

- 1. Project title and File Number:**
 Conditional Use Permit 19-12
 General Plan Amendment 19-01
 Zone Change 19-02
- 2. Lead agency name and address:**
 City of Lancaster
 Development Services Department
 Community Development Division
 44933 Fern Avenue
 Lancaster, California 93534
- 3. Contact person and phone number:**
 Cynthia Campaña, Planner
 City of Lancaster

 (661) 723-6100
- 4. Location:**
 4.43 acres at the southeast corner of 10th
 Street West and Avenue K-8 (APN: 3128-
 004-016)
- 5. Applicant name and address:**
 Shamsian Holdings, LLC
- 6. General Plan designation:**
 Specific Plan (SP)
- 7. Zoning:**
 Specific Plan (SP) 07-01
- 8. Description of project:**

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

Table 1: Building Breakdown

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

9. Surrounding land uses and setting:

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

**Table 2
Zoning/Land Use Information**

Direction	Zoning	General Plan Land Use Designation	Land Use
North	CPD	C	Ram Auto Dealership
South	SP	C	Tire and Auto Repair Shop
West	Park	Public	Sgt Steven Owen Memorial Park and AVTA Transfer Center
East	SP	C	Vacant

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

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

- Antelope Valley Air Quality Management District (AVAQMD)
- Los Angeles County Fire Department
- Los Angeles Waterworks District 40
- Southern California Edison
- Sanitation Districts of Los Angeles County

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

In accordance with Senate Bill (SB) 18 and Assembly Bill (AB) 52, consultation letters for the proposed project were sent to nine individuals associated with seven tribes identified in the cultural resource report and/or who had requested to be included in the process. These letters were mailed on October 2, 2020 via certified return receipt mail. Table 3 identifies the tribes, the person to whom the letter was directed, and the date the letter was received.

Table 3
Tribal Notification

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

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

specific tribal resources. However, tribal resources are known to be in the general area/Antelope Valley. As such, mitigation measures were requested which would ensure the proper handling and notification of the tribes in the event that any cultural resources are encountered during construction activities. These measures have been included in the cultural resources section.

Figure 1, Project Location Map





ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: On the basis of this initial evaluation:


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

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

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

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

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


for Cynthia Campaña, Planner

3/15/21
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Use. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less Than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

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

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

- a. The City of Lancaster General Plan identifies five scenic areas in the City and immediately surrounding area (LMEA Figure 12.0-1). Views of these scenic areas are not generally visible from the project site or the immediately surrounding roadways. However, views of the mountains surrounding the Antelope Valley are available from the project site and roadways. With implementation of the proposed project, these views would not change and would continue to be available from the roadways and project site. Therefore, impacts would be less than significant.
- b. The project site is not located along any designated State Scenic Highways. The project does not contain any rock outcroppings, trees, or historic structures. Therefore, no impacts would occur.
- c. Development of the proposed project would change the visual character of the project site from vacant land to a commercial development. The proposed uses of the project would be consistent with the surrounding land uses such as the RAM auto dealership and tire and auto shop. In addition, the height of the proposed buildings would range from 26 feet to a maximum height of the 34 feet which is similar to the height of the existing adjacent RAM auto dealership building. Additionally, the proposed project is required to comply with the City's Design Guidelines and the requirements of the Commercial zone. Therefore, aesthetic impacts associated with the proposed project would be less than significant.

- d. The ambient lighting in the vicinity of the project site is moderate due to the amount of traffic on 10th Street West from the street lights, and building lighting from the neighboring properties. The proposed project would generate additional sources of light from building lights, security lights, and vehicle headlights. The proposed project would not produce daytime glare, as it would not make use of highly reflective materials. A photometric plan was submitted as part of the project and the plans shows very little light trespass beyond the parcel boundaries. Therefore, impact would be less than significant.

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

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

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

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

- b. The project site is zoned SP 07-01, which does not allow for agricultural uses. As part of the proposed project, the applicant is requesting to change the zoning to Commercial Planned Development (CPD), which also does not allow for agricultural uses. Additionally, the project site and surrounding area are not utilized for agricultural uses nor are they subject to a Williamson Act contract. Therefore, no impacts would occur.
- c-d. According to the City of Lancaster’s General Plan, there are no forests or timberlands located within the City of Lancaster. Therefore, the proposed project would not result in the rezoning of forest or timberland and would not cause the loss of forest land or the conversion of forest land to non-forest land. Therefore, no impacts would occur.
- e. See responses to Items IIa-d.

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

- a. The proposed site has a land use designation SP and zoning of SP 07-01 which does not allow for automotive related uses. The proposed project consists of a GPA and ZC to change the designation to C (Commercial) and zoning to CPD, which would allow for the development of a variety of commercial use types including automotive related. The existing designations were under the Air Quality Management Plan. While the applicant is requesting a change to the zoning, the site would still be developed with commercial uses, but the new zoning would allow for automotive related uses. This change would not result in an increase in the overall amount or density of development allowed and would not create conflict with or obstruct implementation of the Air Quality Management Plan. Therefore, impact would be less than significant.
- b. The project site is within the boundary of the Antelope Valley Air Quality Management District (AVAQMD) and therefore, are subject to compliance with the thresholds established by the AVAQMD. These thresholds were provided in the AVAQMD's *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines document*, dated August 2016. These thresholds have been summarized below in Table 4.

Table 4
AVAQMD Air Quality Thresholds

Criteria Pollutant	Annual Threshold (tons)	Daily Threshold (pounds)
Greenhouse Gases (CO ₂ e)	100,000	548,000
Carbon Monoxide (CO)	100	548
Oxides of Nitrogen (NO _x)	25	137
Volatile Organic Compounds (VOC)	25	137
Oxides of Sulfur (SO _x)	25	137
Particulate Matter (PM ₁₀)	15	82
Particulate Matter (PM _{2.5})	12	65
Hydrogen Sulfide (H ₂ S)	10	54
Lead (Pb)	0.6	3

The proposed project is not large enough to require the preparation of an air quality study. Construction of the proposed project would generate air emissions associated with grading, use of heavy equipment, construction worker vehicles, etc. However, the emissions are not anticipated to exceed the established thresholds identified above due to the size and the type of proposed project.

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

- c. The closest sensitive receptors are the Sgt. Steve Owen Memorial Park, Antelope Valley YMCA, the multi-family residential uses and Kaiser facility. The trips associated with the proposed project would generate emissions; however, the amount of traffic generated by the project is not sufficient significantly impact nearby intersections or roadways and create or contribute considerably to violations of air quality standards on either a localized or regional basis. Therefore, substantial pollutant concentrations would not occur and impacts would be less than significant.

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

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

Nearby sensitive receptors as well as workers at the project site could be exposed to Valley Fever from fugitive dust generated during construction. There is the potential that cocci spores would be stirred up during excavation, grading, and earth-moving activities, exposing construction workers and nearby sensitive receptors to these spores and thereby to the potential of contracting Valley Fever. However, implementation of Mitigation Measure Number 6, under Geology and Soils, which requires the project operator to implement dust control measures in compliance with AVAQMD Rule 403, and implementation of Mitigation Measure Number 1, below, which would provide personal protective respiratory equipment to construction workers and provide information to all construction personnel and visitors about Valley Fever, the risk of exposure to Valley Fever would be minimized to a less than significant level.

Mitigation Measures

1. Prior to ground disturbance activities, the project operator shall provide evidence to the Development Services Director that the project operator and/or construction manager has developed a "Valley Fever Training Handout", training, and schedule of sessions for education to be provided to all construction personnel. All evidence of the training session materials, handout(s) and schedule shall be submitted to the Development Services Director within 24 hours of the first training session. Multiple training sessions may be conducted if different work crews will come to the site for different stages of construction; however, all construction personnel shall be provided training prior to beginning work. The evidence submitted to the Development Services Director regarding the "Valley Fever Training Handout" and Session(s) shall include the following:
 - A sign-in sheet (to include the printed employee names, signature, and date) for all employees who attended the training session.
 - Distribution of a written flier or brochure that includes educational information regarding the health effects of exposure to criteria pollutant emissions and Valley Fever.
 - Training on methods that may help prevent Valley Fever infection.
 - A demonstration to employees on how to use personal protective equipment, such as respiratory equipment (masks), to reduce exposure to pollutants and facilitate recognition of symptoms and earlier treatment of Valley Fever. Where respirators are required, the equipment shall be readily available and shall be provided to employees for use during work. Proof that the demonstration is included in the training shall be submitted to the county. This proof can be via printed training materials/agenda, DVD, digital media files, or photographs.

The project operator also shall consult with the Los Angeles County Public Health to develop a Valley Fever Dust Management Plan that addresses the potential presence of

the *Coccidioides* spore and mitigates for the potential for *Coccidioidomycosis* (Valley Fever). Prior to issuance of permits, the project operator shall submit the Plan to the Los Angeles County Public Health for review and comment. The Plan shall include a program to evaluate the potential for exposure to Valley Fever from construction activities and to identify appropriate safety procedures that shall be implemented, as needed, to minimize personnel and public exposure to potential *Coccidioides* spores. Measures in the Plan shall include the following:

- Provide HEP-filters for heavy equipment equipped with factory enclosed cabs capable of accepting the filters. Cause contractors utilizing applicable heavy equipment to furnish proof of worker training on proper use of applicable heavy equipment cabs, such as turning on air conditioning prior to using the equipment.
- Provide communication methods, such as two-way radios, for use in enclosed cabs.
- Require National Institute for Occupational Safety and Health (NIOSH)-approved half-face respirators equipped with minimum N-95 protection factor for use during worker collocation with surface disturbance activities, as required per the hazard assessment process.
- Cause employees to be medically evaluated, fit-tested, and properly trained on the use of the respirators, and implement a full respiratory protection program in accordance with the applicable Cal/OSHA Respiratory Protection Standard (8 CCR 5144).
- Provide separate, clean eating areas with hand-washing facilities.
- Install equipment inspection stations at each construction equipment access/egress point. Examine construction vehicles and equipment for excess soil material and clean, as necessary, before equipment is moved off-site.
- Train workers to recognize the symptoms of Valley Fever, and to promptly report suspected symptoms of work-related Valley Fever to a supervisor.
- Work with a medical professional to develop a protocol to medically evaluate employees who develop symptoms of Valley Fever.
- Work with a medical professional, in consultation with the Los Angeles County Public Health, to develop an educational handout for on-site workers and surrounding residents within three miles of the project site, and include the following information on Valley Fever: what are the potential sources/ causes, what are the common symptoms, what are the options or remedies available should someone be experiencing these symptoms, and where testing for exposure is available. Prior to construction permit issuance, this handout shall have been created by the project operator and reviewed by the project operator and reviewed by the Development Services Director. No less than 30 days prior to any work commencing, this handout shall be mailed to all existing residences within a specified radius of the project boundaries as determined by the Development Services Director. The radius shall not exceed three miles and is dependent upon the location of the project site.
- When possible, position workers upwind or crosswind when digging a trench or performing other soil-disturbing tasks.

- Prohibit smoking at the worksite outside of designated smoking areas; designated smoking areas will be equipped with handwashing facilities.
 - Post warnings on-site and consider limiting access to visitors, especially those without adequate training and respiratory protection.
 - Audit and enforce compliance with relevant Cal OSHA health and safety standards on the job site.
- d. Construction of the proposed project is not anticipated to produce significant objectionable odors. Construction equipment may generate some odors, but these odors would be similar to those produced by vehicles traveling 10th Street West, Avenue K-8 and Avenue L. Most objectionable odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products and other strong smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. These types of uses are not part of the proposed project. Odors may also be generated by typical commercial activities (e.g., restaurants, gas stations, etc.). However, these odors are considered to be typical of commercial developments. Therefore, impacts associated with odors would be less than significant.

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

- a. A biological resource survey was conducted for the project site by M.H. Wolfe and Associates, Environmental Consulting, Inc., and documented a report titled, "Preconstruction Biological Survey Report for Proposed Chevron Service Station and Extramile Convenient Store in Lancaster, Los Angeles, County, CA" and dated July 3, 2019. This report documents the findings of both a database search and a field survey. The field survey was conducted on June 27, 2019 using pedestrian transects.

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

Table 5
Observed Plant Species

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

A total of five bird species, three mammal species and four insects were observed on site. Table 6 provides a listing of all animal species observed on the project site. No reptiles were observed. No special status wildlife species or their sign were identified during the survey, and the site was determined to not contain suitable habitat for any listed species that could potentially be found in the area. While no burrowing owls were observed on the project site, it is possible that burrowing owls and other nesting birds could occupy the project site prior to the start of construction. As such mitigation has been identified for both nesting bird surveys and burrowing owl protocol surveys to ensure impacts remain less than significant. Therefore, the project would have less than significant impacts.

Table 6
Observed Animal Species

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

Mitigation Measures

2. Burrowing owl protocol surveys shall be conducted on the project site prior to the start of construction/ground disturbing activities in accordance with established burrowing owl protocols. If burrowing owls are identified using the project site during the surveys, the

applicant shall contact the California Department of Fish and Wildlife (CDFW) to determine the appropriate mitigation/management requirements

3. A nesting bird survey shall be conducted no more than 30 days prior to the start of construction/ground disturbing activities. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from CDFW. If Swainson's hawks are identified using the project site during the survey, the applicant shall contact CDFW to determine the appropriate mitigation/management requirements. No construction shall occur within 0.5 miles of an active Swainson's hawk nest or within 500 feet of active nest.
- b. The project site does not contain any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. Therefore, no impact would occur.
- c. There are no State or federally protected wetlands on the project site as defined by Section 404 of the Clean Water Act. Therefore, no impacts would occur.
- d. The project site is not part of an established migratory wildlife corridor. Therefore, no impacts would occur.
- e. The proposed project would not conflict with any local policies or ordinances, such as a tree preservation policy, protecting biological resources. The proposed project would be subject to the requirements of Ordinance No. 848, Biological Impact Fee, which requires the payment of \$770/acre to offset the cumulative loss of biological resources in the Antelope Valley as a result of development. Therefore, no impacts would occur.
- f. There are no Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or State habitat conservation plans which are applicable to the project site. The West Mojave Coordinated Habitat Conservation Plan only applies to Bureau of Land Management properties and as such does not apply to the proposed project. Therefore, no impacts would occur.

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

- a-c. A cultural resources survey was conducted for the project site by Hudlow Cultural Resource Associates and the results documented in a report entitled "A Phase I Cultural Resource Survey for APN 3125-004-016, 10th Street West and Avenue K-8, City of Lancaster, California" and dated November 2019. The report includes a records search and a field survey.

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

On July 1, 2019, a pedestrian survey was conducted on the project site by walking north/south transects spaced approximately 5 meters (16 feet) apart. As a result of the survey, no prehistoric or historic resources were identified. The proposed project would not result in impacts to any historic or archaeological resources. No human remains, including those interred outside of dedicated cemeteries, were discovered or are anticipated to occur on the project site. No impacts would be anticipated to occur to cultural resources. However, both the San Manuel Band of Mission Indians and the Fernandeano Tataviam Band of Mission have requested specific language be included to address cultural resources in the event that previously unknown resources are identified during construction. This language has been included as mitigation measures listed below. With the incorporation of the identified mitigation measure, impacts to cultural resources would be less than significant.

Mitigation Measures

4. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. Work on the portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians and the Fernandefio Tataviam Band of Mission Indians shall be contacted regarding any pre-contact and/or post-contact/historic era finds and be provided information after the archaeologist makes their initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
5. If significant pre-contact and/or historic-era cultural resources, as defined by CEQA, are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to the San Manuel Band of Mission Indians for review and comment. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
6. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to the State Health and Safety Code Section 7050.5 and that code enforced for the duration of the project.
7. The San Manuel Band of Mission Indians Cultural Resources Department shall be contacted if any pre-contact and/or historic-era cultural resources are discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA, a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the San Manuel Band of Mission Indians, and all subsequent finds shall be subject to this plan. This Plan shall allow for a monitor to be present that represents the San Manuel Band of Mission Indians for the remainder of the project, should the San Manuel Band of Mission Indians elect to place a monitor on-site.
8. Any and all archaeological/cultural documents created as part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to the San Manuel Band of Mission Indians. The Lead Agency and/or applicant shall, in good faith, consult with the San Manuel Band of Mission Indians throughout the life of the project.
9. The applicant shall, in good faith, consult with the Fernandefio Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.

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

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

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

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

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

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

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

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

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

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

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

proposed project would be constructed in accordance with the seismic requirements of the Uniform Building Code (UBC) adopted by the City, which would render any potential impacts to a less than significant level. The site is generally level and is not subject to landslides (SSHZ).

Liquefaction is a phenomenon in which the strength and stiffness of a soil is reduced by earthquake shaking or other events. This phenomenon occurs in saturated soils that undergo intense seismic shaking typically associated with an earthquake. There are three specific conditions that need to be in place for liquefaction to occur: loose granular soils, shallow groundwater (usually less than 50 feet below ground surface) and intense seismic shaking. In February 2005, the California Geologic Survey updated the Seismic Hazard Zones Map for Lancaster (SSHZ) (<https://maps.conservation.ca.gov/cgs/EQZApp/app/>). Based on these maps, the project site is not located in an area at risk for liquefaction. No impacts would occur

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

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

Mitigation Measures

- 10. The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality Management District (AVAQMD) for review and approval in accordance with Rule 403, Fugitive Dust, prior to the issuance of any grading and/or construction permits. This plan shall demonstrate adequate water or dust suppressant application equipment to mitigate all disturbed areas.
- c. Subsidence is the sinking of the soil caused by the extraction of water, petroleum, etc. Subsidence can result in geologic hazards known as fissures. Fissures are typically associated with faults or groundwater withdrawal, which results in the cracking of the ground surface. According to Figure 2-3 of the City of Lancaster's Master Environmental Assessment, the project site is not known to be within an area subject to fissuring, sinkholes, or subsidence or any other form of geologic unit or soil instability. The closest sinkholes and fissures are located along 30th Street West between Avenue I and Lancaster Boulevard, approximately 2.5 miles northwest of the project site. For a discussion of potential impacts regarding liquefaction, please refer to Section Item VII.a. Therefore, no impacts would occur.
- d. The soil on the project site is characterized by a low shrink/swell potential with some patches of moderate shrink/swell potential (LMEA Figure 2-3). A soils report for the proposed project shall be submitted to the City by the project developer prior to grading and the recommendations of the report shall be incorporated into the development of the proposed project. Therefore, impacts would be less than significant.

- e. The proposed project would be tied into the sanitary sewer system. No septic or alternative means of waste water disposal are part of the proposed project. Therefore, no impacts would occur.
- f. Development of the project site would not directly or indirectly destroy a unique paleontological resource, site, or geologic feature. Therefore, no impacts would occur.

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

- a-b. The proposed project is for construction of a commercial mini mart, gas station fuel canopy, and four commercial buildings. As discussed in Section Item III.b., the proposed project would generate air emissions during construction and operational activities, some of which may be greenhouse gases. These emissions are anticipated to be less than the thresholds established by AVAQMD due to the size of the project and therefore would not prevent the State from reaching its greenhouse gas reduction targets. Once the development is operational, it would generate emissions, primarily from vehicles and other activities associated with commercial use, including landscape maintenance, heating/cooling maintenance, etc. however, the development would require to comply with the requirements of the City's Net Zero Energy Ordinance, Water Efficient Landscape Ordinance, and other requirements which increase the efficiency of buildings and reduce air emissions. Therefore, impacts would be less than significant.

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

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

- a-b. The proposed project consists of the construction of a gas station and underground storage tanks, mini-mart and four commercial buildings. Operation of the gas station requires the routine delivery and storage of hazardous materials (gasoline and diesel fuel). Any handling, transporting, use or disposal would comply with all applicable, Federal, State and local agencies and regulations, including the U.S. Environmental Protection Agency; the California Department of Transportation, The California Department of Toxic Substance Control; the California

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

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

In addition to the use and storage of, operation of the proposed project would utilize hazardous material found in typical commercial development e.g., cleaners, fertilizer, pesticides, etc. These material would be utilized in accordance with all applicable rules and regulations. Therefore, impacts associated with handling, storing and dispensing of hazardous material would be less than significant.

- c. The project site is not located within a quarter mile of an existing or proposed school. The closest school to the project site is Sierra Elementary, approximately .8 miles southeast of the project site. Therefore, no impacts would occur.
- d. A Phase I Environmental Site Assessment was prepared for the proposed project by Herron Environmental. The findings of the study are documented in "Phase I Environmental Site Assessment, Vacant Land, SEC 10th Street West and Avenue K-8, Lancaster, California" and dated July 27, 2018.

A site visit was conducted on the project site on July 9, 2018 to determine the presence of any recognized environmental concerns. The project site is currently vacant with uncovered dirt and rocks. During the site inspection, no hazardous materials and hazardous waste were observed in the area of the subject site.

In addition to the site visit, a regulatory database search was conducted for the project site and the surrounding area. The database search was conducted using publicly available regulatory records. The project site is not listed on any regulatory database. An underground storage tank was identified at 43011 10th Street West. However, this UST would not impact the project site. Based on this search there is no evidence of recognized environmental conditions associated with the site that would create significant hazard to the public or the environment, therefore no impacts would occur.

- e. The proposed project is not located within an airport land use plan. General William Fox Airfield, is located approximately four miles northwest of the project site. Air Force Plant 42 is located approximately 2.5 southeast of the project. Therefore, these airfields would not result in a safety hazard for people residing in the project area and no impacts would occur.
- f. The traffic generated by the proposed project is not expected to block the roadways and improvements that have been conditioned as part of the project would ensure that traffic operates smoothly. Therefore, the proposed project would not impair or physically block any identified evacuation routes and would not interfere with any adopted emergency response plan. Impacts would not occur.
- g. The majority of the surrounding properties are commercial uses and the property to the west is vacant. It is possible that these lands could be subject to grass and building fires. The project site is also located approximately 1.7 miles from Los Angeles County Fire Station No. 129, located at 42110 6th Street West, which would serve the project site in the event of a fire. Therefore, potential impacts from wildland fires would be less than significant.

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

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

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

The proposed commercial development from the gas station could generate wastewater, which could violate water quality standards or exceed waste discharge requirements. However, the gas station are subject to requirements of the regional water quality control board which would ensure that potential impacts are minimized. Therefore, impacts would be less than significant.

- b. The proposed project would not include any groundwater wells or pumping activities. All water supplied to the proposed project would be obtained from the Los Angeles County Water District No. 40 (LACWD). Additionally, as indicated in X.a, the proposed project would not impact any groundwater recharge areas. Therefore, the proposed project would not deplete groundwater supplies or interfere with groundwater recharge and impacts would be less than significant.
- c. Development of the proposed project would increase the amount of surface runoff as a result of impervious surfaces associated with buildings and parking area. The proposed project would be designed, on the basis of a hydrology study, to accept current flows entering the property and to handle the additional incremental runoff from the developed sites. Therefore, impacts from drainage and runoff would be less than significant.
- d. The project site is not located within a coastal zone. Therefore, tsunamis are not a potential hazard. The project site is relatively flat and does not contain any enclosed bodies of water and is not located in close proximity to any other large bodies of water. Therefore, the proposed project would not be subject to inundation by seiches or mudflows. No impacts would occur.

The project site is designated as Flood Zone X per the Flood Insurance Rate Map (FIRM) (06037C0420F). Flood Zone X is located outside of both the 100-year flood zone and the 500-year flood zone. Therefore, no impacts would occur.

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

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

- a. The proposed project consists of commercial development consistent with the surrounding uses. The proposed project would not block a public street, trail or other access route or result in a physical barrier that would divide the community. Therefore, no impacts would occur.
- b. The project site is zoned SP 07-01 and gas stations, mini marts and other automotive related uses are not allowed within this zone. The applicant is requesting a zone change to CPD. The proposed uses for the project are permitted uses with a Conditional Use Permit in the CPD zone. The proposed project would be in compliance with the City-adopted Uniform Building Code (UBC) and erosion control requirements. Additional, as noted, the project site is not subject to and would not conflict with a habitat conservation plan or natural communities conservation plan. There, impacts would be less than significant.

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

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

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

- a. The City's General Plan (Table 3-1) establishes an outdoor maximum CNEL of 70 dBA for commercial uses. Table 8-11 of the LMEA provides existing roadway noise levels adjacent to the project site. The current noise levels in the vicinity of the project site is 69.5 along 10th Street West between Avenue K-8 and Avenue L. The project as proposed would not exceed the 70 dBA threshold. This proposed project is consistent with the standards of the General Plan. While this noise level is consistent with the standards of the General Plan additional features of the proposed project (e.g., landscaping, block walls, etc.) would ensure that the project remains in compliance with the General Plan. Therefore, potential noise impacts associated with traffic from the proposed development and operational activities would be less than significant.
- b. It is not anticipated that construction of the proposed project would require the use of machinery that generates ground-borne vibration as no major subsurface construction (e.g., parking garage) is planned. No ground mounted industrial-type equipment that generates ground vibration would be utilized once the project is constructed and operational. Therefore, no impacts associated with ground-borne vibration/noise are anticipated.
- c. The project site is not in proximity to an airport or a frequent overflight area and would not experience noise from these sources. Therefore, no impacts would occur.

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

- a. The proposed project may result in an incremental increase in population growth; however, this increase was anticipated in both the City's General Plan and in SCAG's most recent RTP. Additionally, individuals involved in the construction of the proposed project and would come from the Antelope Valley any increase in population would contribute, on an incremental basis, to the population of the City. As such, impacts would be less than significant.
- b. The project site is currently vacant. No housing or people would be displaced necessitating the construction of replacement housing elsewhere. Therefore, no impacts would occur.

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

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

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

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

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

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

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

- a. The proposed project does not conflict with or impede any of the General Plan policies or specific actions related to alternative modes of transportation. Additionally, the proposed project provides recreational facilities that would encourage alternative transportation. Therefore, no impacts would occur.
- b. In July 2020, the City of Lancaster adopted standards and thresholds for analyzing projects with respect to vehicle miles traveled (VMT). A series of screening criteria were adopted and if a project meets one of these criteria, a VMT analysis is not required. These criteria are: 1) project size - generates fewer than 110 trips per day; 2) locally serving retail – commercial developments of 50,000 square feet or smaller; 3) project located in a low VMT area – 15% below baseline; 4) transit proximity; 5) affordable housing; and 6) transportation facilities.

The project site is a small commercial development with local serving retail. As such, a VMT analysis is not required and no impacts would occur.

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

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

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

- c. Street improvements are required as part of the conditions of approval and would ensure that traffic flows smoothly in the vicinity of the project site. No hazardous conditions would be created by these improvements. Therefore, no impacts would occur.
- d. The project site would have adequate emergency access from 10th Street West and Avenue K-8. Therefore, no impacts would occur.

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

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

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

- a. The proposed project would be required to connect into the existing utilities such as electricity, natural gas, water, wastewater, telecommunications, etc. These services already exist in the general area. Connections would occur on the project site or within existing roadways or right-of-ways. Connections to these utilities are assumed as part of the proposed project and impacts to environmental resources have been discussed throughout the document. As such, impacts would be less than significant.
- b. The Los Angeles County Waterworks District No. 40 has not indicated any problems in supplying water to the proposed project from existing facilities. No new construction of water treatment or new or expanded entitlements would be required. Therefore, water impacts would be less than significant.

- c. The proposed project would discharge to a local sewer line for conveyance to the Districts' 10th Street West Trunk Sewer located at 10th Street West at Avenue K-8. According to the letter dated July 19, 2019 from the County Sanitation Districts of Los Angeles (LACSD), this 12-inch diameter trunk sewer has a design capacity of 2.2 million gallons per day (mgd) and conveyed a peak flow of .5 mgd when last measured in 2014. The project's wastewater would be treated at the Lancaster Water Reclamation Plant upon connection which has a design capacity of 18 mgd and currently processes an average recycled water flow of 14.3 mgd. The expected average wastewater flow from the proposed project is 7,304 gallons per day. Therefore, impacts would be less than significant.

- d-e. Solid waste generated within the City limits is generally disposed of at the Lancaster Landfill located at 600 East Avenue F. This landfill is a Class III landfill which accepts agricultural, nonfriable asbestos, construction/demolition waste, contaminated soil, green materials, industrial, inert, mixed municipal, sludge, and waste tires. It does not accept hazardous materials. Assembly Bill (AB) 939 was adopted in 1989 and required a 25% diversion of solid waste from landfills by 1995 and a 50% diversion by 2005. In 2011, AB 341 was passed which requires the State to achieve a 75% reduction in solid waste by 2030. The City of Lancaster also requires all developments to have trash collection services in accordance with City contracts with waste haulers over the life of the proposed project. These collection services would also collect recyclable materials and organics. The trash haulers are required to be in compliance with applicable regulations on solid waste transport and disposal, including waste stream reduction mandated under AB 341.

The proposed project would generate solid waste during construction and operation of the proposed uses which would contribute to an overall impact on landfill service (GPEIR pgs. 5.9-20 to 21); although the project's contribution is considered minimal. However, the existing landfill has capacity to handle the waste generated by the project. Additionally, the proposed project would be in compliance with all State and local regulations regulating solid waste disposal. Therefore, impact would be less than significant.

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

a. See Item IX.f.

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

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

- a-c. The proposed project consists the construction of a commercial mini mart, gas station fueling canopy and four commercial buildings. Cumulative impacts are the change in the environment, which results from the incremental impact of the project when added to other closely related past, present and reasonably foreseeable projects. Table 7 identifies the five related projects located with a one-mile radius of the project sites.

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

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

Table 7
Related Projects List

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

List of Referenced Documents and Available Locations*:

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

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