

AGENDA ITEM: 5.

DATE: 06-15-09

**STAFF REPORT**

**CONDITIONAL USE PERMIT NO. 05-23**

DATE: June 15, 2009

TO: Lancaster Planning Commission

FROM: Planning Department

APPLICANT: Lancaster Baptist Church

LOCATION: 73± gross acres located on the southwest corner and southeast corner of Lancaster Boulevard and 40<sup>th</sup> Street East

REQUEST: Construction of a phased project to expand an existing church, school and college campus facilities including an outdoor amphitheater, athletic stadium and faculty housing in eleven phases over 20 years in the RR-2.5 and R-7,000 Zones

RECOMMENDATION: Adopt Resolution No. 09-16 approving Conditional Use Permit No. 05-23.

BACKGROUND: On August 22, 1991, the Planning Commission approved Conditional Use Permit No. 91-07 and Tentative Parcel Map 21170, for the subdivision of 41 acres into 3 lots, and the construction of a church and school on 20 acres of the site. On October 9, 1995, the Planning Commission approved Conditional Use Permit No. 95-07, a phased project for the expansion of the church and school facility, and the construction of a college campus including retirement housing on 51 acres over a 21-year time frame.

GENERAL PLAN DESIGNATION, EXISTING ZONING, AND LAND USE: The subject properties are designated NU (Non Urban Residential) and UR (Urban Residential), are zoned RR-2.5 (Rural Residential, one dwelling unit per 2.5 acres) and R-7,000 (Single Family Residential, one dwelling unit per 7,000 square feet), and are partially developed with the church, school and college campus facilities for Lancaster Baptist Church and West Coast Baptist College. The General Plan designation, zoning and land use of the surrounding properties are as follows:

	<u>GENERAL PLAN</u>	<u>ZONING</u>	<u>LAND USE</u>
NORTH	N2 (Los Angeles County)	A-2-2	Vacant, Single Family Residence
SOUTH	NU	RR-2.5	Vacant

EAST	NU	RR-2.5	Vacant
WEST	UR, C	R-7,000, CPD	Vacant, American Legion Post

PUBLIC IMPROVEMENTS: The site is bounded to the north by Lancaster Boulevard, to the south by Avenue J, and to the west by 40<sup>th</sup> Street East, all of which are partially improved with one travel lane in each direction. All necessary utilities and services are available or can be made available to serve the site.

ENVIRONMENTAL REVIEW: Review of pertinent environmental documents has disclosed no significant adverse impacts resulting from the proposed subdivision after mitigation measures have been applied. Potential effects are discussed more fully in the attached Initial Study. The Initial Study prepared for the proposed project was sent to the State Clearinghouse (SCH #2009051076) for public review. This 30-day public review period ended on June 15, 2009. Based on this information, staff has determined that a mitigated Negative Declaration is warranted. Notice of intent to prepare a mitigated Negative Declaration has been legally advertised.

LEGAL NOTICE: Notice of Public Hearing was mailed to all property owners within a 1,500-foot radius of the project, posted in three places, posted on the subject property, and noticed in a newspaper of general circulation per prescribed procedure.

ANALYSIS: The Lancaster Baptist Church is requesting approval for a conditional use permit to expand the existing church, private school and college facilities. The phased project includes the construction of a new 60,000 square-foot auditorium, a chapel, classrooms, athletic/event center, dining hall, café, bus storage, publications building, maintenance building, lighted athletic field, outdoor amphitheater, dormitories and faculty housing within a 20-year time frame. Phase 1 and Phase 2, the auditorium, north building, administration building, multi-purpose building, academic building, dormitories, and the baseball field have been completed.

As indicated on the site and phasing plan, the project would be developed in 11 phases over 20 years. All the development requirements would be met for each particular phase, including parking, landscaping, street improvements, trash enclosures, drainage, etc. The actual requirements for each phase will, to some extent, be determined at the time of plan review.

The applicant has indicated that the facility could accommodate approximately 1,200 K-12 students and 2,000 college students at the time of build-out in 2026. The applicant intends for the enrollment at the elementary and high school to be limited to members only; however, the college enrollment would be available to both members and non-members seeking post secondary education. Staff is recommending that the school and college enrollment shall not exceed the parking provided for the facilities. Therefore, further review by the Planning Director and possible modification of the conditional use permit will be necessary if the school and college exceeds this total. The hours of operation for the facility would be Sunday through Saturday, from 7:30 a.m. until 9 p.m. with occasional evening activities until 10:30 p.m.

Phase 3 would commence in 2010, and would consist of a 47,000 square-foot athletic/event center, and a 5,750 square-foot addition to the existing main auditorium. The applicant would be required to improve 40<sup>th</sup> Street East to the southerly entrance driveway. Typically, a raised median would be required on 40<sup>th</sup> Street East; however, the Director of Public Works is recommending the installation of a painted median striped with left-turn lanes at the intersections with the two entrance driveways. Right-turn lanes would be installed on 40<sup>th</sup> Street East at the northerly and central main entrance driveways. A bus turnout with amenities (benches, shelter, trash receptacle, etc.) would be installed on the east side of 40<sup>th</sup> Street East north of the central main entrance driveway. In addition, the street improvements would be completed on the southwest corner of Lancaster Boulevard and 40<sup>th</sup> Street East along the property frontage for the Hutson Residence Hall and annex facilities.

Phase 4 would commence in 2011, and would consist of the construction of the 2-story 29,909 square-foot elementary school (grades K-6), and the 9,000 square-foot bus storage facility. The applicant would complete the street improvements on Lancaster Boulevard to the end of the school frontage, including all necessary tapers and transitions. The existing driveway on Lancaster Boulevard would be retrofitted with a deceleration lane. To assist with internal circulation, a mini-roundabout would be provided to control the four-way intersection on site along the drive aisles to Avenue J.

Phase 5 would commence in 2012, and would consist of the construction of a 15,000 square-foot Dormitory Building 2 and an 8,000 square-foot addition to the existing main auditorium. The applicant would be required to provide additional pavement for widening the intersection of 40<sup>th</sup> Street East and Avenue J for the future installation of eastbound and westbound left-turn lanes. All remaining off-site improvements would be deferred to Phase 8.

Phase 6 would commence in 2014, and would consist of the construction of the 2-story 29,000 square-foot high school building and lighted football field for occasional evening sporting events. There are no off-site improvements required during this phase of the project.

Phase 7 would commence in 2016, and would consist of the construction of a 15,300 square-foot Dormitory Building 3, a 4,422 square-foot chapel, and an outdoor amphitheater. The applicant would be required to install a second mini-roundabout on site to control the four-way intersection along the drive aisles connecting Phases 7 and 8. The installation of the third driveway on 40<sup>th</sup> Street East and the restriping of the painted median to allow a left-turn lane on 40<sup>th</sup> Street East would occur.

Phase 8 would commence in 2018, and would consist of three buildings for faculty housing (19,200 square feet each) totaling 36 dwelling units. Previously, the site was approved for retirement housing. However, the applicant would like to offer housing for faculty members instead. This type of housing is typical for most college/university campuses, which would be restricted to staff members only. All off-site improvements required for the project would be completed by the end of Phase 8. The applicant would complete the street improvements on 40<sup>th</sup> Street East and Avenue J during this phase. Northbound and southbound left-turn lanes in the painted median on 40<sup>th</sup> Street East at the intersection with Avenue J would be provided. A right-turn lane on 40<sup>th</sup> Street East at the intersection with the southerly driveway would be installed along with a bus turnout with amenities (benches, shelter, trash receptacle, etc.) on the east side of 40<sup>th</sup> Street East north of Avenue J.

Eastbound and westbound left-turn lanes in the painted median on Avenue J at the intersection with 40<sup>th</sup> Street East, and at the westerly entrance driveway, would be provided. In addition, a 30 foot-wide paved access from Avenue J from the westerly entrance driveway to the mini-roundabout would be required.

Phase 9 would commence in 2020, and would consist of a 15,300 square-foot Dormitory Building 4, a 20,000 square-foot dining hall, a 10,000 square-foot publications building, and a 5,000 square-foot maintenance building. The applicant would provide a 30 foot-wide paved access on 42<sup>nd</sup> Street East to the project.

Phase 10 would commence in 2022, and would consist of the construction of the 60,000 square-foot new auditorium. The new auditorium and the existing auditorium would operate concurrently establishing a combined seating capacity of 10,200. Under the Zoning Ordinance, a total of 2,040 parking spaces (1 space per 5 seats) would be required. The applicant is providing 2,084 parking spaces, which would exceed the requirement by 44 spaces. This parking would also be used during the week for the school and college facilities.

Phase 11 would commence in 2026, and would consist of a 15,300 square-foot Dormitory Building 5, and a 35,000 square-foot Baptist Heritage Center. The applicant would provide an updated traffic study. As a result of the study, the applicant would install any street improvements identified in the study.

Adequate landscaping would be provided for the project. The landscape setback adjacent to the abutting street frontage varies between 20 to 50 feet in width adjacent to Avenue J, Lancaster Boulevard, and 40<sup>th</sup> Street East. Additional landscaping would be provided by a series of tree wells and planters throughout the parking area and courtyard/garden areas of the project site.

Elevations for the future buildings for the project are not available at this time. The applicant has indicated to staff that the design of these structures would be compatible with the existing buildings, which have a Mediterranean style of architecture. Staff will verify the compatibility of the buildings through the building plan check process.

Because of the phasing of the project, certain flexibility would need to be granted to the Planning Director to allow minor modifications, including commencement date for the various phases as development occurs. The expansion or intensification of the use beyond the approval specified by the Planning Commission would require subsequent review by the Commission and possible application for amendment. Examples of such expansion would include substantial relocation of the buildings, modification of driveway locations, a large increase in the amount of traffic generated, or relief from an improvement conditioned, etc. The Planning Director is authorized to approve modifications that do not substantially change the intent of the approved use, or raise new issues nor previously addressed. The Planning Director would also be responsible to monitor the design of the future buildings.

Previously, the applicant was granted the use of several modular buildings for temporary classrooms and dormitories until permanent structures are constructed. Since the project is expanding in size, the time limitation for the modular units would expire before construction has been completed. The

applicant has requested to continue the use of the modular units as buildings are constructed for a maximum of 25 years. The City has set a precedent for granting extensions for modular units for 25 years. However, staff feels that 25 years (2034) without any review may be too long. It is impractical to predict what the situation on the site or the condition of the modular units may be by the year 2034. Therefore, staff is recommending that the applicant request a review by the Planning Director at the end of 15 years (June 2024) to determine the status of the modular units and the development of the project. If at that time the Planning Director has determined that the units are still viable, then the applicant may continue its use until June 2034.

The Master Plan of Drainage requires a 400 foot-wide earthen channel along the eastern side of the site. According to CUP No. 95-07, the City Engineer indicated that, if structures are to be placed within this channel area, the applicant would be required to construct a 150 foot-wide concrete channel. Since this is costly, the applicant has chosen to avoid the necessity for a concrete channel and place all structures outside the 400 foot-wide earthen channel. However, the applicant would be allowed to use the channel area for an outdoor sports activity center as shown on the site plan until such time as the channel is used to convey flood water. The applicant will work with the City Engineer to construct the sports facility so that when the channel is opened to carry water, the applicant could remove the sports facilities or modify the facilities as not to interfere with the flow of water. In addition, a bridge on Lancaster Boulevard over the drainage channel would also be required at the time the channel is constructed north of Lancaster Boulevard. The Public Works Department would be responsible to monitor each phase of the required development of the earthen channel and bridge over Lancaster Boulevard to ensure that the applicant is providing adequate flood protection for the site, and that any connections to adjacent channel improvements are made. The Director of Public Works would also be responsible for coordinating with the applicant and the City Attorney on an agreement to allow the drainage impact fees that will be paid by the applicant to be applied to the drainage improvements onsite.

A biological resources survey was conducted for the proposed project by Pacific Southwest Biological Services, Inc., in August 2005. A portion of the project site has already been developed. The survey was conducted to look for signs of desert tortoise, Mohave ground squirrel, burrowing owl, and other sensitive plant and animal species. No desert tortoise or tortoise sign (e.g., burrows, tracks, and scat) were observed on the project site or in the surrounding area. The proposed project site is located within the geographic range of the Mohave ground squirrel. However, the project site does not appear to contain suitable habitat to support the Mohave ground squirrel. Therefore, no impact would occur to this species. No burrowing owls or sign thereof were observed on the project site. However, according to the California Department of Fish and Game, the project site supports habitat for native birds and may adversely impact nesting native birds including burrowing owls. Therefore, a burrowing owl survey and nesting bird survey shall be made by a biologist thirty (30) days prior to construction/ground disturbing activities for each phase. If burrowing owls or signs thereof are discovered during the survey, the applicant shall contact the California Department of Fish and Game to determine the appropriate mitigation/management requirements. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Game.

A Phase I Cultural Resource Study was conducted for the project site by Groark Historical Consulting during August 2005. A portion of the site has already been developed, and, therefore,

was not surveyed. As a result of the survey, no prehistoric or historic period sites or artifacts were identified on the property. In the event that such artifacts or sites are discovered during the development of the property, work must stop at the discovery site, and a qualified archaeologist will need to evaluate the new find, and, if necessary, implement an appropriate mitigation program.

Earth Systems Southern California prepared a Phase I Environmental Site Assessment Report in August 2005. The findings of this investigation revealed no evidence of recognized hazardous environmental conditions in connection with the property or the surrounding properties. However, the property was previously utilized for agricultural purposes between 1952 through 2002. Residual concentrations of pesticides, insecticides, and/or herbicides may be present. Therefore, prior to ground disturbing activities, soil sampling and laboratory analysis shall be conducted to determine the presence/absence of agricultural chemicals, and all recommendations identified in the Phase II shall be followed.

A traffic study was prepared for the proposed project by Minagar & Associates, Inc., on February 22, 2008. As a result of the study, the project could generate approximately 3,696 average daily trips with 565 a.m. peak hour trips and 588 p.m. peak hour trips at the time of build out in 2026. As a result of the study, significant traffic impacts would occur at one intersection (Avenue J and 40<sup>th</sup> Street East) as a result of the proposed project. As part of the phasing schedule for offsite improvements for the project, mitigation measures have been incorporated into the project to address the impacts to this intersection.

A lighting study was prepared for the proposed project by Musco Green Generation Lighting on May 18, 2006, to address impacts from the proposed stadium lights. As a result of the study, it was determined that the stadium lighting would generate lighting greater than the existing ambient lighting. However, the proposed lighting would be generated on a temporary basis for nighttime sporting events and would not impact the surrounding areas, which are predominately undeveloped.

The proposed time frame (20 years), offers the opportunity to ensure that the project is planned in an overall coordinated manner. Staff feels that the time frame proposed for this project is reasonable and certainly in keeping with the long-term planning intent of the Non-Urban land use designation and Rural Residential 2.5 residential zone. Staff is recommending approval of the request based on the site having sufficient area to accommodate the proposed development, adequate access and services being available for the use, and the lack of significant adverse effects on the surrounding areas after mitigation measures have been applied.

Respectfully submitted,

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Brigitte Lignons, Assistant Planner

cc: Applicant  
Engineer

## RESOLUTION NO. 09-16

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 05-23

WHEREAS, a conditional use permit has been requested by Lancaster Baptist Church for the expansion of an existing church, school and college facilities in 11 phases in the RR-2.5 and R-7,000 Zones on 73± acres located at the southwest and southeast corners of Lancaster Boulevard and 40<sup>th</sup> Street East, as shown on the attached site map; and

WHEREAS, an application for the above-described conditional use permit has been filed pursuant to the regulations contained in Article I of chapter 17.32 of the Lancaster Municipal Code; and

WHEREAS, a notice of intention to consider the granting of a Conditional Use Permit has been given as required in Article V of Chapter 17.32 of the Lancaster Municipal Code and in Section 65905 of the Government Code of the State of California; and

WHEREAS, staff has performed necessary investigations, prepared a written report, and recommended approval of this conditional use application, subject to conditions; and

WHEREAS, public notice was provided as required by law and a public hearing was held on June 15, 2009; and

WHEREAS, the initial study was performed for this project in accordance with the requirements of CEQA; and

WHEREAS, this Commission hereby finds that the Initial Study determined that the proposed project could have a significant effect on the environment; however, there will not be a significant effect in this case with the implementation of mitigation measures as detailed in Exhibit "A"; and

WHEREAS, this Commission hereby finds, pursuant to Section 21082.1 of the Public Resources Code, that the mitigated Negative Declaration prepared for the proposed project reflects the independent judgment of the City of Lancaster; and

WHEREAS, this Commission hereby certifies that it has reviewed and considered the information contained in the mitigated Negative Declaration prepared for the proposed project in compliance with the California Environmental Quality Act and the State Guidelines for the Implementation of the California Environmental Quality Act prior to taking action; and

WHEREAS, this Commission hereby adopts the following findings in support of approval of this application:

1. The proposed expansion of the church, school, and college campus will be in conformance with the General Plan land use designation of NU (Non Urban Residential) and UR (Urban Residential) for the subject property, and with the following various goals, objectives, policies, and specific actions of the General Plan:

Objective 1.4: "Provide a wide range of opportunities for recreational, cultural, and social interaction and expression by a diverse population.

Specific Action 18.1.5(b): "When a high intensity land use abuts or is adjacent to a less intensive residential land use, additional setbacks landscape treatment and walls or fencing shall be required as a condition of project approval to the extent dictated by individual circumstances in order to provide an appropriate buffer between land uses.

Specific Action 19.1.5(d): "Through the development review process, ensure that all exterior wall elevations of building and screen walls have architectural treatments that enhance the appearance of the building or wall.

- 1) Uniform materials and consistent style should be evident within a development project in all exterior elevations.
  - 2) Secondary accent materials and colors should be used to highlight building features and provide visual interest."
2. The requested use at the location proposed will not:
    - a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, because future adjacent residential uses will be buffered from the site by street rights-of-way, landscaping, and a drainage channel, and the proposed hours of operation (Sunday through Saturday from 7:30 a.m. to 9:00 p.m., with occasional evening activities until 10:30 p.m.) are compatible with nearby and future residential uses north, south, east, and west and commercial use to the southwest. Sufficient on-site parking would be provided as part of the proposed project.
    - b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, because City development standards will be met, and adequate parking and landscaping will be provided.



- c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare, because adequate sewer, water, drainage, and improvements will be part of the project.
3. The proposed 73± gross acres is adequate in size and shape to accommodate the building setbacks, 2,084 parking spaces, landscaping, and other development features prescribed in the Zoning Ordinance or as is otherwise required in order to integrate said use with the uses in the surrounding areas.
4. The proposed site is adequately served:
  - a. By 40<sup>th</sup> Street East, Avenue J, and Lancaster Boulevard, which will be of sufficient width and improved as necessary to carry the anticipated 3,696 daily vehicle trips such use would generate; and
  - b. By adequate sewer, water, gas and other urban services which exist or can be provided to the site in a phase manner as development occurs.
5. The proposed use will not result in a significant effect on the environment because all potential impacts have been found to not be significant or can be mitigated as noted in the environmental review section of the staff report prepared for this project.

NOW, THEREFORE, BE IT RESOLVED:

1. This Commission hereby approves the mitigated Negative Declaration prepared for this project with the finding that, although the proposed Conditional Use Permit could have a significant effect on the environment, there would not be a significant effect on the environment after mitigation measures have been applied to the project.

2. This Commission hereby adopts the Mitigation Monitoring Program, Exhibit "A".

3. This Commission hereby approves Conditional Use Permit No. 05-23, subject to the conditions attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED this 15<sup>th</sup> day of June 2009, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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JAMES D. VOSE, Chairman  
Lancaster Planning Commission

ATTEST:

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BRIAN S. LUDICKE, Planning Director  
City of Lancaster

**ATTACHMENT TO PC RESOLUTION NO. 09-16**  
**CONDITIONAL USE PERMIT NO. 05-23**  
**CONDITIONS LIST**  
**June 15, 2009**

**GENERAL ADVISORY**

1. All standard conditions as set forth in Planning Commission Resolution No. 06-16 for Conditional Use Permits shall apply except for Condition Nos. 5d and 30, which are modified below.
2. The use of on-site modular units is approved for 15 years (June 2024). Per the direction of the Planning Director, at the end of 15 years (June 2024), the Planning Director will review the site to determine the status of the modular units, and may grant an additional 10 years, if appropriate, to June 2034.
3. Per the direction of the Planning Director, the applicant shall maintain all on-site modular buildings in perpetuity.
4. The school and college enrollment shall not exceed the available parking provided for the facilities.
5. The project may be developed in phases as shown on the approved phasing plan. Modification to the phasing plan including timing of on- and off-site improvements, which do not raise significant new issues or extend the overall time frame beyond the approved 20 years, may be approved by the Planning Director. Phase 3 shall be used within 2 years from the date of Planning Commission approval, or the permit will expire.

Note: Issuance of building permit, installation of off-site improvements, and grading of the site do not constitute “use” of the conditional use permit. Under the Zoning Ordinance, construction or other development authorized by the conditional use permit must have commenced. Generally, the City requires that the slab of a major building in the project be poured and inspected in order to consider the permit used, although the circumstances of each case may vary depending on the land use involved. (Modified Standard Condition No. 30)

6. All the development requirements shall be met for each phase including parking, landscaping, trash enclosures, drainage, etc.
7. Undeveloped portions of the site shall not contribute to blowing debris and dirt or dust.
8. Landscape plans shall be prepared in accordance with Ordinance No. 907, and submitted to the Public Works Department, along with required plan check fees, for review and approval prior to the installation of landscaping or irrigation systems. Such plan must be approved prior to issuance of permits. Such plan is to be incorporated into development of the site, and shall show size, type, and location of all plants, trees, and irrigation facilities (Modified Standard Condition No. 5d).

## STREETS

9. The following described property shall be improved, in accordance with the phasing schedule in Condition No. 10, per direction of the Director of Public Works and Planning Director:
- 40<sup>th</sup> Street East at 70 feet of an ultimate 100-foot-right-of-way
  - Avenue J at 70 feet of an ultimate 100-foot-right-of-way
  - Lancaster Boulevard at 62 feet of an ultimate 80-foot right-of-way

10. Per the direction of the Director of Public Works and the Planning Director, the applicant shall phase the street improvements and on-site construction as follows:

**Phase 2 (2008): Revels Building (Existing), Monument Sign at NEC of 40<sup>th</sup> Street East & Avenue J:**

- a. Per the direction of the Planning Director, the applicant shall submit plans for approval of the monument sign, prior to installation.

**Phase 3 (2010): Athletic/Event Center, Partial Expansion Existing Auditorium:**

- b. Per the direction of the Director of Public Works, the applicant shall improve 40<sup>th</sup> Street East to the southerly entrance driveway, approximately 660 feet north of Avenue J.
- c. Per the direction of the Director of Public Works, provide striping for left-turn lanes in the painted median in 40th Street East at the intersections with the (2) two entrance driveways. The lane and dedication shall be 150 feet in length, with a 90-foot transition.
- d. Per the direction of the Director of Public Works, install right-turn lanes on 40th Street East at the intersection with the northerly and central main entrance driveway locations. The lane and dedication shall be 12 feet in width and 150 feet in length, with a 90-foot transition.
- e. Per the direction of the Director of Public Works, install a bus turnout with amenities (benches, shelter, trash receptacle, etc.) on the east side of 40th Street East, north of the central main entrance driveway.
- f. Per the direction of the Director of Public Works, the applicant shall complete the street improvements on the south side of Lancaster Blvd and the west side of 40th Street East along the property frontage for APN 3150-004-003 (Hutson & Annex Facilities).

- g. Per the direction of the Planning Director, the applicant shall provide parking calculations for the site for Phases 1-3 with the submittal of building plans.

**Phase 4 (2011): K-6 School, Bus Ministry:**

- h. Per the direction of the Director of Public Works, complete the street improvements on Lancaster Blvd to the end of school frontage.
- i. Per the direction of the Director of Public Work, retrofit the existing driveway on Lancaster Blvd with a deceleration lane. The lane and dedication shall be 12 feet in width and 90 feet in length, with a 90-foot transition.
- j. Per the direction of the Director of Public Works and the Planning Director, install a mini-roundabout to control the four-way intersection on campus along the drive aisles from the Multi-Purpose Building to Avenue J (Phase 8).
- k. Per the direction of the Director of Public Works and the Planning Director, provide 26 – 38-foot-wide paved access from Bus Ministry to connect with parking at Athletic/Event Center. The Director of Public Works will allow the use of asphalt grindings for temporary access and bus storage area.

**Phase 5 (2012): Dorm 2 and Remaining Expansion of Existing Auditorium:**

- l. Per the direction of the Director of Public Works, provide additional pavement for widening to the intersection of 40<sup>th</sup> Street East and Avenue J for the future installation of eastbound and westbound left-turn lanes.

**Phase 6 (2014): High School and Stadium**

N/A

**Phase 7 (2016): Dorm 3, Chapel, Outdoor Amphitheater:**

- m. Per the direction of the Director of Public Works and the Planning Director, install a mini-roundabout to control the four-way intersection on campus along the drive aisles connecting Phases 7 and 8.
- n. Per the direction of the Director of Public Works and the Planning Director, the applicant shall provide an updated traffic study in the year 2016 after Phases 5-7 are completed.
- o. Per the direction of the Director of Public Works, on 40th Street East, construct the southerly driveway approach and re-stripe 40<sup>th</sup> Street East to provide a left-turn lane into the southerly driveway entrance.

**Phase 8 (2018): Faculty Housing, College Cafe:**

- p. Per the direction of the Director of Public Works, complete the street improvements on 40<sup>th</sup> Street East to Avenue J.
- q. Per the direction of the Director of Public Works, provide striping for a southbound left-turn lane in the painted median in 40<sup>th</sup> Street East at the intersection with Avenue J. The lane and dedication shall be 200 feet in length, with a 90-foot transition.
- r. Per the direction of the Director of Public Works, provide a northbound left-turn lane in 40<sup>th</sup> Street East at the intersection with Avenue J. The lane and dedication shall be 200 feet in length, with a 90-foot transition.
- s. Per the direction of the Director of Public Works, install a right-turn lane on 40<sup>th</sup> Street East at the intersection with the southerly driveway location. The lane and dedication shall be 12 feet in width and 150 feet in length, with a 90-foot transition.
- t. Per the direction of the Director of Public Works, install a bus turnout with amenities (benches, shelter, trash receptacle, etc.) on the east side of 40<sup>th</sup> Street East, north of the Avenue J.
- u. Per the direction of the Director of Public Works, install street improvements on Avenue J east to the westerly entrance driveway.
- v. Per the direction of the Director of Public Works, provide an eastbound left-turn lane in Avenue J at the intersection with 40<sup>th</sup> Street East and in the painted median at the westerly entrance driveway. The lane and dedication shall be 200 feet in length, with a 90-foot transition.
- w. Per the direction of the Director of Public Works, provide a westbound left-turn lane in Avenue J in the painted median at the intersection with 40<sup>th</sup> Street East. The lane and dedication shall be 200 feet in length, with a 90-foot transition.
- x. Per the direction of the Director of Public Works and the Planning Director, the applicant shall provide a 30-foot-wide paved access from Avenue J from the westerly entrance driveway to the mini-roundabout.

**Phase 9 (2020): Dorm 4, Dining Hall, Publications, and Maintenance:**

- y. Per the direction of the Director of Public Works, install a 30-foot-wide paved access on 42<sup>nd</sup> Street East.

- z. Per the direction of the Director of Public Works, widen Avenue J to add pavement for left-turn lanes at the easterly entrance driveway.
- aa. Per the direction of the Director of Public Works, the applicant shall provide an updated traffic study in the year 2020 after Phases 8 and 9 are completed.

**Phase 10 (2022): Main Auditorium:**

- bb. Per the direction of the Planning Director, the applicant shall provide updated parking calculations for the site.

**Phase 11 (2026): Dorm 5, Baptist Heritage Center:**

- cc. Per the direction of the Public Works Director, the applicant shall provide an updated traffic study and install any street improvements as identified in the study.
11. Per the direction of the Director of Public Works, all street lighting systems designed after July 1, 2007, shall be designed as City owned and maintained street lighting systems. The Developer's engineer shall prepare all plans necessary to build said street lighting system in accordance with Southern California Edison and City of Lancaster standards.

**DRAINAGE**

12. All drainage facilities are to be constructed and approved prior to occupancy of any buildings within the project per the Director of Public Works. All drainage facilities required for each phase will be constructed and approved prior to occupancy of any building within that phase.
13. The 400-foot-wide Master Plan storm drain channel area shall be dedicated as an easement to the City of Lancaster. The developer shall be allowed to use the channel area for outdoor sports activities as shown on the site plan until such time as the channel is used to convey flood water. When the channel is opened for use to carry flood water, the applicant shall remove the sports facilities or modify them to the satisfaction of the Director of Public Works to accommodate the flood water.
14. All cost of work as approved by the Director of Public Works to build the ultimate flood control facilities, including culverts under Lancaster Boulevard, shall be eligible for credit against Storm Drainage Impact Fees.
15. The culverts under Lancaster Boulevard shall be constructed when the channel north of Lancaster Boulevard is constructed.
16. Per the direction of the Director of Public Works, the trash enclosure wash out drain shall be connected to the drainage clarifier.

### **WATER AND SEWER**

17. Contact the Los Angeles County Waterworks District to determine if there are additional off-site improvements or conditions which would be required. The proposed development will also be required to pay all applicable District fees.
18. Per the direction of the Director of Public Works, all existing and new buildings (except for the bus storage, maintenance and publication buildings) shall be connected to the public sewer system per the approved Sewer Phasing Plan.
19. Use of on-site septic systems for the bus storage, maintenance and publication buildings is subject to approval of the Lahontan Regional Water Quality Control Board (LRWQCB) and the Los Angeles County Health Department (LACHD). Should the LRWQCB and the LACHD not approve the use of on-site septic systems, the project shall be required to connect to sanitary sewer.

### **OTHER**

20. The design of the buildings for which elevations and floor plans are currently not available shall be compatible with the Mediterranean style elevations approved for the existing buildings, as determined by the Planning Director.
21. Per the direction of the Planning Director, the faculty housing units shall be limited to staff members only.
22. The hours of operation for the facility shall occur on Sunday through Saturday, from 7:30 a.m. until 9:00 p.m. with occasional evening activities until 10:30 p.m.
23. Per the direction of the Director of Public Works, install a metal/lattice cover on all trash enclosures.
24. The phasing and installation of fire hydrants and on-site access shall meet the requirements of the Los Angeles County Fire Department.
25. The installation of traffic roundabouts shall meet the requirements of the Traffic Division and the Los Angeles County Fire Department.
26. Prior to building permit issuance, record a lot line adjustment to merge Assessor Parcel Numbers 3150-002-080, 094, 3150-002-095, and 097 into one parcel.
27. The Planning Director may periodically monitor the noise from the use of the loud speaker and may request the applicant to take steps to mitigate the noise (limit the hours of operation, reduce the noise volume, and etc.) if it is determined that the loud speaker is causing significant disturbances to nearby residents.



28. A burrowing owl survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities for each phase. If burrowing owls or sign thereof are discovered during the survey, the applicant shall contact the California Department of Fish and Game to determine the appropriate mitigation/management requirements for the species.
29. A nesting bird survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities for each phase. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Game.
30. Soil sampling and laboratory analysis shall be conducted to determine the presence/absence of agricultural chemicals prior to the start of construction/ground disturbing activities. Recommendations identified in the Phase II to address any potential impacts from the presence of agricultural chemical shall be followed.

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
<b>BIOLOGICAL RESOURCES</b>							
1.	A nesting bird survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities for each phase. If nesting birds are encountered all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Game.	Prior to vegetation removal, grubbing, grading, stockpile, or construction the City must receive a report from a biologist advising site free from nesting birds.	Prior to final approval of grading plan, issuance of a stockpile permit or any ground disturbing activities.	Planning Department responsible for reviewing report.			
2.	A burrowing owl survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities for each phase. If burrowing owls or sign thereof are discovered during the survey, the applicant shall contact the California Department of Fish and Game to determine the appropriate mitigation/management requirements for the species.	Prior to vegetation removal, grubbing, grading, stockpile, or construction the City must receive a report from a biologist advising site free from burrowing owls.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department responsible for reviewing report.			
<b>HAZARDS AND HAZARDOUS MATERIALS</b>							
3.	Prior to the start of ground disturbing activities, soil sampling and laboratory analysis shall be conducted to determine the presence/absence of agricultural chemicals. Recommendations identified in the Phase II to address any potential impacts from the presence of agricultural chemicals shall be followed.	Prior to ground disturbing activities (vegetation removal, grubbing, grading, stockpile, or construction), the City must receive a report as evidence that such re-evaluation has occurred.	Prior to final approval of grading plan, issuance of a stockpile permit or any ground disturbing activities.	Planning Department/ Engineering responsible for reviewing report.			
<b>TRANSPORTATION/TRAFFIC</b>							
4.	In Phase 5, additional pavement shall be provided for widening to the intersection of 40 <sup>th</sup> Street East and Avenue J for the future installation of eastbound and	Prior to construction of street improvements, approval of street	Prior to occupancy, all street improvements must be installed.	Public Works/Engineering responsible.			

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	westbound left-turn lanes.	improvement plans is required.					
5.	In Phase 8, a southbound left-turn lane shall be provided in the painted median at the intersection of 40 <sup>th</sup> Street East and Avenue J.	Prior to construction of street improvements, approval of street improvement plans is required.	Prior to occupancy, all street improvements must be installed.	Public Works/Engineering responsible.			
6.	In Phase 8, a northbound left-turn lane shall be provided at the intersection of 40 <sup>th</sup> Street East and Avenue J.	Prior to construction of street improvements, approval of street improvement plans is required.	Prior to occupancy, all street improvements must be installed.	Public Works/Engineering responsible.			
7.	In Phase 8, an eastbound left-turn lane shall be provided at the intersection Avenue J of and 40 <sup>th</sup> Street East.	Prior to construction of street improvements, approval of street improvement plans is required.	Prior to occupancy, all street improvements must be installed.	Public Works/Engineering responsible.			
8.	In Phase 8, a westbound left-turn lane shall be provided in the painted median at the intersection of Avenue J and 40 <sup>th</sup> Street East.	Prior to construction of street improvements, approval of street improvement plans is required.	Prior to occupancy, all street improvements must be installed.	Public Works/Engineering responsible.			
9.	In Phase 11, the applicant shall provide an updated traffic study and install any street improvements identified in the study.	Prior to construction of street improvements, approval of street improvement plans is required, the City must receive a report as evidence that such re-evaluation has occurred	Prior to occupancy, all street improvements must be installed.	Public Works/Engineering responsible.			

UTILITIES AND SERVICE SYSTEMS							
10.	The use of on-site septic systems is subject to approval of the Lahontan Regional Water Quality Control Board (LRWQCB) and the Los Angeles County Health Department (LCHD). Should the LRWQCB and the LCHD not approve the use of on-site septic systems, the project shall be required to connect to sanitary sewer.	Prior to building permit issuance, the City must receive a notification from the LRWQCB and LCHD.	Prior to building permit issuance.	Public Works Department/Engineering responsible for reviewing notification.			

CITY OF LANCASTER  
INITIAL STUDY

1. Project title and File Number: Conditional Use Permit No. 05-23
2. Lead agency name and address: City of Lancaster  
Planning Department  
44933 Fern Avenue  
Lancaster, California 93534
3. Contact person and phone number: Brigitte Ligons  
(661) 723-6100
4. Applicant name and address: Lancaster Baptist Church  
4020 East Lancaster Boulevard  
Lancaster, California 93535  
(661) 946-4663
5. Location: 73± gross acres located on the northeast corner of Avenue J and 40<sup>th</sup> Street East
6. General Plan designation: Non Urban Residential
7. Zoning: RR-2.5 (Rural Residential, one dwelling unit per 2.5 acres)
8. Description of project: The applicant proposes to expand the existing church and school/college facilities. The proposed project would provide parking per the City Municipal Code, lighting, landscaping, etc. Access to the project site would be provided from three driveways on 40<sup>th</sup> Street East, one driveway on Lancaster Boulevard and two driveways on Avenue J. The proposed project would be constructed in eleven phases as identified below:
  - Phase 1 – Construction of main auditorium (25,000 square feet), north building (27,250 square feet), administration building (24,390 square feet), multi-purpose building (13,679 square feet), nine dormitory buildings (totaling 79,490 square feet), baseball field and associated parking.
  - Phase 2 – Construction of a 39,667 square foot academic building.
  - Phase 3 – Construction of athletic event building (47,000 square feet) and addition of 5,750 square feet to the north building with associated parking.
  - Phase 4 – Construction of K-6 school (29,909 square feet) and bus storage building (9,000 square feet) with associated parking.
  - Phase 5 – Construction of dormitory building 2 (15,300 square feet) and addition of 8,000 square feet to the main auditorium.
  - Phase 6 – Construction of high school (29,000 square feet) and outdoor sports field with stadium lights.

- Phase 7 – Construction of dormitory building 3 (15,300 square feet), chapel (4,422 square feet) with associated parking and an outdoor amphitheater.
- Phase 8 – Construction of 3 multi-family faculty housing buildings (57,600 square feet total) totaling 36 dwelling units with associated parking and the college café (3,200 square feet).
- Phase 9 – Construction of 4 buildings with associated parking totaling approximately 50,300 square feet (a 15,300 square foot dormitory building 4, a 20,000 square foot dining hall, a 10,000 square foot publication building and a 5,000 square foot maintenance building).
- Phase 10 – Construction of a 60,000 square foot new main auditorium.
- Phase 11 – Construction of 2 buildings totaling 50,300 square feet (a 35,000 square foot Heritage Center and a 15,300 square foot dormitory building 5).

9. Surrounding land uses and setting: The project site is partially developed with a church, school/college classroom facilities and a baseball field. The undeveloped portion of the site consists of abandoned agricultural fields with irrigation wells and standpipes on the eastern portion of the property. The project site is vegetated with desert weeds and grasses. The project site is relatively flat and located at an elevation approximately 2,407 feet above sea level.

The properties to the south and east of the project site are designated as Non Urban Residential (NU) and zoned RR-2.5 (Rural Residential, one dwelling unit per 2.5 acres). The property to the west is designated as Urban Residential (UR) and zoned R-7,000 (single family residential, minimum lot size 7,000 square feet) and the property to the southwest is designated as Commercial (C) and zoned CPD (Commercial Planned Development). The property to the north is in the unincorporated area of Los Angeles County and is designated as N2 (Non-Urban 2, 1 dwelling unit per acre) and is zoned A-2-2 (Heavy Agriculture). The properties to the east and the remaining properties to the west are undeveloped. The property on the southwest corner is developed with the American Legion Post and the properties to the southeast are fallow agricultural fields. The properties to the north are vacant and the property to the northeast is developed with a single family residence.

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:

- Lahontan Regional Water Quality Control Board (connection to septic system)
- Los Angeles County Fire Department (fire access and life safety equipment)
- Los Angeles County Health Department (connection to septic system)
- Los Angeles County Sanitation District No. 14 (annexation/connection to public sewer)
- Los Angeles County Waterworks District No. 40 (connection to water system)
- Southern California Edison (street lights)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation / Traffic
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance	

DETERMINATION - On the basis of this initial evaluation:

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

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

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

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

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Brigitte Ligons, Assistant Planner

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May 13, 2009

#### 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” 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 (mitigation measures from Section XVII, “Earlier Analyses,” 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 Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation measures. For effects that are “Less than Significant with Mitigation Measures Incorporated”, describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.



- 7) **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
I. <u>AESTHETICS</u> -- 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 within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	
II. <u>AGRICULTURE RESOURCES</u> : 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 prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?				X
<b>III. AIR QUALITY</b> -- Where available, the significance criteria established by the applicable air quality management 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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	
<b>IV. BIOLOGICAL RESOURCES</b> -- 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		

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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 federally protected wetlands as defined by Section 404 of the Clean Water Act (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 Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?				X
V. <u>CULTURAL RESOURCES</u> -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
<b>VI. GEOLOGY AND SOILS</b> -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, 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 risks to life or property?			X	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for disposal of waste water?				X
<b>VII. HAZARDS AND HAZARDOUS MATERIALS</b> -- 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 fore-seeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle 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 §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 for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	
<b>VIII. <u>HYDROLOGY AND WATER QUALITY</u> – Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			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 substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?			X	
f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map?				X
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
i) Inundation by seiche, tsunami, or mudflow?				X
<b>IX. <u>LAND USE AND PLANNING</u> -- Would the project:</b>				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				X
<b>X. <u>MINERAL RESOURCES</u> -- Would the project:</b>				
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



	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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
XI. <u>NOISE</u> -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			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 expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>XII. <u>POPULATION AND HOUSING</u></b> -- Would the project:				
a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
<b>XIII. <u>PUBLIC SERVICES</u></b>				
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	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>XIV. <u>RECREATION</u> --</b>				
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	
<b>XV. <u>TRANSPORTATION / TRAFFIC</u> -- Would the project:</b>				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		X		
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
<b>XVI. UTILITIES AND SERVICE SYSTEMS</b> -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		X		
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing resources, or are new or expanded entitlements needed?			X	
e) Have 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	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>XVII. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u> -</b>				
a) Does the project have the potential to 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, 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? (“Cumulatively 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		

**DISCUSSION OF ENVIRONMENTAL CHECKLIST**

I. a. Views of scenic vistas are not currently available from the roadways and area surrounding the project site as listed by the General Plan (LMEA Figure 12.0-1). Views of the open desert and mountains surrounding the valley are available from the project site. The proposed project would involve the expansion of the existing church and school/college facilities. With implementation of the proposed project, the available views would not change and would continue to be available from the public streets. Therefore, no impacts to scenic vistas would occur as a result of the proposed project.

b. The proposed project consists of approximately 73 acres partially developed with a church and school/college facilities. The project site does not contain any rock outcroppings. Additionally, the project site is not located along a State Scenic Highway. Therefore, the removal of any scenic resources from the project site would not be a significant aesthetic impact and impacts would be less than significant.

c. Development of the proposed project would change the visual character of the project site in that it would result in the expansion of the existing church and school/college facilities which includes the installation of landscaping, paving, and block wall screening. The area surrounding the project site is currently undeveloped and designated for residential uses. However, the proposed use would be compatible with the future residences as it would provided an expanded place of worship and education for church members. The proposed expansion would be architecturally designed to enhance and complement the existing church and school/college facilities. Additionally, the proposed project is in conformance with the City's General Plan and zoning requirements for the area. Therefore, impacts associated with the proposed project would be less than significant.

d. The light generated from the proposed project would be in the form of street lights, parking lot lighting, and motor vehicles which is similar in character and intensity to what currently exists on the developed portion of the site. In addition, lighting would be generated from the proposed stadium lights. A lighting study was prepared for the proposed project by Musco Green Generation Lighting on May 18, 2006. As a result of the study, it was determined that the stadium lighting would generate lighting greater than the existing ambient lighting. However, the proposed lighting would be generated on a temporary basis for nighttime sporting events and would not impact the surrounding areas which are predominately undeveloped. The proposed project would not introduce substantial amounts of glare as the project would be constructed primarily from non-reflective materials. Therefore, impacts would be less than significant.

II. a-c. The project site was utilized for agricultural purposes between 1952 through 2002.<sup>1</sup> The project site is not currently utilized for agricultural production. The project site is not listed as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. There are no Williamson Act contracts associated with the project site or the immediately surrounding area and the proposed project would not result in the conversion of agricultural land. Therefore, no impacts to agricultural resources would occur.

III. a. Development proposed under the City's General Plan would not create air emissions that exceed the Air Quality Management Plan (GPEIR p. 5.6-1 to 2). The proposed project is consistent with the General Plan and Zoning Code. Therefore, the project itself would not conflict with or obstruct implementation of the Air Quality Management Plan and no impacts would occur.

b. Construction of the proposed project would generate emissions associated with grading, use of heavy equipment, construction worker vehicles, etc. However, these are not anticipated to exceed the construction emission thresholds established by the local air district since the proposed project is being phased as described on page 1. Therefore, construction emissions would be less than significant.

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<sup>1</sup> Earth Systems Southern California, *Phase I Environmental Site Assessment, Lancaster Baptist Church Facility Expansion, Assessor's Parcel Numbers 3150-002-064, 078, and 080, Avenue J and 40<sup>th</sup> Street East, Lancaster, Los Angeles County, California, August 2, 2005.*

The project would generate approximately 3,696 vehicle trips per day at build out in 2026 according to the traffic study<sup>2</sup>. These trips would generate air emissions; however, the number of new trips would be generated incrementally as each phase is completed until the total number of trips generated by the project is reached in 2026. Improvements in vehicles over time would ensure that air emissions do not exceed established thresholds. Therefore, emissions associated with the operation of the proposed project would be less than significant.

c. The project would, in conjunction with other development as allowed by the General Plan, result in a cumulative net increase of pollutants. However, since emissions associated with the proposed project are less than significant as described above, its contribution would not be cumulatively considerable. Impacts would be less than significant.

d. The closest sensitive receptors are the single family residences to the northeast of the project site. Based upon the amount of traffic expected to be generated by the proposed project in 2011 through 2026, with the implementation of mitigation measures, significant traffic impacts that would occur would be reduced to less than significant. Therefore, substantial pollutant concentrations would not occur and impacts would be less than significant.

e. Construction and operation of the proposed project is not anticipated to produce significant objectionable odors. Construction equipment may generate some odors, but these odors would be similar to those produced by vehicles traveling on 40<sup>th</sup> Street East and Avenue J. 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. Strong odors may also be produced by the dining hall and cafe proposed as part of the project as a result of the cooking process. However, these odors would be minimized through the various permitting processes required for these types of uses. Therefore, impacts associated with odors would be less than significant.

IV. a. A biological resources survey was conducted for the project by Pacific Southwest Biological Services, Inc., and documented in a report entitled "Biological Constraints Analysis and Habitat Assessments for Desert Tortoise and Mohave Ground Squirrel" dated August 2005.

A portion of the project site has already been developed. The remainder of the project site consists of abandoned agricultural fields and is characteristic of a disturbed non-native grassland plant community most often found in old fields or openings in native scrub habitats. The site is dominated by Barley (*Hordeum murinum* ssp. *leporinum*), Foxtain Chess (*Bromus madritensis* ssp. *Rubens*), Rancher's Fireweed (*Amsinckia menziesii* var. *intermedia*), and Red-stem Filaree (*Erodium cicutarium*).

A survey of the project site was conducted on August 23, 2005. The survey was conducted to look for signs of desert tortoise, Mohave ground squirrel, burrowing owl, and other sensitive plant and animal species. No desert tortoise or tortoise sign (e.g., burrows, tracks, and scat) were observed on the project site or in the surrounding area. The project site is located within the geographic range of the Mohave ground squirrel. However, the project site does not contain suitable habitat to support the Mohave ground squirrel. Therefore, no impact would occur to this species. No burrowing owls or sign thereof

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<sup>2</sup> Minagar & Associates, 2<sup>nd</sup> Revised Traffic Impact Study for Lancaster Baptist Church & West Coast Baptist College (CUP 05-23), City of Lancaster, CA, February 22, 2008.

were observed on the project site. However, according to the California Department of Fish and Game, the project site supports habitat for native birds and may adversely impact nesting native birds including burrowing owls<sup>3</sup>. Therefore, the following mitigation measures are required to reduce impacts to nesting birds and burrowing owls to less than significant levels.

1. A nesting bird survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities for each phase. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Game.
2. A burrowing owl survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities for each phase. If burrowing owls or sign thereof are discovered during the survey, the applicant shall contact the California Department of Fish and Game to determine the appropriate mitigation/management requirements for the species.

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

c. There are no federally protected wetlands on the project site that fall under the provisions of Section 404 of the Clean Water Act. Therefore, no impacts would occur.

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

e-f. The project site is not located within an area designated under an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. Additionally, there are no local policies or ordinances protecting biological resources which are applicable to this site. Therefore, no impacts would occur.

V. a-d. A cultural resources survey was conducted for the project site by Groark Historical Consulting and the results are documented in a report entitled "A Phase I Cultural Resources Investigation of a 27.5 Acre Property (APNs 3150-002-78, 80, 64 & 63) in the City of Lancaster, Los Angeles County, California" dated August 15, 2005. A portion of the site has already been developed and therefore was not surveyed. As a result of the survey, no prehistoric or historic period sites or resources were identified on the project site. No archaeological resources were identified on the project site. Development of the site would not directly or indirectly destroy a unique paleontological resource, site, or geologic feature. No human remains, including those interred outside of formal cemeteries, were discovered on the site. Therefore, no impacts to cultural resources would occur. However, in the event that cultural resources are encountered during the course of construction activities, all work shall cease until a qualified archaeologist determines the proper disposition of the resource.

VI. a. The site is not identified as being in or in proximity to a fault rupture zone (LMEA Figure 2.0-7) and the site is not identified as being subject to liquefaction (SSHZ maps). The site is within Seismic Zone 2 and is, therefore, subject to moderate seismic shaking. However, the proposed

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<sup>3</sup> California Department of Fish and Game, Email communication from Scott Harris regarding CUP 05-23, April 25, 2006.  
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project would be constructed in accordance with the seismic requirements of the Uniform Building Code (UBC) as adopted by the City, which would render any potential impacts less than significant. The site is generally level and is not subject to landslides (SSHZ Map).

b. The site is rated as having a moderate 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 project would be required, under the provisions of Lancaster Municipal Code (LMC) Chapter 8.16, to adequately wet or seal the soil to prevent wind erosion. Water erosion controls must be provided as part of the project grading plan to be reviewed and approved by the City's Engineering Division. These provisions, which are a part of the project, would ensure impacts from soil erosion are less than significant.

c. The project site is not known to be within an area subject to fissuring, sinkholes (LMEA Figure 2.0-6) or liquefaction (SSHZ Map). Therefore, no impacts would occur.

d. The soil is characterized by a low-shrink-swell potential (LMEA p. 2.0-13 and Figure 2.0-5). A soils report on the property within the proposed project shall be submitted to the City by the project developer prior to grading of the property and recommendations of the report shall be incorporated into development of the property. Therefore, impacts would be less than significant.

e. Sewer would be available to serve a portion of the project site from Los Angeles County Sanitation District No. 14 upon annexation and would be utilized by the proposed project (ref. Item XVI.b and letter from the Sanitation District). Due to the topography of a portion of the project site, the buildings for bus storage, maintenance and publications located along the easterly property boundary would be connected to a septic system which would be installed in accordance with the geology report for the site. If the soils are determined to be unacceptable, the project would be required to connect to the sanitary sewer. Therefore, no impacts would occur.

VII. a-b. The proposed project would involve the expansion of the existing church and school/college facilities. The proposed project would routinely utilize hazardous materials (e.g. oils, anti-freeze, etc.) during the operation of the proposed bus storage/maintenance facility. However, the routine use, transport, or disposal of hazardous materials would be in accordance with established regulations. Typical construction materials would be utilized during development of the proposed project. In addition, the proposed project would typically utilize household cleaners (e.g., cleanser, bleach, etc.), fertilizer, and limited use of common pesticides. These uses would be similar to the existing church and school/college facilities located on the project site. The proposed project is located along Avenue J which has been identified as a hazardous waste transportation corridor (LMEA p. 9.1-20 through 9.1-22); however, the transportation of hazardous waste materials is regulated by the U.S. Department of Transportation through National Safety Standards. The Federal Safety Standards are also included in the California Administrative Code, Environmental Health Division. The California Health Department regulates industrial waste haulers and the California Highway Patrol (CHP) is responsible for the enforcement of motor carriers hauling hazardous materials. Enforcement of these standards by regulatory agencies would reduce potential impacts to a level of insignificance. The project site is currently vacant and no demolition activities would be required. Development of the proposed project would not expose individuals or the environment to asbestos containing materials or lead-based paint. Therefore, impacts would be less than significant.

c. The proposed project site contains two schools: Lancaster Baptist Church School and West Coast Baptist College. However, as indicated in Item VII.a, the proposed project would routinely utilize hazardous materials (e.g. oils, anti-freeze, etc.) during the operation of the proposed bus storage/maintenance facility in addition to the hazardous materials typically found in residential/commercial development. The proposed project would not emit hazardous emissions or handle hazardous/ acutely hazardous materials, substances, or waste. Therefore, impacts would be less than significant

d. A Phase I Environmental Site Assessment was prepared for the proposed project by Earth Systems Southern California. The findings of the study are documented in a report entitled "Phase I Environmental Site Assessment Lancaster Baptist Church Facility Expansion, Assessor's Parcel Numbers 3150-002-064, 078, and 080, Avenue J and 40<sup>th</sup> Street East, Lancaster, Los Angeles County, California" and dated August 2, 2005. As part of the environmental site assessment, a site visit was conducted on July 27, 2005. The project site is relatively flat and drainage from the site follows surface topography and flows towards the north. No environmental conditions of concern (e.g. pools of liquid, landfills, wells, dead/distressed vegetation, etc.) were noted on the project site.

In addition to the site visit, a regulatory database search was conducted for the project site and the immediately surrounding area by Environmental Resources, Inc. (EDR). Sites within standard distances were reviewed and neither the project site nor the adjoining properties were identified in any regulatory database.

However, the property was previously utilized for agricultural purposes. Environmentally persistent pesticides, if previously used on the project site, may still be present. Residual concentrations of pesticides, insecticides, and/or herbicides may be present. Therefore, with the implementation of the listed mitigation measure, impacts would be reduced to less than significant levels.

3. Prior to the start of ground disturbing activities, soil sampling and laboratory analysis shall be conducted to determine the presence/absence of agricultural chemicals. Recommendations identified in the Phase II to address any potential impacts from the presence of agricultural chemicals shall be followed.

e-f. The proposed project is not located within an airport land use plan, or within two miles of a public airport, public use airport, or private airstrip. The closest airports are United States Air Force Plant 42 which is located 3 miles south of the project site and General William Fox Airfield, which is located more than 10 miles northwest of the project site. Therefore, the proposed project would not result in a safety hazard for people residing or working the project area and no impacts would occur.

g. The project site is located along Avenue J, which has been identified as an evacuation route (LMEA Figure 9.1-3). However, the traffic generated by the proposed project is not sufficient to cause significant impacts at any of the intersections in the area. Therefore, the proposed project would not impair or physically block any identified evacuation routes and would not interfere with any adopted emergency response plan. No impacts are anticipated.

h. The site could be subject to localized brush fires because adjacent land to the south, west and east are undeveloped. However, the site is within the urban service range of Los Angeles County Fire Station No. 117, located at 44851 30<sup>th</sup> Street East, which would be able to provide rapid response in the event of a fire. Impacts are, therefore, less than significant.

VIII. a. The project site is not located in an area with an open body of water or watercourse and is not in an aquifer recharge area. Additionally, the proposed development would be required to comply with all applicable provisions 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 manage 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 as applicable, as determined by the City of Lancaster Public Works Department. Therefore, impacts would be less than significant.

The proposed project involves the expansion of the existing church and school/college facilities which includes the operation of an approximately 9,000 square feet building for the bus storage facility. As such, the proposed project has the potential to include industrial discharge into a septic system and potentially violate water quality standards or waste discharge requirements. The project would require the approval of the Lahontan Regional Water Quality Control Board and the Los Angeles County Health Department for industrial uses proposing to utilize a septic system in order to ensure that any discharges would not exceed the established waste discharge requirements. The project would comply with all rules and regulations with respect to industrial wastewater discharge. Therefore, impacts to the wastewater systems are less than significant.

b. The proposed project would not include any groundwater wells or pumping activities. However, there are existing irrigation wells and standpipes on the eastern portion of the project site that would be closed in accordance with all established rules and regulations. All water supplied to the proposed project would be obtained from the Los Angeles County Water District No. 40 (LACWD), which has indicated that it can serve the project site (see letter in the case file). Additionally, as indicated in VIII.a., the proposed project would not impact any groundwater recharge areas. Therefore, the proposed project would not deplete groundwater supplies or interfere with groundwater recharge and impacts would be less than significant.

c-e. Development of the site would increase the amount of surface runoff as a result of impervious surfaces from the buildings and roadways being constructed. The 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 site. Therefore, impacts from drainage and runoff would be less than significant.

f-g. The project site is not within the 100- year floodplain. Therefore, no flooding impacts would occur as a result of placing housing on the project site.

h. The project site does not contain and is not downstream from a dam or levee. Therefore, no impacts would occur from flooding as a result of the failure of a dam/levee.

i. The project site is not located within a coastal zone. Therefore, tsunamis are not a potential hazard. The project site is relatively flat and does not contain any enclosed bodies of water and is not

located in close proximity to any other large bodies of water. Therefore, the proposed project would not be subject to inundation by seiches or mudflows. No impact would occur.

IX. a. The proposed project is not of the scale or nature that could physically divide an established community. The proposed project consists of the expansion of the existing church and school/college facilities in an area zoned as Rural Residential, one dwelling unit per 2.5 acres. The areas to the north, south, east and west are currently undeveloped. The area on the northeast corner of the project site is developed with a single family residence and the southwest corner is developed with a commercial building. The proposed project would not block a public street, trail, or other access route or result in a physical barrier that would divide the community. Therefore, no impacts would occur.

b. The proposed project is consistent with the City's General Plan and must be in conformance with the Lancaster Municipal Code. The project will be in compliance with the City-adopted UBC (Item VI.a.) and erosion-control requirements (Item VI.b.). Therefore, no impacts would occur.

c. As noted under Item IV.e-f., the project site is not subject to a habitat conservation plan or natural communities conservation plan. Therefore, no impacts would occur.

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 2.0-9), the project site is designated as Mineral Reserve Zone 3 (contains potential but presently unproven resources). However, it is not considered likely that the Lancaster area has large, valuable mineral and aggregate deposits. Therefore, no impacts to mineral resources would occur.

XI. a. The City's General Plan (Table III-1) establishes an outdoor maximum CNEL of 65 dBA for commercial uses in a residential zone. The current noise level on the major streets closest to the project site on Lancaster Boulevard between 25<sup>th</sup> Street East and 30<sup>th</sup> Street East is 56.8 dBA and on Avenue J between 20<sup>th</sup> Street East and 30<sup>th</sup> Street East is 66.1 (LMEA Table 8.0-9) which slightly exceeds the requirement. While this noise level is a little inconsistent with the standards of the General Plan additional features of the proposed project (e.g., landscaping, block walls, etc.) would ensure that the project remains in compliance with the General Plan. Therefore, potential noise impacts associated with traffic from the proposed development and operational activities would be less than significant.

b. The proposed project consists of the expansion of the church and school/college facilities. It is not anticipated that construction of the proposed project would require the use of machinery that generates ground-borne vibration as no major subsurface construction (e.g., parking garage) is planned. No ground mounted industrial-type equipment that generates ground vibration would be utilized during occupancy of the proposed residences. Therefore, no impacts associated with ground-borne vibration/noise are anticipated.

c. Permanent increases in area noise levels would occur once the proposed project is completed and operational. These noise levels would be generated by normal commercial activities. These include car alarms, motor vehicles, slamming doors and people talking. In addition, a 3 dBA increase is required in order for most individuals for perceive a change in noise levels. Generally, in order to achieve a 3 dBA increase in ambient noise from traffic, the volume on any given roadway would need to double. The existing volume of traffic on 40<sup>th</sup> Street East, Lancaster Boulevard and Avenue J along the project site frontage during the a.m. peak hour is approximately 1,735 trips and during the p.m. peak hour are approximately 1,195 trips. It is estimated that the volume of traffic associated with the

proposed project along 40<sup>th</sup> Street East, Lancaster Boulevard and Avenue J would be 565 trips during the a.m. peak hour and 588 trips during the p.m. peak hour. Since this increase in traffic would not double the amount of existing traffic, the increase in ambient noise associated with vehicle traffic would not be perceptible and impacts would be less than significant.

d. There would be a temporary increase in noise levels in the area during construction of the project. This noise would be generated by construction vehicles and equipment. Construction activities of the project are regulated by Section 8.24.040 of the Lancaster Municipal Code, which limits the hours of construction work to between sunrise and 8:00 p.m. Monday through Saturday. Effects are not considered significant because they are temporary and construction times are limited to daylight hours.

e-f. The site is not in proximity to an airport or a frequent overflight area and would not experience noise from these sources (also see Item VII.e-f). Therefore, no impacts would occur.

XII. a. The proposed project would create temporary construction jobs during the construction of the development. These construction jobs would not be expected to result in any substantial population growth in the area. The work requirements of most construction projects are highly specialized so that construction workers remain at a job site only for the time frame in which their specific skills are needed. Therefore, project-related construction workers would not be likely to relocate their household's place of residence as a consequence of working on the proposed project. Employees for the proposed development would come from the local area and individuals would not relocate to the area in order to fill the jobs. In addition, the project would generate additional population growth in the immediate area because 13 dormitories for the temporary housing of college students and 36 new dwelling units to accommodate faculty housing would be constructed on the proposed project site by 2026. This additional increase would contribute, on an incremental basis, to a cumulative increase in the population of the City. The project site is within the urban core of the City and within the service area of both the Los Angeles County Sheriff's Department and Station 117 of the Los Angeles County Fire Department. Therefore, the project would not result in a need for additional facilities to provide these services and impacts from increased population growth would be less than significant.

b-c. The project site is partially developed with the existing church and school/college facilities. No housing or people would be displaced necessitating the construction of replacement housing elsewhere. Therefore, no impacts would occur.

XIII. The project would incrementally increase the need for fire and police services; however, the site is within the current service area of both these agencies and the additional time and cost to service the site is minimal. The project would not induce substantial population growth (see Item XII) and, therefore, would not substantially increase demand on parks or other public facilities.

Development of the project would result in an incremental increase in population (see item XII), which would result in an increase in the number of students in both the Antelope Valley Union High School District and the Eastside School District. Proposition 1A, which governs the way in which school funding is carried out, predetermines by statute that payment of developer fees are adequate mitigation for school impacts. Therefore, the Initial Study determines by statute that the fees required of the developer would reduce any identified impacts to a level of insignificance.

XIV. a-b. The proposed project would generate additional population growth and would contribute on an incremental basis to the use of the existing park and recreational facilities. However, the applicant

would be required to pay park fees which would reduce potential impacts on park and recreational facilities to a level of insignificance.

XV. a. A traffic study was prepared for the proposed project by Minagar & Associates, Inc., entitled “2<sup>nd</sup> Revised Traffic Impact Study for Lancaster Baptist Church & West Coast Baptist College (CUP 05-23) City of Lancaster, CA” and dated February 22, 2008.

The proposed project is located at the northeast corner of the intersection of Avenue J and 40<sup>th</sup> Street East for the expansion of the existing church and school/college facilities. Traffic generation for the proposed project was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 7<sup>th</sup> Edition. Using the rates in this manual, the proposed projects combined are anticipated to generate a total of 3,696 trips per day and 565 a.m. peak hour trips and 588 p.m. peak hour trips.

The traffic generated by the proposed project was distributed among the surrounding streets and intersections. A total of three intersections (see below) were analyzed for Scenario I (Existing 2006), Scenario XI (Future 2016) Without Phases 5 and 6, Scenario XII (Future 2016) with Phases 5 and 6, Scenario XIII (Future 2026) Project Build-out with Mitigation Measures for both a.m. and p.m. peak hours. Existing traffic conditions were based on traffic counts conducted in May 2006. Table 1 provides the level of service at the three intersections for the Existing, 2016 Without Phases 5 and 6, 2016 with Phases 5 and 6, and 2026 Project Build-out with Mitigation Measures.

Table 1  
Levels of Service for A.M. and P.M Peak Hours

Intersection	Peak Hour	Existing 2006		Future 2016 Without Phases 5&6		2016 With Phases 5&6 <sup>a</sup>		2026 Project Build-out With Mitigation	
		V/C or Delay	LOS	V/C or Delay	LOS	V/C or Delay	LOS	V/C or Delay	LOS
40 <sup>th</sup> Street East/ Lancaster Blvd.	AM	7.6	A	10.1	B	11.4	B		
	PM	7.4	A	9.8	A	10.4	B		
Avenue J/40 <sup>th</sup> Street East	AM	9.9	A	24.0	C	<b>42.0</b>	<b>E*</b>	24.1	C
	PM	9.9	A	<b>43.1</b>	<b>E*</b>	<b>59.3</b>	<b>F*</b>	31.1	D
30 <sup>th</sup> Street East/Lancaster Blvd.	AM	0.306	A	0.433	A	0.445	A		
	PM	0.276	A	0.420	A	0.435	A		

a. Includes 2% ambient growth per year and related project traffic.

\* Denotes significant traffic impact

Source: Minagar & Associates, 2<sup>nd</sup> Revised Traffic Impact Study for Lancaster Baptist Church & West Coast College (CUP 05-23), City of Lancaster, CA, February 22, 2008.

As can be seen in Table 1, significant traffic impacts would occur at one intersection (Avenue J and 40<sup>th</sup> Street East) as a result of the proposed project. With implementation of the listed mitigations measures, impacts to this intersection would be less than significant.

4. In Phase 4, additional pavement shall be provided for widening to the intersection of 40<sup>th</sup> Street East and Avenue J for the future installation of eastbound and westbound left-turn lanes.
5. In Phase 8, a southbound left-turn lane shall be provided in the painted median at the intersection of 40<sup>th</sup> Street East and Avenue J.

6. In Phase 8, a northbound left-turn lane shall be provided at the intersection of 40<sup>th</sup> Street East and Avenue J.
7. In Phase 8, an eastbound left-turn lane shall be provided at the intersection of Avenue J and 40<sup>th</sup> Street East.
8. In Phase 8, a westbound left-turn lane shall be provided in the painted median at the intersection Avenue J and 40<sup>th</sup> Street East.
9. In Phase 11, the applicant shall provide an updated traffic study and install any street improvements identified in the study.

b. There are no county congestion management agency designated roads or highways in the vicinity of the project. No impacts would occur.

c. The project site does not contain any aviation related uses, and the proposed project would not include the development of any aviation related uses. Thus, the proposed project would not have an impact on air traffic patterns.

d. 40<sup>th</sup> Street East, Avenue J, and Lancaster Boulevard would be improved to City standards adjacent to the site as part of the project. No hazardous conditions would be created by these improvements. Therefore, no impacts would occur.

e. The proposed project would have adequate emergency access from driveways provided on 40<sup>th</sup> Street East, Avenue J, and Lancaster Boulevard. Interior circulation would be provided in accordance with the requirements of the Los Angeles County Fire Department; therefore, no impacts would occur.

f. The proposed project is required to provide a minimum of 1 parking space for every 45 square feet of usable floor area for the auditoriums for a total of 1,912 parking spaces. The proposed project would provide 2,084 parking spaces, which exceeds the required number by 172. Therefore, no parking impacts would occur.

g. The proposed project does not conflict with or impede any of the General Plan policies or specific actions related to alternative modes of transportation (Lancaster General Plan pgs. V-20 to V-25). Therefore, no impacts would occur.

XVI. a-b. The proposed project would discharge to Trunk "B" Extension Trunk Sewer located in Lancaster Boulevard at 40<sup>th</sup> Street East. Project wastewater would be treated at the Lancaster Water Reclamation Plant upon annexation. However due to the topography, a portion of the project would discharge to a septic system. The project would require the approval of the Lahontan Regional Water Quality Board. In addition, this portion of the project could exceed the 500 gallon per acre per day limitation on the discharge to septic tank disposal systems and would require the approval of the Los Angeles County Health Department. The project area involves the construction of a 5,000 square foot maintenance building, a 9,000 square foot building for bus storage, and a 10,000 square foot publications building, which would generate industrial wastewater. The project would comply with all rules and regulations with respect to industrial wastewater discharge. Additionally, the following mitigation measure shall be required to ensure impacts are reduced to less than significant:

10. Use of on-site septic systems is subject to approval of the Lahontan Regional Water Quality Control Board (LRWQCB) and the Los Angeles County Health Department (LACHD). Should the LRWQCB and the LACHD not approve the use of on-site septic systems, the project shall be required to connect to sanitary sewer.

The area of the project site that would be connected to the sewer system and the wastewater generated by the project would be treated at the Lancaster Water Reclamation Plant, which has a design capacity of 16 million gallons per day (mgd) and currently processes an average flow of 13.4 mgd (see LACSD letter). The proposed project would not require the expansion of existing facilities or the construction of new facilities. Therefore, impacts would be less than significant.

c. See Items VIII.c and VIII.d.

d. The Los Angeles County Waterworks District No. 40 has not indicated any problems in supplying water to the proposed project from existing facilities (reference letter in case file). No new construction of water treatment facilities or new or expanded entitlements would be required. Therefore, water impacts would be less than significant.

e. See Item XVI.b.

f-g. The project would generate additional solid waste, which would contribute to an overall cumulative impact on the landfill service the site (GPEIR pgs. 5.9.4-3 to 9); although this project's individual contribution is considered minimal. The project would be required to have trash collection services in accordance with City contracts with waste haulers over the life of the project. These haulers are required to be in compliance with applicable regulations on solid waste transport and disposal, including waste stream reduction mandated under Assembly Bill (AB) 939, which was enacted to reduce, recycle, and reuse solid waste generated in California to the maximum extent feasible. Therefore, impacts would be less than significant.

XVII.a. Ref. Items I, III, IV, V, VII, XI, and XVI.

b. The proposed project does not have any impacts that are individually limited, but cumulatively considerable. Ref. Items III, XI, and XV.

c. Ref. Items III, VI, VII, VIII, XI, XII, XIII, XIV, XV, and XVI.



List of Referenced Documents and Available Locations\*:

BRR:	Pacific Southwest Biological Services, Inc., Biological Constraints Analysis and Habitat Assessments for Desert Tortoise and Mohave Ground Squirrel, August 30, 2005	PD
CRS:	Groark Historical Consulting, A Phase I Cultural Resources Investigation of a 27.5 Acre Property (APNs 3150-002-78, 80, 64 & 63) in the City of Lancaster, Los Angeles County, California, August 15, 2005	PD
ESA:	Earth Systems Southern California, Phase I Environmental Site Assessment, Lancaster Baptist Church Facility Expansion Assessor's Parcel Numbers 3150-002-064, 078, and 080, Avenue J and 40 <sup>th</sup> Street East, Lancaster, Los Angeles County, California, August 2, 2005	PD
FIRM:	Flood Insurance Rate Map	PW
GPEIR:	Lancaster General Plan Environmental Impact Report	PD
LACSD:	Los Angeles County Sanitation District Letter, November 10, 2005	PD
LACW:	Los Angeles County Waterworks Letter, November 29, 2005	PD
LGP:	Lancaster General Plan	PD
LMC:	Lancaster Municipal Code	PD
LMEA:	Lancaster Master Environmental Assessment	PD
LS:	Musco Green Generation Lighting, Lighting Study, May 18, 2006	PD
SSHZ:	State Seismic Hazard Zone Maps	PD
TIS:	Minagar & Associates, Inc., 2 <sup>nd</sup> Revised Traffic Impact Study for Lancaster Baptist Church & West Coast Baptist College (CUP 05-23), City of Lancaster, CA, February 22, 2008	PD
USGS:	United States Geological Survey Maps	PD
USDA SCS:	United States Department of Agriculture Soil Conservation Service Maps	PD

\* PD: Planning Department  
 PW: Public Works Department  
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