COMMUNITY DEVELOPMENT

City of Lancaster
Initial Study

1.	**Project title and File Number:**	Site Plan Review No. 22-006
2.	**Lead agency name and address:**	City of Lancaster Community Development Department Planning and Permitting Division 44933 Fern Avenue Lancaster, California 93534
3.	**Contact person and phone number:**	Jocelyn Swain City of Lancaster Community Development Department (661) 723-6100
4.	**Location:**	South side of Avenue H between 25th Street West and 27th Street West (APNs: 3114-012-020) (see Figure 1)
5.	**Applicant name and address:**	Greg Murchland c/o Fielden Engineering Group 410 East Avenue K-12, Suite 101 Lancaster, CA 93534
6.	**General Plan designation:**	Light Industrial (LI)
7.	**Zoning:**	Light Industrial (LI)

8. Description of project:

The proposed project consists of the construction and operation of a 23,200 square foot industrial facility for the production and storage of stone building materials. The facility would consist of 2,000 square feet of office space, 15,000 square feet of warehouse space, 3,750 square feet of manufacturing space, and an approximately 800 square foot silo for concrete/stone dust. A total of 20 vehicle parking spaces would be provided adjacent to the office portion of the development with truck parking provided in the central portion of the site. A drainage basin would be located in the northeastern portion of the project site.

The site would be fenced with two access gates and a third access point at the northeastern boundary of the site if needed. A meandering sidewalk with landscaping would be provided along Avenue H.

Figure 1, Project Location Map

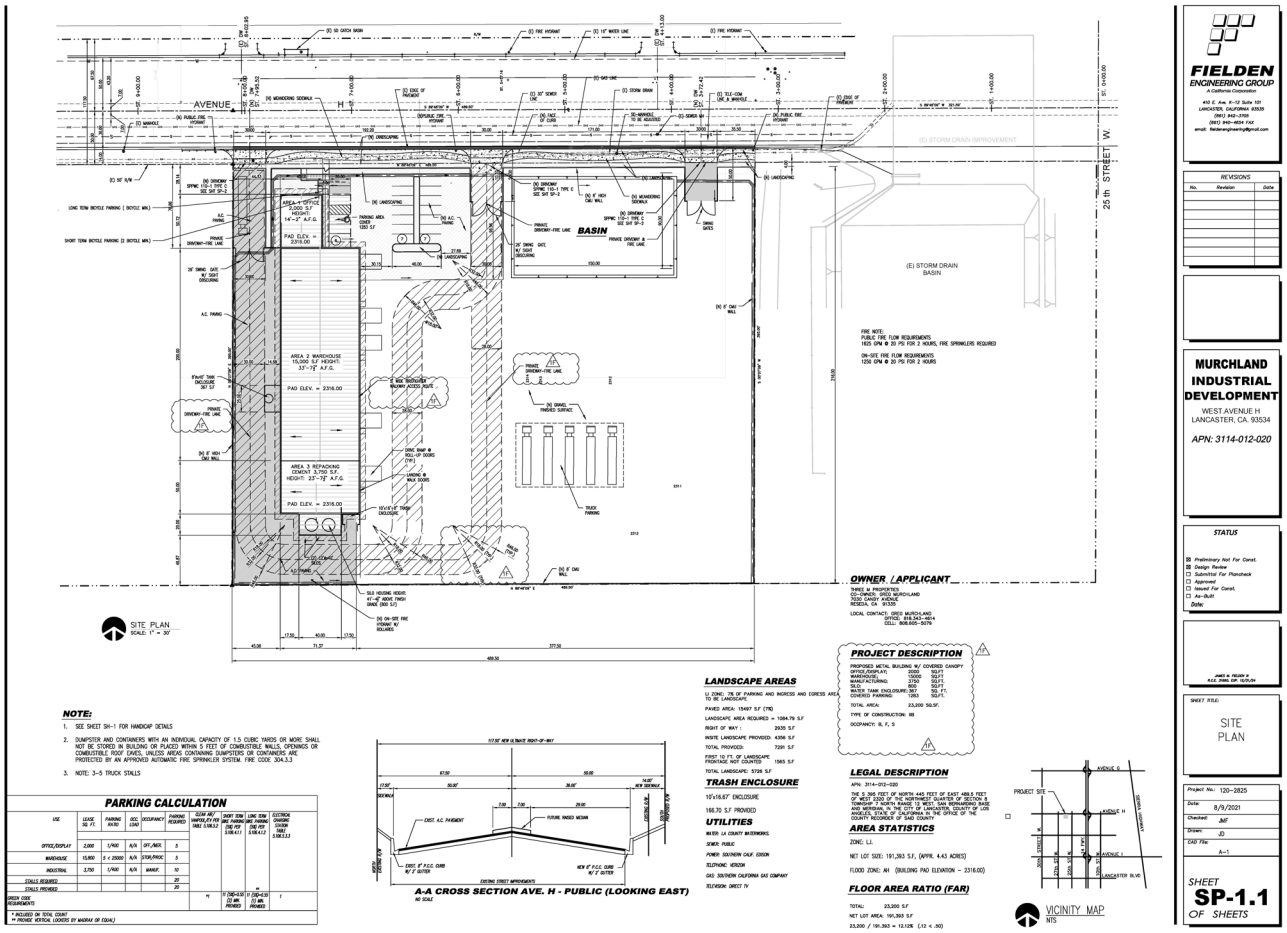

Figure 2, Conceptual Site Plan

9. Surrounding land uses and setting:

The project site is located in the central portion of the City just west of the Antelope Valley Freeway (SR-14) on the south side of Avenue H. The project site is undeveloped. Immediately north of the project site, on the north side of Avenue H, is the Antelope Valley Fairgrounds. The property to the east, west, and south is vacant. A mix of commercial and industrial uses are located to the southeast of the project site along 23rd Street West. The Copper Square Apartment Complex, Kensington Campus (homeless facility), and the Veteran's Home are located approximately 0.5 miles southwest of the project site at the northwest corner of 30th Street West and Avenue I. The Michael's Distribution facility is located approximately 0.5 miles west on the north side of Avenue H with a single family residence located immediately south of it. Approximately 0.5 miles to the northeast east (east of the freeway) is a large drainage basin and to the east of the project site, east of the freeway ae several residential subdivisions.

Further afield from the project site is the General William J Fox Airfield, a little over two miles northwest of the project site, and the Lancaster State Prison, approximately 2.5 southwest of the project site. The closest school is Lancaster High School located approximately one southwest of the project site. Table 1 provides a summary of the zoning and land uses immediately surrounding the project site.

Table 1
Zoning/Land Use Information

Direction	Zoning		Land Use
	City	County	
North	SP 95-02	N/A	Antelope Valley Fairgrounds
East	LI	N/A	Vacant
South	LI	N/A	Vacant
West	LI	N/A	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:

- California Department of Fish and Wildlife (CDFW)
- Lahontan Regional Water Quality Control Board
- Antelope Valley Air Quality Management District (AVAQMD)
- Los Angeles County Waterworks District #40
- Los Angeles County Sanitation District #14
- Los Angeles County Fire Department
- Southern California Edison

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

In accordance with Assembly Bill (AB) 52, consultation letters for the proposed project were sent to three individuals associated with three tribes which have requested to be included in the process. These letters were mailed via certified return receipt mail and included copies of the site plan and available cultural resources reports. Table 2 identifies the tribes, the person to whom the letter was directed, and the date the letter was received.

Table 2
Tribal Notification

Tribe	Person/Title	Date Received
Fernandeno Tataviam Band of Mission Indians	Sarah Brunzell, Manager	March 8, 2023
Gabrieleno Band of Mission Indians – Kizh Nation	Andrew Salas, Chairman	March 8, 2023
Yuhaaviatam of San Manuel Nation	Ryan Nordness, Cultural Resource Analyst	March 8, 2023

A response was received from the Fernandeno Tataviam Band of Mission Indians (FTBMI). No specific tribal cultural resources have been identified. However, the FTBMI requested specific measures be included and these are identified in the cultural resources section.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: On the basis of this initial evaluation:

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

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

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

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

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

Jocelyn Swain
Jocelyn Swain, Senior Planner

November 22, 2023
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

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

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

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

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

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

9) The explanation of each issue should identify:

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

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

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

a. The City of Lancaster General Plan identifies five scenic areas in the City and immediately surrounding area (LMEA Figure 12.0-1). Views of these scenic areas are not generally visible from the project site or the immediately surrounding roadways. However, views of the open desert and mountains surrounding the Antelope Valley are available from the project site and nearby roadways (Avenue H, Antelope Valley Freeway). The proposed project consists of the construction and operation of a 23,200 square foot industrial facility for the production and storage of stone building materials. The building would be of metal construction with a maximum height of 41 feet although the height of the most portions of the building ranges from 14 feet to 34 feet. This facility would be similar in appearance to other industrial uses in the general vicinity and is design to be compatible in style and color with the neighboring fair grounds. While the appearance of the site would change with the development of the proposed project, the public 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. There are no State designated scenic routes or highways within the City of Lancaster and Avenue H is also not considered a locally scenic highway or roadway. The Antelope Valley Freeway is considered a scenic corridor in the City's General Plan; however, the proposed project is not being constructed immediately adjacent to the freeway and the development would not change the available scenic

views. Additionally, the project site is currently vacant and does not contain any historic buildings, trees, or rock outcroppings. Since the project is not located along a scenic highway, no impacts would occur.

c. The proposed project is consist with the zoning code as it pertains to this use and zone (see Land and Planning Section). The project would comply with the Light Industrial development standards contained within the Lancaster Municipal Code and would also be in conformance the City's Design Guidelines which were adopted on December 8, 2009 (updated on March 30, 2010). These guidelines provide the basis to achieve quality design for all development within the City. Therefore, no impacts would occur.

d. No lighting is generated currently on the project site. The ambient lighting in the vicinity of the project site is low to moderate due to street lights, vehicle headlights, and security lighting associated with the fairgrounds. Lighting is also generated by vehicles on the Antelope Valley Freeway and farther away uses such as distribution facilities, Lancaster State Prison, and nearby residential subdivisions. Light and glare would be generated from the proposed project in the form of additional street lighting, security lighting and motor vehicles. All street and security lighting within the proposed development would be shielded and focused downward onto the project site. Landscaping provided throughout the development and around the perimeter would also help to diffuse the lighting coming off of the project site. Additionally, the proposed development would not produce substantial amounts of glare as the development would be constructed primarily from non-reflective materials. Therefore, impacts would be less than significant.

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

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

The maps for each county are updated every two years. The latest available map for Los Angeles County is from 2018. According to 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, and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land."

As the project site 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 Light Industrial (LI). This designation does not allow for agricultural uses. Additionally, the project site and the surrounding area are not 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. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?		X		
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

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

b. An air quality study was prepared for the proposed project by M.S. Hatch Consulting, LLC and documented in a report entitled "Air Quality Study – Industrial Development (APN 3114-012-020), Lancaster, CA" and dated April 1, 2022.

Construction emissions were calculated using the California Emissions Estimator Model (CalEEMod) with inputs regarding construction of the proposed project, including construction schedule, provided by the engineer. These assumptions are documented in the air quality report. The project would require the export of approximately 16,500 cubic yards and these trips were included in the construction emissions. All construction activities would comply with the air district rules regarding dust control and VOC content in architectural coatings.

Operational emissions consist of area sources, energy use, mobile sources, off-road equipment, solid waste disposal and water/wastewater use. For architectural coasting operations (i.e., reapplying coatings), VOC emissions were calculated based on the assumption that the coatings

would be compliant with the VOC content limits of AVAQMD Rule 1113. All other operational emission sources were calculated using CalEEMod default factors. The construction and operational emissions estimated for the proposed project can be found in Tables 3 and 4. As seen in these tables, the emissions associated with the proposed project would be less than significant.

Table 3
Annual Construction and Operational Emissions Summary

Emission Source	Total Emissions (tons per year)						
	ROG	**NO_X**	**CO**	**SO_X**	**PM_{10}**	**$PM_{2.5}$**	**CO_2e**
Year 1 Construction (2023)	0.22	2.01	2.27	0.01	0.23	0.13	459
Year 2 Construction (2024)	0.08	0.041	0.06	<0.01	<0.01	<0.01	9
Operational Emissions							
Area Sources	0.10	0.00	<0.01	0.00	0.00	0.00	<1
Energy	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	21
Mobile Sources	0.03	0.04	0.26	<0.01	0.05	0.01	47
Waste	N/A	N/A	N/A	N/A	0.00	0.00	10
Water	N/A	N/A	N/A	N/A	0.00	0.00	18
Total Operational Emissions	**0.13**	**0.04**	**0.26**	**<0.01**	**0.05**	**0.01**	**96**
Significant?	**25**	**25**	**100**	**25**	**15**	**12**	**100,000**

Table 4
Daily Construction and Operational Emissions Summary (pounds per day)

Emission Source	Total Emissions (pounds per day)						
	ROG	**NO_X**	**CO**	**SO_X**	**PM_{10}**	**$PM_{2.5}$**	**CO_2e**
Year 1 Construction (2023)	2.73	48	23.14	0.17	9.08	5.14	19,003
Year 2 Construction (2024)	8.99	8.31	12.88	0.02	0.56	0.41	1,976
Operational Emissions							
Area Sources	0.57	<0.01	<0.01	0.00	<0.01	<0.01	<1
Energy	<0.01	0.01	0.01	<0.01	<0.01	<0.01	12
Mobile Sources	0.19	0.20	1.63	<0.01	0.31	0.08	327
Waste	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Water	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total Operational Emissions	**0.76**	**0.21**	**1.64**	**<0.01**	**0.31**	**0.09**	**339**
Significant?	**137**	**137**	**548**	**137**	**82**	**65**	**548,000**

c. The proposed project is considered an industrial project; however, the project site is not located within the specified distance (1,000 feet) of sensitive receptors. As such, hazardous air pollutants would not be considered a potential health risk to sensitive receptors. The closest sensitive receptor is the residence located approximately 0.5 miles west of the project site and the residential complexes (Copper Square, Kensington, and the Veterans Home) located approximately 0.5 to 1 mile southwest of the project site. The proposed project is estimated to generate less than 110 trips per day. These trips would generate emissions; however, the amount of traffic generated by the project is not sufficient to significant impact nearby intersections or roadways and create or contribute considerably to violations of air quality standards on either a localized or regional basis. Therefore, substantial pollutant concentrations would not occur and impacts would be less than significant.

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

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

Nearby sensitive receptors as well as workers at the project site could be exposed to Valley Fever from fugitive dust generated during construction. There is the potential that cocci spores would be stirred up during excavation, grading, and earth-moving activities, exposing construction workers and nearby sensitive receptors to these spores and thereby to the potential of contracting Valley Fever. However, implementation of Mitigation Measures 11 (see Geology and Soils) which requires the project operator to implement dust control measures in compliance with AVAQMD Rule 403, and implementation of Mitigation Measure 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 Community Development 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 Community Development

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 Community Development 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 Community Development 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 Community Development 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 activities associated with the proposed project may generate detectable odors from heavy-duty construction equipment exhaust and architectural coatings. Construction of the proposed project is not anticipated to produce significant objectionable odors as any odors would be short-term in nature and cease upon project completion. 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 as the proposed project is a stone cutting/wholesaling facility. Therefore, impacts would be less than significant.

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

a. A biological resources assessment of the project site was conducted by Mark Hagan and documented in a report entitled "Biological Resource Assessment of APN 3114-012-020, Lancaster, California" and dated March 4, 2022. As part of the biological resources assessment, both a literature review and a field survey were conducted.

A field survey of the project site was conducted on March 1, 2022 by walking north-south pedestrian transects spaced approximately 50 feet apart. A total of eight pedestrian transects were

walked and all plant and wildlife species were recorded. These species are recorded in Table 5 (Plants) and Table 6 (Wildlife).

Table 5
Observed Plant Species

Desert olive (*Forestiera pubescens*)	Yellow star thistle (*Centaurea melitensis*)	Rabbit brush (*Chrysothamnus nauseosis*)
Nevada saltbush (*Atriplex torreyi*)	Spotted buckwheat (*Eriogonum maculatum*)	Desert straw (*Stephanomeria pauciflora*)
Inkweed (*Suaeda torreyana*)	Shadscale (*Atriplex confertifolia*)	Saltgrass (*Distichlis spicata*)
Black-eyed susan (*Rudbeckia hirta*)	Alkali pink (*Nitrophila occidentalis*)	Red stemmed filaree (*Erodium cicutarium*)
Fiddleneck (*Amsinckia tessellata*)	Annual burweed (*Franseria acanthicarpa*)	Five-hook Bassia (*Bassia hyssopifolia*)
Russian thistle (*Salsola iberica*)	Nevada blue grass (*Poa secunda*)	Cheatgrass (*Bromus tectorum*)

Table 6
Observed Animal Species

Desert cottontail (*Sylvilagus auduboni*)	Pocket gopher (*Thomomys bottae*)	California ground squirrel (*Citellus beecheyi*)
Black-tailed jackrabbit (*Lepus californicus*)	Northern mockingbird (*Mimus polyglottos*)	White crowned sparrow (*Zonotrichia leucophrys*)
Rock dove (*Columba livia*)	Common raven (*Corvus corax*)	Coyote (*Canis latrans*)
Horned lark (*Eremophila alpestris*)	House finch (*Carpodacus mexicanus*)	Rodents (Order: Rodentia)

The project site was characteristic of a parking area and highly disturbed halophytic saltbush scrub habitat with clay plans. Shadscale (*Atriplex confertifolia*) and red stemmed filaree (*Erodium cicutarium*) were the dominant plant species on the project site. No sensitive status plant species were observed on the project, although suitable habitat for alkali mariposa lilies is present. Suitable habitat for Joshua trees, Rosamond eriastrum, desert cymopterus and Barstow wooly sunflower is not present on the project site and these species would not be expected to occur on site. In order to ensure that impacts to these alkali mariposa lilies remain less than significant, a mitigation measure has been identified below. With implementation of the mitigation measure, impacts to special status plant species would be less than significant.

A total of 12 wildlife species, or their sign were observed during the surveys. No desert tortoise or their sign were observed during the field survey. No burrowing owls or their sign were observed within the project site. No potential cover sites for burrowing owl were present within the project site. California ground squirrel scat was observed but no burrows were present. No desert kit foxes, bird nests or northern California legless lizards were observed. Suitable habitat for lizards is present on the project site. In order to ensure that potential impacts to nesting birds or legless lizards remain less than significant, mitigation measures are identified below requiring

preconstruction surveys. Within implementation of the identified mitigation measures, impacts would be less than significant.

Mitigation Measures

2. Prior to the issuance of any construction related permits, the applicant shall retain a biologist to conduct a springtime sensitive plant survey specifically focused on alkali mariposa lilies. In the event that a springtime survey cannot be conducted, the biologist shall map all habitat suitable for these special status plant species. The biologist's report shall include the total acreage of each special status species present or the suitable habitat for these species and the applicant shall be required to pay $2,405/acre for these areas. The funds shall be placed into a designated account and utilized for the acquisition of conservation habitat within the Antelope Valley.

3. A nesting bird survey shall be conducted by a qualified biologist within 14 days prior to the start of construction/ground disturbing activities. If active bird nests are identified during the survey, the applicant shall contact the California Department of Fish and Wildlife to determine the appropriate mitigation/management requirements. Impacts to nesting birds will be avoided by delay of work or establishing a buffer of 500 feet around active raptor nests and 50 feet around other migratory bird species. A qualified biologist shall periodically monitor any active bird nests to determine if project-related activities occurring outside the "no-disturbance" buffer disturbs the birds and if the buffer shall be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, project activities within the "no-disturbance" buffer may occur following an additional survey by the qualified biologist to search for any new bird nests in the restricted area.

4. A preconstruction survey for legless lizards shall be conducted with 14 days prior to the start of any construction activities. In the event that any lizards are found, they shall be relocated to a safe (construction free) area nearby prior to the start of any construction activities by a qualified biologist.

b. The study site was located within the Amargosa Creek Drainage (ephemeral wash system). Ephemeral drainages and connecting clay plans occur within the study area. Halophytic plant species, and the revegetation which has occurred, may indicate sufficient water flows through and pools within the area.

These drainages and clay pans may be considered waters of the State by either or both the California Department of Fish and Wildlife and the Regional Water Quality Control Board. If these drainages are determined to be waters of the State, a Streambed Alteration Agreement and/or a Section 401 water quality permit would be required prior to any construction activities. Mitigation measures have been identified below to ensure that impacts would be less than significant.

Mitigation Measures

5. The applicant shall consult with the California Department of Fish and Wildlife (CDFW) to determine whether a Streambed Alteration Agreement is required for the washes on the

project site. A copy of the agreement or documentation stating an agreement is unnecessary shall be submitted to the City of Lancaster prior to the issuance of any construction-related permits.

6. The applicant shall consult with the Lahontan Regional Water Quality Control Board (RWQCB) to determine if the washes on the project site are subject to their jurisdiction. Any necessary permits from the RWQCB shall be obtained prior to the issuance of construction related permits (e.g., grading, building, etc.) by the City of Lancaster.

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. Wildlife corridors and linkages are key features for wildlife movement between habitat patches. Wildlife corridors are generally defined as those areas that provide opportunities for individuals or local populations to conduct seasonal migrations, permanent dispersals, or daily commutes, while linkages generally refer to broader areas that provide movement opportunities for multiple keystone/focal species or allow for propagation of ecological processes, often between areas of conserved land.

The project site is surrounded by open desert and 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. This fee is required of all projects occurring on previously undeveloped land regardless of the biological resources present and is utilized to enhance biological resources through education programs and the acquisition of property for conservation. 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 federal land, specifically land owned by Bureau of Land Management. In conjunction with the Coordinated Management Plan, a Habitat Conservation Plan (HCP) was proposed which would have applied to all private properties within the Plan Area. However, this HCP was never approved by the California Department of Fish and Wildlife nor was it adopted by the local agencies (counties and cities) within the Plan Area. As such, there is no HCP that is applicable to the project site and no impacts would occur.

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

a-c. A cultural resources report was prepared for the project site by RT Factfinders Cultural Resources. The results were documented in a report entitled "Phase I Cultural Resource Investigation for 4.44 Acres on the South Side of West Avenue H, West of Interstate 14, Lancaster, Los Angeles County, California" and dated March 2022. As part of this survey a detailed records search and field survey of the project site was conducted.

A records search was conducted of previous surveys within a half mile of the project site. Several surveys have been conducted nearby resulting in the identified of several cultural resources including a historic road and historic period glass in addition to other historic period resources; however, none have been located close to the project site. Additionally, none of the surveys included the project site.

On January 3, 2022 a survey of the project site was conducted by walking north/south pedestrian transects spaced approximately five to seven meters apart. No historic or prehistoric resources were identified on the project site. A light scatter of recent trash and debris was present; however, this trash is not considered a cultural resource. No human remains, including those interred outside of formal cemeteries, were identified on the project site. Therefore, no impacts would occur.

While no specific tribal or cultural resources have been identified, the Fernandeno Tataviam Band of Mission Indians (FTBMI) has requested specific mitigation measures to address the inadvertent discovery of previously unknown cultural resources as part of the AB 52 consultation process. These mitigation measures have been included below. With incorporation of the identified mitigation measures, impacts would be less than significant.

Mitigation Measures

7. If 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 retained by the project applicant shall assess the find. Work on the portions of the project outside of the buffered area may continue during this assessment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), the project applicant shall retain a professional tribal monitor procured by the FTBMI to observe all remaining ground-disturbing activities including, but not limited to, clearing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or similar activity, and archaeological work.

8. The lead agency and/or applicant shall, in good faith, consult with FTMBI on the disposition and treatment of any tribal cultural resource encountered during all ground disturbing activities.

9. 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 State Health and Safety Code Section 7050.5 and that code shall be enforced for the duration of the project.

    a. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.

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

a. 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 uses. Furthermore, the electricity provider is subject to California's Renewables Portfolio Standard (RPS). The RPS requires investor-owned utilities, electric serve 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. Therefore, no impacts would occur.

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 previous standards went into effect on January 1, 2017 and January 1, 2020 and substantially reduced 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, 2023.

The proposed project would comply with all of these regulations and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, no impacts would occur.

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

a. The project site is not identified as being in or in proximity to a fault rupture zone (LMEA Figure 2-5). According to the Seismic Hazard Evaluation of the Lancaster East and West Quadrangles, the project site may be subject to intense seismic shaking (LMEA pg. 2-16). However, the

proposed project would be constructed in accordance with the seismic requirements of the Uniform Building Code (UBC) adopted by the City of Lancaster, 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 April 2019, the California Geologic Survey updated the Seismic Hazard Zones Map for Lancaster (SSHZ) (https://maps.conservation.ca.gov/cgs/EQZApp/app). Based on these maps, the project site is located within a liquefaction zone. As such, a mitigation measure has been identified below requiring the preparation of a project-specific geotechnical study focusing on liquefaction hazards for the site. Any recommendations from the study shall be incorporated into the design of the project. With implementation of the mitigation measure, impacts would be less than significant.

Mitigation Measures

10. Prior to the issuance of any construction related permits (e.g., grading, building, etc.), the applicant shall submit a detailed geotechnical report for the project site for review and approval. This geotechnical study shall include all required analysis and recommendations with respect to liquefaction hazards. Upon approval of the geotechnical report, the developer shall follow all of the identified recommendations.

b. The project site is rated as having a low risk for soil erosion (USDA SCS Maps) when cultivated or cleared of vegetation. However, 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 soils to prevent wind erosion. Additionally, the mitigation measure listed below 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 City's Engineering Division. These provisions, which are part of the proposed project, would reduce any impacts to less than significant levels.

Mitigation Measures

11. The applicant shall submit the required Construction Excavation Fee to the Antelope Valley Air Quality Management District (AVAQMD) prior to the issuance of any grading and/or construction permits. This includes compliance with all prerequisites outlined in District Rule 403, Fugitive Dust, including submission and approval of a Dust Control Plan, installation of signage and the completion of a successful onsite compliance inspection by an AVAQMD field inspector. Proof of compliance shall be submitted to the City.

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 are located in the immediate vicinity of the project site. Mitigation Measure 10 would ensure that any impacts from fissuring, sinkholes, subsidence or liquefaction would be less than significant. For a discussion of potential impacts regarding liquefaction, please refer to Section VII.a. Therefore, impacts would be less than significant with mitigation.

d. The soil on the project site is characterized by a low shrink/swell potential and areas with no data are located nearby (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 wastewater disposal are part of the proposed project. Therefore, no impacts would occur.

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

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

a. As part of the air quality report, and discussed in Item III, an analysis of the projects potential greenhouse gas emissions was calculated for both construction and operation. These emissions are depicted in Tables 3 and 4. As shown in these tables, the estimated CO_2e emissions would be less than the established thresholds. Therefore, impacts would be less than significant.

b. The proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing GHG emissions. The 2022 Scoping Plan provides measures to achieve Senate Bill (SB) 32 targets and the SCAG RTP/SCS contains measures to achieve VMT reductions required under SB 375. An analysis of the project's consistency with the RTP/SCS is discussed in the land use section.

Additionally, the City of Lancaster's Climate Action Plan was adopted in March 2017. This plan identifies projects that would enhance the City's ability to further reduce GHG emissions. A total of 61 projects across eight sectors were identified which include 1) traffic; 2) energy; 3) municipal operations; 4) water; 5) waste; 6) built environment; 7) community; and 8) land use. Forecasts for both community and government operations were prepared for 2020, 2030, 2040, and 2050. Under all scenarios assessed, the City meets the 2020 target and makes substantial progress towards achieving post-2020 reductions.

The proposed project would also be in compliance with the greenhouse gas emission goals and policies identified in the City of Lancaster's General Plan (pgs. 2-19 to 2-24) and with the City's Climate Action Plan. Specifically, the proposed project would be consistent with the following measures identified in the climate action plan. Therefore, impacts would be less than significant.

Energy

- Measure 4.2.1a: Renewable Energy Purchase Plan – All development receives its power from Lancaster Choice Energy unless the entity chooses to opt out. The standard mix

provides power that is 35% renewable while customers can upgrade to the 100% renewable energy plan.

Water

- Measure 4.4.2a: Sensor Technology – Water saving irrigation will be installed with landscaping on the project site. Different types of technology are available for the irrigation systems and it is possible that the developer will utilize sensor technology if it is the most effect for the type of landscaping being installed.

Waste

- Measure 4.5.1b: Recycling Incentives – The facility will provide appropriate trash enclosures which will allow for the separation of waste into trash, recycling, and organics.

Community

- Measure 4.7.3a: Xeriscaping – All landscaping within the development would be native and/or drought tolerate in accordance with the City's Municipal Code.

- Measure 4.7.4c: Conservation Habitat Acquisition – All development projects are required to pay a Biological Impact Fee ($770/acre) to offset the overall loss of biological resources within the Antelope Valley. This fee is utilized to fund the acquisition of habitat which is placed under a conservation easement.

Therefore, impacts with respect to conflicts with an agency's plan, policies, or 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. Construction of the proposed project would require typical construction materials to install the proposed building, parking lot, and other associated improvements. The project would not involve the demolition of any structures, and therefore, would not expose individuals or the environment to asbestos-containing materials or lead-based paint.

The project may require the routine transport, use, and disposal of hazardous materials for facility operations, including any necessary chemicals associated with the production and storage or stone building materials. These routine activities would be conducted in compliance with applicable regulations to minimize potential hazards to the public and to the environment. Any hazardous waste products produced would be transported offsite to appropriate disposal facilities. Additionally, the facility would also be equipped with safety mechanisms, such as fire protection and sprinkler systems as required by the Los Angeles County Fire Department. Therefore, impacts would be less than significant.

c. The project site is not located within a quarter mile of an existing or proposed school. The closest school to the project site is Lancaster High School, approximately one mile southwest of the project site. Therefore, no impacts would occur.

d. A Phase I Environmental Site Assessment was prepared for the project site by Bruin Geotechnical Services, Inc. The results of the study were documented in a report entitled "Phase I Environmental Site Assessment, Undeveloped Property, Assessor Parcel #3114-012-020, Lancaster, California 93536" and dated February 23, 2022.

A survey of the project site was conducted on February 19, 2022. Evidence of hazardous materials, including drums/other containers, was not observed on the project site. Some discarded tires were observed on the project site. No significant surface staining, stressed vegetation, solid waste disposal, industrial wastewater, underground or aboveground storage tanks, wells, pits, ponds, or lagoons were observed during the site visit.

Additionally, a regulatory database search of applicable databases within certain distances was conducted by EDR. The project site is not listed on any regulatory databases. Nearby properties were listed on the RCRA Large Quantity Generator, Hazardous Waste, and Leaking Underground Storage Tank sites. However, these sites are not considered to be an environmental concern for the project site. Therefore, no impacts would occur.

e. The proposed project is approximately 2 miles southeast of the General William J Fox Airfield and is located within the airport land use plan for this airport. Specifically, the project site is located at the very southeastern edge of the airport land use plan for this airport and is designated as Zone E "Other Airport Environs". The designation has minimal restrictions with respect to development on the site. The proposed project would not exceed any of the restrictions identified in the plan and the operations at the airport are not likely to result in a safety hazard for people working or visiting the project site. Therefore, no impacts would occur.

f. The traffic generated by the proposed project is not expected to block the roadways in the vicinity of the project. Improvements have been conditioned as part of the project that would ensure that traffic operates smoothly. Therefore, the proposed project would not impact or physically block any identified evacuation routes and would not interfere with any adopted emergency response plan. Therefore, no impacts would occur.

g. The subject property and most of the surrounding property is vacant. The property to the north has been developed with the Antelope Valley Fairgrounds. The project site is located within the service area of Fire Station No. 130, located at 44558 40th Street West, which would serve the

site in the event of a fire. Therefore, potential impacts from wildland fires would be less than significant.

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

a. The project site is not located in the immediate vicinity of an open body of water or in an aquifer recharge area. The small lake at Apollo Park is located approximately 2 miles to the northwest and the Amargosa Creek (desert wash) is located approximately 0.5 miles to the east on the eastern side of the Antelope Valley Freeway. 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 Public Works Department. Therefore, impacts would be less than significant.

The proposed project consists of the construction and operation of a 23,200 square foot industrial facility for the production and storage of stone building materials. The proposed project would contain a drainage basin at the northeast portion of the project, and landscaping would be provided around the perimeter of the site and throughout the parking area. Additionally, the proposed project would comply all applicable rules and regulations regarding wastewater and would be registered with the Sanitation District as an industrial wastewater generator. As such the proposed project would not violate water quality standards and 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 Los Angeles County Waterworks, District 40 upon annexation. Therefore, 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 the paving of the parking areas and the construction of the building. 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.

The project site is designated as Flood Zone AH and Flood Zone X-Shaded per Flood Insurance Rate Map (06037C0410F). Flood Zone AH is located within a regulatory flood zone. As such, mitigation is required ensuring that all structures developed on the site be raised at least 1 foot above flood levels. With incorporation of the mitigation measure, impacts would be less than significant.

Mitigation Measures

12. All structures shall be constructed so that they are located outside the elevation of the flood zones in accordance with all State and Federal regulations.

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

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

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

a. The proposed project consists of the construction and operation of a 23,200 square foot industrial facility for the production and storage of stone building materials on approximately 4.4 acres. The proposed project is zoned LI which is designed for a mix of industrial type uses. The property to the north is zoned SP 95-02 (Fox Field Specific Plan) and developed with the Antelope Valley Fairgrounds. The remaining property surrounding the project site is zoned LI and is currently vacant. Access to the project site would directly from Avenue H. The proposed project would not block a public street, trail, or other access route or result in a physical barrier that would divide the community. Therefore, no impacts would occur.

b. The proposed project is consistent with the City's General Plan and must be in conformance with the Lancaster Municipal Code. Table 7 provides a consistency analysis of the proposed project with respect to the relevant goals, objectives, and policies of the General Plan. The proposed project will be in compliance with the City-adopted Uniform Building Code (UBC) and erosion control requirements (Section VII). Additionally, as noted Section IV, the project site is not subject to and would not conflict with a habitat conservation plan or natural communities conservation plan. As the proposed project does not involve the provision of housing nor is housing permitted under the LI zoning, a consistency analysis with the Housing Element was not conducted.

Table 7
General Plan Consistency Analysis

Goals, Objectives and Policies	Consistency Analysis
Policy 3.1.1: Ensure that development does not adversely affect the groundwater supply.	No groundwater pumping will occur as part of the proposed project. All water supplied to the development will be provided by Los Angeles County Waterworks District #40 upon annexation in accordance with existing regulations and agreements.
Policy 3.2.1: Promote the use of water	The landscaping proposed as part of the project

conservation measures in the landscape plans of new developments.	would be aesthetically pleasing and native/drought tolerant in accordance with the City of Lancaster's Municipal Code, Section 8.50.
Policy 3.2.5: Promote the use of water conservation measures in the design of new developments.	The proposed facility will be designed and constructed in compliance with the Uniform Building Code and the California Green Building Code which include water conservation requirements.
Policy 3.3.1: Minimize the amount of vehicular mile traveled.	The proposed development will provide another source of jobs for the local economy. This will allow residents to work in the Antelope Valley instead of commuting to the Los Angeles basin for work. This would reduce the amount of VMT generated for work-based trips.
Policy 3.3.3: Minimize air pollutant emissions by new and existing development.	The proposed project could comply with all air district regulations regarding air emissions and dust control. All emissions associated with the construction and operation of the project would be less than significant.
Policy 3.4.2: Preserve significant desert wash areas to protect sensitive species that utilize these habitat areas.	As discussed in the biological resources section, the project site contains ephemeral washes and clay pans which may be jurisdictional waters and provide habitat for some special status plant species. Mitigation measures have been identified which would reduce impacts to less than significant levels.
Policy 3.4.4: Ensure that development proposals, including City sponsored projects, are analyzed for short- and long-term impacts to biological resources and that appropriate mitigation measures are implemented.	Section IV of this initial study discusses the biological resources on the project site and identifies mitigation measures to ensure impacts to these resources are less than significant.
Policy 3.5.1: Minimize erosion problems resulting from development activities.	The proposed project will comply with all dust control and erosion measures. These include best management practices as identified in NPDES and the air quality regulations pertaining to dust control.
Policy 3.5.2: Since certain soils in the Lancaster study area have exhibited shrink-swell behavior and a potential for fissuring, and subsidence may exist in other areas, minimize the potential for damage resulting from the occurrence of soils movements.	A geotechnical study is required to be prepared by a registered professional engineer and submitted to the City as part of the grading and building plans. All recommendations within the study are required to be followed.
Policy 3.6.1: Reduce energy consumption by establishing land use patterns which would	The proposed project would be built in an area that has been designated for industrial type

decrease automobile travel and increase the use of energy efficient modes of transportation.	uses. It would provide additional job opportunities for local residents which would reduce the amount of energy consumed on transportation.
Policy 3.6.2: Encourage innovate building, site design, and orientation techniques which minimize energy use.	The proposed project would be constructed in accordance with the Uniform Building Code and the California Green Building Code.
Policy 3.6.3: Encourage the incorporation of energy conservation measures in existing and new structures.	The proposed project would be constructed in accordance with the Uniform Building Code and the California Green Building Code.
Policy 3.6.6: Consider and promote the use of alternative energy such as wind energy and solar energy.	The proposed project would obtain its energy from Lancaster Choice Energy which provides energy from a variety of sources including wind and solar.
Policy 3.8.1: Preserve views of surrounding ridgelines, slope areas and hilltops, as well as other scenic vistas.	The proposed project would not block the views of any scenic resources availability from the project site. Additionally, landscaping would be installed around the perimeter of the site and in the parking area.
Policy 4.3.1: Ensure that noise-sensitive land uses and noise generators are located and designed in such a manner that City noise objectives will be achieved.	The proposed development meets the noise standards of the City's General Plan. There are no sensitive receptors in the immediate vicinity of the project site, with the closest sensitive receptor approximately 0.5 miles west.
Policy 4.4.2: Limit the uses surrounding airport facilities at Fox Field, Edwards Air Force Base, and Plant 42 to ensure their continued safe operation.	The proposed project is located at the edge of the Fox Field Airport Land Use Plan. The project complies requirements of the Land Use Plan and would not impact the operation of the Fox Field airfield.
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.	The proposed project would utilize common hazardous materials during its construction and operations including oils/lubricants, pesticides, cleaning agents, etc. All use would be in accordance with applicable rules and regulations.
Policy 4.7.2: Ensure that the design of new development minimizes the potential for fire.	The proposed project would be developed in accordance with all applicable fire code regulations. Additionally, fire hydrants would be installed both on/off site and the site is within the service boundaries of several fire stations.
Policy 9.1.2: Maintain ongoing, open communication with area school districts, and take a proactive role to ensure that communication is maintained.	All projects are routed to the appropriate school districts for review to ensure that they can adequately provide for any new students as a result of development projects.
Policy 14.1.1: Design the City's street system	The proposed project would install

to serve both the existing population and future residents.	improvements along the Avenue H frontage in accordance with City requirements.
Policy 14.1.4: Encourage the design of roads and traffic controls to optimize the safe traffic flow by minimizing turning movements, curb parking, uncontrolled access, and frequent stops.	The proposed project would install improvements along the Avenue H frontage in accordance with City requirements. No parking would be permitted along Avenue H.
Policy 15.1.2: Cooperate with local water agencies to provide an adequate water supply system to meet the standards for domestic and emergency needs.	The proposed project would obtain its water from Los Angeles County Waterworks District 40 in accordance with existing regulations and requirements.
Policy 15.3.1: Direct growth to areas with adequate existing facilities and services, areas which have adequate facilities and services committed, or areas where public services and facilities can be economically extended.	The necessary utilities and services to support the proposed project are located within vicinity of the site or can be easily extended to serve the project site.
Goal 16: To promote economic self-sufficiency and a fiscally solvent and financially stable community.	The proposed project would generate new permanent jobs and revenues associated with the construction and operation of the facility.
Policy 16.3.1: Promote development patterns which will minimize the costs of infrastructure development, public facilities development and municipal service cost delivery.	The project site is located within an area that is designated for industrial uses and has the appropriate infrastructure to support those uses.
Policy 17.1.4: Provide for office and industrial based employment-generating lands which are highly accessible and compatible with other uses in the community.	The project site is located within an area that is designated for industrial uses and has the appropriate infrastructure to support those uses. Additionally, the close proximity to the Antelope Valley Freeway makes the project site easily accessible.
Policy 18.2.2: Encourage appropriate development to locate so that municipal services can be efficiently provided.	The project site is located within an area that is designated for industrial uses and has the appropriate infrastructure to support those uses or the infrastructure can be provided.

In addition to the City's General Plan, the Southern California Association of Governments (SCAG) adopts a Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) every five years. On May 7, 2020, SCAG adopted by 2020-2045 RPT/SCS, known as Connect SoCal for federal transportation community purposes only. On September 3, 2020, SCAG adopted Connect SoCal for all other purposes. The RTP/SCS identifies ten regional goals; these goals are identified in Table 8 along with the project's consistency with these goals.

Table 8
Connect SoCal Consistency Analysis

Goals	Consistency
Goal 1: Encourage regional economic prosperity and global competitiveness.	The proposed project is anticipated to generate new permanent jobs which would help support the regional economic prosperity and global competitiveness of the Antelope Valley and surrounding areas.
Goal 2: Improve mobility, accessibility, reliability and travel safety for people and goods.	The project site is approximately 0.5 miles west of the Antelope Valley Freeway along a major arterial. The close proximity to the freeway will facilitate the movement of goods.
Goal 3: Enhance the preservation, security, and resilience of the regional transportation system.	This goal is not applicable to the proposed project.
Goal 4: Increase person and goods movement and travel choices within the transportation system.	This goal is not applicable to the proposed project.
Goal 5: Reduce greenhouse gas emissions and improve air quality.	The proposed project would provide a stone building material production and storage facility in close proximity to the end users of these materials. These would allow developers to buy local instead of importing goods thereby reducing greenhouse gases and improving air quality.
Goal 6: Support health and equitable communities.	This goal is not applicable to the proposed project.
Goal 7: Adapt to a changing climate and support an integrated regional development pattern and transportation network.	See response to Goal 5.
Goal 8: Leverage new transportation technologies and data-driven solutions that result in more efficient travel.	This goal is not applicable to the proposed project.
Goal 9: Encourage development of diverse housing types in areas that are supported by multiple transportation options.	There is no housing associated with the proposed project. This goal is not applicable to the proposed project.
Goal 10: Promote conservation of natural and agricultural lands and restoration of habitats.	This goal is not applicable to the proposed project.

Additionally, the project site is located at the very southeastern edge of the General William J Fox Airfield Land Use Compatibility Plan. Specifically, the project site is located within Zone E of the plan which is designated as Other Airport Environs. The proposed project meets the development requirements of plan and no impacts would occur.

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

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

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

a. The City's General Plan (Table 3-1) establishes an outdoor maximum CNEL of 70 dBA for residential uses. Table 8-11 of the LMEA provides the existing roadway noise levels adjacent to the project site. The current noise levels in the vicinity of the project site (Avenue H between 30th Street West and the freeway) is 57.9 dBA. This noise level 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, walls, setbacks, 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.

Construction activities associated with earth moving equipment and other construction machinery would temporarily increase noise levels for surrounding land uses. The closest noise sensitive receptor is the single family residence located approximately 0.5 miles to the west and the residential complexes (Copper Square, Kensington Campus, and the Veteran's Home) located 0.5 to a mile southwest of the project site. While construction noise may be audible at these locations, all construction activities would occur in accordance with the City's noise ordinance with respect to days of the week and time of day. Additionally, construction best management practices have been identified to reduce the noise generated by construction activities to the extent feasible. With incorporation of these measures, construction noise may still be audible but would not exceed established standards and impacts would be less than significant.

Mitigation Measures

13. Construction operations shall not occur between 8 p.m. and 7 a.m. on weekdays or Saturday or at any time on Sunday. The hours of any construction-related activities shall be restricted to periods and days permitted by local ordinance.

14. The on-site construction supervisor shall have the responsibility and authority to receive and resolve noise complaints. A clear appeal process to the owner shall be established prior to construction commencement that will allow for resolution of noise problems that cannot be immediately solved by the site supervisor.

15. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.

16. Material stockpiles and mobile equipment staging, parking and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.

17. The use of noise producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only.

18. No project-related public address or music system shall be audible at any adjacent receptor.

19. All noise producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factor specifications. Mobile or fixed "package" equipment (e.g., arc-welders, air compressors, etc.) shall be equipped with shrouds and noise control features that are readily available for the type of equipment.

b. It is not anticipated that the grading of the proposed project would require the use of machinery that generates ground-borne vibration as no major subsurface construction (e.g., parking garage) is planned. No ground mounted industrial-type equipment that generates ground vibration would be utilized once the residences are constructed and occupied. Therefore, no impacts associated with ground-borne vibration/noise are anticipated.

c. The project site is located approximately 2 miles southeast of the General William J Fox Airfield and is at the very southeastern edge of the airport land use plan. Therefore, noise impacts from airport operations is not anticipated for workers or visitors to the site. 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 would result in an incremental increase in population growth; however, this increase was anticipated in both the City's General Plan and in the Southern California Association of Government's (SCAG's) most recent Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Additionally, while it is likely that individuals involved in the construction of the proposed project or working at the proposed project 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 XIII) and may increase the number of students in the Lancaster School District and Antelope Valley Union High School District. Proposition 1A, which governs the way in which school funding is carried out, predetermines by statute that payment of developer fees is adequate mitigation for school impacts. Therefore, impacts would be less than significant.

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

a-b. The proposed project may generate additional population growth through the creation of new jobs and would contribute on an incremental basis to the use of the existing park and recreational facilities. The proposed project does not involve the construction of any parks or recreational amenities. However. the applicant would be required to pay to applicable park fees which would offset the impacts to the existing parks. Therefore, impacts would be less than significant.

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

a. The proposed project would not conflict with or impede any of the General Plan policies or specific actions related to alternative modes of transportation (Lancaster General Plan pgs. 5-18 to 5-24). 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 site – generates fewer than 110 trips per day; 2) locally serving retail – commercial developments of 50,000 square feet or smaller; 3) project located in a low VMT area – 15% below baseline; 4) transit proximity; 5) affordable housing; and 6) transportation facilities.

The proposed project is anticipated to generate fewer than 110 trips per day. As such, the project screens out of a detailed VMT analysis and no impacts would occur.

c. Street improvement 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 Avenue I, 35th Street East and Jackman Avenue. 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 cultural resources are present on the project site. Additionally, no specific tribal resources were identified during the AB 52 process; however, the FTBMI responded to the offer to consult. The FTBMI requested specific measures be included to ensure the proper treatment of any cultural resources found during construction activities. These measures have been included in the cultural resources section. As such, no impacts to Tribal Cultural Resources 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 to the existing utilities such as electricity, natural gas, water, wastewater, telecommunications, etc. These services already exist in the vicinity of the project site. 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 either phase of the proposed project from existing facilities and the applicant is responsible for acquiring water in accordance with established procedures. No new construction of water treatment or new or expanded entitlements would be required. Therefore, water impacts would be less than significant.

c. The project site is located within the jurisdictional boundaries of District No. 14. All wastewater would be treated at the Lancaster Water Reclamation Plant which has a design capacity of 18 million gallons per day (mgd) and currently produces an average recycled water flow of 14.6 mgd. The proposed project would discharge directly to the Districts' Avenue H West Trunk Sewer, located in Avenue H immediately west of 23rd Street West. This 30-inch diameter trunk sewer has a capacity of 9.9 mgd and conveyed a peak flow of 0.03 mgd when last measured in 2018. The proposed project would generate 1,545 gallons of wastewater per day. The proposed project would also be required to comply with any requirements of the Districts' Industrial Waste Section. The proposed project would not require the expansion of existing facilities or the construction of new facilities. 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% division of solid waste from landfills by 1995 and a 50% division by 2025. In 2011, AB 341 was passed which required 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, 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, impacts would be less than significant.

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

a. See Item IX.f.

b-d. The project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. The project site is located within the service boundaries of Fire Station No. 130, located at 44558 40th Street West, which can adequately serve the project site. Other fire stations are also located in close proximity to the project site which can provide service if needed. Therefore, no impacts would occur.

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

a. The proposed project consists of the construction and operation of a 23,200 square foot industrial facility for the production and storage of stone building materials in the LI zone. Other projects have been approved and/or submitted within approximately one mile of the project site (Table 9). These projects are also required to be in accordance with the City's zoning code and General Plan.

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.

The proposed project would not create any impacts with respect to: Agriculture and Forest Resources, Energy Resources, Land Use and Planning, 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, Geology and Soils, Hydrology/Water Quality, and Noise. 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. Therefore, the project's contribution to cumulative impacts would not be cumulatively considerable.

Table 9
Related Projects List

Case No.	Location	Acres	Description	Status
SPR 21-015	SWC of Ave G & 14 Freeway	68.14	1,240,630 sf industrial/distribution facility	Approved
SPR 23-002	NEC 35th St W & Ave H	20	395,000 sf industrial/distribution facility	Under Review
TTM 63215	42nd St W & Ave H	20	85 lot residential subdivision in the R-7,000 zone	Under Review
TTM 70180/CUP 15-18	NEC Lancaster Blvd & 44th St W	19.55	Subdivision for 109 SFR lots and 6 open space lots	Approved
TTM 70181/CUP 15-15	NWC Lancaster Blvd & 40th St W	23.36	Subdivision for 141 SFR lots and 6 open space lots	Approved
TTM 70182/CUP 15-16	Generally bounded by Ave I, 40th St W, Jackman, 42nd St W	28.10	Subdivision for 139 SFR lots, 3 open space lots and one drainage channel	Approved
TTM 70892/CUP 15-17	SEC Ave I & 40th St W	29.43	Subdivision for 154 SFR lost, 2 open space lots and one drainage channel	Approved
TTM 83497	NWC 40th St W & Ave I		163 lot subdivision (161 residential, 2 drainage basins	Under review

List of Referenced Documents and Available Locations*:

AIR:	Air Quality Study – Industrial Development (APN 3114-012-020) Lancaster, CA, M.S. Hatch Consulting, LLC, April 1, 2022	CDD
BRR:	Biological Resource Assessment of APN 3114-012-020, Lancaster, California, Mark Hagan, March 4, 2022	CDD
CRS:	Phase I Cultural Resource Investigation for 4.4 Acres on the South Side of West Avenue H, West of Interstate 14, Lancaster, Los Angeles County, California, RT Factfinders Cultural Resources, March 2022	CDD
ESA:	Phase I Environmental Site Assessment, Approximate 4.43-Acre Undeveloped Property, Assessor Parcel #3114-012-020, South Side of Avenue H, East of 30th Street West, Lancaster, California 93536, Bruin Geotechnical Services, Inc., February 23, 2022	CDD
FIRM:	Flood Insurance Rate Map	CDD
GPEIR:	Lancaster General Plan Environmental Impact Report	CDD
LACSD:	Letter from Los Angeles County Sanitation Districts, May 24, 2022	CDD
LACW:		CDD
LGP:	Lancaster General Plan	CDD
LMC:	Lancaster Municipal Code	CDD
LMEA:	Lancaster Master Environmental Assessment	CDD
SSHZ:	State Seismic Hazard Zone Maps	CDD
USGS:	United States Geological Survey Maps	CDD
USDA SCS:	United States Department of Agriculture Soil Conservation Service Maps	CDD

* CDD: Community Development Department
Planning and Permitting Division
Lancaster City Hall
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