

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Conditional Use Permit No. 23-018

Lead Agency: City of Lancaster

Contact Name: Jocelyn Swain

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Project Location: Lancaster, Los Angeles County  
*City County*

**Project Description (Proposed actions, location, and/or consequences).**

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

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

- \* Air Quality - valley fever mitigation
- \* Biological Resources - mitigation measures for joshua tree removal, nesting bird/burrowing owl preconstruction surveys, and coast horned lizard preconstruction surveys
- \* Cultural Resources - mitigation measures for the proper treatment of previously unknown cultural resources
- \* Geology and Soils - dust control measures
- \* Hazardous Materials - limited subsurface investigation for oil stained soil
- \* Noise - construction best management practices

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No specific areas of controversy are known. However, some of the surrounding neighbors are opposed to the development of the site with a commercial use.

Provide a list of the responsible or trustee agencies for the project.

- California Department of Fish and Wildlife
- California Alcoholic Beverage Control
- Antelope Valley Air Quality Management District
- Los Angeles County Fire Department (including the hazardous materials division)
- White Fence Farm Mutual Water Company
- Los Angeles County Sanitation District #14
- Southern California Edison