COMMUNITY
DEVELOPMENT

City of Lancaster
Initial Study

1.	**Project title and File Number:**	Site Plan Review No. 21-02
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, Senior Planner (661) 723-6100
4.	**Location:**	Approximately 82.39± gross acres at the southwest corner of Avenue K and 65th Street East (APN: 3386-007-007)
5.	**Applicant name and address:**	Bluehouse Greenhouse Inc. Ari Kashani 9440 Santa Monica Blvd, Suite 301 Beverly Hills, CA 90210
6.	**General Plan designation:**	Non-Urban Residential (NU)
7.	**Zoning:**	RR-2.5 (Rural Residential, minimum lot size 2.5 acres)

8. **Description of project:**

The proposed project consists of the construction of a support/office building, a cogeneration building, and greenhouses to grow lettuce and tomatoes. The proposed project would be developed into three phases. Table 1 provides a breakdown of the three phases. The entire project site would be fenced with chain link with the exception of a wrought iron fence along Avenue K. Access would be provided from a driveway which is located off of 65th Street East and the driveway would be paved to the parking lot which would be landscaped. A drain recycling basin, storm water basin, and three water tanks would be located on the western portion of the property. In addition, the loading dock area would be located on the eastern portion of the property connected to the support/office building.

Table 1- Project Phases

Phase I	Phase I includes the construction of an approximately 152,141 square-foot support/office building that would be two stories with a maximum height of 40 feet. It would also include a single-story, 20-foot tall, 28,731 square-foot cogeneration building. The cogeneration facility would use natural gas to generate electricity to power the support/office building, and provide electricity and heat for the greenhouse. The carbon dioxide from the engine exhaust will be used as fertilizer for the plants. In addition, Phase I would include a 10.2-acres (444,918 square feet) of lettuce greenhouses.
Phase II	Phase II includes the construction of 38.4-acres (1,675,062 square-feet) of tomato greenhouses.
Phase III	Phase III includes the construction of 9.9-acres (430,720 square-feet) of lettuce greenhouses.

9. Surrounding land uses and setting:

The project site is approximately 82.39 acres located at the southwest corner of Avenue K and 65th Street East. The project site is undeveloped and vacant. The properties surrounding the project site are vacant land and east of the property is a single-family residence. Table 2 provides the zoning and the land uses of the properties adjacent to the site. Other uses in the vicinity of the project site include active agriculture to the north, scattered residential uses throughout the area and an approved but not yet active cannabis cultivation facility approximately 0.5 miles to the east. Littlerock Wash is located immediately to the west of the project site.

Table 2
Zoning/Land Use Information

Direction	Zoning		Land Use
	City	County	
North	RR-2.5	N/A	Vacant/Active Agriculture
East	N/A	A-2-2	Single Family Residence
South	RR-2.5	N/A	Vacant
West	RR-2.\5	N/A	Vacant

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

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

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

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

In accordance with Assembly Bill (AB) 52, consultation letters for the proposed project were sent to 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 June 14, 2021 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	June 17, 2021
San Manuel Band of Mission Indians	Jessica Mauck, Director of Cultural Resources	June 17, 2021
San Fernando Band of Mission Indians	Donna Yocum, Chairperson	June 18, 2021
Fernandeno Tataviam Band of Mission Indians	Rudy Ortega, Tribal President	June 17, 2021
Fernandeno Tataviam Band of Mission Indians	Jairo Avila, Tribal Historic and Cultural Preservation Officer	June 17, 2021
Serrano Nation of Mission Indians	Mark Cochrane, Co-Chairperson	June 17, 2021
Serrano Nation of Mission Indians	Wayne Walker, Co-Chairperson	June 17, 2021
Morongo Band of Mission Indians	Robert Martin, Chairperson	June 18, 2021
Quechan Tribe of the Fort Yuma Reservation	Jill McCormick, Historic Preservation Officer	June 17, 2021

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

Figure 1, Project Location Map

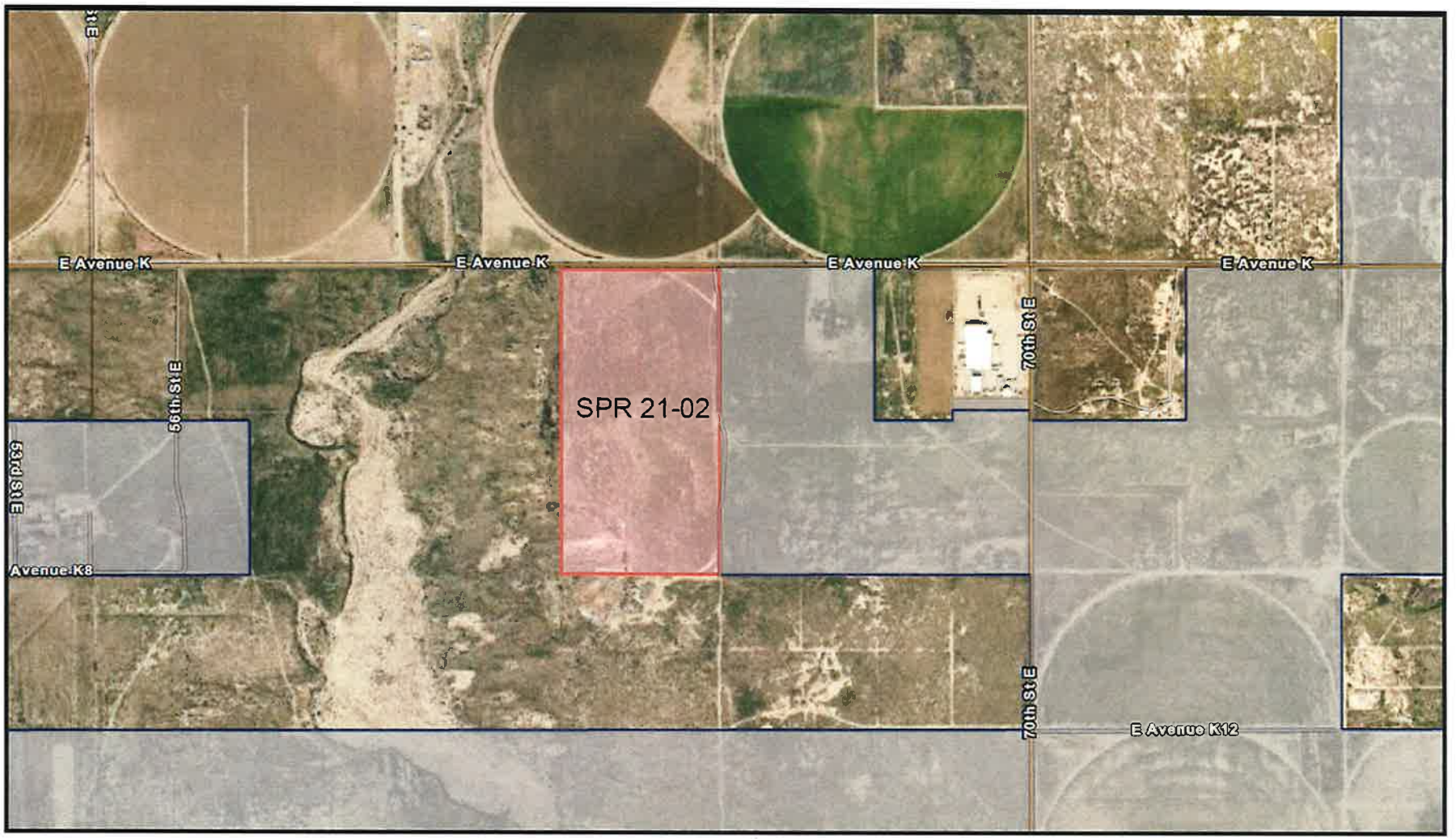
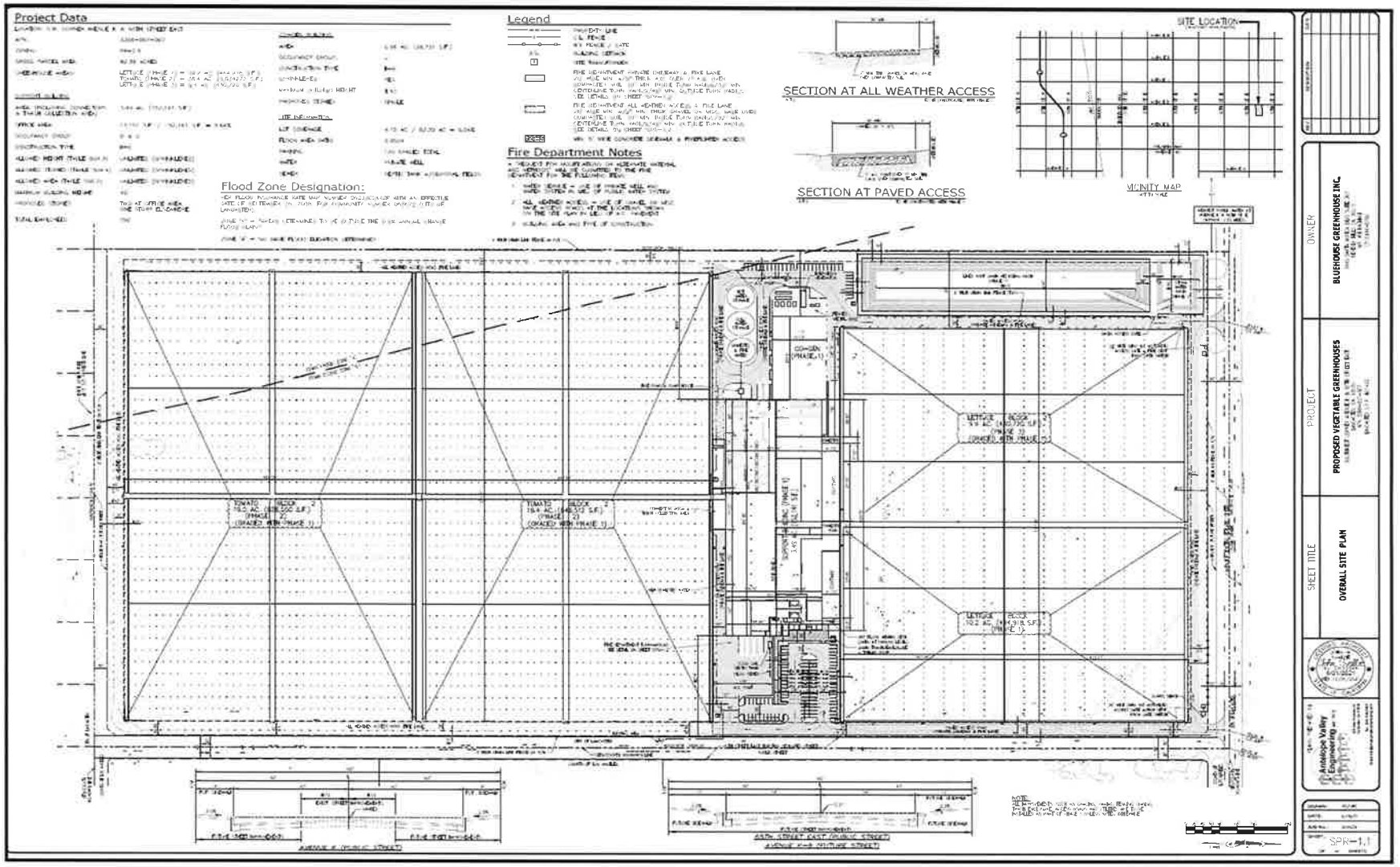


Figure 2, Conceptual Site Plan



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: On the basis of this initial evaluation:

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

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

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

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

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

Cynthia Campaña, Senior Planner

7/19/21
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

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

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

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

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

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

9) The explanation of each issue should identify:

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

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

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

a. The City of Lancaster General Plan identifies five scenic areas in the City and immediately surrounding area (LMEA Figure 12-1). Views of one scenic area is available from the roadways and areas surrounding the project site as identified by the City of Lancaster's General Plan (LMEA Figure 12-1). The scenic resource is the Little Rock Wash which is located near the project site.

The proposed project involves the construction of greenhouses, a support/office building, and cogeneration building. With the implementation of the proposed project, the available view of the identified scenic resource would not change and would continue to be available from the roadways and areas surrounding the project site. In addition, the proposed project would not impede views of the mountains and open desert while traveling on any of the surrounding roadways, Therefore, impacts would be less than significant.

b. The proposed project would not remove any scenic resources such as rock outcroppings, trees, or buildings (historic or otherwise). The proposed project would include the construction two new buildings and 2,550,700 square feet of greenhouses for tomatoes and lettuce with perimeter fencing. Additionally, the project site is not located along a scenic highway or locally designated scenic roadway and the development of the project site would not change the available view of the mountains, open desert, or scenic resources. Therefore, impact would be less than significant.

c. Development of the proposed project would change the visual character of the project site from vacant land to greenhouses, a support/office building and a cogeneration building. While this would change the character of the existing site, the proposed project would be compatible with surrounding agricultural facilities and rural residential development. Therefore, impacts would be less than significant

d. The proposed project will create new sources of lighting from the proposed support/office building, cogeneration facility, greenhouses and the perimeter lighting. The area surrounding the project site has minimal ambient lighting predominately from lighting associated with the agricultural fields and vehicle headlights. Proposed lighting for the project would be shielded and focused downward. No sources of glare are anticipated on the project site as the structures on the project site would be constructed from non-reflective materials to the extent feasible. In addition, the water tanks would be required to be painted a neutral color. Therefore, light and glare impacts would be less than significant.

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

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

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

Grazing land is land on which the existing vegetation is suite to the grazing of livestock. The property north of the subject site is designated as Prime Farmland and is used for agricultural uses. The proposed project is primarily for agricultural use and would be consistent with the property designated at Prime Farmland. As the project is not designated as farmland of importance by the State nor is it currently utilized for agricultural purposed, no impacts to agricultural resources would occur.

b. The City of Lancaster does not have agricultural zoning; however, the RR-2.5 zone allows for agricultural uses. The property to the east is located in the County and zoned A-2-2 which is an agricultural zone. Additionally, the property to the north is under agricultural production. The primary use for the proposed project is the greenhouses to grow lettuce and tomatoes. This is an agricultural use which will not conflict with other agricultural uses or zoning in the area. Additionally, neither the project site, nor properties in the vicinity of the project site are under a Williamson Act contract. Therefore, no impacts would occur.

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

e. See responses to Items IIa-d.

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

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

b. The project site is within the boundary of the Antelope Valley Air Quality Management District (AVAQMD) and therefore, are subject to compliance with the thresholds established by the AVAQMD. These thresholds were provided in the AVAQMD's *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines document,* dated August 2016. These thresholds have been summarized below in Table 4.

Table 4
AVAQMD Air Quality Thresholds

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

The proposed project involves the construction and operation of an agricultural development consisting of a support/office building, cogeneration facility and 2,550,700 square feet of greenhouses to grow lettuce and tomatoes. Upon completion of the construction, the proposed project is anticipated to generate less than 100 daily trips associated with employees and distribution of the packaged lettuce and tomatoes based on estimates provided by the developer. This 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. Therefore, impacts would be less than significant.

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

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

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

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

Additionally, operation of the proposed project/cogeneration facility would require the use of generators and other stationary equipment. Operation of this equipment requires permits to be obtained from the Antelope Valley Air Quality Management District (AVAQMD) prior to their use Mitigation has been identified below to ensure that impacts are less than significant.

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.

2. Prior to building permit issuance, the applicant shall obtain any required AVAQMD permits for generators and other stationary equipment onsite. A copy of the permits shall be provided to the City of Lancaster.

d. 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 Avenue K and 70th Street East. Most objectionable odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products and other strong smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. These types of uses are not part of the proposed project. Therefore, impacts associated with odors would be less than significant.

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

a. A biological resources survey was conducted for the project site by Mark Hagan, and documented a report titled, "Biological Resources Assessment of APN 3386-007-007, Lancaster, California" dated September 14, 2020 and revised on March 25, 2021. The report documents the findings of both a database search and a field survey. The field survey was conducted on September 5, 2020, September 9, 2020 and September 10, 2020 by walking a total of 24 pedestrian transects.

Sandy clay and sandy loam surface soil textures were present indicating that there may be a channel, but there are no blue line streams delineated on the USGS topographic map within the project site. Relic ephemeral washes were observed on the aerial photography within the southern portion of the subject site and washes and clay pan area were observed during the field survey. While washes and clay pan area were observed, the project site has been historically farmed as part of ongoing agricultural practices and are no longer viable as a functional water habitat.

Plants

Based on the field survey the subject site shows that the characteristic of an agricultural field. A total of 23 plant species were observed on the site and a complete list of plant species is provided in Table 5.

Table 5
Observed Plant Species

Joshua tree (*Yucca brevifolia)*	American elm (*Ulmus Americana)*	Salt cedar (*Tamarix aphylla)*
Four-wing saltbush (*Atriplex canescens)*	Allscale (*Atriplex polycarpa*)	Peachthorn (*Lycium cooperi*)
Rabbit brush (*Chrysothamnus nauseosis*)	Desert straw (*Stephanomeria pauciflora*)	White mallow (*Eremalche exilis*)
Comet blazing star (*Mentzelia albicaulis*)	Fiddleneck (*Amsinckia tessellata*)	Desert dandelion (*Malacothrix glabrata*)
Goldfields (*Lasthenia californica*)	Russian thistle (*Salsola iberica*)	Schismus (*Schismus* sp.)
Foxtail barley (*Hordeum leporinum*)	Red brome (*Bromus rubens*)	Cheatgrass (*Bromus tectorum*)
Red stemmed filaree)*Erodium cicutarium*)	Annual burweed (*Franseria acanthicarpa*)	Prickly lettuce (*Lactuca seriola*)
Tansy mustard (*Descurainia sophia*)	Tumble mustard (*Sisymbrium altisissiimum*)	

One Joshua tree was observed during the field survey, but is not located within the subject site. The proposed project would be required to delineate a 25-foot boundary from the drip line of the Joshua tree to ensure that the Joshua tree is not impacted during construction. No other sensitive or special status plant species were observed on the project site during the surveys. Therefore, with implementation of the identified mitigation measures impacts would be less than significant.

Animals

A total of 18 species were observed on site during the survey. Table 6 provides a listing of all animal species observed on the project site. No special status wildlife species or their sign were identified during the survey. This included desert tortoise, burrowing owls, Mohave ground squirrel and desert kit foxes. No suitable habitat for Mohave ground squirrels was present within the project site. As such, no impacts to Mohave ground squirrels would occur. Two Great horned owls were observed within the salt cedars onsite. This species and their nests are protected under the Migratory Bird Treat Act.

Table 6
Observed Animal Species

Kangaroo rat (*Dipodomys* sp.)	Pocket gopher (*Thomomys bottae*)	Black-tailed jackrabbit (*Lepus californicus*)
Desert cottontail (*Sylvilagus auduboni*)	California quail (*Callipepla californica*)	Domestic dog (*Canis familiaris*)
Northern harrier (*Circus cyaneus*)	Great horned owl (*Bubo virginianus*)	Common raven (*Corvus corax*)
Horned lark (*Eremophila alpestris*)	House finch (*Carpodacus mexicanus*)	Darkling beetle (*Coelocnemis californicus*)
Honey bees (Order: Hymenoptera)	Grasshopper (Order: Orthoptera)	Funnel spider (Order: Araneida)
Spider (Order: Araneida)	Fly (Order: Diptera)	Rodents (Order: Rodentia)

Suitable Swainson's hawk nesting and roosting habitat and minimal foraging habitat is present on the project site. While no Swainson's hawks have been observed on the project they, they have been observed at 50th Street East and Avenue L and at 50th Street East and Avenue N in 2020. It is possible that Swainson's hawk could start to utilize the project site prior to the start of construction. A Swainson's hawk survey shall be conducted to ensure that there are no Swainson's hawk in the immediate vicinity prior to the issuance of construction related permits. With incorporation of the mitigation measures, impacts would be less than significant.

Additionally, while no burrowing owls were observed on the project site, it is possible that burrowing owls could occupy the project site prior to the start of grading. Mitigation measures 4 through 6 would ensure impacts are less than significant. With the incorporation of the identified mitigation measures, impacts would be less than significant.

Mitigation Measures

3. The applicant shall establish a 25-foot buffer around the Joshua tree as measured from the fullest extent of its branches (drip line). No work shall occur with the established buffer zone.

4. No burrowing owls were identified on the project site; however, it is possible that they could occupy the site prior to the start of construction. Burrowing owl protocol surveys

shall be conducted on the project site in accordance with the procedures established by the California Department of Fish and Wildlife prior to the start of construction/ground disturbing activities. If burrowing owls are identified using the project site during the surveys, the applicant shall contact the California Department of Fish and Wildlife (CDFW) and appropriate mitigation/management procedures shall be followed. At a minimum, the following shall occur.

a. If burrowing owls are identified during the non-nesting season, a qualified biologist shall install one-way gates to relocate the owl to a suitable nearby property. Upon confirmation that the burrow is empty, the burrowing shall be collapsed.

b. In the event that a breeding pair or female owl with offspring are present at a burrow, a buffer zone of at least 50 feet shall be established around the burrow until the offspring have fledged and left the burrow. No work shall occur within the buffer zone. The specific buffer zone shall be established in coordination with CDFW.

5. A nesting bird survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If nesting birds are encountered, all work shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Wildlife (CDFW). If active bird nests are identified using the project site during the survey, the applicant shall contact the California Department of Fish and Wildlife to determine the appropriate mitigation/management requirements. Impact to nests will be avoided by delay of work or establishing a buffer of 500 feet around active raptor nests and 50 feet around other migratory bird species nests.

6. A Swainson's hawk survey shall be conducted on the property and immediately surrounding areas to ensure that there are no active Swainson's hawk near the project site. In the event that an active Swainson's hawk nest is identified on or near the project site, a half mile buffer around the nest shall be established and the California Department of Fish and Wildlife shall be contacted to determine the appropriate mitigation/management measures.

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 federal land, specifically land owned by the Bureau of Land Management. In conjunction with the Coordinated Management Plan, a Habitat Conservation Plan (HCP) was proposed which would have applied to all private properties within the Plan Area. However, this HCP was never approved by the California Department of Fish and Wildlife nor was it adopted by the local agencies (counties and cities) within the Plan Area. As such, there is no HCP that is applicable to the project site and no impacts would occur.

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

a-c. A historical/archaeological resources survey was conducted for the project site by CRM Tech and the results documented in a report entitled "Master Plan Development for Sustainable Greenhouses, Packing Facility and Supporting Building, Assessor's ID No. 3386-007-007, City of Lancaster, Los Angeles County, California" dated October 14, 2020. The report includes a records search and a field survey.

CRM Tech conducted a pedestrian survey, a cultural resource record search and a Native American sacred lands file review. No cultural resources were identified in the Sacred Lands File search within the vicinity of the project site. A records search was conducted at the South Central Coast Information Center on August 24, 2020. A total of two resource surveys have been conducted within half-mile radius and there have been no cultural resources that were previously recorded within or adjacent to the project boundaries. Two archaeological sites have been identified within half-mile of the project are, but not on the project site.

On September 11, 2020, a pedestrian survey was conducted on the project site by walking a series of linear transects across the property in a north/south direction. Spacing between transects did not exceed 15-meter interval. As a result of the survey, no prehistoric or historic resources were identified. The proposed project would not result in impacts to any historic or archaeological resources. No human remains, including those interred outside of dedicated cemeteries, were discovered or are anticipated to occur on the project site. Therefore, no impact would be anticipated to occur.

It is possible that previously unknown resources could be encountered during the course of construction-related activities. Additionally, tribes contacted during the AB 52 process requested that mitigation measures be included as part of the project to ensure the proper handling and treatment of any cultural resources encountered on the project site. These measures have been included and are identified below. With incorporation of these measures, impacts would be less than significant.

Mitigation Measures

7. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. Work on the portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Fernandeño Tataviam Band of Mission Indians and the San Manuel 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.

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

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

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

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

a. 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 II), 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. The most recent update to the CALGreen Code went into effect in January 1, 2020.

The City of Lancaster adopted the Zero Net Energy (ZNE) Home Ordinance in February 2017. The ZNE Ordinance mandates all builders to install a solar system equal to two watts per square foot for each home built. Developers had three options available to comply with the City's ZNE requirement: a solar component, mitigation fees in lieu of a solar component, or a combination of both. The houses constructed as a result of the proposed project would comply with all of these regulations and would not conflict or obstruct a state or local plan for renewable energy or energy efficiency. This ordinance was made outdated when 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. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?		X		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

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

construction of the buildings associated with the proposed project would be constructed in accordance with seismic requirements of the Uniform Building Code (UBC) as 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 April 2019, the California Geologic Survey updated the Seismic Hazard Zones Map for Lancaster (SSHZ) (https://maps.conservation.ca.gov/cgs/EQZApp/app/). Based on these maps, the project site is not located in an area at risk for liquefaction. No impacts would occur

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

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

Mitigation Measures

11. 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 Lancaster Boulevard and 20th Street West, approximately 8 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 (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 served by an onsite septic system for the disposal of wastewater. Prior to installation, a septic system permit would be required by the Los Angeles County Health Department and the Lahontan Regional Water Quality Control Board. Adherence to requirements of the septic system permit would include site-specific soil testing and percolation tests to ensure the onsite septic system would be installed properly and within adequate soils that meet minimum standards. As a result, the proposed project would not introduce an environmental or public health hazard by building septic tanks or other wastewater disposal system in soils that are incapable of adequately supporting such systems. Therefore, impacts would be less than significant.

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

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

a-b. The proposed project consists of the construction and operation of a greenhouse development for the cultivation of lettuce and tomatoes along with support facility. As discussed in Item III.b, the proposed project would generate air emissions during construction activities, some of which may be greenhouse gases. These emissions are anticipated to be less than the thresholds established by the AVAQMD and would not prevent the State from reaching its greenhouse gas reduction targets. Once the development is operational, it would generate emissions. However, new developments are required to comply with the applicable ordinances including Water Efficient Landscape Ordinance, and other requirements (such as Title 24). Therefore, impacts would be less than significant.

The proposed project would also be in compliance with the greenhouse gas emission goals and policies identified in the City of Lancaster's General Plan (pgs. 2-19 to 2-24) and with the City's Climate Action Plan; Therefore, impacts with respect to conflicts with an agency's plans, policies, or regulations would be less than significant.

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

a-b. The proposed project consists of construction of greenhouses for lettuce and tomatoes, a support/office building and a cogeneration building. The proposed project would utilize hazardous materials, including fertilizer, during operations. Additionally, routine hazardous materials would be utilized in the maintenance of the facilities (cleaning products, etc.). The Los Angeles County Fire Department, specifically the Certified Unified Regulatory Program (CUPA), oversees and regulates the use and storage of hazardous materials. All use and storage of hazardous materials at the project site would be conducted in accordance with all existing rules, regulations, and laws. In order to ensure that impacts associated with hazardous materials and waste remain less than significant, the following mitigation measure is required.

Mitigation Measure

12. The applicant shall comply with all existing laws and requirements of the Los Angeles Fire Department (CUPA).

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 Eastside Elementary School, approximately 2.5 miles west of the project site. Therefore, no impacts would occur.

d. A Phase I Environmental Site Assessment was prepared for the proposed project by Bruin Geotechnical Services Inc. The findings of the study are documented in "Phase I Environmental Site Assessment, Undeveloped Property, Assessor Parcel Number 3386-007-007, Lancaster, California 93535" and dated September 3, 2020.

A site visit was conducted on the project site on August 25, 2020 to determine the presence of any recognized environmental concerns. The project site is currently undeveloped, unpaved, not fenced and adjacent to undeveloped, agricultural and residential properties. During the site inspection, some piles of construction debris was observed on and adjacent to the southwest corner of the subject site, but no hazardous materials were viewed on the site. With implementation of the mitigation measure identified below, impacts would be less than significant.

In addition to the survey of the project site, a database records search was conducted for the project site and the immediately surrounding properties by EDR. The project site and the properties within the required search distances were not identified in any hazardous materials database.

Mitigation Measures

13. Prior to issuance of grading permits, the applicant shall remove any and all construction debris located at the southwest corner of the site. If during the removal process, any suspected hazardous materials are encountered, then those item shall be removed and transported to a licensed facility designated to handle such materials.

e. The proposed project is not located within an airport land use plan or within two miles of a public/private airport. The nearest airfield, Air Force Plant 42, is located approximately 2 miles south of the project site. Therefore, no safety hazards for people residing in the project area would be anticipated and no impacts would occur.

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

g. The surrounding properties are vacant land and a single-family residence. It is possible that these lands could be subject to grass and building fires. The project site is within the service boundaries of Los Angeles County Fire Station No. 117, located at 44851 30th Street East, which would serve the project site in the event of a fire. Therefore, potential impacts from wildland fires would be less than significant.

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

a. The project site is not located in an area with an open body of water or in an aquifer recharge area. The Little Rock Wash is located immediately west of the project site. 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 project site would be served by an onsite septic system for the disposal of wastewater and would comply with all existing rules and regulations of the Regional Water Quality Control Board and the Los Angeles County Public Health. As such, the proposed project does not have the potential to introduce industrial discharge into a public water system and potentially violate water quality standards or waste discharge requirement. Therefore, impact would be less than significant.

b. The proposed project consists of the construction and operation of greenhouses, a support/office building and a cogeneration facility, as well as water tanks that would store water to serve the site. As part of the project, water the applicant would purchase from existing wells or by acquiring ground water from the Los Angeles County Sanitation District. The project site would not be tied to a public water or sewer system, and would be served by an on-site septic system. Additionally, the proposed water would not impact groundwater recharge areas. Therefore, the 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 the grading of the site. The proposed project would be designed, on the basis of a hydrology study, to accept current flows entering the property and to handle the additional incremental runoff from the developed sites. Therefore, impacts from drainage and runoff would be less than significant.

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

Portions of the project site are designated as Flood Zone X and Flood Zone A per the Flood Insurance Rate Map (FIRM) (06037C0450F). Flood Zone X is located outside of both the 100-year flood zone and the 500-year flood zone. However, Flood Zone A is located within the flood zone. The portions of the project site that are located within the Flood Zone would be required to be raised in accordance with FEMA regulations. With compliance with existing regulations, impacts would be less than significant.

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

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

a. The proposed project consists construction of greenhouse for lettuce and tomatoes, a support/office building and a cogeneration facility which is consistent with the surrounding agricultural uses. The proposed project would not block a public street, trail or other access route or result in a physical barrier that would divide the community. Therefore, no impacts would occur.

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

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

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

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

a. The City's General Plan (Table 3-1) establishes an outdoor maximum CNEL of 65 dBA for rural and residential uses. Table 8-11 of the LMEA provides existing roadway noise levels in the immediate vicinity of the project site. The closest noise readings available is from Avenue K between 40th Street East and 50th Street East. This noise level is approximately 59.0 dBA (LMEA Table 8-11). Additionally, the noise levels on 50th Street East between Avenue J and Avenue L range from 60.8 dBA to 62.9 dBA. Noise levels associated with the construction of the proposed project are likely be louder due to construction. While construction noise is not likely to exceed the noise standards at the residential uses nearby, it is possible that the noise could be heard. In order to ensure that noise levels at the residences are minimized to the maximum extent possible, the following mitigation measures are required. With the implementation of the mitigation measures identified below, these impact would be reduced to less than significant.

Mitigation Measures

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

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

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

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

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

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

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

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

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

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

a. The proposed project consists of the construction and operation of lettuce and tomato greenhouses, a support/office building and a cogeneration facility. While the proposed development would employ individuals for construction of the proposed project, these employees are likely to come from the surrounding area and would not directly or indirectly induce substantial population growth. No new roadways would be constructed and no previously undisturbed property would be developed. Therefore, no impacts would occur.

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

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

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

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

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

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

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

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

a. The proposed project would not conflict with or impede any of the General Plan policies or specific actions related to alternative modes of transportation. Therefore, no impacts would occur.

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

The proposed project meets Criteria 1 as it would generate less than 100 trips per day as estimated by the project developer. Therefore, impacts would be less than significant.

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

d. The project site would have adequate emergency access from Avenue K and 65th Street East. 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 served by an on-site septic system. Wastewater is expected to be minimal as water associated with the greenhouses of lettuce and tomatoes would be recycled to the extent feasible. Wastewater would be generated from the restroom facilities located on the project site and can be handle by the proposed septic system. Therefore, the wastewater is not expected to exceed any established standards and impacts would be less then significant.

b. The proposed project would be served by acquiring water from existing wells or acquiring ground water from Los Angeles County Sanitation District. The project would be required to receive approval for these water right prior to construction. Additionally, the project site would harvest rain water. Water storage would be provided by the water storage tanks. As such, the project site would be expected to generate and store enough water to supply the project site. Therefore, impacts would be less than significant.

c. See Sections items IXc. And IXd.

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. ln 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. During the operation of the proposed project, no solid waste would be generated for disposal in the landfill. All materials generated by the repair or replacement of equipment would be recycled by appropriate facilities. Therefore, no trash collection services would be necessary and impacts would be less than significant.

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

a. See Item IX.f.

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

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

a-c. The proposed project consists of construction and operation of greenhouses, a support/office building and a cogeneration facility. 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 one related project located with a one-mile radius of the project site.

The proposed project would not create any impacts with respect to: Agriculture and Forest Resources, Energy Resources, Mineral Resources, Tribal Resources, and Wildfire. The project would create impacts to other resource areas and mitigation measures have identified for Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards/Hazardous Materials and Noise. Many of the impacts generated by projects are site specific and generally do not influence the impacts on another site. All projects undergo environmental review and have required mitigation measures to reduce impacts when warranted. These mitigation measures reduce environmental impacts to less than significant levels whenever possible. All impacts associated with the proposed project are less than significant with the exception of air quality, biological resources, cultural resources, geology and soils (soil erosion), hazards/hazardous materials, and noise. 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	Description	Status
CUP 18-05	43511 70th Street East	3386-007-035	Cannabis Facility	Approved

List of Referenced Documents and Available Locations*:

BRR:	Biological Resource Assessment of APN 3386-007-007, Lancaster, California, Mark Hagan, September 14, 2020, Revised March 25, 2021	DSD
CRS	Master Plan Development for Sustainable Greenhouse, Packing Facility, and Supporting Buildings, Assessor's ID No. 3386-007-007, City of Lancaster, Los Angeles County, California, CRM Tech, October 14, 2020	DSD
ESA:	Phase I Environmental Site Assessment, Undeveloped Property Assessor Parcel Number 3386-007-007, Lancaster, California 93535, Bruin Geotechnical Services, Inc., September 3, 2020	DSD
FIRM:	Flood Insurance Rate Map	DSD
GPEIR:	Lancaster General Plan Environmental Impact Report	DSD
LGP:	Lancaster General Plan	DSD
LMC:	Lancaster Municipal Code	DSD
LMEA:	Lancaster Master Environmental Assessment	DSD
SSHZ:	State Seismic Hazard Zone Maps	DSD
USDA SCS:	United States Department of Agriculture Soil Conservation Service Maps	DSD
USGS:	United States Geological Survey Maps	DSD

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