

### Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** Conditional Use Permit No. 23-018

Lead Agency: City of Lancaster Contact Person: Jocelyn Swain  
 Mailing Address: 44933 Fern Avenue Phone: 661-723-6100  
 City: Lancaster Zip: 93534 County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Lancaster  
 Cross Streets: Avenue L, 15th Street West Zip Code: 93534

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 2.5  
 Assessor's Parcel No.: 3109-019-041 Section: 33 Twp.: 7N Range: 12W Base: SBBM  
 Within 2 Miles: State Hwy #: 14 Waterways: N/A  
 Airports: N/A Railways: UPRR Schools: Valley View Elementary

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     |  |

**Local Action Type:**

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> General Plan Update               | <input type="checkbox"/> Specific Plan            | <input checked="" type="checkbox"/> Rezone                 | <input type="checkbox"/> Annexation     |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element              | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit             | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan                    | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

**Development Type:**

- |  |  |
|--|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____  | <input type="checkbox"/> Transportation: Type _____                          |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____                            | <input type="checkbox"/> Mining: Mineral _____                               |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>5,637</u> Acres <u>2.5</u> Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____                          |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____                        | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____               |
| <input type="checkbox"/> Educational: _____  | <input type="checkbox"/> Hazardous Waste: Type _____                         |
| <input type="checkbox"/> Recreational: _____   | <input checked="" type="checkbox"/> Other: <u>Fueling Station - 20 pumps</u> |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                                      |  |

**Project Issues Discussed in Document:**

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input type="checkbox"/> Recreation/Parks                           | <input type="checkbox"/> Vegetation                          |
| <input type="checkbox"/> Agricultural Land                   | <input type="checkbox"/> Flood Plain/Flooding                  | <input type="checkbox"/> Schools/Universities                       | <input checked="" type="checkbox"/> Water Quality            |
| <input checked="" type="checkbox"/> Air Quality              | <input type="checkbox"/> Forest Land/Fire Hazard               | <input type="checkbox"/> Septic Systems                             | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity                  | <input type="checkbox"/> Wetland/Riparian                    |
| <input checked="" type="checkbox"/> Biological Resources     | <input type="checkbox"/> Minerals                              | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement                   |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input type="checkbox"/> Solid Waste                                | <input checked="" type="checkbox"/> Land Use                 |
| <input type="checkbox"/> Drainage/Absorption                 | <input type="checkbox"/> Population/Housing Balance            | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Cumulative Effects       |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> Other: _____                        |

**Present Land Use/Zoning/General Plan Designation:**

Land Use: Vacant; Zoning: RR-2.5 (Existing), CPD (Proposed); General Plan: NU (Existing); C (Proposed)

**Project Description:** (please use a separate page if necessary)

The proposed project consists of the construction and operation of a Maverik fueling station and 5,637 square foot convenience market with alcohol sales. The convenience market is located along 15th Street West with an outdoor patio located at the northeast corner of the project site. The fueling pumps (fueling island) are located in the center of the project site and consist of a total of 20 fueling positions in five rows. The southern most fueling pump could be utilized for future hydrogen fueling. The southwest corner of the project site is reserved for future hydrogen fuel support equipment. Access to the project site would be from driveways located on Avenue L and 15th Street West. The driveway on Avenue L would be located on the western end of the project site and would be right-in/right-out only. The driveway on 15th Street West would be located at the southern end of the project site and would allow for full turning movements. Parking will be provided throughout the project site and a total of parking spaces would be provided. A 6" concrete block wall would be located along the southern and western property lines and meandering sidewalks would be provided along Avenue L and 15th Street West. Landscaping would be provided around the perimeter of the project site, in the parking areas and near the patio area. The applicant is also requesting approval an ABC license to allow for the off-sale of beer and wine. As part of the proposed project, a general plan amendment and zone change have also been requested. The existing general plan designation on the subject property is currently Non-Urban Residential (NU) and the zoning is RR-2.5 (single family residential, minimum lot size 2.5 acres). These designations do not support a fueling station and convenience market. The applicant is requesting to change the general plan designation to C (Commercial) and the zoning to CPD (Commercial Planned Development).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

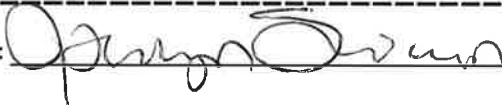
- |  |  |
|--|--|
| <input type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency      | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u>     | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input checked="" type="checkbox"/> Regional WQCB # <u>6</u>                 |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy          | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                        | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                  | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                 | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                    | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>    | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of             |  |
| <input type="checkbox"/> Health Services, Department of              | Other: _____   |
| <input checked="" type="checkbox"/> Housing & Community Development  | Other: _____   |
| <input type="checkbox"/> Native American Heritage Commission         |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date August 14, 2024 Ending Date September 13, 2024

**Lead Agency (Complete if applicable):**

Consulting Firm: _____	Applicant: <u>Maverik</u>
Address: _____	Address: <u>185 South State Street, Suite 800</u>
City/State/Zip: _____	City/State/Zip: <u>Salt Lake City, UT 84111</u>
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 8/14/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.