.

LANCASTER CITY COUNCIL/PALMDALE CITY COUNCIL
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JNB 7.2 ANTELOPE VALLEY EVENT/EVACUATION CENTER IN LANCASTER AND REGIONAL RECREATIONAL COMPLEX IN PALMDALE

City of Lancaster Assistant City Manager and City of Palmdale City Manager presented the staff report regarding this item.

Joint City Council discussion between the City of Lancaster, City of Palmdale, Supervisor Barger, and staff included the amenities provided to the communities, positive impact, two communities working together, clear vision, incorporation of the entire Antelope Valley including surrounding areas, and support of the county.

The Assistant City Clerk provided the public with the procedure to address both City Councils regarding JNB 7.2.

No public comment at this time.

Supervisor Barger identified there was one eComment received and distributed earlier to both City Councils.

City of Palmdale City Council took action to approve JNB 7.2 as presented.

On a motion by Vice Mayor Crist, and seconded by Council Member Mann, the City Council approved and authorized the City Manager, or his designee, to sign all documents and enter into Agreements and Memoranda of Understanding (MOU) to finance, oversee and manage planning and studies necessary for a new Event Center and Regional Evacuation Center in Lancaster and a Recreational Complex in Palmdale, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

JNB 7.3 SPEED ENFORCEMENT STRATEGY FOR CITIES OF PALMDALE AND LANCASTER

City of Lancaster Development Services Director presented the staff report regarding this item.

Joint City Council discussion between the City of Lancaster, City of Palmdale, Supervisor Barger, and staff included the fatality reports, sharing of resources, California Highway Patrol (CHP) joint ride alongs, information from past North County Transportation Coalition (NCTC) meeting, the need to slow drivers down throughout the entire Antelope Valley, the need to investigate options, engineering, enforcement, multifaceted approach, IBM Watson, keeping citizens safe, future raceway, and possible future joint consideration for use of a raceway at the Antelope Valley Fairgrounds.

The Assistant City Clerk provided the public with the procedure to address both City Councils regarding JNB 7.3.

No public comment at this time.

LANCASTER CITY COUNCIL/PALMDALE CITY COUNCIL
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MINUTES
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JNB 7.3 SPEED ENFORCEMENT STRATEGY FOR CITIES OF PALMDALE AND LANCASTER CONTINUED...

Supervisor Barger identified there were no eComments received.

On a motion by Vice Mayor Crist, and seconded by Council Member Dorris, the City Council directed staff to identify a strategy to address speed through enforcement, education, and engineering; and identify potential funding sources, including local, state, and federal grants to aid in this effort, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

City of Palmdale City Council took action to approve JNB 7.3 as presented.

JNB 7.4 DESTINATION ANTELOPE VALLEY

City of Lancaster Real Estate & Economic Development Senior Manager presented the staff report regarding this item.

Joint City Council discussion between the City of Lancaster, City of Palmdale, Supervisor Barger, and staff included the success of Destination Lancaster, bringing both communities together, positive impact valley wide, county involvement, future partnerships, Metrolink improvements, and the importance of keeping open lines of communication between both cities.

The Assistant City Clerk provided the public with the procedure to address both City Councils regarding JNB 7.4.

No public comment at this time.

Supervisor Barger identified there were two eComments received and distributed earlier to both City Councils.

City of Palmdale City Council took action to approve JNB 7.4 as presented.

On a motion by Vice Mayor Crist, and seconded by Council Member Mann, the City Council directed staff to explore opportunities and draft a proposed action plan for the creation of a new, regional entity designed to attract increased overnight visits to the Antelope Valley, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

LANCASTER CITY COUNCIL/PALMDALE CITY COUNCIL
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JNB 7.5 JOINT MARKETING CAMPAIGN AND COLLABORATION TO INCREASE BROADBAND ACCESS

City of Lancaster City Manager and City of Palmdale City Manager presented the staff report regarding this item.

Joint City Council discussion between the City of Lancaster, City of Palmdale, Supervisor Barger, and staff included the importance of increasing broadband access, digital divide, equitable distribution throughout the cities, cost effective approach, benefits of fiber being installed, timing of events, available funding, future opportunities, and valley wide benefits.

The Assistant City Clerk provided the public with the procedure to address both City Councils regarding JNB 7.5.

No public comment at this time.

Supervisor Barger identified there were no eComments received.

On a motion by Vice Mayor Crist, and seconded by Council Member Malhi, the City Council directed staff to launch a joint marketing campaign and collaborate on future broadband grant opportunities, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

City of Palmdale City Council took action to approve JNB 7.5 as presented.

JNB 7.6 COLLABORATION ON REGIONAL ECONOMIC DEVELOPMENT INITIATIVES BENEFITTING THE ANTELOPE VALLEY

City of Palmdale Economic Development Manager presented the staff report regarding this item.

Joint City Council discussion between the City of Lancaster, City of Palmdale, Supervisor Barger, and staff included the positive benefits of the collaboration for the region while still maintaining each City's identity.

The Assistant City Clerk provided the public with the procedure to address both City Councils regarding JNB 7.6.

Addressing both City Councils on this item:

Rob Duchow – AV Edge Board President, expressed AV Edge's support of the joint collaborative efforts between both cities.

LANCASTER CITY COUNCIL/PALMDALE CITY COUNCIL
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May 10, 2021

JNB 7.6 COLLABORATION ON REGIONAL ECONOMIC DEVELOPMENT INITIATIVES BENEFITTING THE ANTELOPE VALLEY CONTINUED...

Additional Joint City Council discussion between the City of Lancaster, City of Palmdale, Supervisor Barger, and staff included the great overall impact of both cities working together and having a united front.

On a motion by Vice Mayor Crist, and seconded by Council Member Mann, the City Council 1. Directed staff to draft guiding principles that foster regional collaboration and transparency on business attraction, expansion, and retention efforts; and 2. Directed staff to explore potential funding options to support future economic development initiatives that benefit the region, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

City of Palmdale City Council took action to approve JNB 7.6 as presented.

CLOSING COMMENTS BY CITY COUNCIL MEMBERS

Joint City Council discussion between the City of Lancaster, City of Palmdale, Supervisor Barger, and staff included the future of additional joint meetings to keep the discussions going, and the impact of having two City Managers leading each of their cities in the right direction.

Supervisor Barger thanked each city on behalf of her staff for everything each city does to help them do their job in the county better, and indicated leaders do lead, and discussed the hard work ahead, her appreciation for the leadership in the Antelope Valley, the forward movement of this agenda, and the exciting time for the Antelope Valley.

Mayor Parris thanked the college for hosting the Joint Council Meeting, AV Edge for their assistance with handling the COVID situation, and the City of Palmdale, and discussed his support of the collaborative efforts of both cities.

Additionally, Supervisor Barger discussed taking the time to thank the law enforcement for the jobs they do each and every day including their dedication and service to the community.

City of Palmdale Mayor Hofbauer discussed an upcoming law enforcement event.

ADJOURNMENT

Supervisor Barger adjourned the Joint City Council meeting at 7:45 p.m.

LANCASTER CITY COUNCIL/PALMDALE CITY COUNCIL
SPECIAL JOINT MEETING
MINUTES
May 10, 2021

PASSED, APPROVED and ADOPTED this 25th day of May, 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

ANDREA ALEXANDER
CITY CLERK

R. REX PARRIS
MAYOR/CHAIRMAN

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }ss
CITY OF LANCASTER }

CERTIFICATION OF MINUTES
LANCASTER CITY COUNCIL

I, _____, _____ of the City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Lancaster City Council Special Joint Meeting Minutes, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, CA on this _____ day of _____, _____.

(seal)

M 2
05/25/21
JC

**LANCASTER
CITY COUNCIL/SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/
CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
May 11, 2021**

CALL TO ORDER

Mayor Parris called the meeting of the Lancaster City Council/Successor Agency/Financing/Power/California Choice Energy Authority to order at 5:00 p.m.

ROLL CALL

PRESENT: City Council Members /Agency Directors /Authority Members: Dorris, Malhi, Mann; Vice Mayor/Vice Chair Crist; Mayor/Chair Parris

STAFF MEMBERS:

City Manager/Executive Director; Assistant City Manager/Deputy Executive Director; City Attorney/Agency/Authority Counsel; Assistant City Clerk; Development Services Director; Finance & Information Technology Director; Public Safety Director; Parks, Recreation, Arts, & Community Services Director; Human Resources Senior Manager; Real Estate & Economic Development Senior Manager; Communications Manager; City Manager’s Office Coordinator II; Information Technology Senior Manager; Finance Senior Manager

INVOCATION

Council Member Dorris

PLEDGE OF ALLEGIANCE

Council Member Malhi

M 1. MINUTES

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council/Successor Agency/Financing/Power/California Choice Energy Authority approved the City Council/Successor Agency/Financing/Power/California Choice Energy Authority Regular Meeting Minutes of April 27, 2021, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
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PRESENTATION

1. Audited Annual Financial Report for Fiscal Year 2019-2020
Presenters: George N. Harris II, Finance & Information Technology Director and Daphnie Munoz, Principal, Clifton Larson Allen LLP

Discussion between the City Council, Ms. Munoz, and staff included the information presented, two significant findings, and future audit.

ED 1. COVID-19 PANDEMIC UPDATES AND ACTIONS

Deputy Mayor Dr. Troung and the COVID-19 Team presented this item.

Discussion between the City Council, Deputy Mayor Dr. Troung, Deputy Mayor Dr. Stock, and staff included encouraging people to get the vaccine, working with local schools to promote the vaccine, 10k Vaccine Challenge, number of vaccines administered at the vaccine site located at the AV Fairgrounds, future work with community outreach organizations to promote the vaccine, availability of the vaccine, and new contest to apply to all schools within the valley to promote vaccines.

Additional discussion between the City Council, Deputy Mayor Dr. Troung, Deputy Mayor Dr. Stock, and staff included the recent COVID-19 outbreak in South Asia, efforts to raise funds to assist with fighting the outbreak and upcoming Facebook Live chat regarding vaccinating children.

On a motion by Vice Mayor Crist, and seconded by Council Member Mann, the City Council/Successor Agency/Financing/Power/California Choice Energy Authority, 1. Received the update regarding the COVID-19 pandemic status, 2. Directed staff to take actions in response to updated COVID-19 information, 3. Authorized the City Manager to take actions, execute documents and/or expend funds in response to the COVID-19 pandemic, 4. Authorized and/or directed the City Attorney, with the concurrence of the City Manager, to take actions, execute documents and expend funds in response to legal issues pertaining to the COVID-19 pandemic, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

CITY COUNCIL CONSENT CALENDAR

Item No.'s CC 6 and CC 9 were removed for separate discussion.

The Assistant City Clerk provided the public with the procedure to address the City Council regarding the Consent Calendar.

Addressing the City Council on Item CC 10:
Caller No. 1 – inquired on Ordinance No. 1083 and cannabis activity.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
May 11, 2021

CITY COUNCIL CONSENT CALENDAR CONTINUED...

On a motion by Vice Mayor Crist, and seconded by Council Member Mann, the City Council approved the Consent Calendar with the exception of Item No.'s CC 6 and CC 9, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

Mayor Parris recused himself from Item No. CC 9 due to the proximity of the project to property he owns and left the dais at this time.

Council Member Mann recused himself from Item No. CC 6 due to his employer being a party involved, and Item No. CC 9 due to the proximity of the project to property he owns, and left the dais at this time.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved Consent Calendar Item No. CC 9, by the following vote: 3-0-2-0; AYES: Dorris, Malhi, Crist; NOES: None; RECUSED: Mann, Parris; ABSENT: None

Mayor Parris returned to the dais at this time.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved Consent Calendar Item No. CC 6, by the following vote: 4-0-1-0; AYES: Dorris, Malhi, Crist, Parris; NOES: None; RECUSED: Mann; ABSENT: None

Council Member Mann returned to the dais at this time.

CC 1. ORDINANCE WAIVER

Waived further reading of any proposed ordinances. (This permits reading the title only in lieu of reciting the entire text.)

CC 2. CHECK REGISTERS

Approved the Check and Wire Registers for April 11, 2021 through April 24, 2021 in the amount of \$2,595,509.75 as presented.

CC 3. PWCP 21-008, 2021 NEIGHBORHOOD IMPROVEMENT PROJECT

Rejected all bids for **PWCP 21-008**, 2021 Neighborhood Improvement Project. Four (4) bids were received, and all significantly exceeded the project budget.

CC 4. MEASURE R, SR-138 (SR-14) AVENUE J INTERCHANGE IMPROVEMENT PROJECT.

Authorized the City Manager, or his designee, to approve and sign any and all documents necessary for the acquisition of the subject real property, for roadway needs for the Measure R, SR-138 (SR-14) Avenue J Interchange Improvement Project.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
May 11, 2021

CC 5. JOINT USE AGREEMENT WITH THE SOUTHERN CALIFORNIA EDISON COMPANY (SCE)

Approved the Joint Use Agreement with the Southern California Edison Company (SCE), for Measure R/SR-138 project, located at the southwest corner of 22nd Street West and Avenue J, to provide for the relocation of existing SCE facilities necessitated by the proposed widening of Avenue J. Authorized the City Manager, or his designee, to sign all documents.

CC 6. AWARDED CATERING SERVICES – VACCINATION SITES RFP 736-21:

1. Awarded Professional Services Agreement to Cletehouse Café Inc. of Lancaster, CA with a not to exceed amount of \$50,000.00 per month to provide catering services at the AV Fairgrounds vaccination site. Contract amount undetermined at this time, but expected to exceed \$125,000.
2. Awarded Professional Services Agreement to Primo Café of Lancaster, CA with a not to exceed amount of \$50,000 to provide catering services at the AV Fairgrounds vaccination site.
3. Awarded Professional Services Agreement to Great Wall Restaurant of Lancaster, CA with a not to exceed amount of \$50,000 to provide catering services at the AV Fairgrounds vaccination site.
4. Awarded Professional Services Agreement to Denny’s Restaurant of Lancaster, CA with a not to exceed amount of \$50,000 to provide catering services at the AV Fairgrounds vaccination site.

CC 7. MEMORANDUM OF UNDERSTANDING WITH FRABER PROPERTIES II, LLC

1. Approved a Memorandum of Understanding with Fraber Properties II, LLC for the buyout of Fraber Properties II, LLC’s share of four industrial parcels in the Lancaster Business Park.
2. Authorized the City Manager or his designee to finalize and execute all related documents.
3. Appropriated \$1,046,529.00 from Account No. 101-2900-000 General Fund Balance to Account No. 109-4240-912 Property Acquisition Expense.

CC 8. LANCASTER CHOICE ENERGY 2019 POWER CONTENT LABEL AND ATTESTATION

Provided the attestation specified under California’s Power Source Disclosure (PSD) Program, which requires the governing council of a public agency providing retail electric service to endorse the accuracy of each annual report and power content label, as submitted to the California Energy Commission, for the previous year. In the case of Lancaster Choice Energy (LCE), such attestations will be based on the California Choice Energy Authority’s (CalChoice) technical review and will address the 2019 Annual Reports and Power Content Labels (PCL) prepared for the LCE community choice aggregation (CCA) program.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
May 11, 2021

CC 9. ORDINANCE NO. 1082

Adopted **Ordinance No. 1082**, amending the City zoning plan for approximately 272.4 acres generally bounded by Avenue J, Avenue J-12, 20th Street West, and 12th Street West, known as Zone Change No. 17-03 (APNS: 3123-001-004, 005, 028, 042, 045, 062, 068, 069, 901, 904, 908, 909, 912, 914, 915, 917, 920 thru 922; 3123-002-031, 032, 034, 047, 050, 051, 059 thru 066, 903, 907, 909; 3123-003-086 thru 089, 094 thru 101; 3123-004-024, 027, 037, 038, 040, 042, 045 thru 048, 903, 904, 907 thru 910; 3123-012-015, 041; 3123-013-036, 041, 068, 101, 900, 901; 3123-014-900 thru 916; 3123-015-026 thru 028, 030, 033, 035, 900 thru 908; and 3123-016-004, 005, 085, 904, 905).

CC 10. ORDINANCE NO. 1083

Adopted **Ordinance No. 1083**, amending Chapters 5.56 and 17.43 of the Lancaster Municipal Code (each titled “Commercial Cannabis Activity”) relating to the regulation of commercial cannabis activity in the City.

PH 1. ADOPTION OF THE CITY OF LANCASTER’S COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) AND HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) 2021 PROGRAM YEAR ACTION PLAN

Mayor Parris opened the Public Hearing.

The Finance & Information Technology Director presented the staff report regarding this item.

The Assistant City Clerk provided the public with the procedure to address the City Council regarding PH 1.

Addressing the City Council on this item:

Fran Sereseres – inquired on how the program worked and the available funding.

Mayor Parris closed the Public Hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council 1. Approved and adopted the CDBG and HOME Action Plan for the 2021 Program Year to be submitted to the United States Department of Housing and Urban Development, 2. Appropriated \$1,549,389.00 from 2021/22 CDBG Program Year Funds, 3. Appropriated \$676,132.00 from 2021/22 HOME Program Year Funds, and 4. Authorized the City Manager or designee to execute all contracts and associated documents, including subrecipient agreements, subject to City Attorney approval, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
May 11, 2021

**CA 1. SWEARING IN OF IRVINE CARRILLO, LANCASTER ARCHITECTURAL &
DESIGN COMMISSIONER**

Mayor Parris administered the Oath of Office at this time.

CR 1. COUNCIL REPORTS

Discussion between the City Council and staff included the May 10th Special Joint Council Meeting, COVID-19, and illegal cannabis grows.

CALIFORNIA CHOICE ENERGY AUTHORITY

No action required at this time.

LANCASTER HOUSING AUTHORITY

No action required at this time.

LANCASTER FINANCING AUTHORITY

No action required at this time.

LANCASTER POWER AUTHORITY

No action required at this time.

LANCASTER SUCCESSOR AGENCY

No action required at this time.

CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS

The City Manager discussed the amount of vaccines issued to date including the discussed contests to promote vaccinations.

CITY CLERK / AGENCY / AUTHORITY SECRETARY ANNOUNCEMENT

The Assistant City Clerk provided the public with the procedure to address the City Council/Successor Agency/Authority regarding non-agendized items.

PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS

Addressing the City Council at this time:

David Abber - discussed ongoing issues encountered at Kensington Campus.

Ms. Hiramoto – discussed Closed Session Item No. 12.

COUNCIL / AGENCY / AUTHORITY COMMENTS

None.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
May 11, 2021

ADJOURNMENT

Mayor/Chair Parris adjourned the meeting at 6:50 p.m. and stated the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, May 25, 2021 at 5:00 p.m. in the Lancaster City Hall Council Chambers.

PASSED, APPROVED and ADOPTED this 25th day of May, 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

ANDREA ALEXANDER
CITY CLERK

R. REX PARRIS
MAYOR/CHAIRMAN

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/
FINANCING/HOUSING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY
MINUTES
May 11, 2021

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }ss
CITY OF LANCASTER }

CERTIFICATION OF MINUTES
CITY COUNCIL/SUCCESSOR AGENCY/FINANCING/HOUSING/POWER/CALIFORNIA
CHOICE ENERGY AUTHORITY

I, _____, _____ of the City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original City Council/Successor Agency/Financing/Housing/Power/California Choice Energy Authority Minutes, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, CA on this _____ day of _____, _____.

(seal)

STAFF REPORT

City of Lancaster

ED 2
05/25/21
JC

Date: May 25, 2021

To: Mayor Parris and City Council Members

From: Jason Caudle, City Manager

Subject: **Resolution Confirming the Continued Existence of a Local Emergency**

Recommendation:

Adopt **Resolution No. 21-25**, a resolution of the City Council of the City of Lancaster, California, confirming the continued existence of a local emergency in the City of Lancaster, California.

Fiscal Impact:

Staff will return to Council with future revenue, expense, or cost reimbursement appropriations recommendations.

Background:

On January 30, 2020, the International Health Regulations Emergency Committee of the World Health Organization (“WHO”) declared the COVID-19 outbreak a public health emergency of international concern, and subsequently characterized COVID-19 as a pandemic. The United States Health and Human Services Secretary declared a public health emergency related to the COVID-19 outbreak on January 31, 2020. On March 4, 2020, the Governor of California declared a state of emergency related to the COVID-19 outbreak. The Los Angeles County Board of Supervisors and the Los Angeles County Department of Public Health declared a local and public health emergency related to the COVID-19 outbreak on March 4, 2020. The President of the United States declared a national emergency resulting from the COVID-19 outbreak on March 13, 2020.

On March 17, 2020, the City Council affirmed and ratified a Proclamation of the existence of a local emergency resulting from the COVID-19 pandemic.

The State and Los Angeles County Health Officers issued orders intended to help prevent the spread of COVID-19, including mandating people to stay home except as needed to perform essential services, ordering businesses deemed non-essential to close, and requiring the wearing of face masks. On May 26, July 14, September 8, October 27, and December 8, 2020, and again on January 26 and March 23, 2021, the City Council adopted Resolutions 20-17, 20-37, 20-46, 20-54, 20-62, 21-01, and 21-13 respectively, which confirmed the continued existence of a local emergency.

The number of COVID-19 cases in Los Angeles County are decreasing. However, the percentage of residents in the Antelope Valley who have received vaccinations has not yet reached a level that is expected to create “herd immunity,” and as a result, the local public health emergency caused by the COVID-19 pandemic remains in effect, and the virus continues to pose a threat to the health and safety of residents in the City of Lancaster.

Staff recommends that City Council adopt **Resolution No. 21-25**, to again confirm the continued existence of the local emergency, as required by the California Emergency Services Act (the “Act,” set forth at Cal. Gov’t. Code §§8550-8668), and, in accordance with the Act, to regularly review the need for continuing the local emergency.

Attachment:

Resolution No. 21-25

RESOLUTION NO. 21-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LANCASTER, CALIFORNIA, CONFIRMING THE
CONTINUED EXISTENCE OF A LOCAL EMERGENCY IN
THE CITY OF LANCASTER, CALIFORNIA

WHEREAS, the California Emergency Services Act (Cal. Gov't. Code §§8550-8668) requires the governing body of a city to review the need for continuing a local emergency that has previously been declared; and

WHEREAS, on March 17, 2020, the Lancaster City Council ratified a proclamation declaring the existence of a local emergency resulting from the COVID-19 pandemic; and

WHEREAS, on May 26, 2020, the Lancaster City Council adopted Resolution No. 20-17, which confirmed the continued existence of a local emergency; and

WHEREAS, on July 14, 2020, the City Council adopted Resolution No. 20-37, which again confirmed the continued existence of a local emergency; and

WHEREAS, on September 8, 2020, the City Council adopted Resolution No. 20-46, which again confirmed the continued existence of a local emergency; and

WHEREAS, on October 27, 2020, the City Council adopted Resolution No. 20-54, which again confirmed the continued existence of a local emergency; and

WHEREAS, on December 8, 2020, the City Council adopted Resolution No. 20-62, which again confirmed the continued existence of a local emergency; and

WHEREAS, on January 26, 2021, the City Council adopted Resolution No. 21-01, which again confirmed the continued existence of a local emergency; and

WHEREAS, on March 23, 2021, the City Council adopted Resolution No. 21-13, which again confirmed the continued existence of a local emergency; and

WHEREAS, the national and local public health emergency resulting from the COVID-19 pandemic remains in effect; and

WHEREAS, until such time as the majority of the residents in the Antelope Valley obtain a vaccination, the virus continues to pose a threat to the health and safety of residents in the City of Lancaster.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LANCASTER DOES RESOLVE AS FOLLOWS:

Section 1. The City Council of the City of Lancaster, California hereby finds and declares that the local emergency continues to exist, and shall be deemed to continue to exist until its termination is proclaimed by the City Council of the City of Lancaster, California.

PASSED, APPROVED AND ADOPTED this 25th day of May, 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

ANDREA ALEXANDER
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
CITY OF LANCASTER

I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Resolution No. 21-25, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)

STAFF REPORT
City of Lancaster

CC 2
05/25/21
JC

Date: May 25, 2021
To: Mayor Parris and City Council Members
From: George N. Harris II, Finance & Information Technology Director
Subject: **Check Registers – April 25, 2021 through May 8, 2021**

Recommendation:

Approve the Check and Wire Registers for April 25, 2021 through May 8, 2021 in the amount of \$1,924,672.14 as presented.

Fiscal Impact:

\$1,924,672.14 as detailed in the Check Registers.

Background:

At each regular City Council Meeting, the City Council is presented with check and ACH/wire registers listing the financial claims (invoices) against the City for purchase of materials, supplies, services, and capital projects issued the prior three to four weeks. This process provides the City Council the opportunity to review the expenditures of the City. Claims are paid via checks, Automated Clearing House (ACH) payments, or federal wires. The justifying backup information for each expenditure is available in the Finance Department.

Check Nos.:	7418304-7418520	\$ 1,821,669.03
ACH/Wire Check Nos.:	101010864-101010876	\$ <u>103,003.11</u>
		\$ 1,924,672.14

Voided Check No.:	N/A
Voided ACH/Wire No.:	N/A

GH:sp

Attachments:

Check Register
ACH/Wire Register

City of Lancaster Check Register



From Check No.: 7418304 - To Check No.: 7418520

From Check Date: 04/25/21 - To Check Date: 05/08/21

Printed: 5/10/2021 10:05

Check No	Supplier	Supplier Name	Invoice Description	Invoice Amt	Charge Code	GL Amount
7418304	C8655	BAILEY, BRYAN	BB-BOOT/PANT REIMBURSEMENT	171.63	203 4752220	171.63
7418305	D3845	CHAVEZ, CARLOS	REIMB-BLDG SUPP WHM YARD	415.00	101 4653257	415.00
7418306	D0983	CRAZY OTTO'S DINER #3	REIMBURSE-TAKE OUT/CHILL GFTCD	220.00	101 4431301	220.00
7418307	1215	L A CO WATERWORKS	02/11-04/21/21 WATER SVC	33,275.25	101 4631654 101 4633654 101 4634654 203 4636654 482 4636654	7,347.76 475.49 4,693.19 1,346.92 19,411.89
				33,275.25		33,275.25
7418308	A7221	P E R S LONG TERM CARE PROGRAM	LONG TERM CARE PREM-PP 9/2021	566.06	101 2170200	566.06
7418309	08988	SMITH, CHRISTINA	04/10-04/23/21 CONSULTING SVCS	3,034.60	101 4300301	3,034.60
7418310	03154	SO CA EDISON	03/01-03/31/21 ELECTRIC SVC	90.55	483 4785660	90.55
7418311	03154	SO CA EDISON	03/05-04/20/21 ELECTRIC SVCS	6,657.88	101 4620652 101 4633652 101 4636402 203 4636652 203 4636654 203 4785652 210 15ST053924 210 15SW017924 482 4636652 483 4785660	789.37 4,287.66 29.25 9.88 180.09 57.67 15.80 73.29 158.18 1,056.69
				6,657.88		6,657.88
7418312	1907	SO CA GAS COMPANY	03/19-04/21/21 GAS SVCS	3,341.19	101 4620655 101 4631655 101 4632655 101 4633655 101 4634655 101 4635655	74.24 275.99 711.46 1,978.73 73.23 227.54
				3,341.19		3,341.19
7418313	05332	VINCE'S PASTA AND PIZZA WEST	REIMBURSE-TAKE OUT/CHILL GFTCD	160.00	101 4431301	160.00
7418314	00107	A V PRESS	03/21-LEGAL ADS	6,286.51	101 4210263 101 4210263 101 4210263	220.52 370.69 430.49

City of Lancaster Check Register



From Check No.: 7418304 - To Check No.: 7418520
 From Check Date: 04/25/21 - To Check Date: 05/08/21

Printed: 5/10/2021 10:05

Check No	Supplier	Supplier Name	Invoice Description	Invoice Amt	Charge Code	GL Amount
					101 4210263	450.43
					101 4210263	599.40
					101 4210263	599.40
					101 4770263	352.69
					101 4770263	438.70
					101 4770263	449.26
					101 4770263	465.29
					210 15ST080924	479.76
					701 12ST043924	470.37
					701 15ST079924	479.75
					701 15ST079924	479.76
				6,286.51		6,286.51
7418315	06849	ACCONTEMPS	RL-WE 02/19/2021	920.00	101 4410112	920.00
			RL-WE 04/02/21	1,600.00	101 4410112	1,600.00
			CR-RL-WE 02/19/2021	(40.00)	101 4410112	(40.00)
				2,480.00		2,480.00
7418316	05445	ADELMAN BROADCASTING, INC	KEPD-FM / ASK MASK SP	1,000.00	101 4431301	1,000.00
7418317	09598	AMANATULLAH, NURI	EASTER ART EGGS(2)	500.00	101 4649222	500.00
7418318	C6143	AMERICAN BUSINESS MACHINES	IMAGE RUNNER ADV COPIER	5.02	101 4410254	5.02
7418319	04760	AMERINAT	03/21-MONTHLY SERVICE FEE	490.75	306 4542301	490.75
7418320	C9805	ARROW TRANSIT MIX INC	READY MIX CONCRETE	621.16	203 4752410	621.16
7418321	10471	AUDIO GENERAL, INC	EPSON EXHIBITION PROJECTOR	10,522.95	101 4653251	10,522.95
7418322	04446	AUTO PROS	PARTS/LABOR-EQ5856	3,424.40	101 4631207	3,424.40
7418323	04151	AXES FIRE INC	FIRE CERTS(14)/HYDRO TESTS(2)	221.30	101 4770207	20.00
					101 4785207	12.95
					203 4752207	12.95
					203 4752207	12.95
					203 4752207	12.95
					203 4752207	12.95
					203 4752207	20.00
					203 4752207	25.90
					203 4785207	12.95
					480 4755207	12.95
					480 4755207	12.95
					480 4755207	12.95
					484 4752207	12.95
					484 4755207	25.90
				221.30		221.30
7418324	03485	BAKERSFIELD TRUCK CENTER	FLTR HD/FTTNG-EQ3776	209.06	203 4752207	209.06

City of Lancaster Check Register



From Check No.: 7418304 - To Check No.: 7418520
 From Check Date: 04/25/21 - To Check Date: 05/08/21

Printed: 5/10/2021 10:05

Check No	Supplier	Supplier Name	Invoice Description	Invoice Amt	Charge Code	GL Amount
7418325	10408	BROKEN BIT STEAKHOUSE	REIMBURSE-TAKE OUT/CHILL GFTCD	3,760.00	101 4431301	3,760.00
7418326	D0629	CA ASSOC OF CODE ENF OFFICERS	WEBINAR-05/26/21-MIKE KATZ	25.00	101 4245200	25.00
			WEBINAR-07/14/21-MIKE KATZ	25.00	101 4245200	25.00
			WEBINAR-03/24/21-MIKE KATZ	25.00	101 4245200	25.00
			WEBINAR-04/14/21-MIKE KATZ	19.00	101 4245200	19.00
			WEBINAR-05/05/21-MIKE KATZ	25.00	101 4245200	25.00
			WEBINAR-05/12/21-MIKE KATZ	25.00	101 4245200	25.00
				<u>144.00</u>		<u>144.00</u>
7418327	D0919	CA BUILDING STANDARDS	JAN-MAR 2021-GREEN BLDG FEES	478.80	101 2179003	532.00
					101 3201120	(53.20)
				<u>478.80</u>		<u>478.80</u>
7418328	10447	CARAMEL BAKERY INC	REIMBURSE-TAKE OUT/CHILL GFTCD	200.00	101 4431301	200.00
7418329	04636	CAYENTA/N HARRIS COMPUTER CORP	04/21-CMS	5,101.00	101 4315302	5,101.00
7418330	03475	CLARK AND HOWARD	TOWING-EQ5852	125.00	101 4634207	125.00
7418331	D1545	CLETEHOUSE CAFE, INC	CATERING SVCS-3/31/21	2,355.35	101 4431305	2,355.35
			CATERING SVCS-4/5/2021	1,676.90	101 4431305	11.40
					101 4431305	1,665.50
			CATERING SVCS-4/6/2021	1,676.90	101 4431305	11.40
					101 4431305	1,665.50
			CATERING SVCS-4/6/2021	1,676.90	101 4431305	11.40
					101 4431305	1,665.50
			CATERING SVCS-4/6/2021	1,577.68	101 4431305	10.73
					101 4431305	1,566.95
			CATERING SVCS-4/6/2021	1,676.90	101 4431305	11.40
					101 4431305	1,665.50
			CATERING SVCS-4/12/2021	2,608.52	101 4431305	17.75
					101 4431305	2,590.77
			CATERING SVCS-4/13/2021	2,608.52	101 4431305	17.75
					101 4431305	2,590.77
			CATERING SVCS-4/14/2021	2,608.52	101 4431305	17.75
					101 4431305	2,590.77
			CATERING SVCS-4/15/2021	2,454.17	101 4431305	16.70
					101 4431305	2,437.47
			CATERING SVCS-4/16/2021	2,608.52	101 4431305	17.75
					101 4431305	2,590.77
			CATERING SVCS-4/17/2021	2,133.17	101 4431305	14.51
					101 4431305	2,118.66
			CATERING SVCS-04/19/2021	2,608.52	101 4431305	17.75
					101 4431305	2,590.77
			CATERING SVCS-4/20/2021	2,608.52	101 4431305	17.75
					101 4431305	2,590.77
			CATERING SVCS-04/21/21	2,917.22	101 4431305	19.85

City of Lancaster Check Register



From Check No.: 7418304 - To Check No.: 7418520

From Check Date: 04/25/21 - To Check Date: 05/08/21

Printed: 5/10/2021 10:05

Check No	Supplier	Supplier Name	Invoice Description	Invoice Amt	Charge Code	GL Amount
			CATERING SVCS-4/22/2021	2,454.17	101 4431305	2,897.37
					101 4431305	16.70
			CATERING SVCS-4/23/2021	2,454.17	101 4431305	2,437.47
					101 4431305	16.70
					101 4431305	2,437.47
				<u>38,704.65</u>		<u>38,704.65</u>
7418332	10340	COLD CRUSH RESTAURANT BAR	REIMBURSE-TAKE OUT/CHILL GFTCD	560.00	101 4431301	560.00
7418333	09159	CUSTOM TRUCK ONE SOURCE, L.P.	INSPECTIONS(4)	2,597.50	101 4633207	649.38
					101 4785207	649.37
					101 4785207	649.37
					101 4785207	649.38
			INSPECTION-EQ2309	1,290.50	101 4753207	322.63
					101 4753207	322.63
					480 4755207	322.62
					485 4755207	322.62
				<u>3,888.00</u>		<u>3,888.00</u>
7418334	D3482	DEPT OF ALCOHOLIC BEVRG CONTRL	PAC-ALCOHOL LICENSE RENEWAL LIC #578565	1,235.00	101 4650311	1,235.00
7418335	5062	DEPT OF CNSRVTN-ADMIN SRV ACCT	JAN-MAR 2021-STRNG MOTION FEE	1,215.06	101 2172000	1,279.01
					101 3588100	(63.95)
				<u>1,215.06</u>		<u>1,215.06</u>
7418336	00432	DEPT OF JUSTICE	03/21-FINGERPRINT APPS	1,216.00	101 4220301	1,216.00
7418337	00414	DESERT LOCK COMPANY	REKEY CAR LOCK-EQ3307	20.00	484 4752207	20.00
7418338	09575	ENTERPRISE FM TRUST	PW-MONTHLY VEHICLE LEASE	10,815.21	104 4753762	10,815.21
7418339	C8113	F J HEATING & AIR CONDITIONING	45740 KINGTREE-COOLER SVC	120.00	101 4620682	120.00
			43745 12TH ST W-A/C SERVICE	75.00	101 4620682	75.00
			45534 GADSDEN-COOLER SVC	120.00	101 4620682	120.00
			43028 GUYMAN AVE-COOLER SVC	120.00	101 4620682	120.00
			45304 5TH ST E - COOLER SVC	120.00	101 4620682	120.00
			302 E AVE J-12 - COOLER SVC	120.00	101 4620682	120.00
			44381 STANRIDGE-SVC A/C	75.00	101 4620682	75.00
			422 E LANDSFORD ST-COOLER SVC	120.00	101 4620682	120.00
			1102 WEST H-5 - COOLER SVC	120.00	101 4620682	120.00
				<u>990.00</u>		<u>990.00</u>
7418340	C4848	GARRISON FAMILY MED. GROUP INC	COVID-19 TESTS 4/5-4/9/21	1,425.00	101 4431302	1,425.00
			COVID-19 TESTS 4/12-4/16/21	1,225.00	101 4431302	1,225.00
			COVID-19 TESTS 4/19-4/23/21	950.00	101 4431302	950.00
				<u>3,600.00</u>		<u>3,600.00</u>
7418341	10494	HERNANDEZ, ANTONIO	REFUND-BALLET/TAP #7744	92.31	101 2182001	92.31

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7418342	C4032	HOUSING RIGHTS CENTER	CDBG FAIR HOUSING PROGRAM 2021 JULY 2020	1,726.47	361 4342301	1,726.47
			CDBG FAIR HOUSING PROGRAM 2021 AUG 2020	1,544.94	361 4342301	1,544.94
			CDBG FAIR HOUSING PROGRAM 2021 SEP 2020	1,511.48	361 4342301	1,511.48
			CDBG FAIR HOUSING PROGRAM 2021 OCT 2020	3,089.62	361 4342301	3,089.62
			CDBG FAIR HOUSING PROGRAM 2021 NOV 2020	3,025.96	361 4342301	3,025.96
			CDBG FAIR HOUSING PROGRAM 2021 DEC 2020	3,391.59	361 4342301	3,391.59
			CDBG FAIR HOUSING PROGRAM 2021 JAN 2021	3,450.53	361 4342301	3,450.53
			CDBG FAIR HOUSING PROGRAM 2021 FEB 2021	3,337.66	361 4342301	3,337.66
			CDBG FAIR HOUSING PROGRAM 2021 MAR 2021	3,532.96	361 4342301	3,532.96
				<u>24,611.21</u>		<u>24,611.21</u>
7418343	10491	JARQUIN, EMILY	REFUND-BALLET/TAP #7745	100.00	101 2182001	100.00
7418344	10493	JIMENEZ, GLORIA	REFUND-HIP HOP #7746	100.00	101 2182001	100.00
7418345	01419	JOHNSTONE SUPPLY	P33-096 BELT/B80-944 PUMP	206.91	203 4752403	206.91
7418346	05301	KIMBALL MIDWEST	ROTO-KUT CUTTERS	253.36	101 4753208	253.36
			FLAG SCREWS	745.04	203 4785455	745.04
			FENDER WASHER, FLAG SCREWS	141.67	203 4785455	141.67
				<u>1,140.07</u>		<u>1,140.07</u>
7418347	1214	L A CO SHERIFF'S DEPT	02/21-SPECIAL EVENTS	1,783.88	101 4820355	1,661.49
					101 4820357	122.39
			02/21-SPECIAL EVENTS COVID TEST FAC	14,555.22	101 4820355	13,112.80
					101 4820357	1,442.42
				<u>16,339.10</u>		<u>16,339.10</u>
7418348	03575	LANCASTER AUTO INTERIORS	LABOR-EQ3832	304.03	203 4752207	304.03
7418349	10497	LITILI, LLC	CLAIM #023-20/CLGL-1408A1	360.00	109 4430300	360.00
7418350	10465	LIU, QING KUN & XIAO YAN	PURCH RD ESMNT-APN3146-001-006 28% OF 30,700	8,596.00	203 15SW016924	8,596.00
7418351	08387	LOOMIS	04/21-ARMORED CAR SERVICE	516.21	101 3501110	516.21
7418352	D3578	MINUTEMAN PRESS	OUTLOOK PROCESSING(61300)	1,725.20	101 4205253	1,725.20
			OUTLOOK EDDM PROCESSING(61300) SPRING 2021	1,763.50	101 4205253	1,763.50
			FLYERS-EARTH DAY(500)	128.31	109 4600355	128.31
				<u>3,617.01</u>		<u>3,617.01</u>
7418353	10492	MORTIMER, MONICA	REFUND-BALLET/TAP #7744	98.77	101 2182001	98.77
7418354	05871	MUNICIPAL MAINTENANCE EQUIPMNT	WAFER BRM ASSMBLY-EQ3384	3,580.14	203 4752207	3,580.14
7418355	08562	NAPA AUTO PARTS	CR-RED & BLUE HOSES	(96.34)	101 4753753	(96.34)
			CIR BRKR-EQ4337	46.07	203 4785207	46.07
			METER-EQ5796	72.62	101 4632207	72.62

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			AIR FILTER-EQ4359	74.76	203 4785207	74.76
			WATER PUMP-EQ4300	111.01	203 4752207	111.01
			THERMOSTAT-EQ4300	21.49	203 4752207	21.49
			SWITCH-EQ3307	53.41	484 4752207	53.41
			CRANKCASE FILTER-EQ3988	119.39	480 4755207	119.39
			AIR FILTER-EQ3988	137.91	480 4755207	137.91
			IGN LOCK CYLINDER-EQ3307	63.88	484 4752207	63.88
			CDT/WARRANTY-EQ1508	(141.48)	101 4800207	(141.48)
			FUEL MODULE-EQ5703	198.80	101 4634207	198.80
				<u>661.52</u>		<u>661.52</u>
7418356	C7808	OPSEC SPECIALIZED PROTECTION	AV VAX SITE- SECURITY 4/12-16	1,235.00	101 4431295	1,235.00
7418357	05741	P P G ARCHITECTURAL FINISHES	PAINT SUPPLIES	126.84	101 4651251	126.84
			PAINT SUPPLIES	106.93	203 4752502	106.93
				<u>233.77</u>		<u>233.77</u>
7418358	10392	PEI	RESCHED FEE/3/26 HAMRICK, S	200.00	101 4315301	200.00
7418359	05780	PLUMBERS DEPOT, INC	VIDEO CALIPER MEASURE UNIT	4,140.04	480 4755405	4,140.04
7418360	10495	PONY HIGHWAY PRODUCTIONS	WIAL DOCUMENTARY-4 CLASSES	1,200.00	101 4651251	1,200.00
7418361	09566	PROJECT X GARMENTS & GRAPHICS	POLOS(170)	6,559.88	101 4431301	6,559.88
7418362	1835	ROUND TABLE PIZZA	REIMBURSE-TAKE OUT/CHILL GFTCD	760.00	101 4431301	760.00
7418363	09456	RRM DESIGN GROUP	PROF SVCS-UNIFRM PLANT PALETTE	2,575.75	701 11ZZ005924	2,575.75
7418364	D3947	S G A CLEANING SERVICES	302 E AVE J-12 / PLUMBING CLN	190.00	101 4620682	190.00
			WH-REAR PATIO LIGHTNG MATERIAL	465.00	101 4653251	465.00
			WH-REAR PATIO LIGHTNG INSTALL	785.00	101 4653251	785.00
				<u>1,440.00</u>		<u>1,440.00</u>
7418365	03962	SAFETY KLEEN	OIL SVC/STOP FEE NON-PREQUAL	50.00	331 4755787	50.00
			OIL SVC/STOP FEE NON-PREQUAL	50.00	331 4755787	50.00
			AUTOMATIC PARTS WASHER	141.41	101 4753657	141.41
				<u>241.41</u>		<u>241.41</u>
7418366	07625	SCHOONERS PATIO GRILLE	REIMBURSE-TAKE OUT/CHILL GFTCD	1,700.00	101 4431301	1,700.00
7418367	10198	SCHURLE, MICHELE	LCE NEM	45.24	101 2140000	45.24
7418368	09163	SOCAL OFFICE TECHNOLOGIES	04/27-05/26/21-EQUIPMENT	349.93	101 4410254	349.93
7418369	10189	SPIRAL COMMERCIAL SVCS INC	HANGER RENT/MAINT FLIGHT-04/04	960.00	101 4820301	960.00
7418370	D4474	STILL, DANNY M	REFUND-MOAH DEPOSIT	2,300.00	101 2182001	2,300.00

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7418371	C2554	SUPERIOR COURT OF CA-CO OF L A	03/21-ALLCTN OF PRKG PENALTIES	3,634.20	101 3310200	255.00
					101 3310200	255.00
					101 3310200	255.00
					101 3310200	340.00
					101 3310200	510.00
					101 3310200	510.00
					101 3310200	683.00
					101 3310200	826.20
				<u>3,634.20</u>		<u>3,634.20</u>
7418372	D3585	SWENSON, ERIC MINH	MOAH-STILL IMAGES-PHOTO SHOW	500.00	101 4653251	500.00
7418373	A6479	TAFT ELECTRIC COMPANY	STRAINTEN LEANING ST LGHT POLE INSTALL NEW CAT 5 CABLE AVE K & 17TH W	2,349.50	483 4785660	2,349.50
				<u>5,352.38</u>	203 4785461	<u>5,352.38</u>
				7,701.88		7,701.88
7418374	08177	TEKWERKS	SHOT DETECTION PROJECT INSTALL CAMERAS 3-YR LIC-CISCO MERAKI MV ENT	1,625.00	701 11BS019924	1,625.00
				2,745.00	701 11BS019924	2,745.00
				<u>4,336.20</u>	701 11BS019924	<u>4,336.20</u>
				8,706.20		8,706.20
7418375	10119	TESTA CONSTRUCTION MGMT INC	UN-BD/RE-BD-43263 18TH ST W	1,070.00	101 4245940	1,070.00
7418376	04239	TIM WELLS MOBILE TIRE SERVICE	TIRES (4)-EQ3757	1,084.76	203 4752207	1,084.76
7418377	C2555	TIME WARNER CABLE	04/01-04/30/21 TV/INTERNET SVC TW INV#0354585040121	286.14	101 4315651	286.14
			04/03-05/02/21 TV SVC	44.24	101 4315651	44.24
			04/12-05/11/21 INTERNET SVC TW INV#2921795041221	71.98	101 4620682	71.98
			04/12-05/11/21 INTERNET SVC TW INV#2921803041221	64.99	101 4620682	64.99
			04/14-05/13/21 INTERNET SVC TW INV#1995014041421	164.99	101 4820651	164.99
			04/16-05/15/21 INTERNET SVC TW INV#2899090041621	59.99	101 4620682	59.99
			04/16-05/15/21 INTERNET SVC TW INV#2899108041621	66.98	101 4620682	66.98
				<u>759.31</u>		<u>759.31</u>
7418378	10499	TSG REPORTING, INC	CLAIM #023-20/CLGL-1408A1	461.10	109 4430300	461.10
7418379	C3507	VASQUEZ, EDWIN	PAINT EASTER ART EGGS(2)	500.00	101 4649222	500.00
7418380	04496	VULCAN MATERIAL WESTERN DIV	COLD MIX	130.31	203 4752410	130.31
			COLD MIX	127.02	203 4752410	127.02
			COLD MIX	134.41	203 4752410	134.41
				<u>391.74</u>		<u>391.74</u>
7418381	06209	WAGeworks	04/21 FSA ADMIN FEES-#31154	480.63	101 2170213	480.63
7418382	10500	WARD, AUTUMN	REFUND-VIRTUAL SPANISH-#7763	120.00	101 2182001	120.00
7418383	D0298	WILLDAN FINANCIAL SERVICES	FY19/20-CONTN DISCLOSURE SVCS REV BONDS-SOLAR-2012A	1,550.00	486 4250301	1,550.00

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			FY19/20-CONTN DISCLOSURE SVCS INFO STMT PREP & DISSEMINATION	3,100.00	101 4430301	1,550.00
					210 4430301	620.00
					211 4430301	930.00
				<u>4,650.00</u>		<u>4,650.00</u>
7418384	09201	XEROX FINANCIAL SERVICES LLC	03/27-04/26/21 LEASE PAYMENT	770.85	101 4410254	770.85
7418385	10498	FRONTIER HOMES, LLC	DRAINAGE IMPACT FEE-TR 61819	162,524.42	220 17SD021924	162,524.42
7418386	C7945	PACIFIC COMMUNITIES BUILDER	DRAINAGE IMPCT FEE-TRACT 61819	162,524.42	220 17SD021924	162,524.42
7418387	06099	A V RECYCLING CENTER	CLEAN-UP & VEGETATION REMOVAL	12,000.00	203 4752301	12,000.00
			CLEAN-UP & VEGETATION REMOVAL	33,750.00	203 4752301	33,750.00
			CLEAN-UP & VEGETATION REMOVAL 4/8-4/24/21	<u>39,600.00</u>	203 4752301	<u>39,600.00</u>
				85,350.00		85,350.00
7418388	10467	R-ZERO SYSTEMS, INC	UV-C DISINFECTION DEVICE(4)	87,600.00	101 4431295	87,600.00
7418389	08754	CA MUNICIPAL COMPLNCE CNSLTNTS	04/21-PS-CONSULTING SVCS	39,049.91	101 4800301	39,049.91
7418390	D3337	COACH'S SPORTS BAR & GRILLE	REIMBURSE-TAKE OUT/CHILL GFTCD	220.00	101 4431301	220.00
7418391	D4431	CORNEJO WENCES, JESSICA	REIMB-OFCS SUPPLY PURCHASES	65.68	101 4770259	13.02
					101 4770259	52.66
				<u>65.68</u>		<u>65.68</u>
7418392	10377	DENNY'S 7931	REIMBURSE-TAKE OUT/CHILL GFTCD	620.00	101 4431301	620.00
7418393	D0315	FREGOSO, PHYLLIS	05/21-STANDARD RETAINER	8,300.00	101 4649225	8,300.00
7418394	10134	HAKOLA, JOSHUA	JH-BOOT/PANT REIMBURSEMENT	350.00	101 4753220	350.00
7418395	1215	L A CO WATERWORKS	02/23-04/23/21 WATER SVC	1,559.78	482 4636654	1,559.78
7418396	10348	LA MICHOACANA YAMIS	REIMBURSE-TAKE OUT/CHILL GFTCD	200.00	101 4431301	200.00
7418397	09945	LA PAPILLON STEAK SEAFOOD INC	REIMBURSE-TAKE OUT/CHILL GFTCD	860.00	101 4431301	860.00
7418398	07086	LUCKY LUKE BREWING COMPANY	REIMBURSE-TAKE OUT/CHILL GFTCD	600.00	101 4431301	600.00
7418399	10354	OLIVES MEDITERRANEAN CAFE	REIMBURSE-TAKE OUT/CHILL GFTCD	800.00	101 4431301	800.00
7418400	1919	SAV-ON FENCE COMPANY	FENCE RPR-MTNC YD-FIRE	28,375.00	101 4755404	28,375.00
7418401	D2568	SEQUOIA PACIFIC SOLAR I, LLC	OMP-03/21 (19,940.16 KWH)	1,994.02	101 4634652	1,994.02
7418402	D2568	SEQUOIA PACIFIC SOLAR I, LLC	PAC-03/21(32,096.16 KWH)	3,209.62	101 4650652	3,209.62
7418403	D2568	SEQUOIA PACIFIC SOLAR I, LLC	LMS-02/21, 03/21 (47,906 KWH)	7,330.75	101 4632652	2,540.15

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				7,330.75	101 4632652	4,790.60
						7,330.75
7418404	D2568	SEQUOIA PACIFIC SOLAR I, LLC	CH-03/21 (85,097.92 KWH)	8,509.79	101 4633652	8,509.79
7418405	03154	SO CA EDISON	03/22-04/27/21 ELECTRIC SVC	4,211.76	101 4632652	980.82
					101 4633652	2,394.74
					101 4634652	624.49
					203 4636652	16.65
					483 4785660	195.06
				4,211.76		4,211.76
7418406	03154	SO CA EDISON	NON ENERGY SVC FEES BILLING PER 6/13/18-1/31/21	9,277.01	490 4250301	9,277.01
7418407	03154	SO CA EDISON	NON ENERGY SVC FEES BILLING PER 10/30/17-12/31/20	9,995.64	490 4250301	9,995.64
7418408	1907	SO CA GAS COMPANY	03/24-04/26/21 GAS SVC	7,905.91	101 4620655	273.23
					101 4631655	3,396.94
					101 4633655	4,037.88
					101 4651655	158.19
					101 4800403	38.88
					306 4300655	0.79
				7,905.91		7,905.91
7418409	C2555	TIME WARNER CABLE	04/17-05/16/21 TV SVC	66.07	101 4315651	66.07
7418410	C2555	TIME WARNER CABLE	04/18-05/17/21 INTERNET SVC	71.98	101 4620682	71.98
7418411	C2555	TIME WARNER CABLE	04/21-05/20/21 TV SVC	91.56	101 4315651	91.56
7418412	C9385	U S POSTAL SERVICE	MAIL METER POSTAGE-#38903247	10,000.00	101 4600211	10,000.00
7418413	05332	VINCE'S PASTA AND PIZZA WEST	REIMBURSE-TAKE OUT/CHILL GFTCD	200.00	101 4431301	200.00
7418414	D2816	WM CORPORATE SERVICES INC	05/01-07/31/21-45304 5TH ST E	96.54	101 4620682	96.54
7418415	D2816	WM CORPORATE SERVICES INC	05/01-07/31/21-45740 KINGTREE	96.54	101 4620682	96.54
7418416	D2816	WM CORPORATE SERVICES INC	05/01-07/31/21-45534 GADSDEN	96.54	101 4620682	96.54
7418417	D2816	WM CORPORATE SERVICES INC	05/01-07/31/21-43028 GUYMAN	96.54	101 4620682	96.54
7418418	D2816	WM CORPORATE SERVICES INC	05/01-07/31/21-422 LANDSFORD	96.54	101 4620682	96.54
7418419	D2816	WM CORPORATE SERVICES INC	05/01-07/31/21-44381 STANRIDGE	96.54	101 4620682	96.54
7418420	D2816	WM CORPORATE SERVICES INC	05/01-07/31/21-43745 12TH ST W	96.54	101 4620682	96.54
7418421	06576	A V CHEVROLET	GMSPO RDTR-EQ4360	772.96	203 4785207	772.96

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7418422	A5389	A V FAIR	02/21-WATCH & WAGER COMM	683.13	101 2189000	683.13
7418423	03854	A V JANITORIAL SUPPLY	WCP-JANITORIAL SUPPLIES	202.58	101 4631406	202.58
			CUSTODIAL SUPPLIES	642.76	101 4632406	642.76
			VACCINATION SITE PPE	1,760.69	101 4431305	1,760.69
			VACCINATION SITE HAND SANI	659.30	101 4431305	659.30
				<u>3,265.33</u>		<u>3,265.33</u>
7418424	06849	ACCOUNTEMPS	RL-WE 04/30/21	1,600.00	101 4410112	1,600.00
7418425	C8745	ADVANCE ELECTRIC	OMP-EV CHARGER	29,200.00	210 15BR004924	29,200.00
7418426	05956	ADVANCED PRINTING & GRAPHICS	SEE AND BE SEEN SAFETY RESOURC	5,677.20	349 4785302	5,677.20
7418427	D3147	AMERICAN PLUMBING SERVICES,INC	MP-VANDALISM-INSP OF BLOCKAGE	275.00	101 4631402	275.00
			EDP-VANDALISM-SINK REPAIR	181.59	101 4631402	181.59
			MP-VANDALISM-REST RM REPAIR	232.35	101 4631402	232.35
			AVTA/OMP-REPLACE FLUSH VALVE	395.00	207 4634402	395.00
				<u>1,083.94</u>		<u>1,083.94</u>
7418428	05251	AMTECH ELEVATOR SERVICES	05/21-ELEVATOR SVC	1,086.45	101 4633301	271.61
					101 4633301	271.61
					101 4635301	271.62
					101 4650301	271.61
			03/20-ELEVATOR SERVICE	1,051.94	101 4633301	262.98
					101 4633301	262.98
					101 4635301	262.99
					101 4650301	262.99
				<u>2,138.39</u>		<u>2,138.39</u>
7418429	08992	ARC DOCUMENT SOLUTIONS LLC	CP21003-COPIES 24X36	199.03	701 12ST042924	199.03
7418430	C9805	ARROW TRANSIT MIX INC	READY MIX CONCRETE	621.16	203 4752410	621.16
7418431	10285	ASTRUM UTILITY SERVICES, LLC	03/21-04/21-CONSULTING SVCS	2,102.50	490 4250301	2,102.50
7418432	04446	AUTO PROS	FUEL PUMP RPLCMNT-EQ5703	385.00	101 4634207	385.00
7418433	03485	BAKERSFIELD TRUCK CENTER	CLUSTER-EQ3769	485.37	203 4752207	485.37
7418434	06799	BRAUN BLAISING SMITH WYNNE PC	03/21-LEGAL MATTERS	378.00	490 4250303	378.00
7418435	06992	BREMER WHYTE BROWN & O'MEARA	CLAIM #038-19/CLGL-1404A1	8,122.50	109 4430300	8,122.50
			CLAIM #057-19H/CLGL-1403L1	407.00	109 4430300	407.00
			CLAIM #023-20/CLGL-1408A1	10,916.00	109 4430300	10,916.00
			CLAIM #022-20/CLGL-1412A1	3,589.00	109 4430300	3,589.00
				<u>23,034.50</u>		<u>23,034.50</u>

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7418436	10505	BROWN, ANNE	REFUND-FRENCH CLASS-#7769	120.00	101 2182001	120.00
7418437	10336	BUBBAKOOS BURRITOS	REIMBURSE-TAKE OUT/CHILL GFTCD	1,000.00	101 4431301	1,000.00
7418438	C0914	CAMPBELL II, EDWARD LEE	04/21-SPORTS OFFICIAL	621.00	101 4641308	621.00
7418439	06020	CANON FINANCIAL SERVICES, INC	03/21 COPIER LEASE	6,169.79	101 2100001 101 4410254 101 4410254	1,787.36 40.80 4,341.63
				<u>6,169.79</u>		<u>6,169.79</u>
7418440	05412	CARTRAC	03/21-SHOPPING CART RETRIEVAL	590.00	203 4752402	590.00
7418441	C2185	CLARK PEST CONTROL	CH-ESSENTIAL CLEANING-COVID-19	880.00	101 4431301	880.00
7418442	05128	CLEANSTREET	04/21-MONTHLY STREET SWEEP	45,127.34	203 4752450 484 4752450	25,271.31 19,856.03
				<u>45,127.34</u>		<u>45,127.34</u>
7418443	D1545	CLETEHOUSE CAFE, INC	CATERING SVCS-04/26/21 CATERING SVCS-04/27/21 CATERING SVCS-04/28/21 CATERING SVCS-04/29/21 CATERING SVCS-4/30/21	2,608.52 2,608.52 2,608.52 2,454.17 2,608.52	101 4431305 101 4431305 101 4431305 101 4431305 101 4431305	2,608.52 2,608.52 2,608.52 2,454.17 2,608.52
				<u>12,888.25</u>		<u>12,888.25</u>
7418444	08484	CONSOLIDATED ELECTRCL DIST INC	BLVD REPAIRS	4.41	101 4633404	4.41
7418445	00794	CORRALES, RUDY	04/21-SPORTS OFFICIAL	69.00	101 4641308	69.00
7418446	07545	COSTAR REALTY INFORMATION INC	04/21-PROFESSIONAL SERVICES	1,196.45	101 4240301	1,196.45
7418447	C7625	DAPEER,ROSENBLIT & LITVAK, LLP	03/31-SPECIALIZED LEGAL SVCS 03/31-SPECIALIZED LEGAL SVCS	466.50 10,619.15	101 4230301 101 4230301	466.50 10,619.15
				<u>11,085.65</u>		<u>11,085.65</u>
7418448	00414	DESERT LOCK COMPANY	AHP-REKEY COMMUNITY BLDG AHP-DOOR REPAIR EDP-VANDALISM-LOCK REPAIR PBP-VANDALISM-LOCK REPAIR	272.50 65.00 141.66 90.00	101 4631403 101 4631403 101 4631403 101 4631403	272.50 65.00 141.66 90.00
				<u>569.16</u>		<u>569.16</u>
7418449	08839	DUKE ENGINEERING AND ASSOCS	STP PROJECT ENGINEER CNSLT SVC	1,212.50	101 4631301	1,212.50
7418450	D2120	EAN SERVICES, LLC	TRUCK RENTAL 2/11-3/11/21 LIC NO 16573U2	2,056.20	203 4752602	2,056.20
7418451	05665	EGGERTH, DARRELL	04/21-SPORTS OFFICIAL	460.00	101 4641308	460.00

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7418452	10344	EL CHILAQUIL	REIMBURSE-TAKE OUT/CHILL GFTCD	500.00	101 4431301	500.00
7418453	D2427	ENVIRONMENTAL SOUND SOLUTIONS	01/21-MUSIC SERVICE	65.00	101 4633301	65.00
			12/20-MUSIC SERVICE	65.00	101 4633301	65.00
				<u>130.00</u>		<u>130.00</u>
7418454	C9406	ESTES, MAURICE (WH)	04/21-SPORTS OFFICIAL	69.00	101 4641308	69.00
7418455	07638	EVERBRIDGE INC	NIXLE 360(170K)	24,718.97	101 4245350	24,718.97
7418456	D3240	FASTENAL COMPANY	CREDIT-ORIG INV#CA0631301	(985.50)	203 4785455	(985.50)
			CREDIT-ORIG INV#CA0631299	(17.96)	203 4785456	(17.96)
			PUBLIC WORKS	2,527.76	203 4752207	39.58
					203 4752208	1,638.98
					203 4752251	10.60
					203 4752403	53.55
					203 4752404	326.11
					203 4752406	345.06
					484 4752208	113.88
		COVID-19 SUPPLIES		1,889.62	101 4431295	988.34
					101 4431406	901.28
		PUBLIC WORKS		681.51	203 4752208	190.83
					203 4752209	35.48
					203 4752403	50.59
					203 4752403	109.02
					203 4752404	6.57
					203 4752406	46.02
					203 4752410	63.78
					203 4752457	130.09
					484 4752404	26.28
					484 4752405	8.65
					484 4752502	14.20
		PUBLIC WORKS		2,276.49	203 4752207	7.62
					203 4752208	162.67
					203 4752403	46.19
					203 4752404	38.37
					203 4752406	375.32
					203 4752410	1,419.64
					203 4752502	226.68
		CREDIT-RTN REVERSING DRILL ORIG INV#1470		(375.26)	203 4785208	(375.26)
		STAND STRONG ASST-MAXDONS		3,528.00	101 4240355	24.00
					101 4240355	3,504.00
		STAND STRONG OUTDOOR FURN		9,208.63	101 4240355	196.59
					101 4240355	9,012.04
		STAND STRONG ASST-ZERO DEGREES		6,366.94	101 4240355	43.31
					101 4240355	6,323.63
				<u>25,100.23</u>		<u>25,100.23</u>

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7418457	09822	FIDDLER ENERGY LLC	CONSULTNG SRVC-LCE	6,900.00	490 4240301	6,900.00
7418458	07665	FRONTIER ENERGY INC	03/21-PROFESSIONAL SERVICES	2,190.00	490 4250770	2,190.00
7418459	C4848	GARRISON FAMILY MED. GROUP INC	COVID-19 TESTS 4/26-4/30/21	1,275.00	101 4431302	1,275.00
7418460	09880	GET FRESH CAFE	REIMBURSE-TAKE OUT/CHILL GFTCD	140.00	101 4431301	140.00
7418461	09730	GOLDEN STATE PROCUREMENT CO	Q4/19-Q4/20 TAX DUE UNDER DDA CA SELLRS PRMT SR EA103-078744	97.98	101 3101100	97.98
7418462	02585	HARRELL, BARON	04/21-SPORTS OFFICIAL	460.00	101 4641308	460.00
7418463	06058	HAYNES SALES	PARTS AND SERVICE	1,025.48	203 4752502	1,025.48
7418464	A8868	I B M CORPORATION	03/21-CLOUD PAY PER USE	186.89	101 4240301	186.89
7418465	09070	INSIGHT NORTH AMERICA LLC	03/21-INVESTMENT ADVISORY SRVC	2,926.03	101 3501110	2,926.03
7418466	09369	INTERWEST CONSULTING GROUP INC	CP13018-SR138/AVE K INT	142.50	210 15BR004924	142.50
7418467	D4004	J P POOLS	ESP-POOL MAINTENANCE 04/21 WPL-POOL MAINTENANCE 04/21	1,350.00 1,000.00 <u>2,350.00</u>	101 4631402 101 4631402	1,350.00 1,000.00 <u>2,350.00</u>
7418468	01419	JOHNSTONE SUPPLY	BP-STE H-AC PARTS	174.38	101 4636403	174.38
7418469	10347	K-BOB	REIMBURSE-TAKE OUT/CHILL GFTCD	260.00	101 4431301	260.00
7418470	D1903	KERN MACHINERY INC-LANCASTER	OMP-NEW BACK PACK BLOWER JDC-SEAT(2)-EQ5835 JDC-VLTG RGLTR-EQ5835	716.57 429.41 72.10 <u>1,218.08</u>	101 4634230 101 4635207 101 4635207	716.57 429.41 72.10 <u>1,218.08</u>
7418471	05301	KIMBALL MIDWEST	5/16-18X1-1/4 HW FLG(1160)	1,035.92	203 4785455	1,035.92
7418472	A8656	KIMLEY-HORN & ASSOCIATES INC	LANCASTER AVE J - PS&E	3,932.50	210 15BR007924	3,932.50
7418473	06059	KRAZAN & ASSOCIATES, INC	CP16004-10TH ST W RD DIET BKWY	6,180.00 <u>6,180.00</u>	203 15BW008924 206 15BW008924	4,670.00 <u>1,510.00</u> 6,180.00
7418474	A4930	LANDALE MUTUAL WATER COMPANY	L/CHALLENGER-03/21 WATER SVC	51.28	203 4636654	51.28
7418475	09417	MALDONADO, ARIEL	04/21-SPORTS OFFICIAL	920.00	101 4641308	920.00
7418476	A2234	MARIE CALLENDARS	REIMBURSE-TAKE OUT/CHILL GFTCD	720.00	101 4431301	720.00
7418477	C3413	MATHER BROS INC	20# BAG(104) - COVID-19 VAX	819.00	101 4431305	819.00

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7418478	05457	MAULDIN JR, LEO	04/21-SPORTS OFFICIAL	1,127.00	101 4641308	1,127.00
7418479	03351	MAULDIN, JOSEPH	04/21-SPORTS OFFICIAL	69.00	101 4641308	69.00
7418480	01386	MERRIMAC ENERGY GROUP	DIESEL(1995) UNLEADED(5473)	24,080.01	101 1620000	24,080.01
7418481	D3578	MINUTEMAN PRESS	FORMS/LABELS FOR VAX CLINIC	1,896.82	101 4431305	1,896.82
			SIGNAGE/BANNERS FOR VAX CLINIC	2,446.93	101 4431305	2,446.93
			SIGN FOR VAX CLINIC	123.70	101 4431305	123.70
			WHEELCHAIR TAGS-VAX CLINIC	27.38	101 4431305	27.38
			SIGNS/BANNERS FOR VAX CLINIC	1,234.26	101 4431305	1,234.26
			FLYERS FOR VAX CLINIC	200.39	101 4431305	200.39
			SIGNAGE/BANNERS FOR VAX CLINIC	460.38	101 4431305	460.38
			EVAC MAPS FOR VAX CLINIC(4)	61.28	101 4431305	61.28
			LCE-CALPINE PUSH NOTICES(290)	237.19	490 4250213	237.19
			LCE-CALPINE PUSH NOTICES(131)	119.68	490 4250213	119.68
			LCE-CALPINE PUSH NOTICE(1)	0.96	490 4250213	0.96
			LCE-CALPINE PUSH NOTICES(118)	155.20	490 4250213	155.20
			LCE-CALPINE PUSH NOTICES(257)	166.96	490 4250213	166.96
						<u>7,131.13</u>
7418482	08562	NAPA AUTO PARTS	OIL/AIR FLTR-EQ5835	24.76	101 4635207	24.76
			SPRK PLG-EQ5835	4.84	101 4635207	4.84
			BXD MNTRS(4)-EQ4742	8.33	480 4755207	8.33
			TST STP(2)-EQ3840	86.53	484 4752207	86.53
			MOBL 1 0W40 1 QT(3)-EQ4337	19.15	203 4785207	19.15
			COIL ON PLG BOOT(16)-EQ3306	227.56	484 4752207	227.56
			<u>371.17</u>		<u>371.17</u>	
7418483	09270	NEXTECH SYSTEMS INC	COUNTDOWN MODULE 16X18	1,940.00	203 4785461	1,940.00
7418484	09464	NEXTRAQ LLC	FEB 21' GPS MONTRNG SVC/ID	2,332.20	101 4200207	2.00
					101 4200207	12.95
					101 4245207	2.00
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					101 4245207	2.00
					101 4245207	12.95

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				101	4633207	12.95
				101	4633207	12.95
				101	4633207	12.95
				101	4633207	12.95
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				101	4633207	12.95
				101	4633207	12.95
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				101	4634207	12.95
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				101	4635207	2.00
				101	4635207	2.00
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				101	4635207	2.00
				101	4635207	2.00
				101	4635207	12.95
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				101	4635207	12.95
				101	4635207	12.95
				101	4635207	12.95
				101	4635207	12.95
				101	4635207	12.95
				101	4640207	2.00

City of Lancaster Check Register



From Check No.: 7418304 - To Check No.: 7418520

From Check Date: 04/25/21 - To Check Date: 05/08/21

Printed: 5/10/2021 10:05

Check No	Supplier	Supplier Name	Invoice Description	Invoice Amt	Charge Code	GL Amount
				101	4640207	2.00
				101	4640207	12.95
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				101	4641207	2.00
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				101	4647207	2.00
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				101	4647207	2.00
				101	4647207	12.95
				101	4647207	12.95
				101	4647207	12.95
				101	4653207	2.00
				101	4653207	12.95
				101	4753207	2.00
				101	4753207	2.00
				101	4753207	2.00
				101	4753207	2.00
				101	4753207	12.95
				101	4753207	12.95
				101	4753207	12.95
				101	4753207	12.95
				101	4761207	2.00
				101	4761207	2.00
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				101	4761207	2.00
				101	4761207	2.00
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				101	4761207	2.00
				101	4761207	12.95
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				101	4761207	12.95
				101	4761207	14.95
				101	4762207	2.00
				101	4762207	2.00
				101	4762207	12.95
				101	4762207	12.95
				101	4770207	2.00
				101	4770207	12.95
				101	4783207	2.00
				101	4783207	2.00
				101	4783207	2.00
				101	4783207	2.00

City of Lancaster Check Register



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 From Check Date: 04/25/21 - To Check Date: 05/08/21

Printed: 5/10/2021 10:05

Check No	Supplier	Supplier Name	Invoice Description	Invoice Amt	Charge Code	GL Amount
					483 4785207	12.95
					483 4785207	12.95
					483 4785207	12.95
					484 4752207	2.00
					484 4752207	2.00
					484 4752207	12.95
					484 4752207	12.95
					484 4752207	2.00
					484 4755207	2.00
					484 4755207	12.95
					484 4755207	12.95
					485 4755207	2.00
					485 4755207	2.00
					485 4755207	12.95
					485 4755207	12.95
					<u>485 4755207</u>	<u>12.95</u>
				4,664.40		4,664.40
7418485	06513	ODYSSEY POWER	OMP-GENERATOR SVC	776.00	101 4634301	8.45
					101 4634301	767.55
				776.00		776.00
7418486	C7808	OPSEC SPECIALIZED PROTECTION	AV VAX SITE- SECURITY 4/19-23	1,235.00	101 4431295	1,235.00
7418487	05741	P P G ARCHITECTURAL FINISHES	JRP-VANDALISM-GRAFFITI REMOVAL	459.59	101 4631403	459.59
7418488	05998	PAVING THE WAY FOUNDATION	CMMNTY SPPRT/GOOD CTZNSHP PRGM	500.00	101 4820301	500.00
			CMMNTY SPPRT/GOOD CTZNSHP PRGM	5,500.00	101 4820301	5,500.00
			CMMNTY SPPRT/GOOD CTZNSHP PRGM	1,968.00	101 4820301	1,968.00
				<u>7,968.00</u>		<u>7,968.00</u>
7418489	09496	PAY PLUS SOLUTIONS	CALPERS MONTHLY CHARGES	327.00	101 4220301	327.00
7418490	10355	PHEBIES CAFE	REIMBURSE-TAKE OUT/CHILL GFTCD	300.00	101 4431301	300.00
7418491	07968	PINNACLE PETROLEUM, INC	UNLEADED(5486)	17,041.23	101 1620000	17,041.23
			DIESEL(2003)	6,717.50	101 1620000	6,717.50
				<u>23,758.73</u>		<u>23,758.73</u>
7418492	06160	PRIME TIME PARTY RENTALS	COVID VAX SITE-TENTS-4/8-5/8	11,914.00	101 4431305	11,914.00
7418493	06087	PRIORITY AUTO GLASS	STN CHP RPR-EQ3836	50.00	485 4755207	50.00
7418494	06607	PUMPMAN INC	JRP-VANDALISM-PUMP REPAIRS	1,200.00	101 4631404	1,200.00
7418495	10504	QUINN, TERRY	REFUND-APP FEE PRE REV #21-03	2,088.00	101 3203100	2,088.00
7418496	06712	RICE, BRIAN S.	04/21-SPORTS OFFICIAL	299.00	101 4641308	299.00
7418497	D3947	S G A CLEANING SERVICES	OMP-CLN UP GRAFFITI AT PLAYGRD	375.00	101 4634402	375.00

City of Lancaster Check Register



From Check No.: 7418304 - To Check No.: 7418520

From Check Date: 04/25/21 - To Check Date: 05/08/21

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Check No	Supplier	Supplier Name	Invoice Description	Invoice Amt	Charge Code	GL Amount
			LMS-UNANTICIPATED-WELDING WORK	985.00	101 4632402	985.00
			LMS-UNANTICIPATED LGHT PL INST	600.00	101 4632402	600.00
				<u>1,960.00</u>		<u>1,960.00</u>
7418498	03962	SAFETY KLEEN	OIL SVC/STOP FEE NON-PREQUAL	175.00	331 4755787	175.00
			OIL SVC/STOP FEE NON-PREQUAL	175.00	331 4755787	175.00
			OIL SVC/STOP FEE NON-PREQUAL	50.00	331 4755787	50.00
			OIL SVC/STOP FEE NON-PREQUAL	175.00	331 4755787	175.00
			OIL SVC/STOP FEE NON-PREQUAL	50.00	331 4755787	50.00
			OIL SVC/STOP FEE NON-PREQUAL	50.00	331 4755787	50.00
			OIL SVC/STOP FEE NON-PREQUAL	50.00	331 4755787	50.00
				<u>725.00</u>		<u>725.00</u>
7418499	C3064	SANTOS, RENALDO	04/21-SPORTS OFFICIAL	897.00	101 4641308	897.00
7418500	1919	SAV-ON FENCE COMPANY	FENCE RPR-RECYCLE CTR-FIRE	5,125.00	101 4755460	5,125.00
7418501	06664	SEA SUPPLY	TBP-JANITORIAL SUPPLIES	961.17	101 4631406	961.17
7418502	10335	SEMPER SCIENTIFIC, INC	CLAIM #063-19/CLGL-1407A1	848.00	109 4430300	848.00
7418503	01816	SMITH PIPE & SUPPLY INC	WCP-IRRIGATION SUPPLIES	714.88	101 4631404	714.88
			WCP-IRRIGATION SUPPLIES	232.53	101 4631404	232.53
			EDP-IRRIGATION SUPPLIES	551.44	101 4631404	551.44
			JRP-IRRIGATION SUPPLIES	179.74	101 4631404	179.74
			TBP-IRRIGATION SUPPLIES	891.31	101 4631404	891.31
			WCP-IRRIGATION SUPPLIES	189.69	101 4631404	189.69
				<u>2,759.59</u>		<u>2,759.59</u>
7418504	05339	SNAP-ON INDUSTRIAL	ENHNCD MULTIMETER TRMS-CLR	477.77	101 4753208	477.77
			12VDC LI-ION JUMP PACK(2)	400.79	101 4753208	400.79
			12VDC LI-ION JUMP PACK	200.40	101 4753208	200.40
				<u>1,078.96</u>		<u>1,078.96</u>
7418505	06963	SURFACE	OMP-KLEINER BLDG ENT GATE	3,000.00	104 4631402	3,000.00
			OMP-SFTBL DUGOUT COVERS	7,000.00	101 4634404	7,000.00
				<u>10,000.00</u>		<u>10,000.00</u>
7418506	09665	TERRACARE ASSOCIATES, LLC	04/21-CH-IRRIGATION	1,839.73	203 4636404	1,839.73
			PLANT RPLCMNT-10TH W AND H6	825.00	203 4636460	825.00
				<u>2,664.73</u>		<u>2,664.73</u>
7418507	09493	THE ECOHERO SHOW LLC	EARTH DAY PERFORMANCE	2,000.00	330 4755779	100.00
					330 4755779	1,900.00
				<u>2,000.00</u>		<u>2,000.00</u>
7418508	04239	TIM WELLS MOBILE TIRE SERVICE	TIRE-EQ3989	217.86	480 4755207	217.86
7418509	2003	TIP TOP ARBORISTS, INC	04/21-TREE TRIM/REMOVAL SVC	13,525.00	101 4634267	13,525.00

City of Lancaster Check Register



From Check No.: 7418304 - To Check No.: 7418520

From Check Date: 04/25/21 - To Check Date: 05/08/21

Printed: 5/10/2021 10:05

Check No	Supplier	Supplier Name	Invoice Description	Invoice Amt	Charge Code	GL Amount
			04/21-TREE TRIM/REMOVAL SVC	13,285.00	483 4636267	13,285.00
			04/21-TREE TRIM SVC	575.00	482 4636267	575.00
			05/21-TREE TRIM/REMOVAL SVC	16,260.00	203 4636267	16,260.00
				<u>43,645.00</u>		<u>43,645.00</u>
7418510	C4011	UNITED RENTALS	NSC-SOD CUTTER	406.82	101 4635602	406.82
7418511	09590	VIVINT INC	PS-SMRT HME SVC-04/25-05/24/21	73.53	101 4820301	73.53
7418512	04496	VULCAN MATERIAL WESTERN DIV	COLD MIX	128.66	203 4752410	128.66
			COLD MIX	143.45	203 4752410	143.45
			COLD MIX	128.66	203 4752410	128.66
			COLD MIX	131.13	203 4752410	131.13
				<u>531.90</u>		<u>531.90</u>
7418513	31026	WAXIE SANITARY SUPPLY	NSC-JANITORIAL SUPPLIES	1,152.51	101 4635406	1,152.51
7418514	D0298	WILLDAN FINANCIAL SERVICES	2016 ASSESSMENT REV BONDS STREETLIGHTS ACQUISITION	1,550.00	991 4240962	1,550.00
7418515	D2816	WM CORPORATE SERVICES INC	05/01-07/31/21-302 E AVE J12	96.54	101 4620682	96.54
7418516	D3242	ZIMMER, DANIEL	04/21-SPORTS OFFICIAL	736.00	101 4641308	736.00
7418517	10507	SAMI REALTY LLC	PURCH RD ESMNT-APN3112-014-008 CP21014	171,000.00	203 15SW016924	167,575.96
					206 15SW016924	3,424.04
				<u>171,000.00</u>		<u>171,000.00</u>
7418518	10283	LSY ENTERPRISE INC	CP21019-TRAFFIC SIGNAL MOD DES	25,500.00	209 16ZZ001924	25,500.00
			CP21019-TRAFFIC SIGNAL MOD DES	20,400.00	209 16ZZ001924	20,400.00
			ENGINEERING & TRAFFIC SERVICES	6,080.00	101 4785301	6,080.00
				<u>51,980.00</u>		<u>51,980.00</u>
7418519	10159	THE PEOPLE CONCERN	HOMELESS PREVENTION PROGRAM	205,000.00	261 4300770	150,000.00
					261 4300771	55,000.00
				<u>205,000.00</u>		<u>205,000.00</u>
7418520	10136	UNITED SPORTS SURFACING	WCP-TDP GRANT-INV 1 OF 2 50% DRAW	83,921.79	349 4631770	83,921.79
Chk Count	<u>217</u>			Check Report Total	<u>1,821,669.03</u>	

City of Lancaster Check Register



From Check No.: 101010864 - To Check No.: 101010876

From Check Date: 04/25/21 - To Check Date: 05/08/21

Printed: 5/10/2021 10:08

Check No	Supplier	Supplier Name	Invoice Description	Invoice Amt	Charge Code	GL Amount
101010864	10501	MCCRARY, MICAHA	REFUND-MOAH DEPOSIT	2,757.00	101 2182002	2,757.00
101010865	09509	ADP, LLC	ADP FEES-PE 03/31/21	43.04	101 4220301	43.04
101010866	09509	ADP, LLC	ADP FEES-PE 03/01/21	175.00	101 4220301	175.00
			ADP FEES-PE 02/27/21	532.78	101 4220301	532.78
				<u>707.78</u>		<u>707.78</u>
101010867	09509	ADP, LLC	ADP FEES-PE 04/11/21	656.75	101 4220301	656.75
101010868	09509	ADP, LLC	ADP FEES-PE 03/13/21	550.80	101 4220301	550.80
			ADP FEES-PE 03/15/21	1,891.96	101 4220301	1,891.96
			ADP FEES-PE 02/28/21	10.00	101 4220301	10.00
				<u>2,452.76</u>		<u>2,452.76</u>
101010869	09509	ADP, LLC	ADP FEES-BAR-CODE TIME CLOCKS	6,105.42	101 4220301	6,105.42
			ADP FEES-PE 03/31/21	16.24	101 4220301	16.24
				<u>6,121.66</u>		<u>6,121.66</u>
101010870	09509	ADP, LLC	ADP FEES-PE 04/30/21	30.32	101 4220301	30.32
			ADP FEES-PE 03/27/21	544.66	101 4220301	544.66
				<u>574.98</u>		<u>574.98</u>
101010871	09509	ADP, LLC	ADP FEES-PE 05/07/21	35.00	101 4220301	35.00
101010872	09509	ADP, LLC	ADP FEES-PE 03/31/21	20.00	101 4220301	20.00
			ADP FEES-PE 05/11/21	2,586.79	101 4220301	2,586.79
			ADP FEES-PE 04/10/21	594.46	101 4220301	594.46
				<u>3,201.25</u>		<u>3,201.25</u>
101010873	09509	ADP, LLC	ADP FEES-BAR-CODE TIME CLOCKS	6,245.82	101 4220301	6,245.82
101010874	05987	THE VISITORS BUREAU-LANCASTER	02/21-TBID FEES	31,818.07	101 2501000	31,818.07
101010875	06928	TOWER CAPITAL MANAGEMENT	DELNQNT SPCL TAX/ASSESSMNT JPA	10,868.00	101 3100100	477.44
					480 3100100	3,774.38
					482 3102100	1,483.57
					483 3100100	12.74
					483 3100100	4,095.91
					484 3100100	395.06
					830 3100100	589.08
					831 3100100	39.82
				<u>10,868.00</u>		<u>10,868.00</u>

City of Lancaster Check Register



From Check No.: 101010864 - To Check No.: 101010876

From Check Date: 04/25/21 - To Check Date: 05/08/21

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Check No	Supplier	Supplier Name	Invoice Description	Invoice Amt	Charge Code	GL Amount
101010876	1973	CA DEPT OF TAX/FEE ADMINISTRTN	ENERGY SRCHRG TAX FILING-QTR1 ELEC ENRGY ACCT 031-000276	37,521.00	490 2175000	37,521.00

Chk Count 13

Check Report Total 103,003.11

STAFF REPORT
City of Lancaster

CC 3
05/25/21
JC

Date: May 25, 2021
To: Mayor Parris and City Council Members
From: George N. Harris II, Finance & Information Technology Director
Subject: **Monthly Report of Investments – April 2021**

Recommendation:

Accept and approve the April 2021 Monthly Report of Investments as submitted.

Fiscal Impact:

None.

Background:

Each month, the Finance Department prepares a report listing the investments for all separate entities under the jurisdiction of the City as identified in the City’s Comprehensive Annual Financial Report.

Portfolio Recap

Yield:

	<u>April 2021</u>	<u>March 2021</u>
Total Portfolio	1.22%	1.36%
Local Agency Investment Fund	0.34%	0.36%
 Total Portfolio Balance:	 \$73,371,812	 \$66,121,144

The portfolio balance increased from March to April by \$7,250,668 or 9.2%. Significant revenues for April included \$5,571,588 Property Taxes, \$2,162,392 Sales & Use Tax, \$1,450,923 Measure R, \$1,576,438 Franchise Fees, \$1,130,039 Waste Management, \$739,773 Property Sales, \$483,101 AV Transit Authority, \$374,018 Miscellaneous Grants, and \$156,768 Lancaster School District. The largest City expenditures were \$3,376,343 Payroll & Benefits, \$2,426,684 LA County Sheriff for March 2021 law enforcement services, and \$662,715 for Capital Projects.

The City’s temporary idle cash, those funds that are not immediately needed to pay current bills and not governed by bond indentures or bond resolutions, is invested in accordance with the City’s adopted Investment Policy. This policy is reviewed regularly by the City Council, with the latest policy adopted February 13, 2018, by Resolution No. 18-06.

The City's cash management system is designed to accurately monitor and forecast expenditures and revenues, thus enabling the City to invest funds to the fullest extent possible within the guidelines of this Investment Policy. The City attempts to achieve the highest yield obtainable through a diversified portfolio only after meeting the criteria established for safety and liquidity in that order. The principal investment objectives of the City are:

1. Preservation of capital and protection of investment principal;
2. Maintenance of sufficient liquidity to meet anticipated cash flows;
3. Attainment of a market rate of return;
4. Diversification to avoid incurring unreasonable market risks, and;
5. Compliance with the City's Municipal Code and with all applicable City resolutions, California statutes and Federal regulations.

The City's portfolio is a short-term and intermediate-term fixed income portfolio. The maximum maturity of any investment is 5 years, with consideration of anticipated cash flow requirements and known future liabilities. The City contracts with an investment advisory service (Insight Investment) to assist in the effort to maximize the returns of the City portfolio. The City's investments include publicly traded Treasury notes, Treasury Bills, Federal Agency Investments, Time Deposits, and Local Agency Investment Fund (LAIF) under the auspices of the State Treasurer for investment. Funds invested in LAIF are available within 24 hours, and other investments are available upon maturity at full face value. These investments enable the City to meet its expenditure requirements for the next six months, as required by state law.

The City's investment procedures are governed by Sections 53600 et. seq. of the California Government Code. Additional requirements have been placed on the City's authorized investments by the Investment Policy (a copy is available in the Finance Department or from the City Clerk), and all investments listed on the attached report adhere to these requirements.

GH:MA

Attachment:

Monthly Report of Investments

**ATTACHMENT A
CITY OF LANCASTER
MONTHLY REPORT OF INVESTMENTS
May 25, 2021**

- (1) This is the actual City bank account balance as of 04/30/2021. It only reflects checks that have been presented for payment and deposits received by the bank. The balance on deposit per the City books would reflect reductions for all checks and warrants issued and all deposits transmitted.
- (2) This is the safekeeping account utilized for investing City funds pursuant and consistent with the investment policy adopted 02/13/2018. The current portfolio consists of treasury notes, government agencies, corporates, and CDs.
- (3) Pooled Portfolio:

	<u>% of Portfolio</u>	<u>Policy Limit</u>
Cash	20.05%	None
CDs	0.21%	25% of total portfolio
Commercial Paper	0.00%	25% of total portfolio
US Treasury	20.13%	None
Federal Securities	15.18%	None
Corporate Securities	14.48%	30% of total portfolio
Municipal/Provincial	6.51%	None
LAIF	23.44%	None

- (4) These are restricted cash and investments are held in trust by the banks indicated. These amounts cannot be pooled for other investing.

**ATTACHMENT A
CITY OF LANCASTER
MONTHLY REPORT OF INVESTMENTS
30-Apr-21**

	Interest Rate	Amount	Total
<u>City of Lancaster</u>			
Wells Fargo Bank			\$14,597,318
City of Lancaster Account (note 1)	0.00%	\$14,597,318	
U S Bank - Safekeeping (note 2)			\$41,424,000
US Treasury Notes	2.28%	\$14,772,021	
Federal Government Agencies	1.54%	\$11,137,154	
Corporate Securities	2.64%	\$10,620,967	
Municipal/Provincial Bonds	1.09%	\$4,777,997	
Cash & Equivalents	0.00%	\$115,861	
California Bank & Trust			\$0
Certificate of Deposit	0.00%	\$0	
Chase Bank			\$150,950
Certificate of Deposit	0.01%	\$150,950	
Local Agency Investment Fund (L.A.I.F.)	0.34%	\$6,831,391	\$6,831,391
Successor Agency for the Lancaster Redevelopment Agency			
Local Agency Investment Fund (L.A.I.F.)	0.34%	\$10,368,154	\$10,368,154
Total Lancaster Successor Agency			\$10,368,154
Total Pooled Portfolio (note 3)			\$73,371,812
Weighted Average	1.22%		

**ATTACHMENT A
CITY OF LANCASTER
MONTHLY REPORT OF INVESTMENTS
30-Apr-21**

	Interest Rate	Amount	Total
River City Bank			\$4,846,522
Lancaster Choice Energy LockBox Account	0.00%	\$3,671,433	
CCEA Cash Collateral Account	0.90%	-\$10	
CCEA Operating Account	0.00%	\$1,175,099	
The Bank of New York Mellon Trust Company, N.A.			\$1,483,822
LRA & LA County Escrow Account - Government Bonds	0.00%	\$1,483,822	
US Bank			\$77,350,410
LRA Combined 2004 Fire Protection Facilities Project Bonds	0.03%	\$859,239	
LRA Combined 2004 Sheriff Facilities Prjct Refunding Bonds	0.03%	\$1,815,119	
LRA Public Capital Facilities 2010 Project Lease Revenue Bonds	0.03%	\$412,178	
LPA Solar Renewable Energy Issue of 2012A	0.03%	\$2,697,180	
SA Combined Project Areas Refunding Bonds 2015A & B	0.03%	\$15	
SA Combined Project Areas Refunding Bonds 2016 A-1 & A-2	0.03%	\$9	
SA Combined Project Areas Refunding Bonds 2016B	0.03%	\$9	
LFA 2016 Assessment Revenue Bonds (Streetlights Acquisition)	0.03%	\$19	
SA 2017 Tax Allocation Revenue Bonds (TARB)	0.03%	\$68	
LFA LRB 2018 Construction and Improvements	0.03%	\$15,391,864	
LFA 2018 Lease Revenue Bonds	0.03%	\$556,991	
LFA LRB 2019 Street Improvements	0.03%	\$55,617,718	
Total Restricted Cash/Investments Held in Trust		\$77,350,410	
Total Restricted Cash/Investments Held in Trust (note 4)			\$83,680,753

All investments are authorized pursuant to and consistent with the investment policy of the City of Lancaster. Policy adopted 02/13/18 under resolution number 18-06.

George N. Harris II
Finance Director

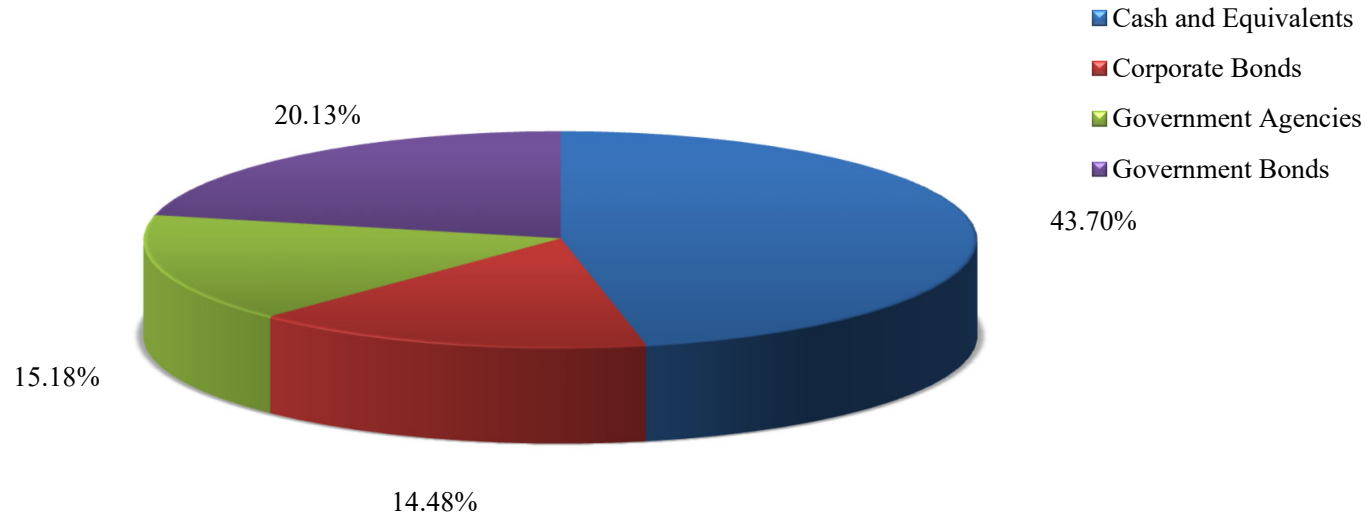
City of Lancaster
Cash Balances by Fund
April 30, 2021

Fund No.	Fund Name	Ending Balance	Fund No.	Fund Name	Ending Balance
101	GENERAL FUND	\$ 17,779,770	323	STATE GRANT - STPL	\$ (1,084,849)
104	CAPITAL REPLACEMENT FUND	\$ 770,587	324	STATE GRANT - OTS	\$ (25)
106	COMMUNITY SERVICES FOUNDATION	\$ 114,688	330	STATE GRANT RECYCLING	\$ 172,045
109	CITY SPECIAL RESERVES FUND	\$ 19,677,119	331	STATE GRANT - OIL RECYCLING	\$ 42,555
150	CAPITAL PROJECTS FUND - CITY	\$ 1,200,476	349	MISC STATE GRANTS	\$ (294,021)
203	GAS TAX	\$ (4,321,446)	361	CDBG	\$ (1,424,215)
204	AQMD	\$ (39,252)	363	NBRHD STABILIZATION PRGM	\$ 2,635,954
205	PROP 1B	\$ 12,235	364	HPRP-HOMELESS PREV & RAPID REH	\$ -
206	TDA ARTICLE 8 FUND	\$ (2,367,179)	391	LANCASTER HOME PROGRAM	\$ 931,745
207	PROP "A" TRANSIT FUND	\$ 3,288,116	399	FEDERAL MISCELLANEOUS GRANTS	\$ (2,137,409)
208	TDA ARTICLE 3 BIKEWAY FUND	\$ (217,814)	401	AGENCY FUND	\$ 121,726
209	PROPOSITION "C" FUND	\$ 4,837,914	402	PERFORMING ARTS CENTER	\$ -
210	MEASURE R FUND	\$ 1,166,943	404	GRANTS FUND	\$ -
211	MEASURE M FUND	\$ 2,572,123	408	X-AEROSPACE GRANTS FUND	\$ -
212	MEASURE A FUND	\$ (1,138,598)	456	STILL MEADOW LN SWR ASSMNT DST	\$ 10,794
213	PARKS DEVELOPMENT FUND	\$ 543,189	480	SEWER MAINT FUND	\$ 3,688,570
217	SIGNALS - DEVELOPER FEES FUND	\$ 1,983,175	482	LANDSCAPE MAINTENANCE DISTRICT	\$ 1,548,439
220	DRAINAGE - DEVELOPER FEES FUND	\$ 4,115,673	483	LIGHTING MAINTENANCE DISTRICT	\$ 3,531,384
224	BIOLOGICAL IMPACT FEE FUND	\$ 631,189	484	DRAINAGE MAINTENANCE DISTRICT	\$ 2,246,988
226	USP - OPERATION	\$ 2,569	485	RECYCLED WATER FUND	\$ 104,032
227	USP - PARKS	\$ 1,190,369	486	LANCASTER POWER AUTHORITY	\$ 3,176,066
228	USP - ADMIN	\$ 38,828	490	LANCASTER CHOICE ENERGY	\$ 1,801,829
229	USP - CORP YARD	\$ 164,631	491	CALIFORNIA CHOICE ENERGY AUTH	\$ 89,751
230	MARIPOSA LILY FUND	\$ 62,733	701	LANCASTER FINANCING AUTHORITY	\$ (10,465,157)
232	TRAFFIC IMPACT FEES FUND	\$ 1,050,955	810	ASSESSMENT DISTRICT FUND	\$ 154,596
233	DEVELOPER IN LIEU	\$ 106,700	811	AD 93-3	\$ -
248	TRAFFIC SAFETY FUND	\$ 48,343	812	AD 92-101	\$ 202
251	ENGINEERING FEES	\$ 100	830	CFD 89-1 EASTSIDE WATER FUND	\$ 24,506
252	PROP 42 CONGESTION MANAGEMENT	\$ 46,541	831	CFD 90-1 (BELLE TIERRA)	\$ -
261	LOS ANGELES COUNTY REIMB	\$ (244,856)	832	CFD 91-1 (QUARTZ HILL)	\$ 542
301	LANCASTER HOUSING AUTH. OPS.	\$ 1,862,660	833	CFD 91-2 (LANC BUSINESS PARK)	\$ -
306	LOW & MOD INCOME HOUSING	\$ 10,017,975	991	REDEV OBLIGATION RETIREMENT FD	\$ 4,644,644
321	MTA GRANT - LOCAL	\$ 418,755	992	DEBT SERVICE - SUCCESSOR AGENCY	\$ 11,308,034
				Total Cash Balance	\$ 74,895,898

**City of Lancaster
Recap of Securities Held
April 30, 2021**

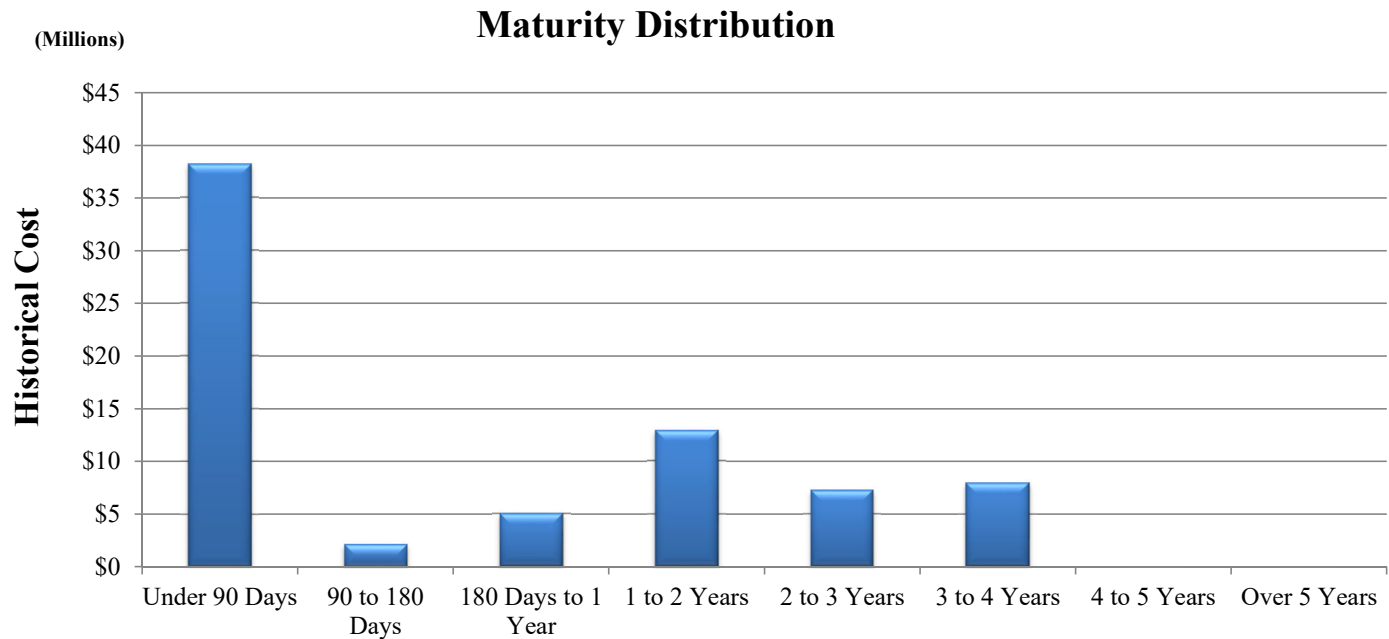
	Historical Cost	Amortized Cost	Fair Value	Unrealized Gain (Loss)	Weighted Average Effective	% Portfolio/ Segment	Weighted Average Market
Cash and Equivalents	\$32,063,674	\$32,063,674	\$32,063,674	\$0	1	43.70%	0.00
Corporate Bonds	\$10,620,967	\$10,506,880	\$10,619,027	\$112,147	711	14.48%	1.82
Government Agencies	\$11,137,154	\$11,048,627	\$11,136,816	\$88,189	1,010	15.18%	2.15
Government Bonds	\$14,772,021	\$14,714,196	\$14,930,144	\$215,948	371	20.13%	1.00
Municipal/Provincial Bonds	\$4,777,997	\$4,761,429	\$4,797,526	\$36,097	886	6.51%	2.41
TOTAL	\$73,371,812	\$73,094,806	\$73,547,187	\$452,381	688	100.00%	1.68

Portfolio Diversification



City of Lancaster
Maturity Distribution
April 30, 2021

Maturity	Historical Cost	Percent
Under 90 Days	\$38,177,208	52.03%
90 to 180 Days	\$2,107,046	2.87%
180 Days to 1 Year	\$5,020,510	6.84%
1 to 2 Years	\$12,886,524	17.56%
2 to 3 Years	\$7,216,125	9.84%
3 to 4 Years	\$7,964,399	10.85%
4 to 5 Years	\$0	0.00%
Over 5 Years	\$0	0.00%
	\$73,371,812	100.00%



STAFF REPORT
City of Lancaster

CC 4
05/25/21
JC

Date: May 25, 2021

To: Mayor Parris and City Council Members

From: Jeff Hogan, Senior Director - Development Services

Subject: **Award of Bid – PWCP 21-022 - 2021 Thermoplastic Striping Refresh Program**

Recommendation:

Award **PWCP 21-022**, 2021 Thermoplastic Striping Refresh Program to Chrisp Company of Fremont, California, in the amount of \$349,544.20, Base Bid, plus Additive Alternate AA1 in the amount of \$30,461.25, for a Total Bid of \$380,005.45, plus a 10% of contingency, to refresh fading long line striping along various roadway segments throughout the City (totaling approximately thirty-eight (38) roadway miles); and authorize the City Manager, or his designee, to sign all documents. This contract is awarded to the lowest responsible bidder per California Public Contract Code Section 22038 (b).

Fiscal Impact:

\$418,006.00 (including 10% contingency) to be awarded with these actions; sufficient funds are available in Capital Improvements Budget Account Numbers 210-15ST080-924, 208-15ST080-924, and 232-15ST080-924.

Background:

The proposed project is a maintenance effort to refresh approximately thirty-eight (38) roadway miles of fading long line striping throughout the City. Thermoplastic traffic paint will be used, because it lasts much longer than the alternative and is more visible to the driver, creating safer roadways in the City. Locations were prioritized based on age of existing striping and traffic volumes.

This project is funded with Measure R, TDA Article 8, and Traffic Impact Fee funds.

The proposed project will include thermoplastic striping refresh in the following project areas:

- Avenue L (90th Street West to 40th Street West);
- Avenue K (110th Street West to 40th Street West);
- Avenue J (110th Street West to 50th Street West);
- Avenue I (70th Street West to 35th Street West);
- 90th Street West (Avenue J to Avenue L);
- 80th Street West (Avenue J to Avenue L);
- 70th Street West (Avenue E to Avenue M);
- 50th Street West (Avenue G to Avenue K);
- 45th Street West (Avenue N to Avenue M);
- Avenue M-8 (35th Street West to 45th Street West);
- 40th Street West (Avenue M to Avenue M-8); and
- Additive Alternate 1 (AA1) All County Locations

Additive Alternate AA1 will be reimbursed by the County of Los Angeles Department of Public Works (County) (see attached letter).

Per Section 2.2 of the Existing Community Workforce Agreement (“CWA”), this project is subject to the CWA by and between the City of Lancaster and Los Angeles/Orange Counties Building and Construction Trades Council, and the Signatory Craft Councils and Unions (“CWA”). The PWCP 21-022 contract documents were prepared, and the project was advertised accordingly. Per Section 2.6(b) of the CWA, Letters of Assent shall be submitted by the Contractor and each of its subcontractors, of whatever tier, forty-eight (48) hours prior to commencement of work, or within forty-eight (48) hours after the award of Project Work to that Contractor (or subcontractor), whichever occurs later.

On April 20, 2021, at 11:00 a.m., the City conducted an electronic bid opening for PWCP 21-022 via PlanetBids. As previously mentioned, Chrisp Company was the lowest bidder among four (4) bids. Responsive bids were as follows:

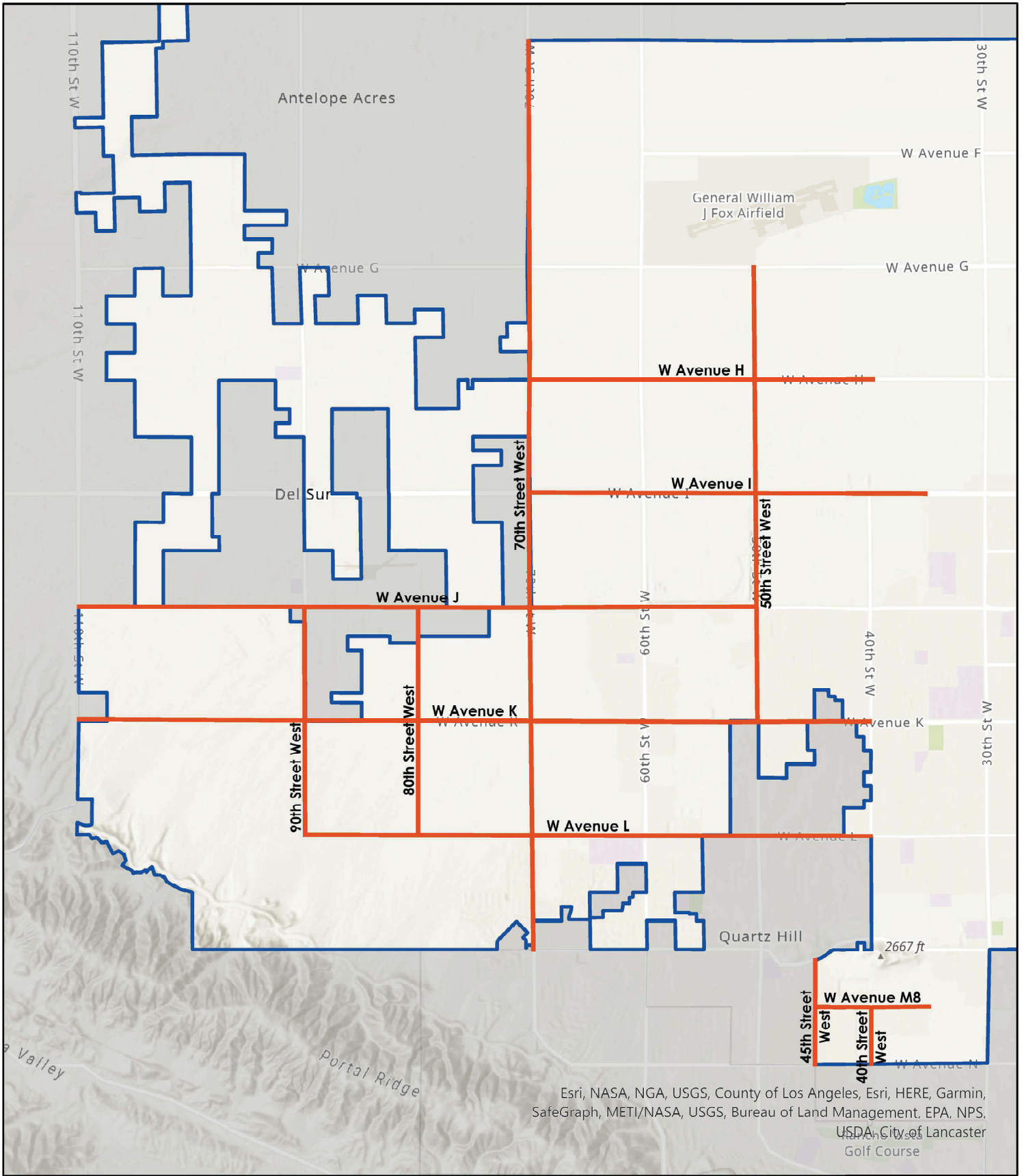
<u>Contractor</u>	<u>City</u>	<u>Base Bid + Additive Alternate Amounts</u>
1. Chrisp Company	Fremont, CA	\$380,005.45
2. Cal Stripe, Inc.	Colton, CA	\$462,429.25
3. Sterndahl Enterprises, Inc.	Sun Valley, CA	\$469,162.15
4. Superior Pavement Markings	Cypress, CA	\$586,360.35
Engineer's Estimate		\$507,635.80

RO:sm

Attachments:

Vicinity Map

County Letter Dated 04/07/2021



Revised April 5, 2021



Project Area Map

- 2021 Locations
- City Boundary



LOCATIONS INCLUDED IN ADDITIVE ALTERNATE ITEM (AA1) ARE LOCATED WITHIN THE COUNTY OF LOS ANGELES JURISDICTION.



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **OS-3**

April 7, 2021

TO: Rosa Orellana
City of Lancaster

FROM: Michele Chimienti
Operational Services Division

2021 THERMOPLASTIC STRIPING REFRESH PROGRAM, LANCASTER

Let this memo serve as memorializing our discussion to include the County locations in the 2021 Thermoplastic Striping Refresh Program for the rural westside area of Lancaster. The estimated cost for the work is \$60,000, and my team has confirmed the County locations included in this program are due for maintenance. Having the City of Lancaster's contractor complete this work will be of benefit to both the City and County to ensure clean seamless striping for this area. The County will process a purchase order for this work to reimburse the City for the County's share of the construction contract cost. Please provide a copy of the bid and award package as they become available to generate and process the purchase order.

If you have any questions, please contact Michele Chimienti at (626) 458-1700 or mchimien@dpw.lacounty.gov.

MC:ir

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STAFF REPORT
City of Lancaster

CC 5
05/25/21
JC

Date: May 25, 2021

To: Mayor Parris and City Council Members

From: Jeff Hogan, Development Services Director
Chenin Dow, Real Estate & Economic Development Senior Manager
Chris Aune, Real Estate & Economic Development Manager

Subject: **Joint Application with Bridge Housing Corporation for the Affordable Housing and Sustainable Communities Program on Behalf of the City of Lancaster**

Recommendation:

Adopt **Resolution No. 21-22**, authorizing the City Manager or his designee to submit a joint application with Bridge Housing Corporation for the Affordable Housing and Sustainable Communities Program on behalf of the City of Lancaster; and authorize the City Manager or his designee to execute all related documents.

Fiscal Impact:

None.

Background:

On April 9, 2021, the City Council and the Housing Authority approved the Disposition and Development Agreement (“DDA”) with Bridge Housing Corporation (“Bridge”), and on April 19, 2021, the Planning Commission approved the proposal from Bridge to construct an affordable housing development at the southwest corner of Sierra Highway and Avenue I.

Bridge has requested that the City be a joint applicant for the Affordable Housing and Sustainable Communities (“AHSC”) Program. Eligible applicants include government entities, transit agencies and developers. All of the proposed applications are led by housing developers as the housing portion is the prominent and complex element. In order to be eligible for AHSC funding, the project must include improvements that will enhance and promote transit accessibility within the neighborhood by providing a variety of supporting infrastructure improvements focused on connecting residents and key neighborhood destinations. Such improvements include active transportation improvements that would encourage walking and biking, safe and accessible street improvements to enhance the visibility of neighborhood pathways, and improve transit station and express bus stop areas.

This report requests approval to authorize the City Manager or his designee to submit a joint grant application with Bridge to the State of California Strategic Growth Council and Department of Housing and Community Development (“HCD”) for the AHSC grant on behalf of the City of Lancaster. The Notice of Funding Availability was issued February 26, 2021. The application deadline is June 8, 2021, with an anticipated award date in October 2021.

Bridge has retained the Community Development Resource Group (“CDRG”) to prepare the 2021 AHSC Application. City staff has been working with Bridge and CDRG in preparing the AHSC Application that will be submitted by June 8, 2021.

If the application is approved, up to \$20,000,000.00 would go towards the construction of the housing units, and up to \$10,000,000.00 towards Sustainable Transportation Infrastructure (“STI”) and Transit-Related Amenities (“TRA”) for the surrounding neighborhoods. The potential funds for STI and TRA will be used to improve the area around the housing development.

Improvements include new safe accessible walkways, including a key pedestrian gap closure along Beech Avenue, extending the bikeway on Avenue I, adding bike improvements along Beech Avenue, and adding a raised median in Avenue I. Other improvements include tree planning along Avenue I between Elm Avenue and Sierra Highway, a crosswalk on Avenue I, bike detection signs and high visibility crosswalks at the intersection of Avenue I and Sierra Highway.

In addition to sidewalks and bike improvements, the improvements would include a transit shelter for bus drivers at the Sierra Highway charging station, and five covered bus shelters within the project area.

Metrolink improvements would include: 1) the installation of fuel storage and dispensers, which would reduce the risk of spills and provide more efficiency; and 2) the installation of turn capacity improvements at the station, which would reduce delays due to the single-track section between Acton and Lancaster, California. These elements would significantly increase operational resilience and on-time performance to the Antelope Valley Line.

CA/dw

Attachment:
Resolution No. 21-22

RESOLUTION NO. 21-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO SUBMIT A JOINT APPLICATION WITH BRIDGE HOUSING CORPORATION FOR THE AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM ON BEHALF OF THE CITY OF LANCASTER

WHEREAS, The State of California, the Strategic Growth Council (“SGC”) and the Department of Housing and Community Development (“HCD”) has issued a Notice of Funding Availability (“NOFA”) dated February 26, 2021, under the Affordable Housing and Sustainable Communities (“AHSC”) Program established under Division 44, Part 1 of the Public Resources Code commencing with Section 75200;

WHEREAS, The City of Lancaster (“City”) desires to submit a joint application with Bridge Housing Corporation (“Bridge”) for AHSC Program funds and submit the Application Package released by the HCD for the AHSC Program;

WHEREAS, The SGC is authorized to approve funding allocations for the AHSC Program, subject to the terms and conditions of the NOFA, Program Guidelines, Application Package, and Standard Agreement. The HCD is authorized to administer the approved funding allocations of the AHSC Program.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, AS FOLLOWS:

Section 1. The City is hereby authorized and directed to submit a joint AHSC Program Application with Bridge as detailed in the NOFA dated February 26, 2021, for Round 6 in a total amount not to exceed \$30,000,000.00 for an Affordable Housing Development (“AHD”), Housing-Related Infrastructure (“HRI”), Sustainable Transportation Infrastructure (“STI”), Transit-Related Amenities (“TRA”) or Program (“PGM”) activities (collectively, “AHSC Grant”), as defined in the AHSC Program Guidelines. If the application is approved, the City is hereby authorized and directed to enter into, execute, and deliver a State of California Standard Agreement (“Standard Agreement”) in a total amount not to exceed \$30,000,000.00 and any and all other documents required or deemed necessary or appropriate to secure the AHSC Program funds from the HCD, and all other amendments thereto (collectively, “AHSC Documents”).

Section 2. The City shall be subject to the terms and conditions as specified in the Standard Agreement. Funds are to be used for allowable capital asset project expenditures, to be identified in Exhibit “A” of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application are enforceable through the Standard Agreement.

Section 3. The City hereby agrees to use the funds for eligible capital asset(s) in the manner presented in the application by the HCD and in accordance with NOFA and Program Guidelines and Application Package.

Section 4. The City Manager, or designee, is authorized to execute the AHSC Program Application Package and the AHSC Program Documents as required by the HCD for participation in the AHSC Program.

Section 5. The City Clerk shall certify to the adoption of this Resolution.

Section 6. This Resolution shall take effect immediately upon its passage.

PASSED, APPROVED, and ADOPTED this 25th day of May, 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

ANDREA ALEXANDER
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
CITY OF LANCASTER

I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Resolution No. 21-22, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)

STAFF REPORT
City of Lancaster

CC 6
05/25/21
JC

Date: May 25, 2021

To: Mayor Parris and City Council Members

From: George N. Harris II, Finance & Information Technology Director

Subject: **TDA Article 8 Fiscal Year (FY) 2020-21 Application for Available Funds**

Recommendation:

Approve **Resolution No. 21-23**, authorizing the City Manager, or his designee, to apply for all funds available to the City of Lancaster from the Los Angeles County Metropolitan Transportation Authority allocated for street and road improvements for the Fiscal Year 2020-21 in the amount of \$5,254,444, and draw reserves for: Fiscal Year 2017-18 in the amount of \$2,297,321; and Fiscal Year 2019-20 in the amount of \$172,702.

Fiscal Impact:

The application includes a request of FY 2020-21 allocation in the amount of \$5,254,444, as well as a request of prior year's reserves: FY 2017-18 in the amount of \$2,297,321; FY 2019-20 in the amount of \$172,702. The amount left on the reserve for FY 2020-21 will be \$64,671.

Background:

Annually, Los Angeles County Metropolitan Transportation Authority allocates Transportation Development Act (TDA) Article 8 funds to fund unmet transit needs in areas outside the Metro service area.

TDA Article 8 revenues will be used by the City to fund the following Council-approved and budgeted Capital Improvement Projects and operating transfers:

- 2021 Pavement Management Program (REVIVE 25)
- 10th Street West Bikeway and Road Diet
- Avenue I Street Improvement Challenger-Price
- Avenue I Street Improvement Price-35th Street East
- Lancaster Health District
- Traffic Overhead Sign Replacement
- Redundant Street Lighting
- Prime Desert Woodlands Preserve Gap Closure (Ave K-4)
- 2020 Thermoplastic Street Program
- Pedestrian Gap Closure Improvement

GH:LH

Attachments

Memo to TDA Article 8 recipients dated November 18, 2020 from the Los Angeles County Metropolitan Transportation Authority

Resolution No. 21-23

TDA8 CIP Budgeted 2020-21

2021 Pavement Management Program (Revive 25)

Project #12ST041



Description

Funding in support of Revive 25. Fiscal year 2021 funding is a continuation of the City of Lancaster's efforts to improve the safety and economic vitality of its roadway network. The Revive 25 program details a plan to 'revive' every lane mile within City limits by the year 2025. Revive 25 will greatly improve the City's road network which will lead to a number of positive effects – including more desirable streets, increased property values, increased safety for vehicles and reduced future road maintenance.

Project Budget		<u>Prior Years</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>Total</u>
<u>Fund #</u>	<u>Fund Desc.</u>							
203	Gas Tax		\$ 200,000					\$ 200,000
TOTAL PROJECT		\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000

10th Street West Bikeway & Road Diet

Project # 15B008



Description

Construction of bicycle and pedestrian improvements, and removal of vehicular traffic lanes. Improvements would create a complete street on 10th Street West and connect to the Downtown Gateway and the BLVD.

Project Budget		<u>Prior Years</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>Total</u>
<u>Fund #</u>	<u>Fund Desc.</u>							
204	Air Quality	\$ 70,000						\$ 70,000
208	TDA Article 3 Bikeway		\$ 198,727					\$ 198,727
209	Prop C		\$ 134,273					\$ 134,273
323	MFA Grant - STPL	\$ 715,000						\$ 715,000
321	MFA Grant - Local		\$ 263,000					\$ 263,000
399	Federal Misc. Grants	\$ 785,000						\$ 785,000
TOTAL PROJECT		\$ 1,570,000	\$ 596,000	\$ -	\$ -	\$ -	\$ -	\$ 2,166,000

Prime Desert Woodlands Preserve Gap Closure (Ave K-4)

Project #15ST077



Description

Widen pavement and close the gap in curb, gutter, and sidewalk improvements on the north side of the Prime Desert Woodland Preserve, along the southside of Avenue K-4.

Project Budget		<u>Prior Years</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>Total</u>
<u>Fund #</u>	<u>Fund Desc.</u>							
210	Measure R		\$ 363,636					\$ 363,636
TOTAL PROJECT		\$ -	\$ 363,636	\$ -	\$ -	\$ -	\$ -	\$ 363,636

2020 Long Line Striping

Project #15ST078



Description

Refresh long line striping on half of City's arterial streets (approx. 425 lane miles).

Project Budget

	<u>Prior Years</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>Total</u>
<u>Fund #</u> <u>Fund Desc.</u>							
210 Mevasre R		\$ 340,000					\$ 340,000
TOTAL PROJECT	\$ -	\$ 340,000	\$ -	\$ -	\$ -	\$ -	\$ 340,000

Pedestrian Gap Closure Improvement

Project #15SW016



Description

Construction of curb, gutter, and sidewalk improvements to close the gap between existing improvements. Pedestrian safety and mobility is increased with these improvements.

Project Budget		<u>Prior Years</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	Total
<u>Fund #</u>	<u>Fund Desc.</u>							
204	Air Quality	\$ 80,000						\$ 80,000
211	Measure M	\$ 124,049						\$ 124,049
211	Measure M-MSP*	\$ -	\$ 1,143,284					\$ 1,143,284
323	STPL	\$ 217,705						\$ 217,705
	Federal Misc.							
399	Grants	\$ 6,258,600						\$ 6,258,600
TOTAL PROJECT		\$ 6,680,354	\$ 1,143,284	\$ -	\$ -	\$ -	\$ -	\$ 7,823,638



Description

Within the Lancaster Health District (Avenue J to Avenue J-8 and 20th Street West to Kingtree), construct approximately 2 miles of new complete streets to alleviate burden on existing arterial network; and improve safety, mobility and access near the medical facilities commercial centers and residences.

Project Budget		<u>Prior Years</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>Total</u>
<u>Fund #</u>	<u>Fund Desc.</u>							
206	IDA Article B	\$ 500,000						\$ 500,000
209	Prop C		\$ 1,490,164					\$ 1,490,164
321	MIA Grant - Local		\$ 1,022,760		4,239,982			\$ 5,262,742
-	Unidentified			\$ 6,177,664				\$ 6,177,664
TOTAL PROJECT		\$ 500,000	\$ 2,512,924	\$ -	\$ 10,417,646	\$ -	\$ -	\$ 13,430,570



Description

Replace all Traffic overhead signs at all signal locations.

Project Budget

	<u>Prior Years</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>Total</u>
<u>Fund #</u> <u>Fund Desc.</u>							
206 TDA Article 8		\$ 400,000					\$ 400,000
TOTAL PROJECT	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000

Street Light Improvements

Project # 15ST071



Description

Remove and restock redundant streetlights adjacent to highway safety lights at intersections. 107 locations Citywide.

Project Budget

	<u>Prior Years</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>Total</u>
<u>Fund #</u> 206		\$ 390,000					\$ 390,000
<u>Fund Desc.</u> TDA Article 8							
TOTAL PROJECT	\$ -	\$ 390,000	\$ -	\$ -	\$ -	\$ -	\$ 390,000



Metro

November 18, 2020

MEMO TO: TDA ARTICLE 8 RECIPIENTS

FROM: DREW PHILLIPS, SENIOR DIRECTOR
LOCAL PROGRAMMING

SUBJECT: FY 2020-21 ALLOCATIONS AND CLAIM FORMS

At its September 24, 2020 meeting, the Los Angeles County Metropolitan Transportation Authority (Metro) adopted the FY 2020-21 Transportation Development Act (TDA) Article 8 allocations. Pursuant to the action, and in accordance with the allocation recommendations and actions taken in June (Exhibit A), Metro invites your agency to claim its TDA Article 8 funds. The following items are included in this packet:

1. Letter to recipients
2. FY 2020-21 Allocations
3. Guidelines to the Administration of TDA Article 8
 - Appendix I, Instructions
 - Claim Form
 - Transit Assurances
 - Sample Resolution
 - Appendix II, Audit Guidelines
 - Appendix III, State Controller's Guidelines
 - Relating to Gas Tax Expenditures (Sections 100-400)
4. Exhibit A - Recommendations (Metro Board Report)

To claim and receive funds, please submit the enclosed forms along with your agency's certified resolution to:

Ms. Armineh Saint
Transportation Planning Manager
Metropolitan Transportation Authority
One Gateway Plaza
Mail Stop: 99-4-4
Los Angeles, CA 90012-2952

ANELLI-MICHELLE NAVARRO
EXECUTIVE OFFICER, FINANCE



Metro

Los Angeles County
Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952

213.922.2000 Tel
metro.net

MEMO TO: TDA ARTICLE 8 RECIPIENTS

**FROM: DREW PHILLIPS, SENIOR DIRECTOR
LOCAL PROGRAMMING**

SUBJECT: DEADLINE TO SUBMIT THE TDA 8 CLAIM FORMS FY 2020-21

Please note effective August 8, 2018, the deadline to submit the TDA 8 claim forms for FY2020-21 is June 30, 2021.

Thank you in advance for your cooperation.

ANELLI-MICHELLE NAVARRO
EXECUTIVE OFFICER, FINANCE

RESOLUTION NO. 21-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO APPLY FOR ALL FUNDS AVAILABLE TO THE CITY OF LANCASTER FROM THE LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY, ALLOCATED FOR STREET AND ROAD IMPROVEMENTS FOR THE FISCAL YEAR 2020-21 IN THE AMOUNT OF \$5,254,444, AND DRAW RESERVES FOR: FISCAL YEAR 2017-18 IN THE AMOUNT OF \$2,297,321; AND FISCAL YEAR 2019-20 IN THE AMOUNT OF \$172,702.

WHEREAS, Article 8 of the Transportation Development Act provides that cities can use eligible funds of the County's Local Transportation Fund for local streets and road expenditures when the City's unmet transportation needs have been satisfied; and

WHEREAS, the City of Lancaster has met its unmet public transportation needs through an agreement with the Los Angeles County Metropolitan Transportation Authority to provide public transportation in the City of Lancaster;

WHEREAS, the City of Lancaster desires to use its portion of its allocation of Transportation Development Act funds for minor street and road improvements;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, STATE OF CALIFORNIA, THAT:

Section 1. The City Manager, or his designee, is authorized to sign on behalf of the City of Lancaster and is the City's designated contact person.

Section 2. The City Manager, or his designee, is authorized to, and shall, apply for all funds available to the City of Lancaster allocated for street and road improvements for Fiscal Year 2020-21 in the amount of \$5,254,444, and draw reserves for: Fiscal Year 2017-18 in the amount of \$2,297,321; Fiscal Year 2019-20 in the amount of \$172,702.

PASSED, APPROVED, and ADOPTED this 25th day of May 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

ANDREA ALEXANDER
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
CITY OF LANCASTER

I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Resolution No. 21-23, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)



CITY OF LANCASTER
FY 2020-21
TDA 8 WORKSHEET

DAC/ GL#	Project Code	Project Title	DATE		Cayenta Budget as of 04/19/21		
			Start	Completion	TDA8	Other Funding	Total Budget
206 12ST041	12ST041	2021 PAVEMENT MANAGEMENT PROGRAM (REVIVE 25)	07/01/19	08/31/21	1,804,857.00	7,095,487.31	8,900,344.31
206 15BW008	15BW008	10TH ST W BIKEWAY& ROAD DIET	08/16/18	06/30/22	258,000.00	3,984,564.47	4,242,564.47
206 15SG001	15SG001	BLVD LED LIGHTING	06/30/21	06/30/22	125,000.00	125,000.00	250,000.00
206 15ST053	15ST053	AVE I ST IMP CHALLENGER-PRICE	05/14/18	06/30/20	119,570.07	1,054,052.29	1,173,622.36
206 15ST054	15ST054	AVE I ST IMP PRICE-35TH ST E	05/14/18	06/30/20	44,424.91	1,359,140.35	1,403,565.26
206 15ST058	15ST058	LANCASTER HEALTH DISTRICT	07/01/20	06/30/22	87,053.18	2,539,090.14	2,626,143.32
206 15ST069	15ST069	INSTALL OF D3-1 ST SIGN	07/01/20	06/30/22	174,413.00	174,413.00	348,826.00
206 15ST070	15ST070	TRAFFIC OVERHEAD SIGN REPLACE	07/01/20	06/30/22	305,951.46	606,903.46	912,854.92
206 15ST071	15ST071	REDUNDANT STREET LIGHTING	07/01/20	06/30/22	290,000.00	290,000.00	580,000.00
206 15ST077	15ST077	Prime Desert Woodlands Preserve Gap Closure (Ave K-4)	03/01/21	06/30/22	-	283,324.67	283,324.67
206 15ST078	15ST078	2020 THERMOPLASTIC STRPG REF P	07/01/20	06/30/22	101,338.53	439,057.18	540,395.71
206 15SW016	15SW016	PEDESTRIAN GAP CLOSURE IMPROVEMENT	07/01/20	05/16/22	77,701.73	8,659,852.97	8,737,554.70
206 15SW017	15SW017	2020 ATP-SRTS PED IMP	06/30/21	06/30/22	36,000.00	1,898,799.07	1,934,799.07
TOTAL CAPITAL PROJECT BUDGET					3,424,309.88	28,509,684.91	31,933,994.79

STAFF REPORT
City of Lancaster

PH 1
05/25/21
JC

Date: May 25, 2021

To: Mayor Parris and City Council Members

From: Jeff Hogan, Development Services Director
Larissa De La Cruz, Community Development Senior Manager

Subject: **General Plan Amendment No. 19-01 and Zone Change No. 19-02 Located at the Southeast Corner of 10th Street West and Avenue K-8 (Assessor's Parcel Number: 3128-004-016)**

Recommendations:

1. Adopt **Resolution No. 21-24**, approving General Plan Amendment No. 19-01, amending the General Plan land use designation from Specific Plan (SP) to Commercial (C).
2. Introduce **Ordinance No. 1084**, amending the zoning designation on 4.43 acres of land located on the southeast corner of 10th Street West and Avenue K-8 (Assessor's Parcel Number 3128-004-016), known as Zone Change No. 19-02, from Specific Plan (SP) to Commercial Planned Development (CPD).

Fiscal Impact:

None.

Background:

In 2019, the applicant, Shamsian Holding, LLC, submitted a General Plan Amendment (GPA), Zone Change (ZC), and Conditional Use Permit (CUP) for a proposed project located at the southeast corner of 10th Street West and Avenue K-8. Staff reviewed the proposed project and prepared a staff report (Attachment A), recommending to the Planning Commission approval of the GPA, ZC, and CUP. The Planning Commission held a public hearing on the request on April 19, 2021 and voted (by a 7-0-0-0 vote) to recommend approval to the City Council for the GPA and ZC, and approval of the CUP to allow for the construction and operation of a commercial mini-mart, gas station fuel canopy, four commercial buildings, and to allow the sale of alcohol with a Type 20 (off-sale beer and wine) Alcoholic Beverage Control (ABC) license.

The applicant is requesting to amend the General Plan land use designation from SP to C, and rezoning the subject site from SP to CPD, to allow the subject property to be developed with a commercial development. The GPA and ZC would be consistent with the goals, objectives and policies of the Lancaster General Plan 2030, because it is not incongruous with existing land-use patterns, or the character of the surrounding area. Therefore, staff is recommending approval to amend the General Plan land use designation from SP to C, and change the zoning designation from SP to CPD.

JH:CC/jr

Attachments:

Resolution No. 21-24

Ordinance No. 1084

PC Staff Report dated April 19, 2021

RESOLUTION NO. 21-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. 19-01, AMENDING THE GENERAL PLAN LAND USE DESIGNATION FROM SPECIFIC PLAN (SP) TO COMMERCIAL (C)

WHEREAS, pursuant to Section 3.c. of City Council Resolution No. 93-07, Shamsian Holding, LLC (“Applicant”) has initiated applications for (a) General Plan Amendment No. 19-01 (“GPA 19-01”), and (b) Zone Change No. 19-02 (“ZC 19-02”), to redesignate the project site from Specific Plan (SP) to Commercial (C), and change the zone from Specific Plan (SP) to Commercial Planned Development (CPD) located on the southeast corner of 10th Street West and Avenue K-8 (APN: 3128-004-016); and adopting a mitigated negative declaration; and

WHEREAS, pursuant to Section 17.24.070 of the LMC, a notice of intention to consider the GPA 17-02 and ZC 17-02 was published and provided as required by Chapter 17.36.020.A of the LMC and Sections 65854 and 65905 of the Government Code; and

WHEREAS, on April 19, 2021, the City’s Planning Commission held a public hearing on the GPA 19-01 and ZC 19-02, notice of which was published and provided as required by law, and adopted Resolution No. 21-06 (“Planning Commission Recommendation”) recommending the City Council approve GPA 19-01 and ZC 19-02; and

WHEREAS, the Planning Commission adopted and certified that it has reviewed and considered the information in the Mitigated Negative Declaration prepared for the proposed project in compliance with the California Environmental Quality Act (“CEQA”) (including its implementing regulations). The Planning Commission found that the Initial Study determined that the proposed project could have a significant effect on the environment; however, there will not be a significant effect in this case with the implementation of the mitigation measures as detailed in the Mitigated Negative Declaration. The Planning Commission found, pursuant to Section 21082.1 of the Public Resources Code, that the Mitigated Negative Declaration prepared for the proposed project reflects the independent judgement of the City of Lancaster.

WHEREAS, staff has performed the necessary investigations, prepared a written report, and recommended that GPA 19-01, and ZC 19-02 be approved, subject to conditions; and

WHEREAS, public notice was published and given as required by law, and a public hearing was held on May 25, 2021.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LANCASTER, DOES HEREBY RESOLVE, DETERMINE AND ORDER, AS FOLLOWS:

Section 1. That the foregoing Recitals are true, correct and a substantive part of this Resolution.

Section 2. That the City Council hereby adopts the following General Plan Amendment findings, pursuant to Section 17.24.140 of the LMC, in support of approval this application:

- a. Information presented at public hearing shows that such amendment is necessary to implement the general plan and/or that the public convenience, the general welfare or good zoning practice justifies such action.

Section 3. That City Council staff is hereby authorized and directed to prepare, execute, and file a Notice of Determination pursuant to CEQA (including its implementing guidelines).

Section 4. That the City Council approve GPA 19-01 to redesignate the subject property from SP to C.

PASSED, APPROVED and ADOPTED this 25th day of May 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

ANDREA ALEXANDER

City Clerk

City of Lancaster

R. REX PARRIS

Mayor

City of Lancaster

ORDINANCE NO. 1084

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, AMENDING THE ZONING DESIGNATION ON 4.43 ACRES OF LAND LOCATED ON THE SOUTHEAST CORNER OF 10TH STREET WEST AND AVENUE K-8 (ASSESSOR'S PARCEL NUMBER 3128-004-016), KNOWN AS ZONE CHANGE NO. 19-02, FROM SPECIFIC PLAN (SP) TO COMMERCIAL PLANNED DEVELOPMENT (CPD)

WHEREAS, pursuant to Section 17.24.060 of the Lancaster Municipal Code, an application has been filed by Shamsian Holding, LLC ("Applicant") to change the zoning designation on 4.43 acres of land that is located on the southeast of 10th Street West and Avenue K-8 (Assessor's Parcel Number: 3128-004-016) from Specific Plan (SP) to Commercial Planned Development (CPD); and

WHEREAS, a notice of intention to consider a zone change of the subject property was given, as required by Section 17.24.110 of the Lancaster Municipal Code, and Sections 65854 and 65905 of the Government Code; and

WHEREAS, on April 19, 2021, the City's Planning Commission held a public hearing on the General Plan Amendment No. 19-01 and Zone Change No. 19-02, notice of which was published and provided as required by law, and adopted Resolution No. 21-06 ("Planning Commission Recommendation"), recommending the City Council approve General Plan Amendment No. 19-01 and Zone Change No. 19-02; and

WHEREAS, the Planning Commission adopted and certified that it has reviewed and considered the information in the Mitigated Negative Declaration prepared for the proposed project in compliance with the California Environmental Quality Act ("CEQA") (including its implementing regulations). The Planning Commission found that the Initial Study determined that the proposed project could have a significant effect on the environment; however, there will not be a significant effect in this case with the implementation of the mitigation measures as detailed in the Mitigated Negative Declaration. The Planning Commission found, pursuant to Section 21082.1 of the Public Resources Code, that the Mitigated Negative Declaration prepared for the proposed project reflects the independent judgement of the City of Lancaster.

WHEREAS, staff has performed the necessary investigations, prepared a written report, and recommended that the zone change request be approved; and

WHEREAS, the City Council desires to approve the Applicant's request as set forth herein.

THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, DOES HEREBY ORDAIN, AS FOLLOWS:

Section 1. The foregoing Recitals are true, correct and a substantive part of this Ordinance.

Section 2. The City Council hereby makes the following Zone Change findings pursuant to Section 17.24.120 of the LMC:

- a. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
- b. That a need for the proposed zone classification exists within such area or district; and
- c. That the particular property under consideration is a proper location for said zone classification within such area or district; and
- d. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare and in conformity with good zoning practice.

Section 3. The subject property is reclassified from SP to CPD.

Section 4. Any ordinance previously adopted by the City Council shall be and is hereby repealed if and to the extent inconsistent with this Ordinance, provided, however, that each such ordinance shall otherwise remain in full force and effect.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held for any reason to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

Section 6. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in that regard, and this Ordinance shall take effect 30 days after adoption.

I, Andrea Alexander, City Clerk of the City of Lancaster, do hereby certify that the foregoing ordinance was regularly introduced and placed upon its first reading on the 25th day of May, 2021, and placed upon its second reading and adoption at a regular meeting of the City Council on the _____ day of _____, _____, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

ANDREA ALEXANDER
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }ss
CITY OF LANCASTER }

CERTIFICATION OF ORDINANCE
CITY COUNCIL

I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Ordinance No. 1084, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
CITY COUNCIL

I, _____, _____ City of Lancaster, California,
do hereby certify that this is a true and correct copy of the original Resolution No. 21-24, for which
the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this
_____ day of _____, _____.

(seal)



AGENDA ITEM: 4.

DATE: 04-19-21


STAFF REPORT

**CONDITIONAL USE PERMIT NO. 19-12
GENERAL PLAN AMENDMENT NO. 19-01
ZONE CHANGE NO. 19-02**

PC ACTION:
APPROVED (7-0-0-0-0)

DATE: April 19, 2021

TO: Lancaster Planning Commission

FROM: Cynthia Campaña, Planner 
Community Development Division, Development Services Department

APPLICANT: Shamsian Holding, LLC

LOCATION: 4.43 acres at the southeast corner of 10th Street West and Avenue K-8 (APN: 3128-004-016)

REQUEST: The applicant is requesting the following:

1. Amend the General Plan land use designation for the subject property from Specific Plan (SP) to Commercial (C);
2. Rezone subject property from Specific Plan (SP) to Commercial Planned Development (CPD);
3. Construction and operation of a commercial mini-mart, gas station fuel canopy, and four commercial buildings, and to allow the sale of alcohol with a Type 20 (off-sale beer and wine) Alcoholic Beverage Control (ABC) license; and approval of a waiver from distance requirements; and
4. Adopting a mitigated negative declaration.

RECOMMENDATION: Adopt Resolution No. 21-06 approving Conditional Use Permit No. 19-12 to allow for the construction and operation of a commercial mini-mart, gas station fuel canopy, four commercial buildings and to allow the sale of alcohol with a Type 20 (off-sale beer and wine) Alcoholic Beverage Control (ABC) license; approval of a waiver from distance requirements, adopting a mitigated negative declaration, and recommending approval of General Plan Amendment No. 19-01 and Zone Change No. 19-02 to the City Council

BACKGROUND

The Amargosa Creek Specific Plan (ACSP) is an approximately 152-acre site located along 10th Street West between Avenue L and Avenue K-8. The specific plan envisioned a variety of commercial uses as well as a major medical facility built out over the course of ten years. Since the adoption of the ACSP, no development has come into fruition. The subject site is located in the ACSP on 4.43 acres at the southeast corner of 10th Street West and Avenue K-8, as seen in Figure 1.

Figure 1, Vicinity Map



GENERAL INFORMATION

Table 1 summarizes the general information concerning this Conditional Use Permit.

Table 1: General Information

ITEM	DESCRIPTION
APNS	3128-004-016
LOCATION	Southeast corner of 10 th Street West and Avenue K-8
ZONING AND LAND USE	The property is located in the Specific Plan (SP) zoning designation and has a General Plan Land Use Designation of Specific Plan (SP)
SURROUNDING LAND USES AND ZONING	North: Commercial, Ram Auto Dealership South: Specific Plan, Tire and Auto Repair Shop East: Specific Plan, Sgt Steven Owen Memorial Park and AVTA Transfer Station West: Specific Plan, Vacant
CURRENT DEVELOPMENT	The subject site is currently vacant
ENVIRONMENTAL REVIEW	Review of pertinent environmental documents has disclosed no significant adverse impacts resulting from the proposed project after mitigation measures have been applied. Potential effects are discussed more fully in the attached Initial Study. The Initial Study prepared for the proposed project was sent to the State Clearinghouse (SCH#2021030392) for public review. The 30-day public review period ended on April 15, 2021. Based on this information, staff has determined that a Mitigated Negative Declaration is warranted. Notice of intent to prepare a Mitigated Negative Declaration has been legally advertised.

PROJECT DESCRIPTION

The applicant is requesting to amend the General Plan land use designation of the subject site from SP to C, and to change the zoning from SP to CPD, which would allow the Conditional Use Permit request to construct the proposed project.

The proposed project is for a commercial center development which would include four commercial buildings, a mini-mart and a gas station fuel canopy. In addition, the applicant is requesting approval

of a Type 20 (off-sale beer and wine) Alcoholic Beverage Control (ABC) license with a waiver from distance requirement. A Type 20 ABC is for the off-sale of beer and wine within the proposed commercial mini-mart. Table 2 breaks down building information such as square footage and height.

Table 2: Building Breakdown

<i>Building</i>	<i>Square-Footage</i>	<i>Height</i>
Commercial Mini Mart	3,360	26'
Gas Station Fuel Canopy	3,825	26'
Building A	3,920	35'
Building B	6,953	32'9"
Building C	6,921	32'9"
Building D	6,921	32'9"

Building pad A and building pad B both consist of a drive thru and are located along 10th Street West. Building pad C would be located along Avenue K-8 and building pad D would be located along westerly portion of the subject site. The gas station fuel canopy is located at the corner of the site and the commercial mini mart is located at the center. Building pad A and the commercial mini mart are single tenants and building pad B, C and D consist of four tenants. With the exception of the mini mart, the proposed commercial pads do not have any identified tenants.

The proposed gas station and mini mart would operate 24 hours, seven days a week. The mini mart would restrict the sale of beer and wine from 7:00 a.m. to 10:30 p.m. and would only devote 40 square feet of the sales floor area to the display of beer and wine. In addition, the alcohol displays are located furthest away from any store point of entry.

The proposed commercial development has a contemporary architectural style. All building elevations are designed to include architectural character and detail throughout the entire building, not just street facing elevations. A variety of detailing including insets, trim score lines and other articulation has been applied on all building elevations. In addition, the proposed buildings' roof design incorporates both hipped and mansard roof types with varied roof lines.

Outdoor lighting would be directed into the project site through the use of shield and cut-off fixtures. A photometric plan was submitted as part of the project and the plans show very little light trespass beyond the parcel boundaries.

ANALYSIS

General Plan Amendment and Zone Change

The proposed project would change the land use designation to SP to C and the zone from SP to CPD. The change in land use designation would not conflict with any goals, objectives, policies, or specific actions of the General Plan 2030 elements as the proposed project will have met the intent of the Amargosa Specific Plan. The zone change for the subject site from SP to CPD would be consistent and compatible with the surrounding properties. The subject site is within the frontage commercial land use designation within the specific plan and would allow for retail sales, restaurants and offices similar to the proposed uses for the project.

Conditional Use Permit

The overall site would consist of a commercial development with four commercial building pads, a commercial mini mart and a gas station fuel canopy. A Conditional Use Permit is required for a mini mart per Lancaster Municipal Code (LMC) Section 17.12.080. A Conditional Use Permit is also required to obtain a Type 20 ABC license, per LMC Section 17.42.030.

The proposed mini mart and gas station fuel canopy would be operated by Extra Mile. The proposed 3,825 square-foot Extra Mile mini mart would sell a variety of products that include baked goods, fruit, hot foods, sandwiches, snacks, soft drinks, juices, beer and wine. Only 40 square feet would be used for the display of beer and wine.

Separation Distance Requirement

The City's alcohol ordinance Section 17.42.040 established separation distance requirements between certain types of alcohol sellers and uses identified as "sensitive uses" and from other alcohol sellers. A distance waiver is required due to the proximity of a park within the 500-foot separation requirement. Therefore, approval of the Conditional Use Permit will require a waiver from these requirements.

Request for Waiver

LMC Section 17.42.040 contains a provision to allow for a waiver from the normal distance requirements of the alcohol ordinance. The waiver requires that two findings are made: first, that the alcoholic beverage establishment will serve a specific community need; and second, that the distance waiver approved for the alcoholic beverage establishment is not expected to result in an adverse effect on adjacent property, uses, or residents.

The mini mart and gas station fuel canopy would be open 24 hours a day, but sales of alcoholic beverages would only be permitted between the hours of 7:00 a.m. to 10:30 p.m., seven days a week. The operator of the mini mart has agreed to limit the display of alcohol to 40 square feet. In addition, the applicant must comply with a list of conditions. Also, the Community Development Manager has the discretion to require on-site security in the future, if necessary.

The applicant will not provide advertisement of the alcoholic beverages and no outdoor displays or additional signage are permitted. Display of beer and wine would not be located within close vicinity of the cash register, or the front door, reducing impulse buying of alcohol. In addition, employees on duty who sell beer and wine will be at least 21 years of age.

Sheriff's Department Review

Staff received the Alcoholic Beverage Establishment Application Investigation form from Deputy Lance Jordan of the Lancaster Sheriff's Station (Attachment B), stating that the Los Angeles Sheriff's Department neither supports or opposes the applicant's request for a Type 20 ABC license. In an effort to mitigate potential adverse impacts of the use, the Sherriff's Department and staff have included several conditions for the project.

General Plan Consistency

The proposed project would change the land use designation from SP to C. The change in land use designation would not conflict with the goals, objectives, policies or specific actions of the General Plan 2030 elements. The proposed development would be consistent with the C General Plan land use designation and the types of uses envisioned therein. The C land use designation "includes a broad spectrum of uses, including regional, community, neighborhood, and highway-oriented uses" (General Plan Objective 17.1). The proposed use is consistent with the following Goals and Actions of the General Plan:

- Specific Action 16.1.3(d):** To revitalize and enhance local commerce, encourage the establishment and expansion of local businesses and development of commercial and industrial properties, which produce retail sales taxes, transient occupancy taxes, and assessed valuation by providing assistance with financing, processing and negotiating.
- Goal 17:** To establish a variety of land uses, which serve to develop Lancaster into a balanced and complete community in which people live, work, shop and play.
- Policy 4.5.1:** Ensure that activities within the City of Lancaster transport, use, store, and dispose of hazardous materials in a responsible manner which protects the public health and safety.
- Goal 16:** To promote economic self-sufficiency and a fiscally solvent and financially stable community.
- Policy 16.2.6:** Ensure that a variety of sites are available for a diversity of industrial and commercial users.
- Policy 19.2.3:** Encourage the rehabilitation and revitalization of declining development, in a manner consistent with community design and development objectives.

ZONE CHANGE FINDINGS

In order to grant a ZC, Section 17.24.120 of the Lancaster Municipal Code states that the Planning Commission must make all of the following findings:

- a. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and**

Modified conditions warrant a revision in the zoning plan, as the proposed GPA and ZC is compatible with the existing land uses within the surrounding properties. The proposed project consists of a commercial development that would be consistent with both the Specific Plan zone and Commercial Planned Development zone. The Amargosa Creek Specific Plan allows for commercial uses, but prohibits gas stations and convenience stores. The mini mart and gas station fuel canopy is an essential component to the overall development of the project.

- b. That a need for the proposed zone classification exists within such area or district; and**

A need for the proposed zoning classification of CPD exists within the area to allow for commercial development to serve the area. It would provide an array of commercial uses.

- c. That the particular property under consideration is a proper location for said zone classification within such area or district; and**

The particular property under consideration is a proper location for the CPD zoning classification because it is compatible to the surrounding area. The Ram auto dealership and tire and auto repair shop are adjacent to the subject site. The overall proposed commercial development would bring together different uses such as retail stores and restaurants. The proposed mini mart and gas station fuel canopy would be compatible to the auto-centric uses near the subject site.

- d. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare and in conformity with good zoning practice.**

Placement of the proposed zone at the location will be in the interest of public health, safety, and general welfare and in conformity with good zoning practice because it will provide the surrounding area with accessibility to a variety of commercial uses, would be harmonious with the surrounding properties, and would improve and beautify an intersection, which will add value to the immediate area.

CONDITIONAL USE PERMIT FINDINGS

In order to grant a CUP, Section 17.32.090 of the Lancaster Municipal Code states that the Planning Commission must make all of the following findings:

- a. That the proposed use will not be in substantial conflict with the adopted general plan for the area.**

The proposed use will not be in substantial conflict with the adopted general plan for the area because the proposed project would be in conformance with the General Plan land use designation of C (Commercial) for the subject property.

b. The requested use at the location proposed will not:

- 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.**
- 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.**
- 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

The proposed development is consistent with the General Plan Commercial Designation as well as the Commercial zone's development standards in Sections 17.12.130 and 17.42 of the Lancaster Municipal Code. The project was reviewed by staff and conditions of approval have been placed on the project to ensure that the proposed use would not adversely affect or jeopardize public health and safety.

c. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The subject property is adequate in size and shape in order to accommodate the four commercial buildings, commercial mini-mart, gas station fueling canopy, access to the site, and required parking and landscape.

d. The proposed site is adequately served:

- 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate.**

The subject site is located along 10th Street West and Avenue K-8, which has sufficient width and improved to carry the daily vehicle trips generated by proposed use; and

- 2. By other public or private service facilities as are required.**

The proposed site location has adequate sewer, water, fire, and police services to service the site.

In order to grant a CUP for alcoholic beverage establishments, Section 17.42.050 of the Lancaster Municipal Code states that the Planning Commission must make all of the following findings.

- a. That the proposed use will be located within a zone, which permits alcoholic beverages to be sold, served, or given away for on-site sale or off-sale consumption, as the case may be, upon obtaining a conditional use permit.**

The proposed mini mart with a Type 20 ABC License would be located in the CPD zone, which permits alcoholic beverages to be sold, served, or given away for on-sale or off-sale consumption upon obtaining a Conditional Use Permit.

- b. That the proposed use will not adversely affect nearby residents and facilities primarily devoted to use by children, families, and the general public, after giving consideration to the distance or proximity of the proposed alcoholic beverage establishment to residential districts, schools (public or private), day care centers, public parks, playgrounds and other recreational facilities, churches or other places of religious worship, hospitals, clinics or other health care facilities.**

The conditions of approval would ensure that the proposed use and the sale of beer and wine for off-site consumption would not adversely affect nearby residents or resident facilities.

- c. That the proposed use serves the public convenience and necessity based upon all factors outlined in Section 17.42.060**

The proposed use would serve the public convenience and necessity based upon all the factors outlined in Section 17.42.060. The off-sale of alcohol would provide residents and visitors other retail options within the area. The percentage of shelving space devoted to alcohol sales is less than five percent of the mini mart's total floor area.

Section 17.42.040 of the Lancaster Municipal Code states that the Planning Commission must make all of the following findings in order to grant a waiver of the distance requirements:

- 1. The alcoholic beverage establishment will serve a specific community need.**

The mini mart and gas station would be open 24 hours a day, but the sale of alcoholic beverages would be limited between the hours of 7:00 a.m. to 10:30 p.m., seven days a week. No advertising of alcohol would be visible from the exterior of the building. In addition, the percentage of shelving space devoted to alcohol sales is less than 5% and would be located furthest away from any store point of entry.

- 2. The distance waiver approved for the alcoholic beverage establishment is not expected to result in an adverse effect on adjacent property, uses or residents.**

The proposed Type 20 ABC license would only allow for the sale of beer and wine as opposed to beer, wine, and spirits. Beer and wine would likely be purchased by patrons also purchasing food items from the mini-mart, similar to that of a grocery store or convenience store without a gas station. On-site consumption of beer and wine as well as loitering on or around the premises would be prohibited.

LEGAL NOTICE:

A Notice of Public Hearing was mailed to all property owners within a 500-foot radius of the project, posted in three places, posted on the subject property, and noticed in the Antelope Valley (AV) Press on April 9, 2021.

RECOMMENDATION:

Adopt Resolution No. 21-06 approving Conditional Use Permit No. 19-12 to allow for the construction and operation of a commercial mini-mart, gas station fuel canopy, four commercial buildings and to allow the sale of alcohol with a Type 20 (off-sale beer and wine) Alcoholic Beverage Control (ABC) license; approval of a waiver from distance requirements, adopting a mitigated negative declaration, and recommending approval of General Plan Amendment No. 19-01 and Zone Change No. 19-02 to the City Council.

Attachments:

- A. Resolution No. 21-06
- B. Investigator's Report

RESOLUTION NO. 21-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 19-12 TO ALLOW FOR THE CONSTRUCTION AND OPERATION OF A COMMERCIAL MINI MART, GAS STATION FUEL CANOPY, FOUR COMMERCIAL BUILDINGS AND TO ALLOW THE SALE OF ALCOHOL WITH A TYPE 20 (OFF-SALE BEER AND WINE) ALCOHOLIC BEVERAGE CONTROL LICENSE; APPROVAL OF A WAIVER FROM DISTANCE REQUIREMENTS; ADOPTING A MITGATED NEGATIVE DELCARTION; AND RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 19-01 AND ZONE CHANGE NO. 19-02 TO THE CITY COUNCIL

WHEREAS, a Conditional Use Permit has been requested by Shamsian Holding, LLC("Applicant-CUP"), to allow for the construction and operation of a commercial mini mart, gas station fuel canopy, and four commercial buildings, and to allow the sale of alcohol with a Type 20 (off-sale beer and wine) Alcoholic Beverage Control license; and approval of a waiver from distance requirements on 4.43 acres at the southeast corner of 10th Street West and Avenue K-8 (APN: 3128-004-016); and

WHEREAS, pursuant to Section 3.c. of City Council Resolution No. 93-07, Shamsian Holding, LLC ("Applicant-GPA/ZC") has initiated applications for (a) General Plan Amendment ("GPA") No. 19-01, and (b) Zone Change ("ZC") No. 19-02, to redesignate the subject property (APN: 3128-004-016) from Specific Plan (SP) to Commercial (C); and

WHEREAS, pursuant to Section 17.24.040 of the Lancaster Municipal Code ("LMC"), the Applicant-GPA/ZC has requested the Planning Commission consider a change to the zoning designation of the subject property from SP to Commercial Planned Development (CPD); and

WHEREAS, an application for the above-described Conditional Use Permit ("CUP"), has been filed pursuant to the regulations contained in Chapters 17.32, of the LMC; and

WHEREAS, a notice of intention to consider the granting of a CUP has been published and provided as required by Chapter 17.32 of the LMC, and Section 65905 of the Government Code; and

WHEREAS, pursuant to Section 17.24.070 of the LMC a notice of intention to consider the GPA No. 19-01 and ZC No. 19-02 was published and provided as required by Chapter 17.36.020.A of the LMC, and Sections 65854 and 65905 of the Government Code; and

WHEREAS, staff has performed the necessary investigations, prepared a written report, and recommended that GPA No. 19-01, ZC No. 19-02, and CUP No. 19-12 be approved, subject to conditions; and

PC Resolution No. 21-06
CUP 19-12, GPA 19-01 and ZC 19-02
April 19, 2021
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WHEREAS, public notice was published and given as required by law, and a public hearing was held on April 19, 2021; and

WHEREAS, the Planning Commission, desires to recommend that the City Council approve and adopt GPA No. 19-01 and ZC No. 19-02; and

WHEREAS, the Planning Commission after considering all evidence presented, desires to approve Applicant's requested Conditional Use Permit; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER, AS FOLLOWS:

Section 1. That the foregoing Recitals are true, correct and a substantive part of this Resolution.

Section 2. That the Planning Commission hereby adopts the following General Plan Amendment findings, pursuant to Section 17.24.140 of the LMC, in support of approval of this application:

- a. Information presented at public hearing shows that such amendment is necessary to implement the general plan and/or that the public convenience, the general welfare or good zoning practice justifies such action.

Section 3. That the Planning Commission hereby adopts the following Zone Change findings, pursuant to Section 17.24.120 of the LMC, in support of approval this application:

- a. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
- b. That a need for the proposed zone classification exists within such area or district; and
- c. That the particular property under consideration is a proper location for said zone classification within such area or district; and
- d. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare and in conformity with good zoning practice.

Section 4. That the Planning Commission hereby adopts the following Conditional Use Permit findings, pursuant to Section 17.32.090 of the LMC, in support of approval this application:

- a. That the proposed use will not be in substantial conflict with the adopted general plan for the area.

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CUP 19-12, GPA 19-01 and ZC 19-02
April 19, 2021
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- b. That the requested use at the location proposed will not:
 - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- c. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- d. That the proposed site is adequately served:
 - 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; and
 - 2. By other public or private service facilities as are required.

Section 5. That the Planning Commission hereby adopts the following findings pursuant to Section 17.42.050 of the LMC:

- a. That the proposed use will be located within a zone, which permits alcoholic beverages to be sold, served, or given away for on-site sale or off-sale consumption, as the case may be, upon obtaining a conditional use permit.
- b. That the proposed use will not adversely affect nearby residents and facilities primarily devoted to use by children, families, and the general public, after giving consideration to the distance or proximity of the proposed alcoholic beverage establishment to residential districts, schools (public or private), day care centers, public parks, playgrounds and other recreational facilities, churches or other places of religious worship, hospitals, clinics or other health care facilities.
- c. That the proposed use serves the public convenience and necessity based upon all factors outlined in Section 17.42.060

Section 6. That the Planning Commission hereby adopts the following findings pursuant to Section 17.42.040 of the LMC:

- a. The alcoholic beverage establishment will serve a specific community need.
- b. The distance waiver approved for the alcoholic beverage establishment is not expected to result in an adverse effect on adjacent property, uses or residents.

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CUP 19-12, GPA 19-01 and ZC 19-02
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Section 7. That the Planning Commission hereby certifies that it has reviewed and considered the information in the Mitigated Negative Declaration prepared for the proposed project in compliance with the California Environmental Quality Act ("CEQA") (including its implementing regulations) prior to taking action. The Planning Commission hereby finds that the Initial Study determined that the proposed project could have a significant effect on the environment; however, there will not be a significant effect in this case with the implementation of the mitigation measures as detailed in the Mitigated Negative Declaration. The Planning Commission hereby finds, pursuant to Section 21082.1 of the Public Resources Code, that the Mitigated Negative Declaration prepared for the proposed project reflects the independent judgement of the City of Lancaster.

Section 8. That Planning Commission staff is hereby authorized and directed to prepare, execute, and file a Notice of Determination pursuant to CEQA (including its implementing guidelines).

Section 9. That the Planning Commission hereby adopts the Mitigation Monitoring Program included in the Mitigated Negative Declaration.

Section 10. That the Planning Commission hereby approves Conditional Use Permit No. 19-12, subject to the conditions attached hereto and incorporated herein and subject further to the City Council approving GPA No. 19-01 and ZC No. 19-02.

Section 10. That the Planning Commission hereby recommends that the City Council approve GPA No. 19-01 to redesignate the subject property from SP to C.

Section 11. That the Planning Commission hereby recommends that the City Council approve ZC No. 19-02 to rezone the subject property from SP to CPD.

Section 12. The Planning Commission staff is authorized and hereby directed to transmit this Resolution to the City Council as required by 65855 of the Government Code.

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CUP 19-12, GPA 19-01 and ZC 19-02
April 19, 2021
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PASSED, APPROVED and ADOPTED this 19th day of April 2021, by the following vote:

AYES: Cook, Harvey, Moore, Parris, Tufts, Smith, and Vose

NOES: None.

ABSTAIN: None.

RECUSED: None.

ABSENT: None.

DocuSigned by:
James D. Vose
FFC16064A17F48C...

JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:

DocuSigned by:
Larissa De La Cruz
2DBA10FF168B42B...

LARISSA DE LA CRUZ, Community Development Manager
City of Lancaster

Attachments:

- A. Conditions List
- B. Mitigation Monitoring Program
- C. Initial Study/Mitigated Negative Declaration

**CITY OF LANCASTER
INVESTIGATORS REPORT**
Alcoholic Beverage Establishment – Conditional Use Permit (CUP) Application Investigation

<input checked="" type="checkbox"/> New location <input type="checkbox"/> Existing location / change in operation (LMC 17.42.020)		CUP number: 19-12	Planner assigned: Cynthia Campana	Date: 11/15/2020
Business name: Chevron Extra Mile		Address: 43144 (old) 1st west, Lancaster, CA 93234	Phone: 53234	Primary on-sale <input type="checkbox"/> / off-sale <input type="checkbox"/> Incidental on-sale <input type="checkbox"/> / off-sale <input checked="" type="checkbox"/> Bona fide restaurant <input type="checkbox"/>
ABC License number:	ABC license type(s): TYPE 20	Health Dept. License No.	Occupancy certificate classification:	Fire inspection date:
Applicant name: Last, First, MI Shamsian David		DOB: 4/23/64	Driver license number: A9620822	Phone: 310-279-2752
Total gross square footage of business: <input checked="" type="checkbox"/> 0-100,000 <input type="checkbox"/> Greater than 100,000		Square footage of sales floor / shelf area for display / sale of alcohol: Sales Floor is 3,360 SF,		
BUSINESS ACTIVITIES / USES				
<input type="checkbox"/> Live band(s) <input type="checkbox"/> Dancing <input type="checkbox"/> Music/DJ's <input type="checkbox"/> Juke box <input type="checkbox"/> Floor shows <input type="checkbox"/> Pay-per-view sports events <input type="checkbox"/> Arcade games / pool tables <input checked="" type="checkbox"/> Other (describe): Chevron Extra Mile				
By signing below, I hereby authorize the City of Lancaster to conduct an investigation to assess my compliance with applicable laws and regulations pertaining to this application and to verify the accuracy of information provided in this application. I understand any incompleteness or falsification of any fact may result in denial of this application or revocation of any license or permit issued. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.				
Signature: <u>[Signature]</u>		Date: <u>12-23-20</u>		
Print name: <u>David Shamsian</u>				
DO NOT WRITE BELOW THIS LINE				
PRIMARY ALCOHOLIC BEVERAGE ESTABLISHMENT NEIGHBORHOOD SCREENING FACTORS			COMMENTS	
1. Religious assembly: Less than 300 feet distance: <input checked="" type="checkbox"/> N <input type="checkbox"/> Y 2. Public / private school (K-12): less than 1,000 feet distance: <input checked="" type="checkbox"/> N <input type="checkbox"/> Y 3. Day care center: less than 300 feet: <input checked="" type="checkbox"/> N <input type="checkbox"/> Y 4. Residential use / residentially designated property: less than 300 feet: <input checked="" type="checkbox"/> N <input type="checkbox"/> Y 5. Existing primary alcoholic beverage establishment: less than 500 feet: <input checked="" type="checkbox"/> N <input type="checkbox"/> Y 6. Public park: less than 500 feet: <input checked="" type="checkbox"/> N <input type="checkbox"/> Y 7. Hospital: less than 500 feet: <input checked="" type="checkbox"/> N <input type="checkbox"/> Y				
INCIDENTAL ALCOHOLIC BEVERAGE ESTABLISHMENT NEIGHBORHOOD SCREENING FACTORS			COMMENTS	
1. Religious assembly: Less than 300 feet distance: <input checked="" type="checkbox"/> N <input type="checkbox"/> Y 2. Public / private school (K-12): less than 500 feet distance: <input checked="" type="checkbox"/> N <input type="checkbox"/> Y 3. Day care center: less than 500 feet: <input checked="" type="checkbox"/> N <input type="checkbox"/> Y 4. Residential use / residentially designated property: less than 300 feet: <input checked="" type="checkbox"/> N <input type="checkbox"/> Y 5. Existing primary alcoholic beverage establishment: less than 300 feet: <input checked="" type="checkbox"/> N <input type="checkbox"/> Y 6. Public park: less than 500 feet: <input checked="" type="checkbox"/> N <input type="checkbox"/> Y 7. Hospital: less than 500 feet: <input checked="" type="checkbox"/> N <input type="checkbox"/> Y				
PUBLIC SAFETY FACTORS				
Yes No 1. <input type="checkbox"/> <input checked="" type="checkbox"/> Would this operation be a detriment to public safety? 2. <input type="checkbox"/> <input checked="" type="checkbox"/> Excessive law enforcement calls for service / arrests? 3. <input checked="" type="checkbox"/> <input type="checkbox"/> ABC license restrictions / conditions? 4. <input type="checkbox"/> <input checked="" type="checkbox"/> Evidence that intended use is other than stated? 5. <input type="checkbox"/> <input checked="" type="checkbox"/> Bona fide restaurant (see LMC 17.42.020)? 6. <input type="checkbox"/> <input checked="" type="checkbox"/> Other factors: 7. <input checked="" type="checkbox"/> <input type="checkbox"/> Approval recommended? SEE ATTACHED 8. Mitigation measures:				
COMMENTS / RECOMMENDATIONS				
Investigating Officer Name: L. JORDAN Title: DEPUTY SHERIFF Assignment: LASD LANCASTER Phone: (661) 940-3831 Date: 4/6/21				

Alcoholic Beverage Establishment C.U.P. # 19-12 Application Investigation

The Los Angeles County Sheriff's Department does not recommend approval or denial of C.U.P. 19-12. There are public safety issues that should be considered. (1) The close proximity to the adjoining residential area and City Park. (2) The fact that the location will also sell gasoline. In order to prevent alcohol related criminal activity, and assist with enforcement of such activity, we would ask that the following conditions be considered if the C.U.P. is granted:

1. No illuminated alcohol advertising will be located on the windows or door of the storefront.
2. No beer or wine shall be sold from ice tubs.
3. No beer or wine shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler.
4. The sale of alcoholic beverages will be made only to persons who are within the licensed premises, and not through a drive-up window, pass-out, or slide out tray to the exterior of the premises.
5. No malt beverage products shall be sold, regardless of individual container size, in quantities of less than six per sale, except in manufacturer pre-packaged 4-packs.
6. There shall be no singles sales of beer in quantities less than 40 ounces. Wine shall not be sold in containers less than 750 ml, and wine coolers must be sold in manufacturer's pre-packaged multi-unit quantities.
7. There shall be no coin operated games or video machines maintained on the premises.
8. There shall be no sales or rentals of any adult magazines, videos, tapes, discs, films or any other harmful matter as described in Penal Code Section 313.
9. Signs shall be posted with current language of the Penal Code, Business & Professions Code, and Lancaster Municipal Code, regarding the prohibition of loitering, open containers, & consumption of alcoholic beverages at the premises.
10. Sales of alcoholic beverages shall be permitted between the hours of 8:00 AM and 12:00 AM midnight.

Any questions regarding the above may be directed to Deputy Lance Jordan, Los Angeles County Sheriff's Department Lancaster Station. 661-948-8466 x 3831.

**ATTACHMENT TO RESOLUTION 21-06
CONDITIONAL USE PERMIT 19-12, GENERAL PLAN ADMENDMENT 19-01 AND
ZONE CHANGE 19-02
CONDITIONS LIST
APRIL 19, 2021**

GENERAL/ADVISORY

1. Unless otherwise indicated herein, the development and/or of the site shall be in substantial conformance with approved site plans on file in the Community Development Division.
2. This Conditional Use Permit must be used within two (2) years from the date of approval; otherwise the Conditional Use Permit will expire. The applicant may, not less than sixty (60) days prior to the expiration date, request a total of three one-(1)-year extensions in writing to the Community Development Manager. Modifications to the plan, including timing of on- and off-site improvements that do not raise significant new issues or extend the overall time frame beyond the approval period may be approved by the Community Development Manager.

Note: Issuance of building permits, installation of off-site improvements, and grading of the site do not constitute “use” of the conditional use permit. Under the Zoning Ordinance, construction or other development authorized by the conditional use permit must have commenced. Generally, the City requires that the slab of a major building in the project be poured and inspected in order to consider the permit used, although the circumstances of each case may vary depending on the land use involved. For the sale of alcohol within an existing building, the City generally requires that a license has been issued by the State of California Alcoholic Beverage Control to constitute “use” of the conditional use permit.

3. The approval of this tentative map shall expire 24 months from the date of conditional approval. The subdivider may file for three one-year extensions of the conditionally approved map prior to the date of expiration. If such extension is requested, it must be filed no later than 60 days prior to expiration.
4. All requirements of the Municipal Code and the specific zoning of the subject property must be complied with unless otherwise set forth in the permit or shown on the approved plot plan.
5. Comply with all requirements of the Municipal Code and of the specific zoning of the subject property.
6. The applicant shall contact the Los Angeles County Fire Department to determine improvements that may be required to protect the property from the fire hazard and shall provide and install at his expense such improvements as may be deemed

necessary by the Los Angeles County Fire Department. Fire protection improvements shall be completed to the satisfaction of the Development Services Director prior to certification of completion and occupancy of the subject buildings.

7. Three (3) copies of a signage plan shall be submitted for approval by the Community Development Director at the time of building plan issuance to be in compliance with the Municipal Code and Design Guidelines. Such plan shall be comprehensive and shall include: location, height, square-footage, method of attachment, construction materials, and colors of each sign proposed to be placed on the site.
8. The following items/plans shall be submitted to the Development Services Department, which shall route them to the Community Development Division for concurrent review and approval prior to issuance of permits:
 - a. Lighting Plan
 - b. Building Plan
 - c. Grading Plan
 - d. Landscape Plan: Landscape plans shall be prepared in accordance with Ordinance No. 907.
 - e. Trash Enclosure Plan
9. All necessary permits shall be obtained from the Development Services Department prior to any construction, remodeling, or replacement of buildings or other structures.
10. Prior to building permit issuance, the applicant shall pay all applicable development fees including, but not limited to, the following: 1) Los Angeles County Sanitation District Sewer Connection Fee; 2) Interim School Facilities Financing Fee; 3) Traffic Signal Fee; 4) Planned Local Drainage Facilities fee; 5) Dwelling Unit Fee; 6) Traffic Impact Fees; 7) Urban Structure Program Fee (Park Development Fee, Administrative Office Fee, Corporate Yard Fee, and Operations Impact Fee, etc.); and 8) Landscape Fee.
11. Prior to building permit issuance, the applicant shall pay traffic impact fees as adopted by If any provision of this permit is held or declared to be invalid, the permit shall be void, and the privileges granted hereunder shall lapse.
12. It is further declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the permit shall be suspended and the privileges granted hereunder shall lapse provided that the applicant has been given written notice to cease such violation and has failed to do so within the time period indicated in the notice.
13. All construction and/or installation of improvements shall be undertaken to the specification of the Lancaster Municipal Code.

14. Prior to building/grading permit issuance, whichever comes first, the applicant shall submit a geotechnical report as detailed in Chapter 18 of the latest edition of the California Building Code and as required by the Development Services Department. The geotechnical report shall be completed in accordance with the County of Los Angeles, Department of Public Works, Manual for Preparation of Geotechnical Reports.
15. The applicant is advised that details shown on the tentative map are not necessarily approved. Any details which are inconsistent with requirements of ordinances, general conditions of approval, or City policies must be specifically approved by the City in writing.
16. Prior to occupancy of any buildings or structures, the permittee shall request, no less than forty-eight (48) hours in advance, that on-site inspection be made by the Community Development Division to verify that development of the property has occurred in conformity with conditions as enumerated in this permit.
17. If the project is developed in phases, all the development requirements shall be met for each phase including parking, landscaping, trash enclosures, drainage, etc. The developer shall provide a phasing plan and phasing condition/mitigation measure matrix to the Community Development Division for approval prior to the issuance of construction-related permits.
18. The applicant shall be responsible for notifying the Community Development Division in writing of any change in ownership, designation of a new engineer, or change in the status of the developer, within thirty (30) days of said change.
19. This conditional use permit will not be effective until ten (10) working days after the date upon which it is granted by the Planning Commission and until the applicant has executed and returned to the Community Development Division an authorized acceptance of the conditions of approval applicable to said permit.
20. Expansion or intensification of the use beyond the approval specified herein would require subsequent review and possible application for amendment. The Community Development Manager is authorized to approve modifications to the site plan provided such modifications do not substantially change the intent of the approved use, avoid issues raised at the public meeting, or raise new issues not previously addressed.

COMMUNITY DEVELOPMENT

21. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages.

22. The City reserves the right to periodically review the operation for potential problems. If problems (on-site or within the immediate area) including, but not limited to, public drunkenness, the illegal sale of use of narcotics, drugs, or alcohol, lewd and/or disorderly conduct, and disturbing the peace result from the proposed land use, etc., the conditional use permit may be subject to review and revocation by the City of Lancaster.
23. The drive-through speaker shall incorporate the best available technology and shall be designed to compensate for ambient noise level in the immediate area. The drive-through speakers shall utilize automatic volume control to the extent that ambient noise masks speaker sound levels.
24. The drive-through speakers shall not exceed 65 dBa at the property line adjacent to residential uses at any time. A noise study may be required, per the discretion of the Development Services Director.
25. The proposed buildings shall be designed to incorporate roof access from the building interior.
26. The switch/electronic gear location shall be incorporated into the design of the building, and not located on the exterior.
27. The applicant is hereby advised that the use of any signs, strings of pennants, banners or streamers, clusters of flags and similar attention-getting devices are prohibited, except where there has been prior written approval from the Community Development Division.

ENVIRONMENTAL

28. Pursuant to Section 21089(b) of the Public Resource Code, approval of this project will not be valid, and no development right shall be vested, until such times the required fees, as set forth under Section 711.4 of the Fish and Game Code, have been paid. Said fees, in the form of a check made payable to the County of Los Angeles Clerk's Office shall be submitted to the Community Development Division within three (3) days of the Commission's action.
29. The applicant shall pay a fee to the City of Lancaster in the sum of \$770.00 per gross acre, to be held in the biological mitigation fund as established by the City Council. Payment of said fee shall occur prior to Final Map for Parcel/Tract Maps and prior to or concurrent with the approval of a grading permit for all other projects. Additionally, should the applicant be required to pay mitigation fees under the California Department of Fish and Wildlife, these fees can be deducted from the amount collected by the City of Lancaster.
30. The project shall comply with all mitigation measures adopted in the mitigation monitoring and reporting program.

31. 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. A sign-in sheet (to include the printed employee names, signature, and date) for all employees who attended the training session.
 - b. Distribution of a written flier or brochure that includes educational information regarding the health effects of exposure to criteria pollutant emissions and Valley Fever.
 - c. Training on methods that may help prevent Valley Fever infection.
 - d. 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.
 - e. 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:
 - f. 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.
 - g. Provide communication methods, such as two-way radios, for use in enclosed cabs.
 - h. 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.

- i. 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).
 - j. Provide separate, clean eating areas with hand-washing facilities.
 - k. 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.
 - l. Train workers to recognize the symptoms of Valley Fever, and to promptly report suspected symptoms of work-related Valley Fever to a supervisor.
 - m. Work with a medical professional to develop a protocol to medically evaluate employees who develop symptoms of Valley Fever.
 - n. 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.
 - o. When possible, position workers upwind or crosswind when digging a trench or performing other soil-disturbing tasks.
 - p. Prohibit smoking at the worksite outside of designated smoking areas; designated smoking areas will be equipped with handwashing facilities.
 - q. Post warnings on-site and consider limiting access to visitors, especially those without adequate training and respiratory protection.
 - r. Audit and enforce compliance with relevant Cal OSHA health and safety standards on the job site.
32. 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 (CDFW) to determine the appropriate mitigation/management requirements.
33. 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 CDFW. If Swainson's hawks are identified using the project site during the survey, the applicant shall contact CDFW to determine the appropriate mitigation/management requirements. No construction shall occur within 0.5 miles of an active Swainson's hawk nest or within 500 feet of active nest.

34. 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 San Manuel Band of Mission Indians and the Fernandefio 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.
35. If significant pre-contact and/or historic-era cultural resources, as defined by CEQA, are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to the San Manuel Band of Mission Indians for review and comment. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
36. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to the State Health and Safety Code Section 7050.5 and that code enforced for the duration of the project.
37. The San Manuel Band of Mission Indians Cultural Resources Department shall be contacted if any pre-contact and/or historic-era cultural resources are discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA, a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the San Manuel Band of Mission Indians, and all subsequent finds shall be subject to this plan. This Plan shall allow for a monitor to be present that represents the San Manuel Band of Mission Indians for the remainder of the project, should the San Manuel Band of Mission Indians elect to place a monitor on-site.
38. Any and all archaeological/cultural documents created as part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to the San Manuel Band of Mission Indians. The Lead Agency and/or applicant shall, in good faith, consult with the San Manuel Band of Mission Indians throughout the life of the project.

39. The applicant shall, in good faith, consult with the Fernandeano Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.
40. A Dust Control Plan, in accordance to AVAQMD Rule 403, shall be submitted to the AVAQMD for review and approval. Prior to the issuance of any construction-related permits (grading, building, etc.) a copy of the AVAQMD approved dust control plan shall be submitted to the City of Lancaster.

LOS ANGELES COUNTY SHERIFF DEPARTMENT

41. No illuminated alcohol advertising will be located on the windows or door of the storefront.
42. No beer or wine shall be sold from ice tubs.
43. No beer or wine shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler.
44. The sale of alcoholic beverages will be made only to person who are within the licensed premises and not through a drive-up window, pass out, or slide out tray to the exterior of the premises.
45. No malt beverages products shall be sold, regardless of individual container size, in quantities of less than six per sale, except in manufacturer pre-packaged four-packs.
46. There shall be no singles sales of beer in quantities less than 40 ounces. Wine shall not be sold in containers less than 750 ml, and wine coolers must be sold in manufacturer pre-packaged multi-unit quantities.
47. There shall be no coin operated games or video machines maintained on the premises.
48. There shall be no sales or rentals of any adult magazines, videos, tapes, discs, films or any other harmful matter as described in Penal Code Section 313.
49. Signs shall be posted with current language of the Penal Code, Business and Professions Code, and LMS, regarding the prohibition of loitering, open containers and consumption of alcoholic beverages at the premises.
50. Sales of alcoholic beverages shall be between the hours of 8:00 a.m. and 12:00 a.m. midnight.

ALCOHOL: GENERAL

51. Per the direction of the Community Development Manager, the applicant shall comply with Chapter 17.42 (Alcoholic Beverage Establishments).
52. On-site security shall be provided if determined necessary by the Community Development Manager.
53. The conditional use permit shall be subject to semi- and/or annual review by the Planning Commission should on-site operations or effects on adjacent uses warrant such review.
54. A copy of the conditions of approval for the conditional use permit must be kept on the premises of the establishment, and be presented to City of Lancaster or Los Angeles County Sheriff's personnel upon request.

ALCOHOL: OFF-SITE SALE

55. The City reserves the right to review the Conditional Use Permit one year from the date the Conditional Use Permit was first approved and at one-year intervals thereafter.
56. All alcoholic and non-alcoholic beverages available for public purchase shall be displayed in separate locations.
57. Per Section 17.42.020 of the Lancaster Municipal Code, the applicant shall be allowed to devote a maximum of 5% of overall sales floor area for sale of alcoholic beverages.
58. No sale of any individual container cans or bottles of beer shall be allowed, except that the applicant may establish a system in which no less than 6 individual containers, not less than 12 ounces in size, may be combined for a single sales transaction.
59. Spirits shall not be sold in containers less than 350 milliliters.
60. Wine shall not be sold in containers less than 750 milliliters, and wine coolers must be sold in manufacturers pre-packaged multi-unit quantities.
61. The applicant shall comply with Chapter 17.42 and Section 17.42.080 (Conditions of Approval for Off-Sale Alcoholic Beverages Establishments) except where specifically modified by this conditional use permit.
62. Spirits shall not be stored, displayed, or sold on the premises per Section 17.42.020 of the Lancaster Municipal Code.

STREETS

63. Prior to issuance of building permit, the applicant shall dedicate sidewalk easements sufficient to encompass ADA requirements for sidewalks installed with drive approaches.
64. Prior to building occupancy, the applicant shall repair or replace any broken, damaged, and/or non-ADA compliant pavement, curb, gutter, and sidewalk on streets within or abutting the project to street centerline to the satisfaction of the Development Services Director.
65. The applicant shall comply with City Municipal Code, Chapter 13.20, Article II, entitled Installation/Relocation for New/Expanded Development of Overhead Utilities as directed by the Development Services Director. (Ordinance No. 361)
66. The proposed project shall comply with the City of Lancaster Holiday Moratorium Policy. No excavation or work shall occur within the public right-of-way on Primary Arterials, Secondary Arterials, and Collector Streets between November 15th to January 2nd, except work pertaining to public safety or with the written permission of the City Manager. Work commenced prior to the restriction period must be in such a condition that it will be resurfaced prior to November 15th.

DRAINAGE/GRADING

67. Prior to issuance of a grading permit, the applicant shall submit a grading plan consistent with the approved site plan and conditions of approval. The grading plan shall be based on an approved drainage area study and hydrology/hydraulic report, detailed recent topographic survey, and a detailed engineering soils report specifically approved by the geologist and/or soils engineer that addresses all submitted recommendations.
68. Prior to grading permit issuance, the applicant shall obtain approval of the final hydrology/hydraulic study. The final drainage facilities shall be based on the approved hydrology/hydraulic study and will be designed based on the City of Lancaster Engineering Design Guidelines Policies and Procedures Sections 2.7 and 3, and/or to the satisfaction of the Development Services Director. Any on-site and/or off-site mitigation measures required by the approved hydrology/hydraulic study shall be constructed prior to first occupancy.
69. Prior to building occupancy, all drainage facilities are to be constructed and approved prior to occupancy of any structure within the project to the satisfaction of the Development Services Director.
70. Prior to building occupancy, a catch basin shall be constructed on 10th Street West south of the Avenue K-8 intersection in the sump condition to connect to the

existing storm drain system to the satisfaction of the Development Services Director.

71. The project shall comply with the Best Management Practices (BMPs) of the National Pollutant Discharge Elimination System (NPDES) and all NPDES Permit Requirements.
72. Prior to building occupancy, install BMPs including 1) BMPs to treat first flush and 2) a dead end sump for the fueling station area. Isolate fueling pad area from the on-site drainage using cross-gutters and/or berms as required by CASQA.
73. Prior to issuance of any construction related permits (grading, building, etc.), a Dust Control Plan shall be prepared and submitted to the Antelope Valley Air Quality Management District (AVAQMD) in accordance with Rule 403 of the AVAQMD. An approved copy of the Dust Control Plan shall be submitted to the Development Services Department for residential projects of 10 acres and larger and for commercial/industrial projects of 5 acres and larger. In lieu of an approved plan, a letter from the AVAQMD waiving this requirement shall be submitted.
74. Prior to commencing hauling operations for this project, the applicant shall obtain a hauling permit for an import/export of >100CY of hauling material to/from the project within the public right-of-way including the export/receiving site and an exhibit of the proposed haul route. The applicant is responsible to obtain approval from all applicable agencies for the material hauling operation. The designated haul route shall be designed to the requirements of the City of Lancaster Design Guidelines, Standards, and Municipal Code and to the satisfaction of the Development Services Director.
 - a. The applicant shall comply with the following requirements for the material hauling operation:
 - i. The hours of operation shall be approved by the Development Services Director.
 - ii. Provide non-stop street sweeping service on all City streets along the haul route during all hours of work to the satisfaction of the Development Services Director.
 - iii. Provide traffic control and flagging personnel along the haul route to the satisfaction of the Development Services Director.
 - iv. When required by the Development Services Director, the applicant shall post a security to serve as surety of repair in the event facilities within the City right-of-way are adversely impacted by the hauling operations.
 - b. Prior to building occupancy/release of security, the applicant shall repair any pavement damaged by the material hauling operation to the satisfaction of the Development Services Director. The security will not be reduced or released or building occupancy given until the completion of the repair work. The limits of the road repairs shall be consistent with the approved haul route and determined by the Development Services Director.

SEWER

75. Prior to issuance of a sewer permit, the applicant shall submit a sewer plan consistent with the approved site plan and conditions of approval. The sewer plan shall be based on an approved Sewer Area Study.
76. Prior to sewer plan/lateral connection approval, and/or sewer encroachment permit issuance, whichever comes first, the applicant shall obtain approval of the final sewer area study. The final sewer facilities shall be based on the approved sewer area study and will be designed based on the City of Lancaster Engineering Design Guidelines Policies and Procedures Section 2.4, and/or to the satisfaction of the Development Services Director. Any on-site and/or off-site mitigation measures required by the approved sewer area study shall be constructed prior to first occupancy.
77. Prior to building occupancy, approval of this project is contingent upon the installation and dedication of local main line sewers and separate laterals to serve each structure at such time as the permanent structures are constructed on the site.

WATER

78. The project shall be served by adequately sized water system facilities, including fire hydrants, of sufficient size to accommodate the total domestic and fire flows required for the land division. Domestic flows required are to be determined by the Development Services Director. Fire flows required are to be determined by the Fire Chief.
79. There shall also be filed with this project a statement from the water purveyor indicating that water service shall be provided to each lot and that the proposed water mains and any other required facilities will be operated by the purveyor and that under normal operating conditions the system will meet requirements for the land division.
80. Per the direction of the Community Development Manager and the Development Services Director, the applicant shall be required to comply with all Ordinances in effect at the time of project construction to address the balance of water supply to water demand.
81. In order to obtain a conditional will-serve letter, the Project applicant must secure permanent water supply entitlements sufficient to meet the Project's annual water demands as determined by the Los Angeles County Waterworks District 40 (District). This entitlement may be secured through entering an agreement with the District to purchase new State Water Project Table A or other permanent water supply through the Antelope Valley-East Kern Water Agency.

82. In addition to the condition above, the District may require that: (1) various charges/fees be paid by the owner/developer of the property; (2) on-site and off-site water system facilities be installed by a State licensed contractor retained by the owner/developer, and inspected and accepted by the District, using plans prepared by a licensed engineer that are reviewed by the District; or (3) a combination of (1) and (2). Once constructed to the satisfaction of the District, the water system facilities are to be dedicated gratis to the District for subsequent operation and maintenance.

LANDSCAPING

83. Prior to landscape encroachment permit, landscape plans for the median shall be prepared in accordance with Ordinance No. 1070 and submitted to the Development Engineering Section of Development Services Department, along with required plan check fees, for review and approval prior to the installation of landscaping or irrigation systems. Such plans are to be incorporated into development of the site and shall show size, type, and location of all plants, trees, and irrigation facilities.
84. Prior to building occupancy, developer shall install a "purple pipe" irrigation system in all landscape maintenance districts to provide for connection to a recycled water system to the satisfaction of the Development Services Director.

TRAFFIC

85. Prior to issuance of the street improvement encroachment permit, the applicant shall show on the street plan drive approaches using a modified commercial driveway design (SPPWC 110-1, Type C or equivalent) with a minimum radius of 15 feet and that will provide a street/drive approach transition with a maximum algebraic grade difference of 10%. Construction details shall be shown on the street plan providing a transition no greater than this maximum.
86. Prior to issuance of the street improvement encroachment permit, the applicant shall obtain approval of a signing and striping plan. The signing and striping plan shall be completed in accordance with all City of Lancaster standards, as directed by the City Engineer.
87. Prior to issuance of the street improvement encroachment permit, the applicant shall obtain approval of a traffic signal plan. The traffic signal plan shall be completed in accordance with all City of Lancaster standards, as directed by the City Engineer.
88. Prior to issuance of building permits, the applicant shall dedicate additional street right-of-way for a total of 48 feet from centerline on Avenue K-8 fronting the project site, as directed by the City Engineer.

89. Prior to issuance of building permits, the applicant shall dedicate a corner cutoff at all intersections.

90. Prior to building occupancy, the applicant shall construct the following street improvements within/along the frontage of the project site, as directed by the City Engineer:

Street Name	Curb & Gutter	Base & Paving	Street Lights	Street Trees	Sidewalk (5'min)	Landscaped Median	Class II Bike Lanes	LMD Easement
10 th Street West	X	X	X	X	X	X	X	X
Avenue K-8	X	X	X	X	X		X	X

91. Prior to building occupancy, the applicant shall construct additional pavement as required to transition to the existing pavement in accordance with City Design Guidelines, to the satisfaction of the City Engineer.

92. Prior to building occupancy, the applicant shall install conduit, pull rope, and pull boxes along regional, primary and secondary arterials to the nearest arterial intersection to be used for future Traffic Signal Communication Interconnect. The interconnect system shall be installed in accordance with the specifications approved by the Traffic Section, to the satisfaction of the City Engineer.

93. Prior to building occupancy, the applicant shall design and construct ADA “walk arounds” at driveway locations and ADA-compliant curb ramps at the following locations, to the satisfaction of the City Engineer:

- a. SE corner of 10th Street West & Avenue K-8

94. Prior to building occupancy, the applicant shall provide and install street name signs, as directed by the City Engineer.

95. Prior to issuance of building permits, the applicant shall dedicate the right to restrict direct vehicular ingress and egress on all streets having a projected volume of 2,000 vehicle trips each day and within 100 feet of any secondary or primary arterial, on the Tract Map or by separate document.

96. Prior to occupancy, the applicant or owner shall dedicate to the City the right to restrict the outbound left-turn movement from the project onto westbound Avenue K-8 if the results of future traffic analyses show that vehicle traffic volumes are expected to queue beyond the location of the proposed driveway on Avenue K-8, to the satisfaction of the City Engineer.

97. Prior to issuance of building permits, the applicant shall obtain approval of a Traffic Operations and Safety Analysis. All roadway improvements identified in the

approved Traffic Operations and Safety Report will be required prior to building occupancy.

98. Prior to final certificate of occupancy, the applicant shall pay a deposit to cover the cost for the City to conduct a traffic signal retiming study.
99. Prior to final certificate of occupancy, the applicant shall construct all traffic signal upgrades at SE corner of the intersection of 10th Street West and Avenue K-8 to the satisfaction of the City Engineer.
100. Prior to issuance of building permits, the applicant shall dedicate a total of 6 feet along 10th Street West as a Landscape Maintenance District easement.
101. Prior to issuance of building permits, the applicant shall dedicate a total of 6 feet along Avenue K-8 as a Landscape Maintenance District easement.
102. Prior to occupancy, the applicant shall design and construct City owned and maintained street lighting systems (LS-2 rate schedule). The Developer's engineer shall prepare all plans necessary to build said street lighting system in accordance with Southern California Edison and City of Lancaster standards.

- 1. Project title and File Number:** Conditional Use Permit 19-12
General Plan Amendment 19-01
Zone Change 19-02
- 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:** 4.43 acres at the southeast corner of 10th
Street West and Avenue K-8 (APN: 3128-
004-016)
- 5. Applicant name and address:** Shamsian Holdings, LLC
- 6. General Plan designation:** Specific Plan (SP)
- 7. Zoning:** Specific Plan (SP) 07-01
- 8. Description of project:**

The proposed project consists of the construction and operation of a commercial mini-mart, gas station fuel canopy and four commercial buildings. Table 1 breaks down building information such as square footage and height. Additionally, the applicant has requested a Type 20 Alcohol Beverage Control (ABC) License with a waiver from distance requirements. A Type 20 ABC license is for the off-sale of beer and wine within the proposed commercial mini-mart. The proposed project also requires approval of a General Plan Amendment (GPA) and Zone Change (ZC) in order to accommodate proposed uses. The applicant is requesting to change the General Plan land use designation from Specific Plan (SP) to Commercial (C) and to change the zoning from SP 07-01 to Commercial Planned Development (CPD).

Table 1: Building Breakdown

<i>Building</i>	<i>Square-Footage</i>	<i>Height</i>
Commercial Mini Mart	3,360	26'
Gas Station Fuel Canopy	3,825	26'
Building A	3,920	35'
Building B	6,953	32'9"
Building C	6,921	32'9"
Building D	6,921	32'9"

9. Surrounding land uses and setting:

The project site is approximately 4.43 acres located within a developed portion of the City at the southeast corner of 10th Street West and Avenue K-8. The project site is undeveloped and vacant. The properties surrounding the project site are predominately commercial uses, specifically auto dealerships to the north and northwest, auto services to the south, vacant land to the east, and the Sgt Steve Owen Memorial Park to the west. Within the park is the Antelope Valley Transit Authority (AVTA) Transfer Center and the Antelope Valley YMCA. Multi-family residential uses are located approximately 0.25 miles to the south and northeast of the project site. A Kaiser medical facility is also located approximately 0.25 miles south of the project site. Table 2 provides the zoning and the land uses of the properties adjacent to the site.

**Table 2
 Zoning/Land Use Information**

Direction	Zoning	General Plan Land Use Designation	Land Use
North	CPD	C	Ram Auto Dealership
South	SP	C	Tire and Auto Repair Shop
West	Park	Public	Sgt Steven Owen Memorial Park and AVTA Transfer Center
East	SP	C	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
- Sanitation Districts of Los Angeles County

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 Senate Bill (SB) 18 and 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 October 2, 2020 via certified return receipt mail. Table 3 identifies the tribes, the person to whom the letter was directed, and the date the letter was received.

**Table 3
Tribal Notification**

Tribe	Person/Title	Date Received
Gabrieleno Band of Mission Indians – Kizh Nation	Andrew Salas, Chairman	October 7, 2020
San Manuel Band of Mission Indians	Jessica Mauck, Director of Cultural Resources	October 7, 2020
San Fernando Band of Mission Indians	Donna Yocum, Chairperson	October 9, 2020
Fernandeno Tataviam Band of Mission Indians	Rudy Ortega, Tribal President	October 7, 2020
Fernandeno Tataviam Band of Mission Indians	Jairo Avila, Tribal Historic and Cultural Preservation Officer	October 7, 2020
Serrano Nation of Mission Indians	Mark Cochrane, Co-Chairperson	October 7, 2020
Serrano Nation of Mission Indians	Wayne Walker, Co-Chairperson	October 7, 2020
Morongo Band of Mission Indians	Robert Martin, Chairperson	October 7, 2020
Quechan Tribe of the Fort Yuma Reservation	Jill McCormick, Historic Preservation Officer	October 13, 2020

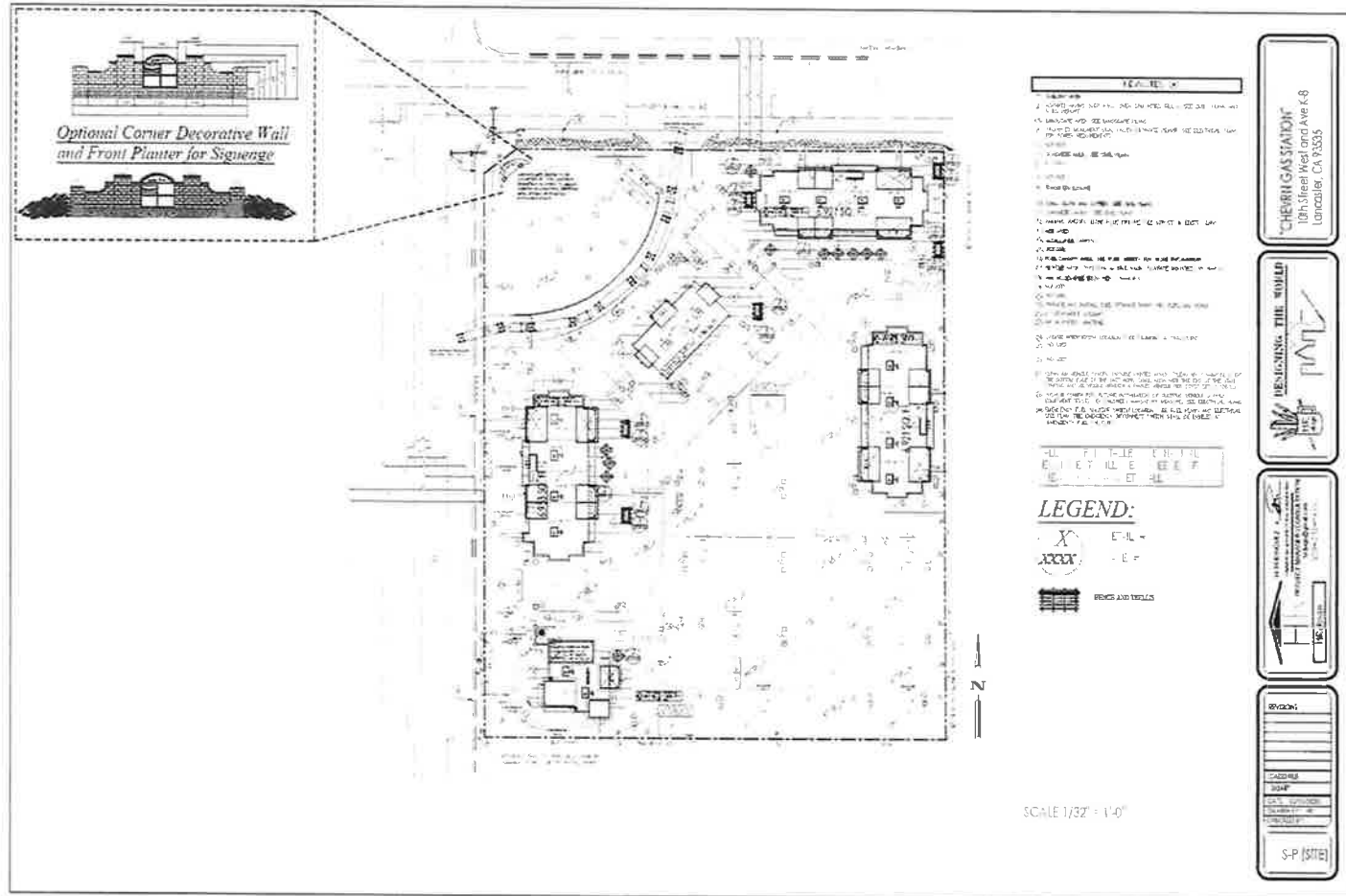
Responses were received from two of the tribes: Fernandeno Tataviam Band of Mission Indians and the San Manuel Band of Mission Indians. None of the tribes had concerns associated with

specific tribal resources. 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



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.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards & Hazardous Materials
<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Mineral Resources
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation	<input type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Wildfire	<input type="checkbox"/>	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.

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 Campana
 for Cynthia Campana, Planner

3/15/21
 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 where 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 evaluate 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. <u>AESTHETICS</u> . 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. With implementation of the proposed project, these views would not change and would continue to be available from the roadways and project site. Therefore, impacts would be less than significant.
- b. The project site is not located along any designated State Scenic Highways. The project does not contain any rock outcroppings, trees, or historic structures. Therefore, no impacts would occur.
- c. Development of the proposed project would change the visual character of the project site from vacant land to a commercial development. The proposed uses of the project would be consistent with the surrounding land uses such as the RAM auto dealership and tire and auto shop. In addition, the height of the proposed buildings would range from 26 feet to a maximum height of the 34 feet which is similar to the height of the existing adjacent RAM auto dealership building. Additionally, the proposed project is required to comply with the City’s Design Guidelines and the requirements of the Commercial zone. Therefore, aesthetic impacts associated with the proposed project 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 10th Street West from the street lights, and building lighting from the neighboring properties. The proposed project would generate additional sources of light from building lights, security lights, and vehicle headlights. The proposed project would not produce daytime glare, as it would not make use of highly reflective materials. A photometric plan was submitted as part of the project and the plans shows very little light trespass beyond the parcel boundaries. Therefore, impact would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<p>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:</p>				
<p>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?</p>				X
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>				X
<p>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))?</p>				X
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>				X
<p>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?</p>				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 purposes, no impacts to agricultural resources would occur.

- b. The project site is zoned SP 07-01, which does not allow for agricultural uses. As part of the proposed project, the applicant is requesting to change the zoning to Commercial Planned Development (CPD), which also does not allow for agricultural uses. Additionally, the project site and surrounding area are not utilized for agricultural uses nor are they subject to 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. <u>AIR QUALITY</u> . 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. The proposed site has a land use designation SP and zoning of SP 07-01 which does not allow for automotive related uses. The proposed project consists of a GPA and ZC to change the designation to C (Commercial) and zoning to CPD, which would allow for the development of a variety of commercial use types including automotive related. The existing designations were under the Air Quality Management Plan. While the applicant is requesting a change to the zoning, the site would still be developed with commercial uses, but the new zoning would allow for automotive related uses. This change would not result in an increase in the overall amount or density of development allowed and would not create conflict with or obstruct implementation of the Air Quality Management Plan. Therefore, impact would be less than significant.
- 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 4.

Table 4
AVAQMD Air Quality Thresholds

Criteria Pollutant	Annual Threshold (tons)	Daily Threshold (pounds)
Greenhouse Gases (CO ₂ e)	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 ₂ S)	10	54
Lead (Pb)	0.6	3

The proposed project is not large enough to require the preparation of an air quality study. Construction of 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 project would generate a total of 4,203 new vehicle trips per day according to the traffic study prepared by Overland Traffic Consultants, Inc. on August 7, 2020. These are the total new trips after pass-by trips were taken into consideration. The total prior to the adjustment is 8,408. These trips would generate air emissions, but these emissions would not be sufficient to create or significantly contribute towards violations of the air quality standards. Additionally, the operation of the gas pumps would be regulated by the AVAQMD to ensure that they do not contribute to air quality violations. Therefore, impacts would be less than significant.

- c. The closest sensitive receptors are the Sgt. Steve Owen Memorial Park, Antelope Valley YMCA, the multi-family residential uses and Kaiser facility. The trips associated with the proposed project would generate emissions; however, the amount of traffic generated by the project is not sufficient to 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 multicellular 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 Number 6, 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. Construction of the proposed project 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 10th Street West, Avenue K-8 and Avenue L. 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. Odors may also be generated by typical commercial activities (e.g., restaurants, gas stations, etc.). However, these odors are considered to be typical of commercial developments. 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. <u>BIOLOGICAL RESOURCES.</u> 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 resource survey was conducted for the project site by M.H. Wolfe and Associates, Environmental Consulting, Inc., and documented a report titled, "Preconstruction Biological Survey Report for Proposed Chevron Service Station and Extramile Convenient Store in Lancaster, Los Angeles, County, CA" and dated July 3, 2019. This report documents the findings of both a database search and a field survey. The field survey was conducted on June 27, 2019 using pedestrian transects.

The subject site is highly disturbed and plant species observed were mostly horticultural, non-native annuals and often invasive species. A complete list of plant species is provided in Table 5.

Table 5
Observed Plant Species

Ripgut brome/ <i>Bromos brome</i>	Rocket mustard/ <i>Sisymbrium altissimum</i>
Red brome/ <i>Bromus madritensis ssp. rubens</i>	Puncture vine/ <i>Tribulus terrestris</i>
Foxtail barley/ <i>Hordeum murinum</i>	Wild oat/ <i>Avena Fatua</i>
Lamb's quarters/ <i>Chenopodium album</i>	Tumbleweed/ <i>Salsola australis</i>
Turkey mulleim/ <i>Croton setiger</i>	Shadscale/ <i>Atriplex confertifolia</i>
Filaree/ <i>Erodium cicutarium</i>	Sycamore/ <i>Platanus occidentalis</i>
Rattlesnake sandmat/ <i>Euphorbia albomarginata</i>	Tumble mustard/ <i>Sisymbrium altissimum</i>
Sunflower/ <i>Helianthus annuus</i>	Russian-thistle/ <i>Salsola tragus</i>
Pennyroyal/ <i>Menta pulegium</i>	Mediterranean grass/ <i>schismus barbatus</i>

A total of five bird species, three mammal species and four insects were observed on site. Table 6 provides a listing of all animal species observed on the project site. No reptiles were observed. No special status wildlife species or their sign were identified during the survey, and the site was determined to not contain suitable habitat for any listed species that could potentially be found in the area. 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 construction. 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.

Table 6
Observed Animal Species

American crow/ <i>Corvus brachyrhynchos</i>	Brewer's blackbird/ <i>Euphagus cyanocephalus</i>	House sparrow/ <i>Passer domesticus</i>
Mourning dove/ <i>Zenaidura macroura</i>	Western kingbird/ <i>Tyrannus verticalis</i>	California ground squirrel/ <i>Otospermophilus beechyii</i>
Coyote/ <i>Canis latrans</i>	Desert cottontail/ <i>Sylvilagus audubonii</i>	Black and yellow mud dauber/ <i>Sceliphron caementarium</i>
California harvester ant/ <i>Pogonomyrmex rugosus</i>	Honey bees/ <i>Apis mellifera</i>	Pale swallowtail butterfly/ <i>papilio eurymedon</i>

Mitigation Measures

2. 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 (CDFW) to determine the appropriate mitigation/management requirements

3. 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 CDFW. If Swainson's hawks are identified using the project site during the survey, the applicant shall contact CDFW to determine the appropriate mitigation/management requirements. No construction shall occur within 0.5 miles of an active Swainson's hawk nest or within 500 feet of active nest.
- 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. <u>CULTURAL RESOURCES</u> . 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 Hudlow Cultural Resource Associates and the results documented in a report entitled “A Phase I Cultural Resource Survey for APN 3125-004-016, 10th Street West and Avenue K-8, City of Lancaster, California” and dated November 2019. The report includes a records search and a field survey.

Hudlow Cultural Resource Associates conducted a pedestrian survey, a cultural resource record search and a Native American sacred lands file review. No cultural resources were identified in the Scared Lands File search within the vicinity of the project site. A records search for other surveys encompassing the project site was conducted on September 23, 2019. The records search revealed that twelve surveys have been conducted within a half-mile of the project site. One cultural resources has been identified within one half-mile of the project site, a historic can scatter, but no cultural resources have been identified within the current project site.

On July 1, 2019, a pedestrian survey was conducted on the project site by walking north/south transects spaced approximately 5 meters (16 feet) apart. 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, both the San Manuel Band of Mission Indians and the Fernandeño Tataviam Band of Mission have requested 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

4. 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 San Manuel Band of Mission Indians and the Fernandefio 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.
5. If significant pre-contact and/or historic-era cultural resources, as defined by CEQA, are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to the San Manuel Band of Mission Indians for review and comment. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
6. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to the State Health and Safety Code Section 7050.5 and that code enforced for the duration of the project.
7. The San Manuel Band of Mission Indians Cultural Resources Department shall be contacted if any pre-contact and/or historic-era cultural resources are discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA, a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the San Manuel Band of Mission Indians, and all subsequent finds shall be subject to this plan. This Plan shall allow for a monitor to be present that represents the San Manuel Band of Mission Indians for the remainder of the project, should the San Manuel Band of Mission Indians elect to place a monitor on-site.
8. Any and all archaeological/cultural documents created as part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to the San Manuel Band of Mission Indians. The Lead Agency and/or applicant shall, in good faith, consult with the San Manuel Band of Mission Indians throughout the life of the project.
9. The applicant shall, in good faith, consult with the Fernandefio Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VI. <u>ENERGY</u> . 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. 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.

Substantial reductions in energy inputs for construction materials can be achieved by selecting building materials composed of recycled materials that require substantially less energy to produce than non-recycled materials. The project-related incremental increase in the use of energy bound in construction materials such as asphalt, steel, concrete, pipes and manufactured or processed materials (e.g., lumber and gas) would not substantially increase demand for energy compared to overall local and regional demand for construction materials.

The proposed project would consume energy for interior and exterior lighting, heating/ventilation and air conditioning (HVAC), refrigeration, electronics systems, appliances, and security systems, among other things. The proposed project would be required to comply with Title 24 Building Energy Efficiency Standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Implementation of the Title 24 standards significantly reduces energy usage. Furthermore, the electricity provider is subject to California's Renewables Portfolio Standard (RPS). The RPS requires investor owned utilities, electric service providers, and community choice aggregators (CCA) to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020 and to 50 percent of total procurement by 2030. Renewable energy is generally defined as energy that comes from

resources, which are naturally replenished within a human timescale such as sunlight, wind, tides, waves, and geothermal heat.

The project would adhere to all Federal, State, and local requirements for energy efficiency, including the Title 24 standards, as well as the project's design features and as such the project would not result in the inefficient, wasteful, or unnecessary consumption of building energy.

- b. In 1978, the California Energy Commission (CEC) established Title 24, California's energy efficiency standards for residential and non-residential buildings, in response to a legislative mandate to create uniform building codes to reduce California's energy consumption, and provide energy efficiency standards for residential and non-residential buildings. The 2016 standards went into effect on January 1, 2017 and substantially reduce electricity and natural gas consumption. Additional savings result from the application of the standards on building alterations such as cool roofs, lighting, and air distribution ducts.

The California Green Building Standards Code (California Code of Regulations, Title 24, Part 11), commonly referred to as the CALGreen Code, is a statewide mandatory construction code that was developed and adopted by the California Building Standards Commission and the California Department of Housing and Community Development. CALGreen standards require new residential and commercial buildings to comply with mandatory measures under five topical areas: planning and design; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; and environmental quality. An updated version of both the California Building Code and the CALGreen Code went into effect on January 1, 2020.

In 2014, Lancaster created Lancaster Choice Energy (LCE), allowing residents and businesses in Lancaster to choose the source of their electricity, including an opportunity to opt up to 100% renewable energy. SCE continues to deliver the electricity and provide billing, customer service and powerline maintenance and repair, while customers who choose to participate in this program would receive power from renewable electric generating private-sector partners at affordable rates.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VII. <u>GEOLOGY AND SOILS</u> . 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). However, the

proposed project would be constructed in accordance with the seismic requirements of the Uniform Building Code (UBC) adopted by the City, which would render any potential impacts to a less than significant level. 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 February 2005, 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 low 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.
- 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 30th Street West between Avenue I and Lancaster Boulevard, approximately 2.5 miles northwest of the project site. 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 with some patches of moderate 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. The proposed project would be tied into the sanitary sewer system. No septic or alternative means of waste water disposal are part of the proposed project. Therefore, no impacts would occur.
- f. Development of the project site 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. <u>GREENHOUSE GAS EMISSIONS.</u> 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 construction of a commercial mini mart, gas station fuel canopy, and four commercial buildings. As discussed in Section Item III.b., the proposed project would generate air emissions during construction 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. Once the development is operational, it would generate emissions, primarily from vehicles and other activities associated with commercial use, including landscape maintenance, heating/cooling maintenance, etc. however, the development would require to comply with the requirements of the City's Net Zero Energy Ordinance, Water Efficient Landscape Ordinance, and other requirements which increase the efficiency of buildings and reduce air emissions. 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 the construction of a gas station and underground storage tanks, mini-mart and four commercial buildings. Operation of the gas station requires the routine delivery and storage of hazardous materials (gasoline and diesel fuel). Any handling, transporting, use or disposal would comply with all applicable, Federal, State and local agencies and regulations, including the U.S. Environmental Protection Agency; the California Department of Transportation, The California Department of Toxic Substance Control; the California

Department of Industrial Relations; the Resource of Conservation and Recovery Act (RCRA); and the Los Angeles County Fire Department (LACFD), which is the Certified Unified Program Agency for Los Angeles County.

The underground storage tanks (UST) would store gas and diesel fuel on the project site. Permitting for the USTs will be obtained from the Los Angeles County Department of Public Works (LACDPW) Environmental Programs Division. The LACDPW UST program and the LACFD ensure the equipment and installation of equipment conforms to all applicable Federal, State and local guidelines. The gas station will be subject to routine inspection by Federal, State and local regulatory agencies with jurisdiction over fuel dispensing facilities. In order to remain operation, it must comply with all applicable Federal, State and local regulations, including but not limited to those provisions established by Section 2540.1, Gasoline Dispensing and Service Stations, of the California Occupational Safety and Health Regulations; Chapter 38, Liquefied Petroleum Gases, of the California Fire Code; RCRA and LACFD. USTs and associated piping are required to provide primary and secondary containment (double-walled), and to have EPA-approved leak detection equipment. Collectively, the routine inspections of the gas station, the USTs and all associated fuel delivery, infrastructure along with the continued mandated compliance with all Federal, State and local regulations will ensure that the proposed project is operated in a non-hazardous manner.

In addition to the use and storage of, operation of the proposed project would utilize hazardous material found in typical commercial development e.g., cleaners, fertilizer, pesticides, etc. These material would be utilized in accordance with all applicable rules and regulations. Therefore, impacts associated with handling, storing and dispensing of hazardous material 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 Sierra Elementary, approximately .8 miles southeast of the project site. Therefore, no impacts would occur.
- d. A Phase I Environmental Site Assessment was prepared for the proposed project by Herron Environmental. The findings of the study are documented in "Phase I Environmental Site Assessment, Vacant Land, SEC 10th Street West and Avenue K-8, Lancaster, California" and dated July 27, 2018.

A site visit was conducted on the project site on July 9, 2018 to determine the presence of any recognized environmental concerns. The project site is currently vacant with uncovered dirt and rocks. 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. An underground storage tank was identified at 43011 10th Street West. However, this UST would not impact the project site. Based on this search there is no evidence of recognized environmental conditions associated with the site that would create significant hazard to the public or the environment, therefore no impacts would occur.

- e. The proposed project is not located within an airport land use plan. General William Fox Airfield, is located approximately four miles northwest of the project site. Air Force Plant 42 is located approximately 2.5 southeast of the project. Therefore, these airfields 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 majority of the surrounding properties are commercial uses and the property to the west is vacant. It is possible that these lands could be subject to grass and building fires. The project site is also located approximately 1.7 miles from Los Angeles County Fire Station No. 129, located at 42110 6th Street West, 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. <u>HYDROLOGY AND WATER QUALITY</u> . 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.

The proposed commercial development from the gas station could generate wastewater, which could violate water quality standards or exceed waste discharge requirements. However, the gas station are subject to requirements of the regional water quality control board which would ensure that potential impacts are minimized. 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 Los Angeles County Water District No. 40 (LACWD). Additionally, as indicated in X.a, the proposed project would not impact any groundwater recharge areas. Therefore, the proposed project would not deplete groundwater supplies or interfere with groundwater recharge and impacts would be less than significant.
- c. Development of the proposed project would increase the amount of surface runoff as a result of impervious surfaces associated with buildings and parking area. 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) (06037C0420F). 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. <u>LAND USE AND PLANNING</u> . 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 commercial development 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 project site is zoned SP 07-01 and gas stations, mini marts and other automotive related uses are not allowed within this zone. The applicant is requesting a zone change to CPD. The proposed uses for the project are permitted uses with a Conditional Use Permit in the CPD zone. The proposed project would be in compliance with the City-adopted Uniform Building Code (UBC) and erosion control requirements. Additional, as noted, the project site is not subject to and would not conflict with a habitat conservation plan or natural communities conservation plan. There, impacts would be less than significant.

	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. <u>NOISE</u> . 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 uses. Table 8-11 of the LMEA provides existing roadway noise levels adjacent to the project site. The current noise levels in the vicinity of the project site is 69.5 along 10th Street West between Avenue K-8 and Avenue L. The project as proposed 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 construction 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. No ground mounted industrial-type equipment that generates ground vibration would be utilized once the project is constructed and operational. Therefore, no impacts associated with ground-borne vibration/noise are anticipated.
- 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 may result in an incremental increase in population growth; however, this increase was anticipated in both the City’s General Plan and in SCAG’s most recent RTP. Additionally, individuals involved in the construction of the proposed project and would come from the Antelope Valley any increase in population would contribute, on an incremental basis, to the population of the City. 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 substantial population growth and therefore, would not increase the demand on parks or other public facilities. Therefore, impacts would be less than significant.

Construction of 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. <u>RECREATION</u> . 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. Construction workers 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 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 project site is a small commercial development with local serving retail. As such, a VMT analysis is not required and no impacts would occur.

A traffic study was prepared by Overland Traffic Consultant and is titled “Updated Access and Circulation Review for the Chevron Extra Mile Project (SEC 10th Street West and Avenue K-8)” and dated August 7, 2020. The study provides an assessment of the existing and future traffic conditions within the study area, determines the trip generation and trip distribution for the proposed development, and evaluates the potential traffic impacts to the vicinity intersections. The proposed project is anticipated to generate 4,203 trips net vehicle trips per day with 392 trips during the morning peak hours and 341 trips in the afternoon peak hour.

A total of three intersections were analyzed to determine potential safety and operational traffic impacts. The results of this analysis show that the increase of traffic associated with the proposed

project would not significantly impact the nearby study intersections or roadway segments. No safety or operational impacts were identified. Additionally, the proposed project is required to pay traffic impact fees and these fees are utilized to make improvements to necessary intersections. Therefore, no impacts would occur.

- c. Street improvements are required as part of the conditions of approval and would ensure that traffic flows smoothly in the vicinity of the project site. No hazardous conditions would be created by these improvements. Therefore, no impacts would occur.
- d. The project site would have adequate emergency access from 10th Street West and Avenue K-8. 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 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 Los Angeles County Waterworks District No. 40 has not indicated any problems in supplying water to the proposed project from existing facilities. No new construction of water treatment or new or expanded entitlements would be required. Therefore, water impacts would be less than significant.

- c. The proposed project would discharge to a local sewer line for conveyance to the Districts' 10th Street West Trunk Sewer located at 10th Street West at Avenue K-8. According to the letter dated July 19, 2019 from the County Sanitation Districts of Los Angeles (LACSD), this 12-inch diameter trunk sewer has a design capacity of 2.2 million gallons per day (mgd) and conveyed a peak flow of .5 mgd when last measured in 2014. The project's wastewater would be treated at the Lancaster Water Reclamation Plant upon connection which has a design capacity of 18 mgd and currently processes an average recycled water flow of 14.3 mgd. The expected average wastewater flow from the proposed project is 7,304 gallons per day. Therefore, impacts would be less than significant.
- 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 would generate solid waste during construction and operation of the proposed uses which would contribute to an overall impact on landfill service (GPEIR pgs. 5.9-20 to 21); although the project's contribution is considered minimal. However, the existing landfill has capacity to handle the waste generated by the project. Additionally, the proposed project would be in compliance with all State and local regulations regulating solid waste disposal. Therefore, impact would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XX. <u>WILDFIRE</u> . 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. Additionally, the proposed project would be constructed in accordance with all existing and applicable building and fire codes. 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 the construction of a commercial mini mart, gas station fueling canopy and four commercial buildings. 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 7 identifies the five related projects located with a one-mile radius of the project sites.

The proposed project would not create any impacts with respect to: Agriculture and Forest Resources, Energy Resources, Mineral Resources, Transportation, 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 7
Related Projects List**

Case No.	Location	APN	Acres	Description	Status
SPR 18-07	Southeast corner of Enterprise Pkwy and Market St	3128-008-017	.91	Construction of an 11,296 square-foot industrial building	Approved
SPR 19-04	Enterprise Parkway and Market Street	3128-008-020	.9	Construction of an industrial building	Approved
CUP 20-04	Forbes Street and Enterprise	3128-008-025	1.08	Cannabis Facility	In Review
SPR 21-01	Southeast corner of 10 th Street West and Avenue L-8	3128-010-010	.44	Construction of an auto repair building	In Review
CUP 18-27	742 Avenue L, 752 Avenue L, and 42650 8 th Street West	3128-009-006, 3128-009-083, 3128-009-084, 3128-009-100	7	Cannabis Facility	Approved

List of Referenced Documents and Available Locations*:

BRR	Preconstruction Biological Survey Report for Proposed Chevron Service Station and Extramile Convenient Store in Lancaster, Los Angeles, County, CA, July 3, 2019, M.H. Wolfe and Associates, Environmental Consulting, Inc.	DSD
CRS	A Phase I Cultural Resource Survey for APN 3125-004-016, 10 th Street West and Avenue K-8, City of Lancaster, California, November 2019, Hudlow Cultural Resource Associates	DSD
ESA:	Phase I Environmental Site Assessment, Vacant Land, SEC 10 th Street West and Avenue K-8, Lancaster, California, July 27, 2018, Herron Environmental.	DSD
FIRM:	Flood Insurance Rate Map	DSD
GPEIR:	Lancaster General Plan Environmental Impact Report	DSD
LACW	Los Angeles County Waterworks District No. 40 October 7, 2019	DSD
LACSD:	County Sanitation Districts of Los Angeles County, July 19, 2019	DSD
LGP:	Lancaster General Plan	DSD
LMC:	Lancaster Municipal Code	DSD
LMEA:	Lancaster Master Environmental Assessment	DSD
SSHZ:	State Seismic Hazard Zone Maps	DSD
TRA:	Updated Access and Circulation Review for the Chevron Extra Mile Project (SEC 10 th Street West and Avenue K-8) August 7, 2020, Overland Traffic Consultants, Inc.	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

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initial s	Date	Remarks
AIR QUALITY							
1.	<p>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:</p> <ul style="list-style-type: none"> • 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. 	<p>Prior to the final approval of grading plan, issuance of stockpile or construction permit, or any ground disturbing activities.</p>	<p>Submittal of training materials, sign-in sheets, and LA County Public Health approved plan.</p>	<p>Development Services Department, Community Development Division, and LA County Public Health</p>			

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initial s	Date	Remarks
	<ul style="list-style-type: none"> • 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. <p>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 <i>Coccidioides</i> 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</p>						

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initial s	Date	Remarks
	<p>shall be implemented, as needed, to minimize personnel and public exposure to potential <i>Coccidioides</i> spores. Measures in the Plan shall include the following:</p> <ul style="list-style-type: none"> • 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- 						

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initial s	Date	Remarks
	<p>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).</p> <ul style="list-style-type: none"> • 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. 						

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initial s	Date	Remarks
	<ul style="list-style-type: none"> 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 						

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initial s	Date	Remarks
	<p>not exceed three miles and is dependent upon the location of the project site.</p> <ul style="list-style-type: none"> • 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. 						
BIOLOGICAL RESOURCES							
2.	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	Prior to final approval of a grading/construction plan, issuance of stockpile or construction permit, or any ground	A copy of the report from a biologist with the results of the survey	Development Services Department, Community Development Division (Planning)			

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initial s	Date	Remarks
	(CDFW) to determine the appropriate mitigation/management requirements	disturbing activities					
3.	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 CDFW. If Swainson's hawks are identified using the project site during the survey, the applicant shall contact CDFW to determine the appropriate mitigation/management requirements. No construction shall occur with 0.5 miles of an active Sawinson's hawk nest or within 500 feet of active nest.	Prior to final approval of a grading/construction plan, issuance of stockpile or construction permit, or any ground disturbing activities	A copy of the report from a biologist with the results of the survey	Development Services Department, Community Development Division (Planning)			
CULTURAL RESOURCES							
4.	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 San Manuel Band of Mission Indians and 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.	During construction.	Notification to the City of Lancaster, County Coroner, and/or any affected tribe.	Development Services Department, Community Development Division, County Coroner, and appropriate tribal parties			
5.	If significant pre-contact and/or historic-era	During construction.	Notification to the	Development			

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initial s	Date	Remarks
	cultural resources, as defined by CEQA, are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to the San Manuel Band of Mission Indians for review and comment. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.		City of Lancaster, County Coroner, and/or any affected tribe.	Services Department, Community Development Division, County Coroner, and appropriate tribal parties			
6.	If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to the State Health and Safety Code Section 7050.5 and that code enforced for the duration of the project.	During construction.	Notification to the City of Lancaster, County Coroner, and/or any affected tribe.	Development Services Department, Community Development Division, County Coroner, and appropriate tribal parties			
7.	The San Manuel Band of Mission Indians Cultural Resources Department shall be contacted if any pre-contact and/or historic-era cultural resources are discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA, a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the San Manuel Band of Mission Indians, and all subsequent finds shall be subject to this plan. This Plan shall allow for a monitor to be present that represents the San Manuel Band of Mission Indians for the remainder of the project, should the San Manuel Band of	During construction.	Notification to the City of Lancaster, County Coroner, and/or any affected tribe.	Development Services Department, Community Development Division, County Coroner, and appropriate tribal parties			

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initial s	Date	Remarks
	Mission Indians elect to place a monitor on-site.						
8.	Any and all archaeological/cultural documents created as part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to the San Manuel Band of Mission Indians. The Lead Agency and/or applicant shall, in good faith, consult with the San Manuel Band of Mission Indians throughout the life of the project.	During construction.	Notification to the City of Lancaster, County Coroner, and/or any affected tribe.	Development Services Department, Community Development Division, County Coroner, and appropriate tribal parties			
9.	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.	During construction.	Notification to the City of Lancaster, County Coroner, and/or any affected tribe.	Development Services Department, Community Development Division, County Coroner, and appropriate tribal parties			
GEOLOGY AND SOILS							
10.	A Dust Control Plan, in accordance to AVAQMD Rule 403, shall be submitted to the AVAQMD for review and approval. Prior to the issuance of any construction-related permits (grading, building, etc.) a copy of the AVAQMD approved dust control plan shall be submitted to the City of Lancaster.	Prior to vegetation removal, grubbing, grading, stockpile, or construction, the City shall receive a copy of the Dust Control Plan	A copy of the AVAQMD-approved Dust Control Plan Field Inspections	Development Services Department, Planning, Building and Safety), and the AVAQMD.			

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LANCASTER, CALIFORNIA, AMENDING THE CITY ZONING PLAN FOR APPROXIMATELY 4.43 ACRES LOCATED AT THE SOUTHEAST CORNER OF 10TH STREET WEST AND AVENUE K-8 (ASSESSOR PARCEL NUMBER 3128-004-016), KNOWN AS ZONE CHANGE NO. 19-02

WHEREAS, pursuant to Section 17.24.060 of the Lancaster Municipal Code, an application has been filed by Shamsian Holding, LLC("Applicant"), to change the zoning designation on approximately 4.43 acres located at the southeast corner of 10th Street West and Avenue K-8 Assessor Parcel Number (3128-004-016) from Specific Plan (SP) to Commercial Planned Development (CPD); and

WHEREAS, a notice of intention to consider a zone change of the subject property was given, as required by Section 17.24.110 of the Lancaster Municipal Code, and Sections 65854 and 65905 of the Government Code; and

WHEREAS, staff has performed the necessary investigations, prepared a written report, and recommended that the zone change request be approved; and

WHEREAS, public notice was provided as required by law, and a public hearing was held on April 19, 2021, at which the Planning Commission (a) certified that it had reviewed and considered the information in the Mitigated Negative Declaration prepared for the proposed project in compliance with the California Environmental Quality Act (including its implementing regulations) prior to taking action, and (b) found the Initial Study determined that the proposed project could have a significant effect on the environment; however, there will not be a significant effect in this case with the implementation of the mitigation measures as detailed therein; and

WHEREAS, the City Council desires to approve the Applicant's request as set forth herein.

THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, DOES HEREBY ORDAIN, AS FOLLOWS:

Section 1. The foregoing Recitals are true, correct and a substantive part of this Ordinance.

Section 2. The City Council hereby makes the following findings:

- a. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and

- b. That a need for the proposed zone classification exists within such area or district; and
- c. That the particular property under consideration is a proper location for said zone classification within such area or district; and
- d. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare and in conformity with good zoning practice.

Section 3. The subject property is reclassified from SP to CPD

Section 4. All environmental findings, and the Mitigated Negative Declaration, as contained in Attachment "B" of the Planning Commission Resolution No. 21-06, are hereby approved, adopted and incorporated in this Ordinance.

Section 5. Any ordinance previously adopted by the City Council shall be and hereby is repealed if and to the extent inconsistent with this Ordinance, provided, however, that each such ordinance shall otherwise remain in full force and effect.

Section 6. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held for any reason to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

Section 7. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in that regard, and this Ordinance shall take effect 30 days after adoption.

I, Andrea Alexander, City Clerk of the City of Lancaster, do hereby certify that the foregoing ordinance was regularly introduced and placed upon its first reading on the _____ day of _____, _____, and placed upon its second reading and adoption at a regular meeting of the City Council on the _____ day of _____, _____, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

ANDREA ALEXANDER
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

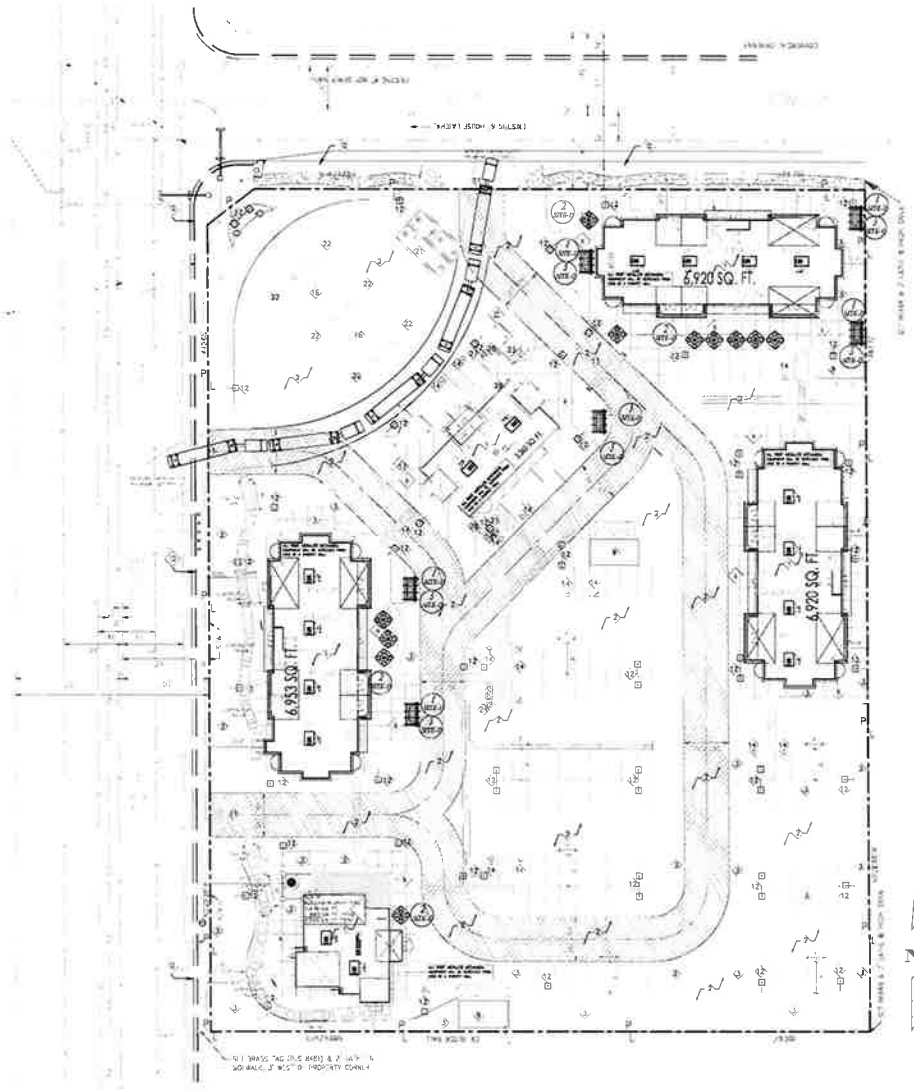
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }ss
CITY OF LANCASTER }

CERTIFICATION OF ORDINANCE
CITY COUNCIL

I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Ordinance No. _____, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)



KEYNOTES

- 1. BUILDING AREA
- 2. ASPHALT PAVING OVER A-B-C OVER COMPACTED FILL - SEE CIVIL PLANS AND SOILS REPORT
- 3. LANDSCAPE AREA, SEE LANDSCAPE PLANS
- 4. 10' JET
- 5. CONCRETE WALK, SEE CIVIL PLANS
- 7. 10' JET
- 8. 10' JET
- 9. TRASH ENCLOSURE
- 10. CONC. CURB AND GUTTER, SEE CIVIL PLANS
- 11. CONCRETE PAVING, SEE CIVIL PLANS
- 12. PAVING AND UTILITY POLE FUTURE, SEE STRUCT & ELEC. PLANS
- 13. 4" X 6" JET
- 14. ACCESSIBLE PAVING
- 15. 10' JET
- 16. FUEL DROPPY AREA, SEE FUEL SHEETS FOR MORE INFORMATION
- 17. BICYCLE RACK, DSG11710 - BIKE RACK (SURFACE MOUNTED) BY HARGO
- 18. 4" X 4" ACCESSIBLE RIVES PER 719-228.3
- 19. 10' JET
- 20. 10' JET
- 21. PROVIDE AND INSTALL FUEL STORAGE TANKS PER FUEL/GAS PLANS
- 22. 4" DECORATIVE BOLLARD
- 23. AIR & WATER MACHINE
- 24. GREASE INTERCEPTOR LOCATION, SEE PLUMBING & CIVIL PLANS
- 25. 10' JET
- 26. 10' JET
- 27. CLEAN AIR VEHICLE SPACES PROVIDE PAINTED WORDS "CLEAN AIR / WAPPOOL / EV" THE BOTTOM EDGE OF THE LAST WORD SHALL ALIGN WITH THE END OF THE SCALE STRIPING AND BE VISIBLE THROUGH A PARKED VEHICLE FOR CODES SEC. 5.106.3.2.
- 28. PROVIDE POWER FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) PER CALGREEN MANDATORY MEASURE, SEE ELECTRICAL PLANS
- 29. EMERGENCY FUEL SHUTOFF SWITCH LOCATION, SEE FUEL PLANS AND ELECTRICAL SITE PLAN. THE EMERGENCY DISCONNECT SWITCH SHALL BE LABELED AS "EMERGENCY FUEL SHUTOFF"

ALL ROOF INSTALLED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW BY A PARAPET WALL

LEGEND:

-  DETAIL #
-  PAGE #
-  BENCH AND TRELLIS

SCALE 1/32" = 1'-0"

"CHEVRON GAS STATION"
 10th Street West and Ave K-8
 Lancaster, CA 93535



H. RODRIGUEZ
 CONSULTING ARCHITECTS, INC.
 PROJECT MANAGEMENT
 909-732-1475
 HRS
 TRG-5-010

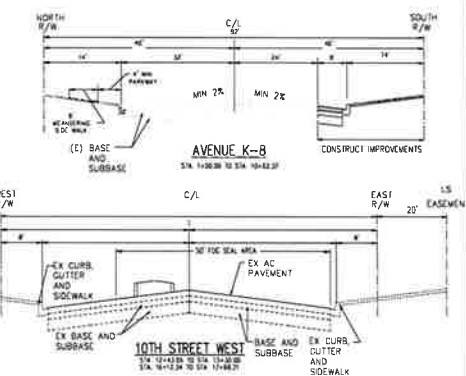
REVISIONS:

CADD FILE:
 SMART
 DATE: 10/15/2020
 DRAWN BY: HR
 CHECKED BY:

S-P (SITE)

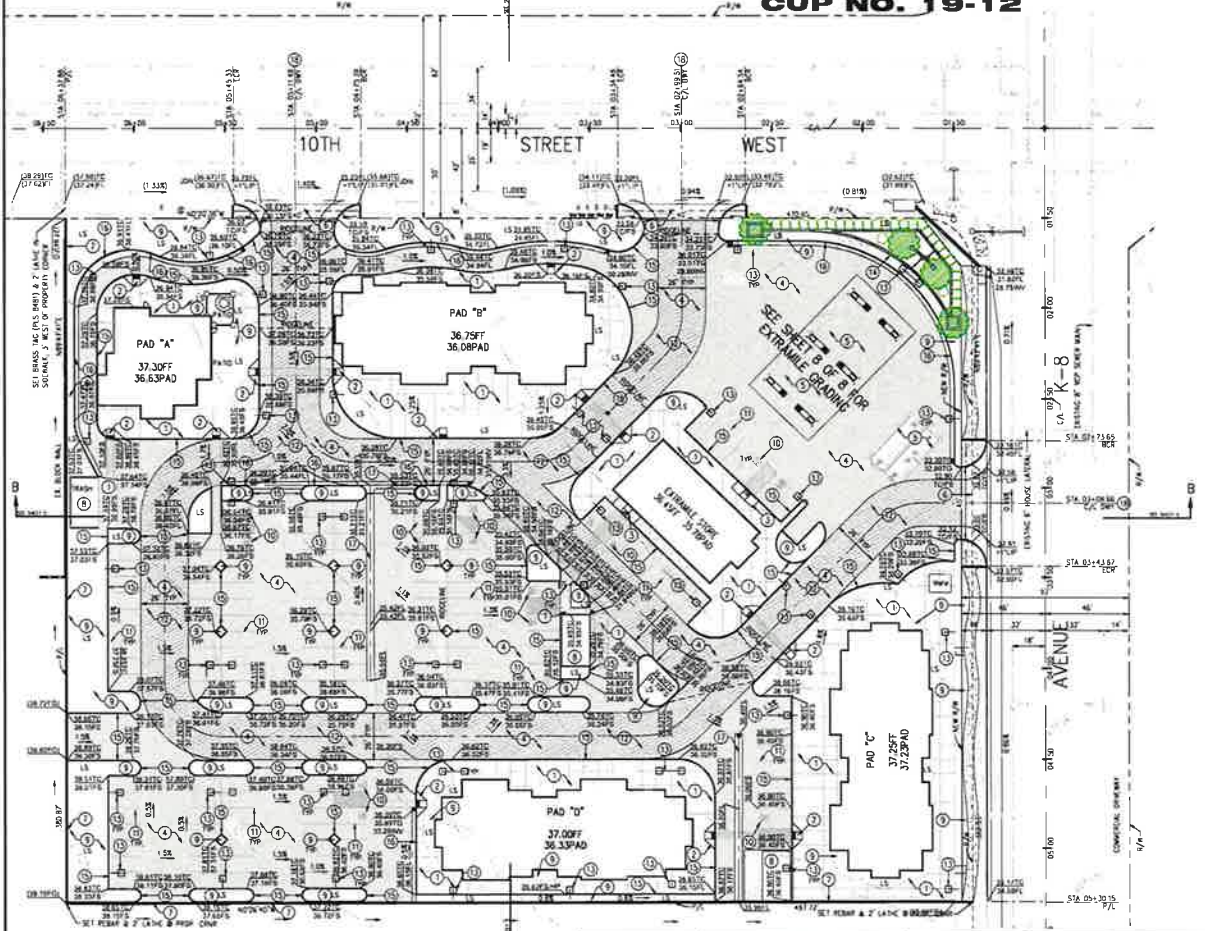
**CONCEPTUAL GRADING PLAN
S/W COR. AVENUE K-8 AND AVENUE 10TH STREET WEST
LANCASTER, CA.
CUP NO. 19-12**

CHECKED BY: _____
DATE: _____

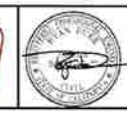


CONSTRUCTION NOTES

1. CONSTRUCT 4" THICK 2000 PSI PCC CONCRETE WALKWAY
2. CONSTRUCT ADA CURB RAMP WITH TRUNCATED DOMES PER SPWIC STD. PLAN 111-5 CASE 'A', TYPE 1
3. CONSTRUCT ADA CURB RAMP WITH TRUNCATED DOMES PER SPWIC STD. PLAN 111-5 CASE 'B', TYPE 1
4. CONSTRUCT AC PAVEMENT OVER AGRICULTURE BASE WITHIN PARKING AREAS
5. CONSTRUCT 6" THICK PCC CONCRETE OVER FUEL PUMP AND FUEL TANK AREAS
6. CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER SPWIC STD. PLAN 110-1, TYPE 'C'
7. CONSTRUCT 6" HIGH PERIMETER WALL PER CITY OF LANCASTER STD. PLAN NO. PW-10 SEC. DETAIL 'C' ON SHEET 7 OF 7
8. CONSTRUCT TRASH ENCLOSURE
9. INSTALL LANDSCAPING WITHIN PARKING LOT ISLANDS AND ADJACENT TO BUILDINGS
10. INSTALL ADA PARKING STALL AND ACCESS PATH SIGNAGE AND MARKINGS
11. INSTALL PARKING STOPPING
12. FIRE LANE
13. LIGHT STANDARDS BY OTHERS
14. LANDSCAPING BEAM TO BE LOCATED AT THE CORNER PER LANDSCAPING PLANS
15. CONSTRUCT 6" CURB PER SPWIC STD. 120-2, A1-6 (150) SEC. DETAIL 'A' ON SHEET 7 OF 7
16. CONSTRUCT 6" CURB AND GUTTER PER SPWIC STD. 120-2, A2-8 (150) SEC. DETAIL 'B' ON SHEET 7 OF 7
17. CONSTRUCT 3" WIDE PCC CONCRETE RIBBON GUTTER PER DETAIL 'C' ON SHEET 7 OF 7
18. CONSTRUCT TYPE 'C' DRIVEWAY ENTRANCE PER S.P.P.W.C. 110-2



PREPARED FOR:
811
Duke Engineering
CIVIL & STRUCTURAL
LANCASTER, CA 93534
3128-004-016
DUKEENGINEERING.COM

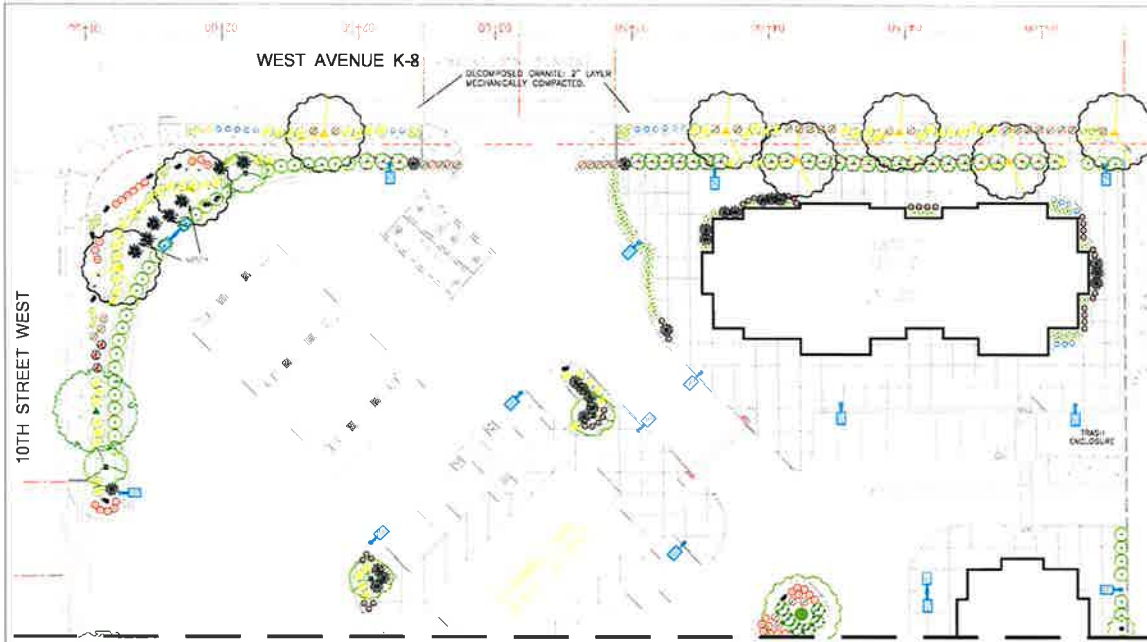


REV. #	DATE	REVISION DESCRIPTION	APPV.	DATE

CITY OF LANCASTER
GRADING IMPROVEMENT PLANS
GRADING - CUP NO. 19-12
PROPOSED MIXED COMMERCIAL
APN: 3128-004-016
LANCASTER, CA 93536

SCALE PER PLAN:
SHEET NO. 0200N
SHEET NO. 2 OF 8

GRAPHIC - XXXXXX



10TH STREET WEST

WEST AVENUE K-8

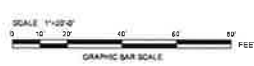
COMPOSED GRANITE: 3" LAYER MECHANICALLY COMPACTED.

SEE SHEET LC-2

WATER USE CALCULATIONS			
TOTAL SQUARE FOOTAGE TO BE IRRIGATED			31,000 sq ft
TOTAL SQUARE FOOTAGE OF NON-IRRIGATED			2,115 sq ft
TOTAL SQUARE FOOTAGE OF LANDSCAPING			33,115 sq ft
HYDROZONES			
Hydrozone	Area	Permeability	Rate
#1 Cool Season Turf	8	30-40% Water use Factor	0
#2 Warm Season Turf	0	40-50% Water use Factor	0
#3 Planting Area	0	40-50% Water use Factor	0
#4 Mulch Area	0	40-50% Water use Factor	0
#5 Non-Planting Area	0	40-50% Water use Factor	0
IRRIGATION CALCULATIONS:			
MAXIMUM WATER ALLOWANCE (GALLONS PER YEAR)			
$33,115 \text{ sq ft} \times 0.0007 \text{ (TOTAL G.P.F.)} \times 1.10$ $71.10 \text{ G.P.F.} \times 24,000 \text{ (G.P.D.)} \times 365 \text{ (DAYS/YEAR)}$ $621,000 \text{ (G.P.A.)} \times 0.50 \text{ (EFFICIENCY)}$			182,700 G.P.A.
ESTIMATED WATER USE (GALLONS PER YEAR):			
$621,000 \text{ (G.P.A.)} \times 0.50 \text{ (EFFICIENCY)}$ $310,500 \text{ (G.P.A.)}$			310,500 G.P.A.
<small>*EPA Water Use Reduction Example Illustration **Minimum Applied Water Allowance (gallon per foot) ***Efficiency Factor for best irrigation used</small>			
IRRIGATION OF IRRIGATED AREAS: 33,115 sq ft 0.50 16,558 G.P.A.			16,558 G.P.A.
TOTAL ESTIMATED WATER USE: 16,558 G.P.A.			
CALIFORNIA REGULATORY CODE 91230.01 1.375 4200 FT LPH			

LANDSCAPE DESIGN CONCEPT

THIS LANDSCAPE DESIGN WILL PROVIDE SEASONAL INTEREST THROUGHOUT THE YEAR AND BE WATER EFFICIENT. PLANTS SELECTED HAVE BEEN PROVEN SUCCESSFUL IN THE ANTELOPE VALLEY AND HAVE BEEN ARRANGED IN A MANNER THAT WILL FULLY AND LOOSELY REFLECT THE WATER BASKET ON PLANT NEED. TREES WILL BE WATERED SEPARATELY FROM SHRUBS AND GROUNDCOVER. ROCK MULCH WILL BE USED TO PROVIDE A CLEAN FINISH TO THE SITE AND BE WATER EFFICIENT. THE REDUCED PRESSURE BACKFLOW DEVICE WILL BE INSTALLED AFTER THE POINT OF CONNECTION. A SEPARATE IRRIGATION WATER METER OR SUB-METER WILL BE INSTALLED WITH THE P.O.C. SO IRRIGATION WATER USE CAN BE MONITORED SEPARATELY. THIS WORK WILL MEET OR EXCEED THE STATE AND LOCAL CITY NEW WATER ORDINANCES.



PLANT KEY

SEE SHEET LC-2 FOR SUBS AND QUANTITIES

TREES CITY 66

- Desert Ironwood**
Deciduous, low water, to 15-20' x 10-12\"/>
- Pinon Pine**
Deciduous, low water, to 20-30' x 20-30\"/>
- Rowland Ash**
Deciduous, med water, round needles, compact, fast growing to 20-25' x 25\"/>
- Shadetaster Honey Locust**
Deciduous, low water, upright, fast growing, to 24\"/>
- Silverchurn Honey Locust**
Deciduous, low water, upright, fast growing, to 24\"/>
- Shade Tree**
Deciduous, low water, to 20' x 16\"/>
- Shade Tree**
Deciduous, low water, upright, fast growing, to 20' x 15-20\"/>
- Coastal Flowering Pear**
Deciduous, med water, to 40' x 10\"/>

SHRUBS CITY 67

- Flower of Sharon**
Evergreen, low water, moderate growth, forms large compact symmetrical shrubs to 3' x 4\"/>
- Orange Blossom**
Semi-evergreen, low water, to 3' x 4\"/>
- Orange Blossom**
Semi-evergreen, low water, to 3' x 4\"/>
- Orange Blossom**
Semi-evergreen, low water, to 3' x 4\"/>
- Orange Blossom**
Semi-evergreen, low water, to 3' x 4\"/>
- Orange Blossom**
Semi-evergreen, low water, to 3' x 4\"/>
- Orange Blossom**
Semi-evergreen, low water, to 3' x 4\"/>
- Orange Blossom**
Semi-evergreen, low water, to 3' x 4\"/>
- Orange Blossom**
Semi-evergreen, low water, to 3' x 4\"/>
- Orange Blossom**
Semi-evergreen, low water, to 3' x 4\"/>

SHRUBS CONT.

- Orange Blossom**
Semi-evergreen, low water, to 3' x 4\"/>
- Orange Blossom**
Semi-evergreen, low water, to 3' x 4\"/>
- Orange Blossom**
Semi-evergreen, low water, to 3' x 4\"/>
- Orange Blossom**
Semi-evergreen, low water, to 3' x 4\"/>
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Semi-evergreen, low water, to 3' x 4\"/>
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Semi-evergreen, low water, to 3' x 4\"/>
- Orange Blossom**
Semi-evergreen, low water, to 3' x 4\"/>
- Orange Blossom**
Semi-evergreen, low water, to 3' x 4\"/>
- Orange Blossom**
Semi-evergreen, low water, to 3' x 4\"/>

GROUND COVER

- COMPOSED GRANITE: 3" LAYER MECHANICALLY COMPACTED.
- ROCK MULCH: 3/4" CRUSHED ROCK, 100% CO.

BOULDER

- 1/2" 1/2" 1/2" NATURAL LOOK SEE PLAN FOR LOCATIONS
- 12-18"
- 18-24"

CITY OF LANCASTER



OWNER/DEVELOPER
DAVID SHAUNISH
 1725 W AVENUE K
 LANCASTER, CA 93534
 CONTACT: DAVID SHAUNISH
 PHONE (310) 273-2750

PROJECT:
CHEVRON EXTRA MILE
 10TH STREET W & AVE K-8
 LANCASTER, CA 93534

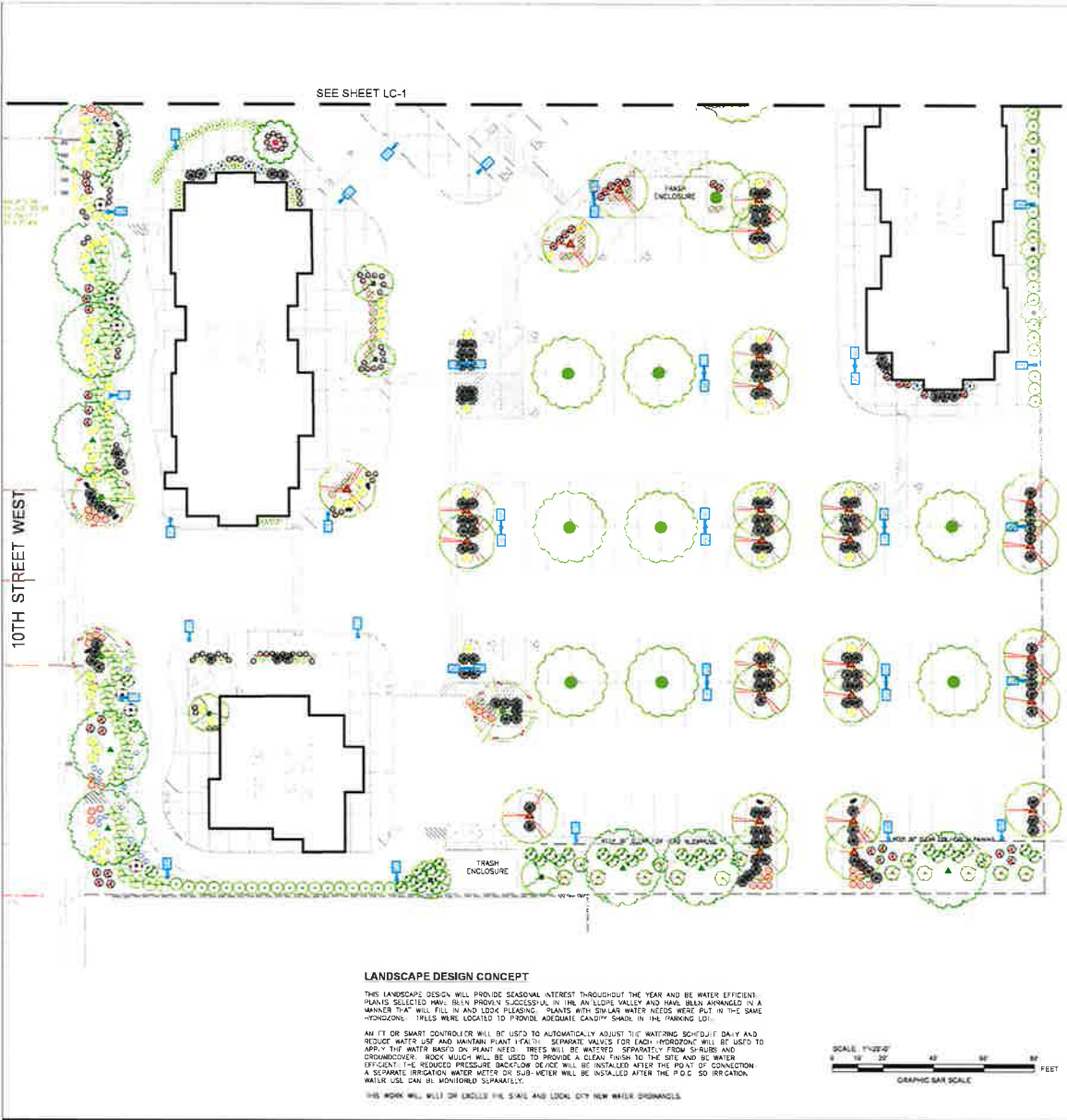
APN: 3128-004-016

SHEET REF:
CONCEPTUAL LANDSCAPE PLAN

Project No: 807
 Date: 3-24-2021
 Checked: SMM
 Drawn: SMM
 CAD File: 807-Conceptual.dwg
SHEET
LC-1
 1 OF 2 SHEETS

NOTE: IF DMC & NOT 24"x36" IT IS NOT FULL SIZE

PMT 20-



SEE SHEET LC-1

10TH STREET WEST

LANDSCAPE DESIGN CONCEPT

THIS LANDSCAPE DESIGN WILL PROVIDE SEASONAL INTEREST THROUGHOUT THE YEAR AND BE WATER EFFICIENT. PLANTS SELECTED HAVE BEEN PROVEN SUCCESSFUL IN THE AN DESERT VALLEY AND HAVE BEEN ARRANGED IN A MANNER THAT WILL FILL IN AND LOOK PLEASING. PLANTS WITH SIMILAR WATER NEEDS WERE PLANT IN THE SAME ZONE/ZONE. TREES WERE LOCATED TO PROVIDE ADEQUATE CANOPY SHADE IN THE PARKING LOT.

AN FT OR SMART CONTROLLER WILL BE USED TO AUTOMATICALLY ADJUST THE WATERING SCHEDULE DAILY AND REDUCE WATER USE AND MAINTAIN PLANT HEALTH. SEPARATE VALVES FOR EACH ZONE/ZONE WILL BE USED TO APPLY THE WATER BASED ON PLANT NEED. TREES WILL BE WATERED SEPARATELY FROM SHRUBS AND GROUNDCOVER. ROCK MULCH WILL BE USED TO PROVIDE A CLEAN FINISH TO THE SITE AND BE WATER EFFICIENT. THE REDUCED PRESSURE BACKFLOW DEVICE WILL BE INSTALLED AFTER THE P.O.C. OF CONNECTION A STOPVAL IRRIGATION WATER METER OR SUB-METER WILL BE INSTALLED AFTER THE P.O.C. SO IRRIGATION WATER USE CAN BE MONITORED SEPARATELY.

THIS WORK WILL BE IN ACCORDANCE WITH THE STATE AND LOCAL CITY NEW WATER ORDINANCES.



PLANT KEY

10/15/2024 BY: [unreadable]

TREES CITY 66

Burpess Desert Willow
Deciduous, low water, to 10-15h x 3-20h, sparse white egg stems, fragrant funnel-shaped flowers deep ochraceous; propagule: tree is arid.

Chilopsis labantheana 'Yucca Dawn'
Pink Dawn Onocho
Deciduous, low water, sun, rapid growth to 20-30h x 20-30w, 1-1.5" wide leaves, small clusters of tiny trumpet-shaped flowers in soft pink. Some use spring to fall; tree can be brittle in wind.

Ficus religiosa 'Raywood'
Raywood Ash
Deciduous, med water, young leaves, rounded, fast growing; tree to 20-30h x 25w, bark red; but older 2-8ft in high desert.

Shorea robusta 'Shorewood'
Shorewood Honey Locust
Deciduous, low water, upright; fast growing to 24h x 16w in 6 years; med green, gradual foliage.

Sarcobatus laevigatus 'Sarcobatus'
Sarcobatus Honey Locust
Deciduous, low water, to 10h x 10w; many long, narrow, tubular, easy to see; long, upright; easy to see; long, upright; easy to see.

Prosopis juliflora 'Prosopis'
Prosopis Honey Locust
Deciduous, low water, to 15h x 15w; upright; easy to see; long, upright; easy to see.

Prosopis juliflora 'Prosopis'
Prosopis Honey Locust
Deciduous, low water, to 15h x 15w; upright; easy to see; long, upright; easy to see.

Prosopis juliflora 'Prosopis'
Prosopis Honey Locust
Deciduous, low water, to 15h x 15w; upright; easy to see; long, upright; easy to see.

Prosopis juliflora 'Prosopis'
Prosopis Honey Locust
Deciduous, low water, to 15h x 15w; upright; easy to see; long, upright; easy to see.

Prosopis juliflora 'Prosopis'
Prosopis Honey Locust
Deciduous, low water, to 15h x 15w; upright; easy to see; long, upright; easy to see.

Prosopis juliflora 'Prosopis'
Prosopis Honey Locust
Deciduous, low water, to 15h x 15w; upright; easy to see; long, upright; easy to see.

Prosopis juliflora 'Prosopis'
Prosopis Honey Locust
Deciduous, low water, to 15h x 15w; upright; easy to see; long, upright; easy to see.

Prosopis juliflora 'Prosopis'
Prosopis Honey Locust
Deciduous, low water, to 15h x 15w; upright; easy to see; long, upright; easy to see.

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Prosopis Honey Locust
Deciduous, low water, to 15h x 15w; upright; easy to see; long, upright; easy to see.

Prosopis juliflora 'Prosopis'
Prosopis Honey Locust
Deciduous, low water, to 15h x 15w; upright; easy to see; long, upright; easy to see.

SHRUBS CONT.

Sierro Gold Fracting Indigo Bush
Evergreen, low water, to 1h x 2w; light green; foliage for fence work; yellow flowers spring & fall.

Desert Spoon
Evergreen, very low water to 3.5h x 4-5w, spiky bluish-grey leaves to 5" long; hose train along the edges; white lower spikes to 3-5" long in early summer.

Desert Willow
Evergreen, med water, basal growth to 4h x 6w, long slender leaves cream-leaves, soft.

Desert Willow
Evergreen, med water to 7-3h x 2w, deep green foliage, leaves shearing his lornia hedge.

Desert Willow
Evergreen, med water, dense compact growth 10-17h x 6-12w; low on top; upright with branching; thick, waxy green leaves, cream-rose flowers in spring.

Desert Willow
Evergreen, med water, to 3h x 3w, green-rose; variegated; upright; dense; upright; dense; upright; dense.

Desert Willow
Evergreen, med water, to 2h x 2w, purple-grey-green leaves with purple flowers in summer.

Desert Willow
Evergreen, med water, to 2h x 2w, purple-grey-green leaves with purple flowers in summer.

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Evergreen, med water, to 2h x 2w, purple-grey-green leaves with purple flowers in summer.

Desert Willow
Evergreen, med water, to 2h x 2w, purple-grey-green leaves with purple flowers in summer.

SHRUBS CITY 47

Desert Willow
Evergreen, low water, moderate growth; forms dense compact upright; reaches to 2h x 2w, many lower spiky, very rich of some flowers; grows to 15" high; green; pink bloom.

Desert Willow
Evergreen, low water, upright; dense; to 2h x 2w; med green leaves; med height.

Desert Willow
Evergreen, low water, upright; dense; to 2h x 2w; med green leaves; med height.

Desert Willow
Evergreen, low water, upright; dense; to 2h x 2w; med green leaves; med height.

Desert Willow
Evergreen, low water, upright; dense; to 2h x 2w; med green leaves; med height.

Desert Willow
Evergreen, low water, upright; dense; to 2h x 2w; med green leaves; med height.

Desert Willow
Evergreen, low water, upright; dense; to 2h x 2w; med green leaves; med height.

Desert Willow
Evergreen, low water, upright; dense; to 2h x 2w; med green leaves; med height.

GROUNDCOVER

- DECOMPOSED GRANITE, 2" LAYER
- MULCH, 3/4" CHUSHED
- ROCK, TAN COLOR

BOULDERS

- BURY 1/3 FOR A NATURAL LOOK
- SIZE: 12" - 18"
- 18" - 24"

CITY OF LANCASTER

THIS DRAWING WAS PREPARED BY THE ENGINEER OR ARCHITECT FOR THE CITY OF LANCASTER. THE CITY OF LANCASTER IS NOT RESPONSIBLE FOR THE ACCURACY OF DATA OR INFORMATION PROVIDED BY OTHERS. THE CITY OF LANCASTER IS NOT RESPONSIBLE FOR THE ACCURACY OF DATA OR INFORMATION PROVIDED BY OTHERS.



CHEVRON EXTRA MILE
10TH STREET W & AVE K-4
LANCASTER, CA 93534

CHEVRON EXTRA MILE
10TH STREET W & AVE K-4
LANCASTER, CA 93534

APN: 3128-004-016

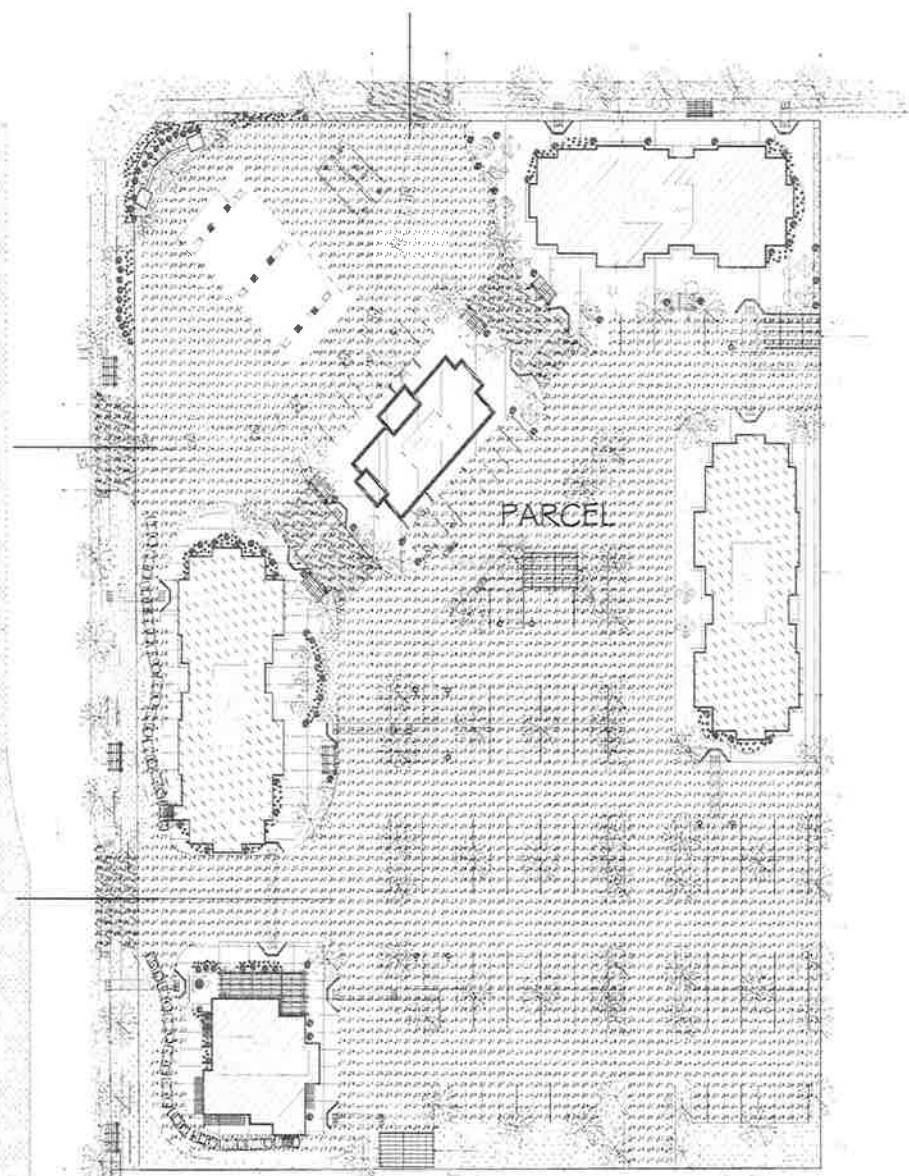
PROJECT TITLE:
CONCEPTUAL LANDSCAPE PLAN

Project No.: 807
Date: 3-24-2021
Checker: SVM
Drawn: SVM

CAD File: 807-Chevron-SM
SHEET
LC-2
2 OF 2 SHEETS

NOTE: IF DIM. IS NOT 24"x36", IT IS NOT FULL SIZE

PMT 20-



PAR
NOT

NOT A PART

1 PHOTOMETRIC SITE PLAN
SCALE 1/8" = 1'-0"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking and Driveway	—	2.3 fc	14.4 fc	0.6 fc	24.0:1	3.8:1



IE
YOKANTO ENGINEERING, INC.
2705 N. TOWNE AVE., STE. C
FONDUA, CA 91707
909-826-5291

"CHEVRON GAS STATION"
10th Street West and Ave K-8
Lancaster, CA 93535



H. RODRIGUEZ
COMMERCIAL ARCHITECTURAL ENGINEERING
PROJECT MANAGER / CONSULTANT
909-732-1475

HR CONSULTANTS

REVISIONS:

CADD FILE:
SMART
DATE: 10/15/2020
DRAWN BY: SC
CHECKED BY: IY

E1.1c



NORTHWEST ELEVATION VIEW



SOUTHWEST ELEVATION VIEW



NORTHEAST ELEVATION VIEW



SOUTHEAST ELEVATION VIEW

- ① STUCCO SYSTEM, Luma, COLOR: ASPEN (60) BASE: 700
- ② ALL WEATHER FABRIC WALL CANOPY, COLOR: SPANISH RED
- ③ Sand, Cortina stone 1 over 100 COLOR: Arden-724
- ④ National Buy-Exo-Finella LED Outdoor Light, COLOR/FINISH: Iron Oxide
- ⑤ Light Weight Roof Metal Tile, COLOR: Spanish Red

1.1 SOURCE

A. Acceptable Source: Best Buy Metals LLC, 1652 S Lee Hwy, Cleveland, TN 37311
Tel: 900-728-4010, Fax: 423-728-3606, Web: bestbuymetals.com, Email: info@bestbuymetals.com

A. BARREL VAULT Tile Panels: Resembling Spanish clay S-tile, 16 inches wide by 45 inches long (406 mm by 1143 mm) with an installed exposure of 14 inches by 42 inches (356 mm by 1067 mm). Leading edge of each panel is turned down 1 inch (25 mm), and the back edge is bent up and horizontally back 1-1/2 inches (38 mm) to create an overhanging weather edge. Side lips are 2 inches (51 mm). Color as selected from Manufacturer's line of available colors.

- 1. Panel Evaluations:
 - a. International Code Council (ICC), Brea California, Report Nos:
 - 1) ESR-1491
 - 2) Canadian Construction Materials Center, Ottawa, Ontario, CCMC Nos:
 - 1) 13258-R
 - 2) Texas Department of Insurance Report
 - 1) RC-29 - Wind Resistance
 - 2) Dade County, Florida Acceptance No.
 - 1) 15-0410.05 (direct to deck)
 - 2) 14-1008.06 (batten)
 - 3) State of Florida
 - 1) Approval No. FL 16448

1.1 MATERIALS - GENERAL

Coated Steel: ASTM A 792 Grade 33 with an AZ 50 class, hot-dipped aluminum-zinc alloy coating and a thickness of 0.017 inch (0.43 mm). Exposed surface is covered by pressed colored stone granules embedded in an acrylic resin base coating, followed with a clear acrylic glaze. Weight of coated steel is 1.5 psf @ 36 sq ft.

1.1 WARRANTY

A. Provide the manufacturer's 50 year fully transferable, limited warranty for defects and the following:

- 1. 120-mph Wind Warranty
 - 2. Hail Impact Warranty
- Note: Barrel Steel panels will not burn.

EXTRA MILE STORE ELEVATION

SCALE: 1/8" = 1'-0"

"EXTRA MILE STORE"
10th Street West and Ave K-8
Lancaster, CA 93535

DESIGNING THE WORLD
HR Design

H. RODRIGUEZ, AIA
OWNER, ARCHITECT, DESIGNER
PROJECT: EXTRA MILE STORE
909-232-1175
HR Design

REVISIONS:

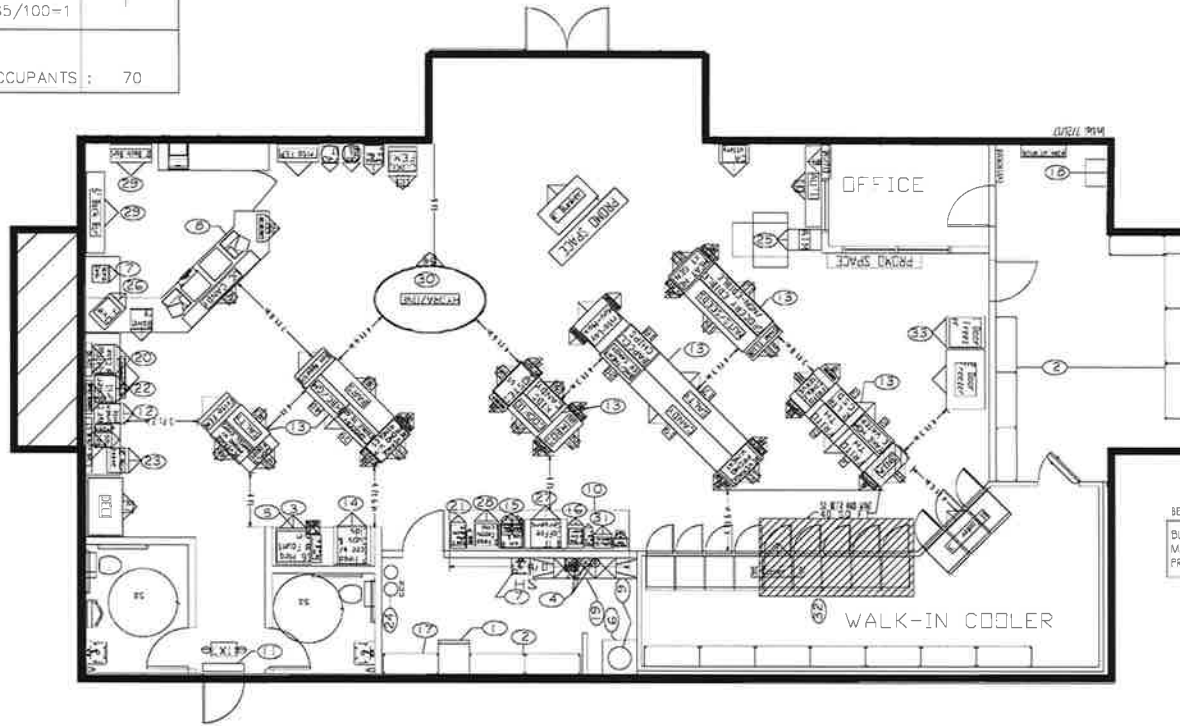
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DATE: 03/04/2008
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CHECKED BY:

EM-P

OCCUPANCY LOAD

OCCUPANCY	USE	AREA	OCC. LOAD	OCCUPANTS
M	SALES	1,948 sq. ft.	1/30 1,948/30=65	65
M	WALK-IN COOLER	363 sq. ft.	1/300 363/300=1	1
M	RESTROOM	79 sq. ft.	1/100 79/100=.79	1
M	RESTROOM	67 sq. ft.	1/100 67/100=.67	1
M	STORAGE	353 sq. ft.	1/300 353/300=1	1
M	OFFICE	85 sq. ft.	1/100 85/100=1	1

TOTAL OCCUPANTS : 70



BEER AND WINE DISPLAY:
 BUILDING SQ. FT. 3,360
 MAX. 5% DISPLAY = 168 SQ. FT.
 PROPOSED DISPLAY 40 SQ. FT.

FLOOR PLAN

SCALE: 1/4" = 1'-0"

"CHEVRON EXTRA MILE"
 10th Street West and Ave K-8
 Lancaster, CA 93535



H. RODRIGUEZ, AIA
 COMMERCIAL ARCHITECTURAL CONSULTING
 PROJECT MANAGER/CONSULTATION
 NUMBER - 232-175
 909-232-175
 HR Design

REVISIONS

CADD FILE
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 CHECKED BY:

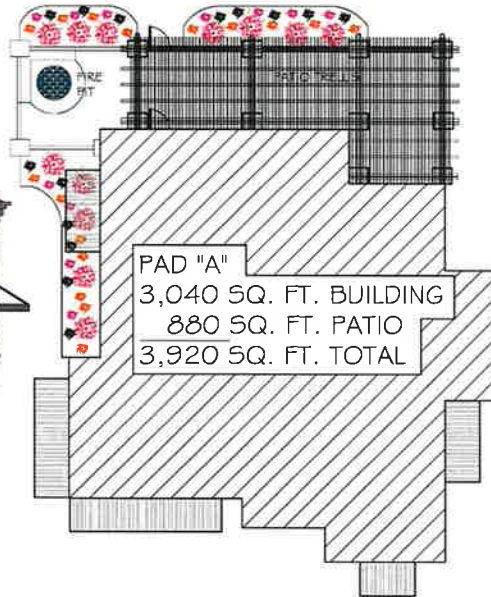
CONCEPTUAL DRIVE THRU PAD ELEVATIONS VIEW



NORTH ELEVATION VIEW



WEST ELEVATION VIEW



EAST ELEVATION VIEW

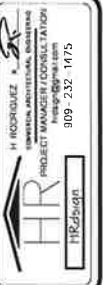


SOUTH ELEVATION VIEW

PAD "A" ELEVATIONS

SCALE: 1/8" = 1'-0"

"CHEVRON GAS STATION"
 10th Street West and Ave K-8
 Lancaster, CA 93535

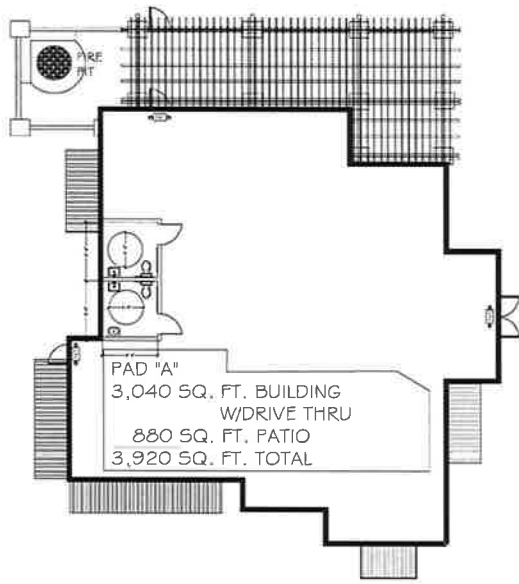


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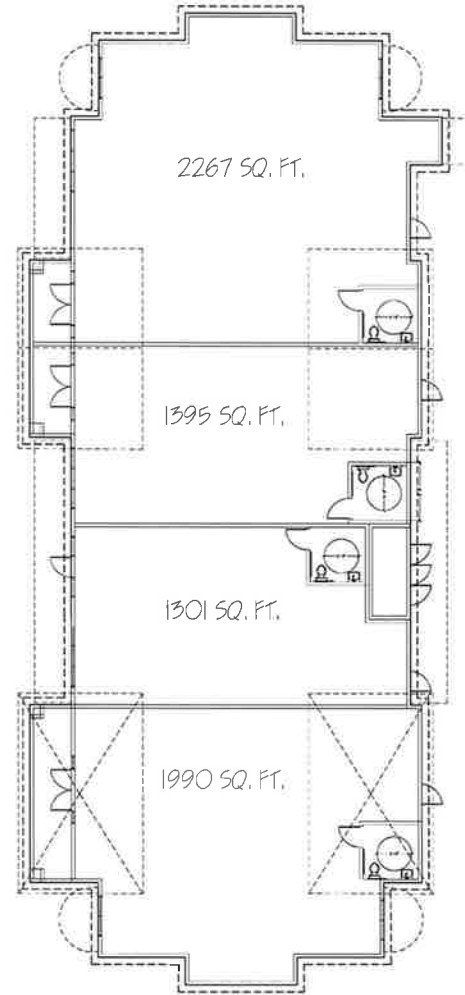
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PAD-A

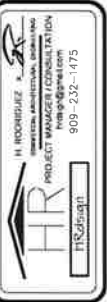


PAD "A" & "B" FLOOR PLAN

SCALE: 1/8" = 1'-0"



"CHEVRON GAS STATION"
 10th Street West and Ave K-8
 Lancaster, CA 93535



REVISIONS:

CADD FILE:
 SMART
 DATE: 03/04/2020
 DRAWN BY: HR
 CHECKED BY:

A-2.3

"CHEVRN GAS STATION"
10th Street West and Ave K-8
Lancaster, CA 93535



H. RODRIGUEZ
ARCHITECT
PROJECT MANAGER / CONSULTANT
hrdesign.com
908-732-1475
HR Design

REVISIONS:	
CADD FILE: SMART	
DATE: 03/04/2020	
DRAWN BY: HR	
CHECKED BY:	
PAD-B	



EAST ELEVATION

NORTH ELEVATION



SOUTH ELEVATION

WEST ELEVATION

- ① STUCCO SYSTEM, LaMitra, COLOR HCO09 Beaufort (49) 6438 1067
- ② ALL WEATHER FABRIC WALL CANOPY
COLOR SPANISH RED
- ③ Climatic toner-resin-coated ceramic, red or pink flowers, delicate foliage, metal outdoor cases, no tanks 12" / year
Full metal parts shown on the face of the plate, "Decorations of Flower" is a popular variety.
- ④ Trees, Shrub Conceptual Landscape Plan (CL-P) For more information on tree class, type.
- ⑤ All Railer and Trellis, SEE CL-P Sheets
- ⑥ Nickkora Bau-Flex-Friendly, LED Outdoor Lighters
COLOR / FINISH Iron Oxide

- Light Weight Roof Metal Tile, COLOR: Spanish Red
- 1.1 SOURCE
- A. Acceptable Source: Best Buy Metals LLC, 1652 S Lee Hwy, Cleveland, TN 37311
Tel: 600-728-4010, Fax: 423-728-3606, Web: bestbuymetals.com, Email: info@bestbuymetals.com
 - A. BARREL VAULT Tile Panels: Resembling Spanish clay S-tile, 16 inches wide by 45 inches long (406 mm by 1143 mm) with an installed exposure of 14 inches by 42 inches (356 mm by 1067 mm). Leading edge of each panel is turned down 1 inch (25 mm), and the back edge is bent up and horizontally back 1-1/2 inches (38 mm) to create an overlapping weather edge. Side laps are 2 inches (51 mm). Color as selected from Manufacturer's line of available colors.
1. Panel Evaluations:
- a. International Code Council (ICC), Brea California, Report Nos:
 - 1) ESR-1491
 - b. Canadian Construction Materials Center, Ottawa, Ontario, CCMC Nos:
 - 1) 13258-R
 - c. Texas Department of Insurance Report
 - 1) RC-29 - Wind Resistance
 - d. Diak County, Florida Acceptance No.
 - 1) 15-0410.05 (direct to deck)
 - 2) 14-1008.06 (batten)
 - e. State of Florida
 - 1) Approval No. FL 16448

1.1 MATERIALS - GENERAL

Coated Steel, ASTM A 792, Grade 33 with an AZ 50 class, hot-dipped aluminum-zinc alloy coating and a thickness of 0.017 inch (0.43 mm). Exposed surface is covered by pressed colored alkali granules embedded in an acrylic resin prime coating, followed with a clear acrylic glaze. (Weight of coated steel is 1.2 psf / 6.2kg / m2)

1.1 WARRANTY

- A Provide the manufacturer's 50 year fully transferable, limited warranty for defects and the following:
 - 1. 120-mph Wind Warranty
 - 2. Hail Impact Warranty

Note: (Color Steel panels will not burn)

PAD "B" ELEVATIONS

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

WEST ELEVATION



EAST ELEVATION

NORTH ELEVATION

- 1 STUCCO SYSTEM, LaMitra, COLOR 75 EGG SHELL (76) BASE 100 Light Weight Roof Metal Tile, COLOR: Spanish Red
- 2 ALL WEATHER FABRIC WALL CANOPY COLOR: SPANISH RED
- 3 Clementine, scarlet, Clementine, red or pink flowers, delicate foliage, mixed red petals etc. no seeds 12" x 14" Full sun to part shade on the base of the plant, "Shikara of Milano" is a popular variety.
- 4 Trees: See Conceptual Landscape Plan (CL-P) For more information on tree class, type.
- 5 Wall: Poplar and Treble, SEE CL-P Sheets
- 6 Nickard Bau, Eco-Friendly LED Outdoor Lantern COLOR/PINSA Iron Olive

1.1 SOURCE

- A. Acceptable Source: Best Buy Metals LLC, 1652 S Lee Hwy, Cleveland, TN 37311 Tel: 600-728-4010, Fax: 423-728-3606, Web: bestbuymetals.com, Email: info@bestbuymetals.com
- A. BARREL VAULT Tile Panels: Resembling Spanish clay S-tile, 16 inches wide by 45 inches long (406 mm by 1143 mm) with an installed exposure of 14 inches by 42 inches (356 mm by 1067 mm). Leading edge of each panel is turned down 1 inch (25 mm), and the back edge is bent up and horizontally back 1-1/2 inches (38 mm) to create an overlapping weather edge. Side laps are 2 inches (51 mm). Color as selected from Manufacturer's line of available colors.
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 - 2) Canadian Construction Materials Center, Ottawa, Ontario, CCMC Nos:
 - 1) 13258-R
 - 2) Texas Department of Insurance Report
 - 1) RC-29 - Wind Resistance
 - d. Dade County, Florida Acceptance No:
 - 1) 15-0410.05 (direct to deck)
 - 2) 14-1008.06 (batten)
 - e. State of Florida
 - 1) Approval No. FL 16448

1.1 MATERIALS - GENERAL

Coated Steel: ASTM A 792, Grade 33 with an AZ 50 Pass, hot dipped aluminum-zinc alloy coating and a thickness of 0.017 inch (0.43 mm). Exposed surface is covered by precast colored sintered granules embedded in an acrylic resin base coating, followed with a urea-acrylic glaze. Weight of coated steel is 1.3 psf (6.3kg/m²)

1.1 WARRANTY

- A Provide the manufacturer's 50 year fully transferable, limited warranty for defects and the following.
 1. 120-mph Wind Warranty
 2. Hail Impact Warranty
- Fire: Corral Steel panels will not burn

PAD " " ELEVATIONS

SCALE: 1/8" = 1'-0"

"CHEVRN GAS STATION"
10th Street West and Ave K-8
Lancaster, CA 93535

DESIGNING THE WORLD



H. RODRIGUEZ ARCHITECTS
PROJECT MANAGER/CONSULTANT/CHAIRMAN
hrdesign@hrdesign.com
909-237-1475



REVISIONS:

NO.	DATE	DESCRIPTION

PAD-C



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

EAST ELEVATION

- ① STUCCO SYSTEM, La Habra, COLOR 12 CHARLES (74) BASE 100
- ② ALL WEATHER FABRIC WALL CANOPY, COLOR SPANISH RED
- ③ Clematis treen, scarlet demaris, red or pink flowers, delicate leaves, modified petioles, not so terribly 12 / year. Full sun to part shade at the base of the plant. "Dress of Abigail" is a popular variety.
- ④ Trees, see Conceptual Landscape Plan (CLP) for more information on tree sizes, type.
- ⑤ Wall Fossil or mix Fossil, SEE CLP Sizes
- ⑥ National Best Components, LED Outdoor Lantern, COLOR / FINISH Iron Oxide

⑦ Light Weight Roof Metal Tile, COLOR: Spanish Red

1.1 SOURCE

- A. Acceptable Source: Best Buy Metals LLC, 1652 S Lee Hwy, Cleveland, TN 37311
Tel: 800-728-4010, Fax: 423-728-3606, Web: bestbuymetals.com, Email: info@bestbuymetals.com
- A. BARREL VAULT Tile Panels: Resembling Spanish clay S-tile, 16 inches wide by 45 inches long (406 mm by 1143 mm) with an installed exposure of 14 inches by 42 inches (356 mm by 1067 mm). Leading edge of each panel is turned down 1 inch (25 mm), and the back edge is bent up and horizontally back 1-1/2 inches (38 mm) to create an overlapping weather edge. Side laps are 2 inches (51 mm). Color as selected from Manufacturer's line of available colors.
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 - c. Texas Department of Insurance Report
 - 1) RC-29 - Wind Resistance
 - d. Dade County, Florida Acceptance No.
 - 1) 15-0410.05 (direct to deck)
 - 2) 14-1008.06 (pattern)
 - e. State of Florida
 - 1) Approval No. FL 16448

1.1 MATERIALS - GENERAL

Coated Steel, ASTM A 792 Grade 33 with an AZ 50 class, hot-dipped aluminum-zinc alloy coating and a thickness of 0.017 inch (0.43 mm). Exposed surface is covered by pre-applied colored stone granules embedded in an acrylic resin base coating, followed with a clear acrylic glaze. Weight of coated steel: 6.13 psf (0.293 m²).

1.1 WARRANTY

- A. Provide the manufacturer's 50 year fully transferable, limited warranty for defects and the following:
 - 1. 120-mph Wind Warranty
 - 2. Hail Impact Warranty

Note: Barrel Vault panels will not rust.

PAD " " ELEVATIONS

SCALE: 1/8" = 1'-0"

"CHEVRON GAS STATION"
10th Street West and Ave K-8
Lancaster, CA 93535

DESIGNING THE WORLD



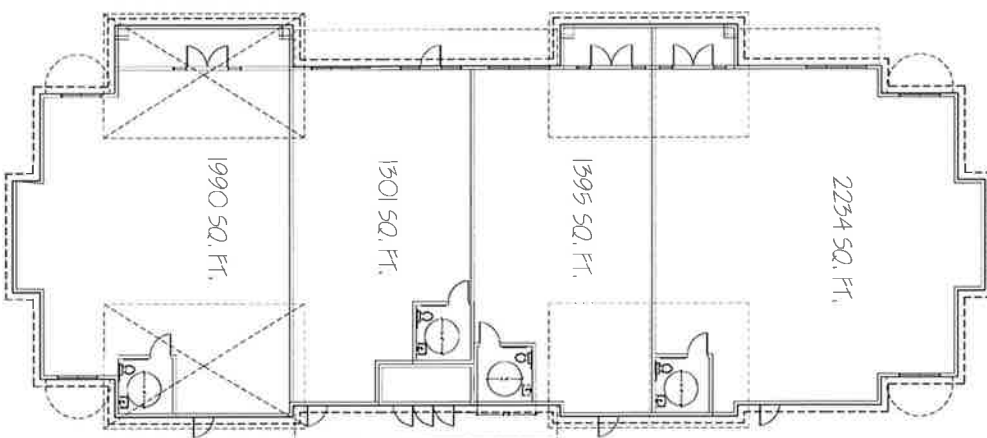
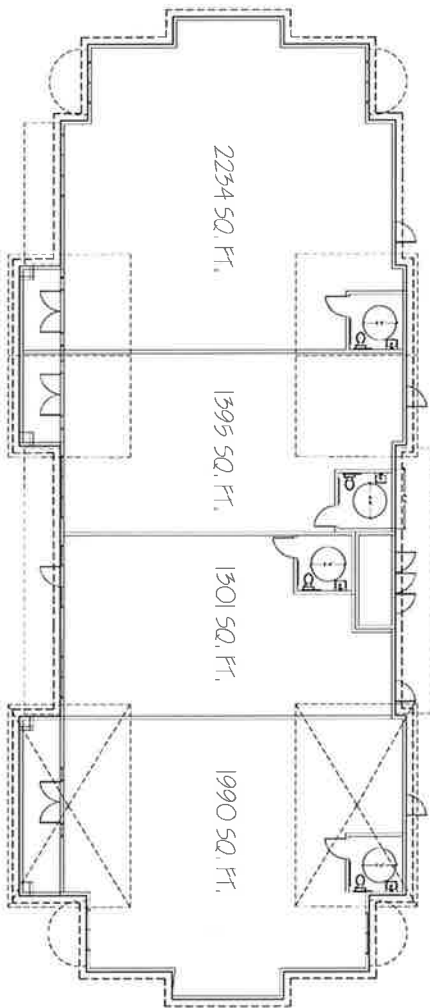
H. RODRIGUEZ & ASSOCIATES
PROJECT MANAGER & CONSULTANT
hrdesign@hrdesign.com
919-737-1275



REVISIONS:

NO.	DATE	DESCRIPTION

PAD-D



PAD "C" & "D" FLOOR PLAN

SCALE: 1/8" = 1'-0"

A-24

NO.	DATE	BY	REVISIONS

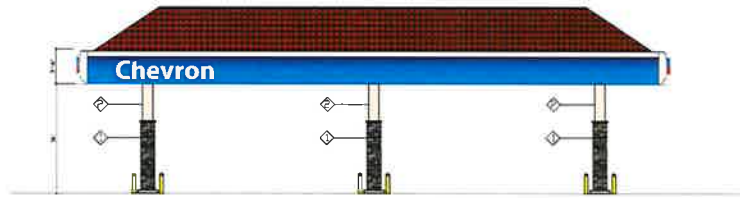

H RODRIGUEZ
 ARCHITECTURE, INTERIOR
 PROJECT MANAGER / CONSULTATION
 hrdesign@gmail.com
 909-232-1475


DESIGNING THE WORLD

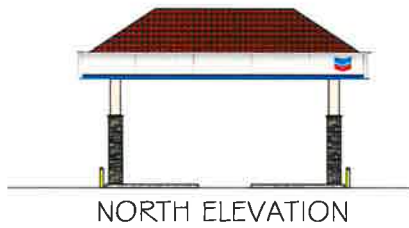
"CHEVRON GAS STATION"
 10th Street West and Ave K-8
 Lancaster, CA 93535

CANOPY PLAN FOR REFERENCE ONLY, ACTUAL PLANS BY CANOPY BUILDER

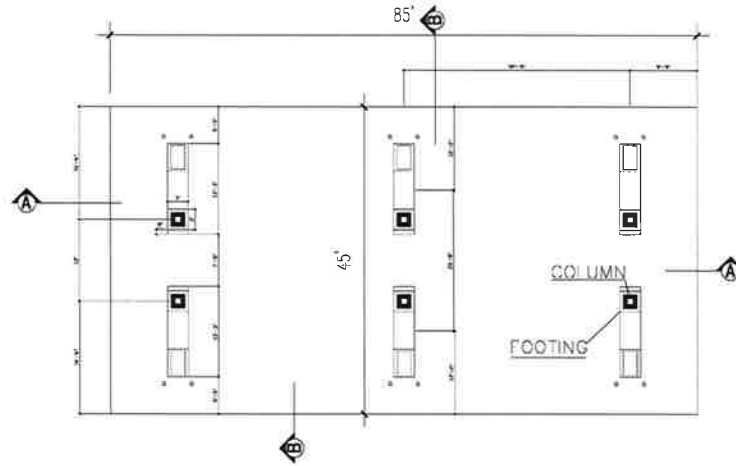
- ① Slack Cantion Slats=100
COLOR: Ancho-724
- ② STUCCO FINISH WITH
PAINT OVER IT TO MATCH
BUILDING COLOPS



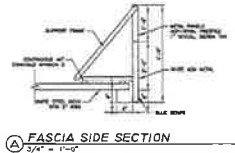
EAST ELEVATION, Similar West elevation



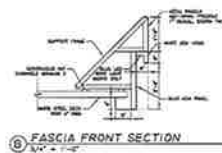
NORTH ELEVATION



SOUTH ELEVATION



A FASCIA SIDE SECTION
3/4" = 1'-0"



B FASCIA FRONT SECTION
3/4" = 1'-0"

CANOPY PLAN

SCALE: 1/8" = 1'-0"

"CHEVRON GAS STATION"
10th Street West and Ave K-8
Lancaster, CA 93335

DESIGNING THE WORLD
HR design

H. HODGKINETT & ASSOCIATES
ARCHITECTURAL ARCHITECTURE CONSULTATION
PROJECT MANAGER/CONSULTANT
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HR design

REVISIONS:
CADD FILE:
SMART
DATE: 05/11/2019
DRAWN BY: HR
CHECKED BY:
A-3.0



RETAIL CENTER
10th STREET WEST & K-8 STREET
LANCASTER, CALIFORNIA

STAFF REPORT
City of Lancaster

CR 1

05/25/21

Date: May 25, 2021

To: Mayor Parris and City Council Members

From: Vice Mayor Marvin Crist

Subject: **Summary of the April 27, 2021, Board of Directors for the Antelope Valley Transit Authority (AVTA)**

The AVTA is a distinct government entity created under a joint power's authority agreement between the City of Lancaster, the City of Palmdale, and Los Angeles County that provides public transit services. Vice Mayor Marvin Crist serves as the Chairman, and Councilman Raj Mahli serves as a Director on behalf of the City of Lancaster.

The following is a summary of the item discussed during the Regular Board of Director's Meeting of the Antelope Valley Transit Authority (AVTA) held on April 27, 2021.

The following members were present:

Chairman Marvin Crist
Vice Chair Dianne Knippel
Director Raj Mahli
Director Michelle Flanagan
Director Steve Hofbauer
Director Richard Loa

The following actions were taken:

- Authorized the Executive Director/CEO to execute Contract #2021-51 for the Public Sector E-Procurement Service Solution to Planetbids, Inc., Studio City, CA, for an amount of \$132,500, for a five-year term. Approved (6-0-0-0).
- Authorized the Executive Director/CEO to execute Amendment No. 3 to Contract #2016-31 with BYD Coach & Motors, Inc., adjust quantities and purchase of six (6) K11M 60-foot battery-electric buses for an amount not to exceed \$6,360,000, plus applicable sales tax. Approved (6-0-0-0).
- Adopted Resolution No. 2021-002, updating the Sick and Vacation Policy portion of the Authority's Personnel Rules and Regulations Manual. Approved (6-0-0-0).
- Authorized the Executive Director/CEO to execute Contract #2021-41 with GCAP Services, Inc., of Costa Mesa, California, for on-going labor compliance program services for a five-year term not to exceed an amount of \$150,000.00 per year of service. Approved (6-0-0-0).
- The meeting was adjourned to Tuesday, May 25, 2021.

CVH/jr

STAFF REPORT
City of Lancaster

CR 2

05/25/21

Date: May 25, 2021

To: Mayor Parris and City Council Members

From: Council Member Darrell Dorris

Subject: **Summary of the May 6, 2021, SCAG General Assembly Meeting**

The Southern California Associate of Governments (SCAG) held their annual meeting of the General Assembly on May 6, 2021. The following is a summary of the item discussed during this meeting:

- Received a presentation on the 2021 SCAG Sustainability Awards.
- Approved four amendments to the SCAG Bylaws that would do the following:
 - Require the clerk or legal counsel to restate any main motion for an action item that differs from the “recommended action” proposed in the Regional Council’s agenda material and, further, require that such a motion not be voted on until Regional Council members have the opportunity to discuss the motion;
 - Amend the eligibility criteria to serve as a SCAG officer by allowing up to 12 months of service on a Policy Committee to count towards the 24 months of service required for officer eligibility;
 - Amend the SCAG Bylaws to increase diversity, equity and inclusion in governance by providing an opportunity for the seven County representatives to the Regional Council to each appoint one local elected representative from a SCAG member with a “Community of Concern” to serve on a Policy Committee, as placed by the President upon notice of an appointment; and
 - Amend the Bylaws to clarify that adjustment of the annual membership assessment would be based on the amount “assessed in” the prior year. Presently, the Bylaws specify the assessment is based on the amount “collected for” the prior year.
- Adopted the 2021-2022 General Fund Budget and Membership Assessment Schedule
 - City of Lancaster dues are \$16,939.00.
- Ratified the Regional Council’s election of the 2021-2022 slate of Elected SCAG Officers
 - Elected a President, 1st Vice President and 2nd Vice President.
- Approved Minutes of the Regular General Assembly Meeting on June 4, 2020.

- Received the Presidents Report with the following items:
 - Inclusive Economic Recovery Strategy (IERS) Highlights
 - Year in Review - SCAG President 2020-2021 Accomplishments
 - Recognition of Policy Committee Chairs and Outgoing Members
 - Recognition of Outgoing President Rex Richardson, Long Beach, RC District 29
 - Remarks from Incoming President.

LD/jr

**STAFF REPORT
City of Lancaster**

CR 3
05/25/21

Date: May 25, 2021

To: Mayor Parris and City Council Members

From: Vice Mayor Marvin Crist

Subject: **Report on the Activities of the Board of Directors for District No. 14 of the County Sanitation Districts of Los Angeles County**

District No. 14 of the County Sanitation Districts of Los Angeles County is organized to receive, through their trunk sewers, the wastewater from all of the City of Lancaster, a small region of the westerly portion of the City of Palmdale, and a smaller region of the unincorporated County of Los Angeles. A Board of Directors, comprised of one representative from each City and the County, generally meets monthly to review and decide upon the business of the District.

The following is a summary of the items discussed during the Regular Board of Director's Meeting of the Los Angeles County Sanitation District No. 14 held on May 13, 2021:

The following members were present:

Alternate Director Marvin Crist (Chair pro tem)
Director Kathryn Barger
Director Steve Hofbauer

The following actions were taken:

Minutes of Adjourned Special Meeting Held April 1, 2021

Approved Minutes of the adjourned special meeting held on April 1, 2021.

Approved (3-0-0-0)

District Expenses for the Month of March 2021

Approved the District Expenses for the month of March 2021.

Local District Expenses:

Operations & Maintenance (O & M):...	\$1,278,694.32
Capital:	84,306.92

District No. 14’s Share of Allocated Expenses for O & M and Capital:

Joint Administration:.....	117,827.13
Technical Support:.....	132,424.48
Legal:.....	35,045.08
Total Expenses:.....	<u>\$1,648,297.93</u>

Approved (3-0-0-0)

Wastewater Revenue Program & Service Charge Report:

- (a) Held Combined Public Hearing on Service Charge Report and Proposed Service Charge and Industrial Wastewater Surcharge Rate Ordinances and Collection of Service Charge on Property Tax Rolls.
- (b) Adopted Service Charge Report.
- (c) Adopted the following Ordinances and Findings that Adoption of Ordinances is Exempt from California Environmental Quality Act (CEQA) Under Section 15273 of State Guidelines for Implementation of CEQA:
 - 1. An Ordinance Prescribing the Service Charge Rate and Mean Loadings per Unit of Usage for County Sanitation District No. 14 of Los Angeles County, and Providing for the Collection of Such Charges on the Tax Roll; and
 - 2. An Ordinance Prescribing Industrial Wastewater Surcharge Rates for County Sanitation District No. 14 of Los Angeles County.

Approved (3-0-0-0)

JW:df