



# Antelope Valley Community College District 2016 Facilities Master Plan

## Initial Study – Notice of Preparation

*prepared by*

**Antelope Valley Community College District**

3041 West Avenue K

Lancaster, California 93536-5426

Contact: Doug Jensen, Executive Director, Facilities Services

*prepared with the assistance of*

**Rincon Consultants, Inc.**

250 East 1<sup>st</sup> Street, Suite 301

Los Angeles, California 90012

**May 2018**

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# Initial Study

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## 1. Project Title

Antelope Valley Community College District 2016 Facilities Master Plan

## 2. Lead Agency Name and Address

Antelope Valley Community College District  
3041 West Avenue K  
Lancaster, California 93536-5426

## 3. Contact Person and Phone Number

Doug Jensen, Executive Director, Facilities Services  
(661) 722-6526

## 4. Project Location

The project site is the Lancaster campus of Antelope Valley College (AVC), which is located at 3041 West Avenue K in the City of Lancaster, Los Angeles County, in the block of land between West Avenue K on the south, 35<sup>th</sup> Street West on the west, West Ave J8 on the north, and 30<sup>th</sup> Street West on the east. The project site is located about 2.5 miles southwest of downtown Lancaster, 7.5 miles northwest of downtown Palmdale, 12 miles east of the Antelope Valley Poppy Reserve, and 42 miles north of downtown Los Angeles. The project site is approximately 135 acres. Figure 1 shows the location of the site in the region and Figure 2 shows the project site in its local context.

## 5. Project Sponsor's Name and Address

Antelope Valley Community College District  
3041 West Avenue K  
Lancaster, California 93536-5426

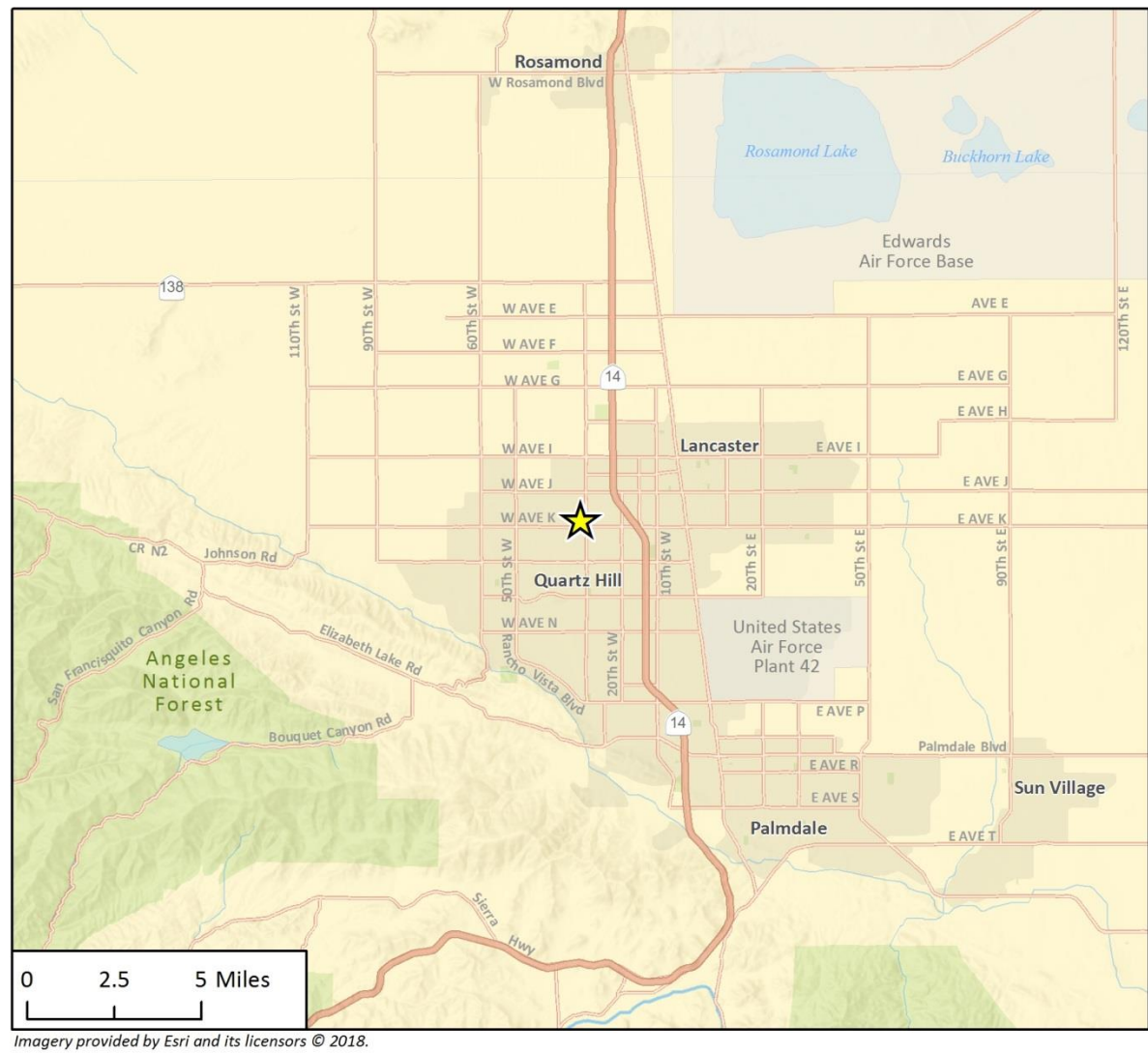
## 6. General Plan Designation

Public School (P,S)

## 7. Zoning

School (S)

Figure 1 Regional Location



★ Project Site

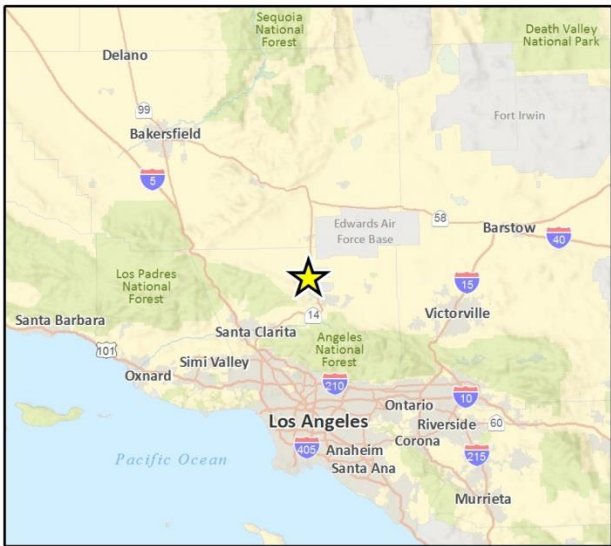


Fig. 1 Regional Location



**Figure 2 Project Site Location**



Imagery provided by Google and its licensors © 2018.

Fig. 2 Project Location



## 8. Description of Project

The proposed project is an update of the Antelope Valley Community College District (AVCCD, or District) Facilities Master Plan (FMP), also known as the 2016 FMP. The 2016 FMP is guide for the future development of the Lancaster campus of AVCCD, also known as Antelope Valley College (AVC), and hereinafter also referred to as the project site. The District is one of 72 community college districts in California. The District consists of AVC's Lancaster campus; and the AVC Palmdale Center, a leased facility in central Palmdale. According to the 2016 FMP, the District supported 14,677 full-time equivalent students (FTES) in 2014 at both campuses, and is anticipated to accommodate 19,852 FTES by 2030, a total increase of 5,175 FTES (35.3%) an annual increase of approximately 323 FTES (2.2%) (AVCCD, 2016). These FTES increases are based on estimates of future demand for AVCCD's services. The 2016 FMP would accommodate, not cause, these projected FTES increases. FTES by campus are shown in Table 1.

**Table 1 Enrollment Patterns by Location**

Location	2014	2020	2025	2030	% Change	Annual % Change
Palmdale Center	902	1,099	1,293	1,428	58.3%	3.6%
Lancaster Campus	11,730	13,220	14,768	15,908	35.6%	2.2%
Both	2,045	2,136	2,279	2,516	23.0%	1.4%
Total	14,677	16,454	18,140	19,852	35.3%	2.2%

Source: AVCCD, 2016

The 2016 FMP is a strategy for modifying the physical campus in Lancaster to accommodate growth and change over the next 30 years. The initial FMP for the Palmdale Center is presently being developed to support proposed expansion plans of the center and will be incorporated into the District Facilities Master Plan at a later date. The 2016 FMP is based on findings from the District's Educational Master Plan. It provides a guide for long-term land and building use, and serves as a guide for near-term decisions on program planning and implementation, resource allocation, setting priorities and other College administrative matters which influence the student educational experience at AVC (AVC, 2018).

The 2016 FMP presents an overall picture of the future developed campus and includes recommendations for new construction, building renovations, change of use, and site development projects. It recommends the demolition and replacement of a number of the oldest buildings on the campus. Functions currently housed in these facilities will be relocated to new or existing facilities and will be designed to support the new campus zoning diagram and address projected instructional program needs. Although the 2016 FMP does not specify an exact amount of new square footage that would be added to the AVC campus upon full implementation of the FMP, it does identify a need for additional assignable square feet (ASF) on campus (see page 22 of the FMP). ASF is the assignable or usable space within a building (AVCCD, 2016).

A map of AVC's current campus is shown in Figure 3. Projects included in the 2016 FMP are listed in Table 2 and shown in Figure 4.

**Figure 3 Existing AVC Campus Map**



Figure 4 2016 Facilities Master Plan Map



Source: AVCCD, 2016

**Table 2 2016 FMP Projects**

Demolition	Relocation	New Construction	Renovations/Change of Use
Student Services	T100	Academic Commons	Applied Arts
Student Center	T503	Arts Complex	Business Education
Fine Arts 1, 2, 3, 4	T504	Campus Security	Gymnasium
Learning Center	T800	Community Center	Field House
Faculty Office 1, 2, and 3	T850	CSUB + University Center	
Lecture Hall	T851	CTE Instruction	
Liberal Studies 1 and 2		Field House	
Math/Engineering		Instruction Building 1 (IB1)	
Technical Education 1 and 2		Instruction Building 2 (IB2)	
Learning Center		Instruction Building 3 (IB3)	
SOAR High School		SOAR High School	
CSUB		Student Center	
		Student Services	

Source: AVCCD, 2016

## Planning and Design

Planning and design decisions in the 2016 FMP are based on two themes:

- To respect and honor the history of the original Antelope Valley College campus
- To approach design of the overall campus in an authentic way which ties the campus to its specific place

The Campus Development Guidelines within the 2016 FMP provide a framework for the future design of site and facilities projects. They are intended to ensure the development of AVC as a cohesive campus while supporting creative expression and innovative design solutions for individual projects. The Development Guidelines include the following elements:

### *Campus Guidelines*

The campus guidelines recommend a new landscape pattern using existing grid system of the campus and surrounding community and overlaying it with a secondary system inspired by the natural curvilinear patterns seen within river washes inherent to the Antelope Valley floor in which Lancaster is located. The existing linear north-south and east-west grid of campus walks forms the backbone of the proposed pedestrian circulation system, while the more organic secondary system (nicknamed the garden ribbon) meanders through the grid, helping to create and define the edges of exterior gathering and learning areas.

### *Landscape Guidelines*

The landscape guidelines recommend that the existing campus grid of walkways be designed with a linear planting of shade trees, pedestrian lightings, and a variety of seating opportunities; while the

secondary pedestrian system along the garden ribbon is envisioned as a more passive system than the utilitarian pedestrian spines. The landscape guidelines include different landscape typologies for the project site, including pedestrian spines and walks, landscape field, courtyards, garden ribbon, student plaza, historic commons, community corner, and community engagement walks.

### *Building Guidelines*

The primary purpose of the building guidelines is to define a set of general design criteria for all future buildings on the project site, including new construction, additions and renovations. The ultimate goal is to create a well-defined, consistent physical campus environment that strengthens the AVC identity, fosters intellectual and social exchange, and inspires the entire campus and surrounding community. These guidelines focus on these primary elements:

- Transform the AVC campus identity
- Create a strong sense of place for AVC
- Enhance AVC's students' pride
- Respect and enhance the AVC legacy through authentic design

The building guidelines provide guidance for placemaking, form, massing, wayfinding, façade articulation, materiality, color palette, and sustainability.

## 9. Required Approvals

The following entitlements are required for the proposed project:

- Approval of the 2016 FMP by the AVCCD Board of Trustees

## 10. Surrounding Land Uses and Setting

The project site is located in the western portion of the City of Lancaster. As shown in Figure 2 and Figure 3, the project site is characterized by a central core of academic buildings set among areas landscaped with lawns and other ornamental vegetation, but with fewer lawn areas north of a line extending west from West Avenue J 12. This campus core is surrounded by perimeter parking lots fronting on the major streets that border the campus (except at the corner of West Avenue K and 30th Street West, which is occupied by the Administration Building and an area landscaped with lawn and trees), and athletic fields on the western edge of campus. Buildings on the project site are generally one to three stories in height, with some taller structures such as the Performing Arts Theater and athletic field lighting.

Areas surrounding the project site are mostly developed with residential subdivisions, although a considerable amount of undeveloped land also exists in this area. Other nearby uses include the following:

- Several elementary schools and a middle school exist within ½ mile of the project site
- The Seventh Day Adventist Church is located directly across 30<sup>th</sup> Street West from the project site, and the Church of Jesus Christ of Latter-Day Saints and the Bethel Baptist Church (including the Bethel Christian School) are located directly across West Avenue K from the project site



- The Prestige Assisted Living Center and the John P. Eliopolus Hellenic Center (an event center with banquet facilities) are located approximately 0.2 miles south of the southeastern corner of the project site on 30<sup>th</sup> Street West and West Avenue K 4
- Rawley Duntley Park is located directly across West Avenue K from the project site, with a strip of open space running along its western edge connecting to the Prime Desert Woodland Preserve located approximately ¼ mile to the south

Several parcels of land located on the south side of West Avenue K directly across from the project on either side of 30<sup>th</sup> Street West are zoned for commercial uses, but these parcels are currently undeveloped.

Buildings associated with these surrounding uses are generally one to two stories in height, with a few taller structures such as the church steeple/tower at the Church of Jesus Christ of Latter-Day Saints.

## 11. Other Public Agencies Whose Approval is Required

There are no other agencies than the lead agency from whom some facet of the project requires a permit/approval, along with the required permit/approval.

## Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” or “Potentially Significant Unless Mitigation Incorporated” as indicated by the checklist on the following pages.

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

## Determination

Based on this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- ☐ I find that although the proposed project could have a significant effect on the environment, because all potential 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.

  
Signature

  
Date

  
Printed Name

  
Title

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# Environmental Checklist

## 1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect on a scenic vista?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a. *Would the project have a substantial adverse effect on a scenic vista?*

The project site is located in a mostly developed area within the City of Lancaster, within the Antelope Valley, which is characterized by flat desert landscapes framed by mountain ranges on the south and west. The nearest hillsides are located approximately 4.3 miles to the south. Views of these distant hills are available from some locations on and around the project site, although they are frequently blocked by buildings and trees.

Foreground views from the project site are of surrounding urban development. As explained in Section 9 of the Initial Study portion of this document, surrounding development is mostly residential, and surrounding buildings are generally one to two stories in height, with a few taller structures such as the church steeple/tower at the Church of Jesus Christ of Latter-Day Saints across West Avenue K from the project site. Foreground views through the project site are of the AVC campus, mostly consisting of views of the surface parking lots around the perimeter of the campus, with campus buildings in the background. On the west side of campus, views from off campus through the project site include views of the athletic fields in this area. Off-site uses near the southeastern corner of campus have the AVC Administration Building in the foreground of their view through the project site.

Page 2-7 of the *Plan for the Natural Environment* chapter of the City of Lancaster General Plan (City of Lancaster, 2009a) states that “Maintaining views of the mountains and the desert scenes has



been identified by local residents as important in defining community identity.” Policy 3.8.1 of the General Plan is to “Preserve views of surrounding ridgelines, slope areas and hilltops, as well as other scenic vistas.” Because the proposed project would involve construction of new buildings on campus, thereby altering the arrangement of built space and open space on and around the project site, it could potentially block views of ridgelines, slope areas, and hilltops. This impact is therefore potentially significant and will be further studied in an EIR.

#### **POTENTIALLY SIGNIFICANT IMPACT**

- b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

There are no designated state scenic highways in the vicinity of the project site. The nearest designated state scenic highway is State Route 2, the Angeles Crest Scenic Byway, located approximately 25 miles southeast of the site (Caltrans, 2018). The project site is not visible from this roadway, due to distance and intervening topography. Thus, the project site is not visible from any state scenic highway, and the proposed project would not directly damage or block the view of a scenic resource from a designated state scenic highway. There are no other specific, officially-designated scenic resources on or in the vicinity of the project site. The proposed project would therefore have no impact on scenic resources, and further analysis is not warranted.

#### **NO IMPACT**

- c. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?*

As described in Section 9 of the Initial Study portion of this document, the project site’s visual character is typical of a community college campus, with a central core of academic buildings set among areas landscaped with lawns and other ornamental vegetation, but with fewer lawn areas north of a line extending west from West Avenue J 12. This campus core is surrounded by perimeter parking lots fronting on the major streets that border the campus (except at the corner of West Avenue K and 30<sup>th</sup> Street West, which is occupied by the Administration Building and an area landscaped with lawn and trees), and athletic fields on the western edge of campus. Buildings on the project site are generally one to three stories in height, with some taller structures such as the Performing Arts Theater and athletic field lighting.

As also described in Section 9, areas surrounding the project site are mostly developed with residential subdivisions, although a considerable amount of undeveloped land also exists in this area. Other nearby uses include schools, churches, parks, a nature preserve, an assisted living center, an event center, and undeveloped land. Buildings in these areas are generally one to two stories in height, with a few taller structures such as the church steeple/tower at the Church of Jesus Christ of Latter-Day Saints.

As described under Planning and Design in Section 8 of the Initial Study portion of this document, The 2016 FMP is meant to respect and honor the history of the original Antelope Valley College campus, and to approach the design of the overall campus in an authentic way which ties the campus to its specific place, including its surroundings. Buildings included in the 2016 FMP would generally be of a similar scale as existing on-campus buildings, and implementation of the 2016 FMP would not expand the overall footprint of the campus or greatly expand the amount of built square footage on campus. The extent to which the 2016 FMP would achieve these goals must be assessed in more depth in order to determine whether or not implementation of the proposed project may

substantially degrade the existing visual character or quality of the site and its surroundings. This impact is therefore potentially significant and will be further studied in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

- d. *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

The project site is in an urbanized area with high levels of existing lighting. Primary sources of light on the project site include lighting associated with the existing campus buildings, including building-mounted lighting, pathway lighting, and parking lot lighting. The primary source of glare on the project site is the sun's reflection from metallic and glass surfaces during the day, and from vehicle headlights at night. Adjacent buildings and roadway uses may generate light and glare along all sides of the project site, from both day-time reflected light from reflective building and vehicle surfaces, and from indoor and outdoor lighting and vehicle headlights at night.

The 2016 FMP includes elements that would introduce new sources of outdoor lighting, as well as indoor lighting that could spill into the outdoors, to the project site. These sources include exterior building lighting, pathway lighting, and interior building lighting shining from windows or other glazing. This lighting has the potential to spill over onto adjacent properties or roadways. Light from these sources could affect nearby light-sensitive receptors, such as residential uses. Headlights of vehicles entering, exiting, and driving on the project site could also affect nearby light-sensitive receptors. The windows and building materials on the exterior elevations of the proposed buildings could increase sources of reflected sunlight during certain times of the day, as could vehicles. These impacts are potentially significant and further analysis in an EIR is required.

**POTENTIALLY SIGNIFICANT IMPACT**

*This page intentionally left blank.*

## 2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with existing zoning for agricultural use or a Williamson Act contract?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Result in the loss of forest land or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a. *Would the project convert Prime Farmland, Unique Farmland, 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?*
- b. *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*
- c. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*
- d. *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

- e. *Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?*

The project site is within an urbanized area in the City of Lancaster. No forest land, agricultural land, agriculturally zoned land, or land under Williamson Act contract exists in the vicinity of the project site (City of Lancaster, 2009b). The proposed project would have no effect on forestland or the conversion of farmland to non-agricultural uses. No impact would occur and further analysis of these issues is not warranted.

**NO IMPACT**



### 3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>

#### Air Quality Standards and Attainment

The project site is located within the Mojave Desert Air Basin (MDAB), which is under the jurisdiction of the Antelope Valley Air Quality Management District (AVAQMD). As the local air quality management agency, the AVAQMD is required to monitor air pollutant levels to ensure that state and federal air quality standards are met and, if they are not met, to develop strategies to meet the standards (AVQMD, 2018).

Depending on whether or not the standards are met or exceeded, the MDAB is classified as being in “attainment” or “nonattainment.” Under state law, air districts are required to prepare a plan for air quality improvement for pollutants for which the district is in non-compliance. The MDAB is in non-attainment for the state and federal ozone standards (and in severe nonattainment for the federal ozone standard), and the state standard for PM<sub>10</sub> (particulate matter up to 10 microns in size). The MDAB is unclassified for the state PM<sub>2.5</sub> (particulate matter up to 2.5 microns in size) standard. The health effects associated with criteria pollutants for which the MDAB is in non-attainment are described in Table 3.

**Table 3 Health Effects Associated with Non-Attainment Criteria Pollutants**

Pollutant	Adverse Effects
Ozone	(1) Short-term exposures: (a) pulmonary function decrements and localized lung edema in humans and animals and (b) risk to public health implied by alterations in pulmonary morphology and host defense in animals; (2) long-term exposures: risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (3) vegetation damage; and (4) property damage.
Suspended particulate matter (PM <sub>10</sub> )	(1) Excess deaths from short-term and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease (including asthma). <sup>a</sup>

<sup>a</sup> More detailed discussions on the health effects associated with exposure to suspended particulate matter can be found in the following documents: EPA, Air Quality Criteria for Particulate Matter, October 2004.

Source: U.S. EPA, <https://www.epa.gov/criteria-air-pollutants>

## Air Quality Plans and Regulations

In the Los Angeles County portion of the MDAB, the AVAQMD is required to prepare a plan for improvement for the air pollutants for which the MDAB is in non-attainment. The AVAQMD has developed the following federal and State attainment planning documents (City of Lancaster, November 2017):

- 2004 Ozone Attainment Plan (State and federal attainment)
- List and Implementation Schedule for District Measures to Reduce PM (2005 - State attainment)
- 8-Hour Reasonably Available Control Technology – State Implementation Plan Analysis (2006 & 2015)
- Federal 8-Hour Ozone Attainment Plan (2008)
- 2014 Update to the Reasonably Available Control Technology State Implementation Plan

Through the attainment planning process, the AVAQMD has developed the following Rules and Regulations to regulate sources of air pollution in the Los Angeles County portion of the MDAB (City of Lancaster, 2017).

- **Regulation II – Permits.** This regulation includes rule requirements for obtaining necessary permits to construct and operate that will be applicable to the proposed project's portable or stationary construction equipment with engines greater than 50 horsepower that do not have permits under the CARB PERP program.
- **Rule 401 – Visible Emissions.** This rule prohibits discharge of air contaminants or other material, which are as dark or darker in shade as that designated No. 1 on the Ringelmann Chart.
- **Rule 402 – Nuisance.** This rule prohibits discharge of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public; or that endanger the comfort, repose, health, or safety of any such persons or the public; or that cause, or have a natural tendency to cause, injury or damage to business or property.

- **Rule 403 – Fugitive Dust.** The purpose of this rule is to control the amount of PM entrained in the atmosphere from man-made sources of fugitive dust. The rule prohibits emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area to be visible beyond the emission source's property line. This rule also requires other reasonable precautions be taken to minimize dust during construction activities and prevent track-out upon public roadways. These measures may include, adding freeboard to haul vehicles, covering loose material on haul vehicles, watering, using chemical stabilizers and/or ceasing all activities (such as during periods of high winds). In addition, a Dust Control Plan (DCP) would need to be submitted to the Air Pollution Control Officer (APCO) for approval if more than 5 acres would be disturbed or if more than 2,500 cubic yards of material will be excavated per day for at least three days (for each phase of the project as applicable). The DCP requirements necessary to comply with Rule 403 were revised in 2016. These revisions include requiring the contractor to meet on-site with a AVAQMD Field Inspector to review the DCP requirements prior to earthmoving/site clearing activities and follow the control measures approved in the DCP during construction, as well as requiring renewable energy projects to complete active operations DCP applications that require the operator to address dust control issue complaints during operation.
- **Rule 1110.2 – Internal Combustion Engines.** This rule establishes emissions limits for stationary, nonroad, and portable internal combustion engines rated at 50 or more brake horsepower (bhp). Permitting non-road and portable equipment through the CARB PERP program provide compliance with this rule.
- **Rule 1113 – Architectural Coatings.** This rule limits the volatile organic compound (VOC) content of paints applied to various surfaces that would be applicable to any construction painting operation.
- **Rule 1166 – Volatile Organic Compound Emissions from Decontamination of Soil.** This rule sets requirements to control emissions from excavating, grading, handling and treating VOC-contaminated soils that may be encountered during project construction. The project site does not have known contamination issues. Regardless if VOC contaminated soils are discovered during project construction, this rule would apply and the proposed project would have to comply with applicable parts of this rule.

## Significance Thresholds

The AVAQMD, in their *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines* document, recommends air quality analysis methodologies and establishes recommended CEQA significance thresholds for emissions from construction (daily thresholds) and operation (annual/yearly thresholds) for applicable criteria pollutant emissions as follows (City of Lancaster, November 2017):

- Carbon Monoxide (CO) – 548 pounds per day, 100 tons per year
- Oxides of Nitrogen (NOx) – 137 pounds per day, 25 tons per year
- Volatile Organic Compounds (VOC) – 137 pounds per day, 25 tons per year
- Oxides of Sulfur (SOx) – 137 pounds per day, 25 tons per year
- Particulate Matter (PM10) – 82 pounds per day, 15 tons per year
- Particulate Matter (PM2.5) – 82 pounds per day, 15 tons per year

- a. *Would the project conflict with or obstruct implementation of the applicable air quality plan?*
- b. *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*
- c. *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?*

Emissions generated by the proposed project would include temporary construction emissions and long-term operational emissions. Project construction would generate temporary air pollutant emissions associated with fugitive dust (PM<sub>10</sub> and PM<sub>2.5</sub>) and exhaust emissions from heavy construction vehicles, in addition to reactive organic gases (ROG) that would be released during the drying phase upon application of architectural coatings. It is assumed that the proposed project would comply with all applicable AVAQMD rules regarding construction, including those listed in the *Air Quality Plans and Regulations* section above.

The 2016 FMP includes four implementation phases. Construction would occur during each of these phases, beginning as early as 2019 through approximately the end of the 2016 FMP planning period in 2030. As stated in the 2016 FMP, the final design of each site and facility project will take place as projects are funded and detailed programming and design occurs. The exact schedule for the final design of each project is thus not known. Design would necessarily precede construction, so an exact construction schedule by project is thus also not known. Construction would generally consist of demolition, grading, building construction, paving, and architectural coating.

Long-term emissions associated with operation of the uses included in the 2016 FMP would include emissions from vehicle trips (mobile sources), natural gas and electricity use (energy sources), and landscape maintenance equipment, consumer products, and architectural coating associated with onsite development (area sources).

Emissions from construction and operation of the project listed in the 2016 FMP have the potential to exceed AVAQMD significance thresholds and conflict with or obstruct implementation of the applicable air quality plan, but further analysis is required to quantify the emissions associated with construction and operation of these projects. This impact is therefore potentially significant and emissions related to the construction and operation of the project will be further analyzed in an EIR.

#### **POTENTIALLY SIGNIFICANT IMPACT**

- d. *Would the project expose sensitive receptors to substantial pollutant concentrations?*

Certain communities or population groups, such as children, the elderly, and people with health problems, are particularly sensitive to air pollution. Sensitive receptors are defined as land uses that are more likely to be used by these population groups and include health care facilities, retirement homes, school and playground facilities, and residential areas. The sensitive receptor nearest to the project site include the Bethel Christian School, which is located directly across West Avenue K from the project site, as is Rawley Duntley Park. As discussed in Section 9 of the Initial Study portion of this document, other schools, as well as an assisted living center, are located within ½ mile of the site. Due to the project site's proximity to these uses, project-related construction and operational emissions may expose sensitive receptors to substantial pollutant concentrations. This impact is therefore potentially significant and will be further analyzed in an EIR.

#### **POTENTIALLY SIGNIFICANT IMPACT**

*e. Would the project create objectionable odors affecting a substantial number of people?*

The educational uses proposed in the 2016 FMP are similar to those already existing on the site. Substantial objectionable odors are normally associated with such uses as agriculture, wastewater treatment, industrial facilities, or landfills, none of which are included in the 2016 FMP. The proposed project would therefore have a less than significant impact related to creation of objectionable odors, and further analysis of this issue is not warranted.

**LESS THAN SIGNIFICANT IMPACT**

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## 4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 Wildlife or U.S. Fish and Wildlife Service?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
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?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■

- a. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?*
- b. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*
- d. *Would the project 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?*

The project site is located in an urbanized area and does not contain native biological habitat but, given that there is a substantial amount of open (although developed) space on the project site, the potential for special-status species to occur on the project site cannot be completely ruled out. The 2030 General Plan Master Environmental Assessment (City of Lancaster, 2009b) identifies numerous special-status species that occur within the General Plan study area. As shown on Figure 3-3 of this document, an area to the southwest of the project site, apparently corresponding to the location of the Prime Desert Woodland Preserve, is characterized as containing Joshua Tree Woodland habitat. The CDFG considers the Joshua tree woodland as a threatened habitat within California. It is also recognized as a sensitive habitat by the City of Lancaster. The Prime Desert Woodland Preserve is one of the most significant existing Joshua tree stands in the General Plan study area (City of Lancaster, 2009b). While no direct impacts to this area are expected from the proposed project, given that it is neither on nor directly adjacent to the project site, indirect impacts cannot be ruled out. This area may also have the potential to act as a wildlife movement corridor connecting to other undeveloped lands, including the undeveloped area to the west of Rawley Duntley Park and the undeveloped land on the west side of the project site. These impact are therefore potentially significant, and will be further analyzed in an EIR.

#### **POTENTIALLY SIGNIFICANT IMPACT**

- c. *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

The project site is not located on or in the vicinity of a federally protected wetland (USFWS, 2018). No impact would occur and further analysis of this issue is not warranted.

#### **NO IMPACT**

- e. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

Objective 3.4 of the Lancaster General Plan (City of Lancaster, 2009a) is the following: Identify, preserve and maintain important biological systems within the Lancaster sphere of influence, and educate the general public about these resources, which include the Joshua Tree - California Juniper Woodlands, areas that support endangered or sensitive species, and other natural areas of regional significance. Policy 3.4.1, and the specific actions listed under it, are meant to help achieve this objective. Because, as discussed above, the proposed project may have a potentially significant effect on Joshua Tree woodlands, it also has the potential to conflict with this policy. This impact is therefore potentially significant, and the proposed project's potential to conflict with this and any



other applicable local policies or ordinances protecting biological resources will be further analyzed in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

- f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The project site is not located within an area that is subject to an adopted conservation plan (City of Lancaster, 2009a, 2009b). No impact would occur and further analysis of this issue is not warranted.

**NO IMPACT**

*This page intentionally left blank.*

## 5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The California Environmental Quality Act (CEQA) requires a lead agency determine whether a project may have a significant effect on historical resources (Public Resources Code [PRC], Section 21084.1) and tribal cultural resources (PRC Section 21074 [a][1][A]-[B]). A historical resource is a resource listed in, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR), a resource included in a local register of historical resources, or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (State CEQA Guidelines, Section 15064.5[a][1-3]).

A resource shall be considered historically significant if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

In addition, if it can be demonstrated that a project would cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that resources cannot be left undisturbed, mitigation measures are required (PRC, Section 21083.2[a], [b]).

PRC, Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information;
  2. Has a special and particular quality such as being the oldest of its type or the best available example of its type; or
  3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.
- a. *Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*

AVC has occupied the project site since 1961, making some buildings on campus over 50 years old. Given their age, and the important role that AVC has played in the community, on-campus buildings and other features may have historical significance. The 2016 FMP would lead to demolition or relocation of some existing buildings on campus, and construction of new facilities that could alter the setting of on-campus buildings and other features with potential historical significance. Further investigation is required to determine if the 2016 FMP would affect historic resources on the project site or adjacent properties as defined under the California Public Resources Code § 15064.5. This impact is therefore potentially significant, and this issue will be further addressed in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

- b. *Would the project cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?*
- c. *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?*
- d. *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

The project site is located in an urbanized area of Lancaster that has generally been subject to previous disturbance. The project site is developed, and there is no evidence that archaeological or paleontological resources or human remains are present onsite. In the unlikely event that such resources are unearthed during excavation and grading, applicable regulatory requirements pertaining to the handling and treatment of such resources would be followed. If archaeological or paleontological resources are identified, as defined by Section 2103.2 of the Public Resources Code, the site would be required to be treated in accordance with the provisions of Section 21083.2 of the Public Resources Code as appropriate. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. However, further investigation as to whether the project site or adjacent properties contain any archaeological or paleontological resources, human remains, or tribal cultural resources (further discussed in Section 17 of this Environmental Checklist) is required in order to determine the potential significance of this impact, and these issues will be further addressed in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

## 6 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:				
1. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is made unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*a.1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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?*

*a.3. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*

The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act only addresses the hazard of surface fault rupture and is not directed toward other earthquake hazards. The law requires the State Geologist to establish regulatory zones (known as Earthquake Fault Zones) around the surface traces of active faults and to issue appropriate maps, known as Alquist-Priolo (AP) maps (California Department of Conservation, 2017). According to the Lancaster West Quadrangle AP map that covers the project site (California Department of Conservation, 2005), the project site is not located within or near an Alquist-Priolo (AP) fault zone, or on a known fault. No other seismic hazards (such as liquefaction zones or earthquake-induced landslide zones) are shown on or near the project site on this map. This impact would therefore be less than significant, and further analysis of this issue is not warranted.

#### **LESS THAN SIGNIFICANT IMPACT**

*a.4. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*

The flat topography of the project site and its surroundings rules out potential impacts related to landslides. No impact would occur and further analysis of this issue is not warranted.

#### **NO IMPACT**

*a.2. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*

There are several active earthquakes faults near Lancaster, the most significant of which is the San Andreas Fault, located approximately 5.5 miles southwest of the project site. Other active faults in the area include the Garlock Fault Zone, the Sierra Madre-San Fernando Fault Zones, and the Sierra Nevada (Owens Valley) Fault Zone. As with any site in the southern California region, the project site is susceptible to strong seismic ground shaking in the event of a major earthquake. These faults are capable of producing strong seismic ground shaking at the project site. For example, the maximum probable magnitude (or Moment magnitude) for the San Andreas Fault is 8.0+, with a recurrence interval of 50-200 years; and the Moment magnitude for the Garlock Fault is 7.5, with a recurrence interval of 500-700 years (City of Lancaster, 2009b).

On-site structures would be required to be constructed to comply with the California Building Code (CBC). Several geotechnical investigations have been conducted by United-Heider Inspection Group for construction projects at AVC which are included in the proposed 2016 FMP, including reports for the proposed Academic Commons Building, Community Center Building, CTE Building, and Photovoltaic Panel Array Structures, among others (United-Heider Inspection Group, 2017). These reports include recommendations for measures to comply with CBC Seismic Design Parameters, and have found that seismic ground shaking effects can be adequately addressed for each facility with incorporation of the recommended measures for each facility. Therefore, with adherence to the CBC and the recommendations of site-specific geotechnical reports, the facilities included in the

proposed project would be engineered to withstand the expected ground acceleration that may occur at the project site. In addition, project construction would be subject to review and approval by City building and safety officials. This impact is therefore less than significant, and further analysis of this issue is not warranted.

**LESS THAN SIGNIFICANT IMPACT**

*b. Would the project result in substantial soil erosion or the loss of topsoil?*

Because the project site is already developed, a substantial amount of impermeable surfaces already exist on the site. As can be seen by comparing Figure 3 to Figure 4, the developed area of the project site would not substantially change under the proposed project. The proposed project would therefore not lead to a substantial change in the amount of impermeable surfaces on the project site, and substantial changes in runoff patterns or rates would not occur.

Any construction project carried out the proposed project would be required to comply with the NPDES Multiple Separate Storm Sewer System (MS4) Permit issued by the Los Angeles Regional Water Quality Control Board, which would require implementation of Best Management Practices (BMPs) to reduce polluted runoff from the project site by retaining, treating, or infiltrating polluted runoff onsite. This would also help prevent increased runoff from the project site onto surrounding areas that could cause soil erosion or the loss of topsoil. Construction projects carried out under the 2016 FMP would also be required to comply with Lancaster Municipal Code Chapter 8.16 (Dust Control), which prohibits disturbing the surface of the land in a way which would cause or contribute to dust emission or wind erosion of the land. It also stipulates that protection of the land shall be provided by means of walls, fences, planting and maintaining vegetation, covering the land, applying water, or other effective method(s) that will control dust emissions and wind erosion. Lastly, construction projects carried out the proposed project would be required to submit a Dust Control Plan, in accordance with AVAQMD Rule 403, to the AVAQMD for review and approval.

For the reasons discussed above, the proposed project would have a less than significant impact related to soil erosion or the loss of topsoil, and further analysis of this issue is not warranted.

**LESS THAN SIGNIFICANT IMPACT**

*c. Would the project be located on a geologic unit or soil that is made unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?*

*d. Would the project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

Subsidence is the sudden sinking or gradual downward settling of the earth's surface with little or no horizontal movement. Subsidence is caused by a variety of activities, which include, but are not limited to, withdrawal of groundwater, pumping of oil and gas from underground, the collapse of underground mines, liquefaction, and hydrocompaction. Lateral spreading is the horizontal movement or spreading of soil toward an open face. The potential for failure from subsidence and lateral spreading is highest in areas where the groundwater table is high and where relatively soft and recent alluvial deposits exist. Lateral spreading hazards may also be present in areas with liquefaction risks. Expansive soils are generally clays, which increase in volume when saturated and shrink when dried. As shown on Figure 2-3 of the Master Environmental Assessment for the City's General Plan, certain parts of Lancaster are located on soils with a moderate shrink-swell potential,

and some areas have experienced sinkholes or fissures due to subsidence, but the project site is not in or near one of these areas (City of Lancaster, 2009b).

On-site structures would be required to be constructed to comply with the California Building Code (CBC). In addition, construction would be subject to review and approval by City building and safety officials. Lastly, several geotechnical investigations have been conducted by United-Heider Inspection Group for construction projects at AVC which are included in the proposed 2016 FMP, including reports for the proposed Academic Commons Building, Community Center Building, CTE Building, and Photovoltaic Panel Array Structures, among others (United-Heider Inspection Group, 2017). These reports include recommendations to avoid soil instability issues with specific construction projects, as necessary.

With adherence to the CBC, review and approval by City building and safety officials, and compliance with recommendations in site-specific geotechnical reports, design and construction of the facilities included in the proposed project would be engineered to withstand any soil instability issues that may occur at the project site. These impacts are therefore less than significant, and further analysis of this issue is not warranted.

#### **LESS THAN SIGNIFICANT IMPACT**

- e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The project site is fully served by municipal utilities, including sewer, and would not use septic tanks or alternative wastewater disposal systems. No impact would occur and further analysis of this issue is not warranted.

#### **NO IMPACT**



## 7 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with any applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Climate change is the observed increase in the average temperature of the earth's atmosphere and oceans along with other substantial changes in climate (such as wind patterns, precipitation, and storms) over an extended period. Climate change is the result of numerous, cumulative sources of greenhouse gases (GHG), which contribute to the "greenhouse effect," a natural occurrence that helps regulate the temperature of the planet. The majority of radiation from the sun hits the earth's surface and warms it. The surface in turn radiates heat back towards the atmosphere, known as infrared radiation. Gases and clouds in the atmosphere trap and prevent some of this heat from escaping into space and re-radiate it in all directions. This process is essential to support life on Earth because it warms the planet by approximately 60° Fahrenheit. Emissions from human activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the gases in the atmosphere that trap heat and contribute to an average increase in Earth's temperature.

GHGs occur naturally and from human activities. Human activities that produce GHGs include fossil fuel burning (coal, oil, and natural gas for heating and electricity, gasoline and diesel for transportation); methane generated by landfill wastes and raising livestock; deforestation activities; and some agricultural practices. GHGs produced by human activities include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFC), perfluorocarbons (PFC), and sulfur hexafluoride (SF<sub>6</sub>). Since 1750, estimated concentrations of CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O in the atmosphere have increased over by 36 percent, 148 percent, and 18 percent respectively, primarily due to human activity. Emissions of GHGs affect the atmosphere directly by changing its chemical composition. Changes to the land surface indirectly affect the atmosphere by changing the way in the Earth absorbs gases from the atmosphere. Potential impacts in California of global warming may include loss of snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years (California Energy Commission [CEC] 2009).

- a. *Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?*

Many local air pollution control agencies in California have proposed numerical or other GHG significance criteria. The AVAQM, which has local regulatory authority over air pollutant emissions,

has established a recommended CEQA-significant emissions level for addressing GHG emissions of 100,000 tons CO<sub>2</sub>e per year or 548,000 CO<sub>2</sub>e per day (AVAQMD, 2016; p. 7). However, the AVAQMD does not currently have any additional CEQA guidelines related to assessing GHG impacts or have current or proposed new specific local regulations related to GHG emissions (City of Lancaster, 2017).

The project's proposed construction activities, energy use, daily operational activities, and mobile sources (traffic) would generate GHG emissions. Project-related construction emissions are confined to a relatively short period of time in relation to the overall life of the proposed project. Operational Emissions include area sources (consumer products, landscape maintenance equipment, and painting), energy use (electricity and natural gas), solid waste, electricity to deliver water, and transportation emissions.

In order to fully and accurately account for the proposed project's emissions in all these categories, and compare them to applicable CEQA thresholds, the project's emissions must be modeled based on details related to construction schedule, construction equipment, and building materials; energy use during operation; and transportation emissions based on the results of a traffic study (see Section 16, Transportation, of this Environmental Checklist). Emissions related to construction and operation of the proposed project are therefore potentially significant, and will be modeled and evaluated in an EIR.

#### **POTENTIALLY SIGNIFICANT IMPACT**

- b. Would the project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Many jurisdictions within California have adopted climate change plans or climate action plans. The City of Lancaster's Climate Action Plan (CAP) was adopted in March 2017. Lancaster's CAP includes a GHG emissions inventory, GHG emissions forecasts, proposed GHG emissions reduction measures by sector, and an implementation plan (City of Lancaster, 2016). The proposed project would be consistent with the City's CAP if it includes provisions to implement the applicable CAP GHG reduction measures. Consistency with the applicable measures will be evaluated in an EIR. The GHG analysis included in the EIR will consider court direction provided in the Newhall decisions; the 2030 statewide 40 percent GHG emissions reductions targets in Senate Bill 32, which took effect January 1 2017; and the ARB's Scoping Plan, which was adopted in December 2017 (ARB, December 2017). The EIR will also analyze consistency with applicable GHG reduction policies from other applicable plans, such as the Southern California Association of Government's Sustainable Communities Strategy/Regional Transportation Plan (SCAG's RTP/SCS).

#### **POTENTIALLY SIGNIFICANT IMPACT**

## 8 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site that is included on a list of hazardous material 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?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	■	□	□	□
h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	□	□	□	■

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Would the project 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?*
- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

The proposed project would involve demolition and relocation of existing buildings, and construction of new buildings over the approximately 16-year span of the 2016 FMP. The proposed uses may involve the routine transport, use or disposal of hazardous substances typically associated with the operation of a community college, such as fuels for on-campus vehicles, chemicals for science classes, cleaning supplies, chlorine or bromine for pools, etc. Additionally, current uses on the project site, and soils beneath the project site, may contain hazardous materials such as asbestos or lead in buildings and contaminated soils. Demolition of buildings may release asbestos or lead, and excavation could release hazardous materials in contaminated soils. Because there are several schools located in the vicinity of the project site, including at least one school within ¼ mile (the Bethel Christian School, located directly across West Avenue K from the project site), the proposed project has the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. These possible hazards represent potentially significant impacts and will be further analyzed in an EIR.

#### **POTENTIALLY SIGNIFICANT IMPACT**

- d. *Would the project be located on a site included on a list of hazardous material 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?*

In order to determine the potential significance of this impact, it is necessary to conduct a standard record search from federal, state, county and City environmental record sources for known hazardous materials contamination at the project site; assess applicable Phase I environmental assessments (ESA) or other technical reports that may be available from the City, applicant, or other

property owners in the study area; and examine files readily available from online databases, the Los Angeles County Fire Department, and the Regional Water Quality Control Board concerning past contamination spills and/or cleanup activities. Further analysis of this issue in an EIR is therefore required.

**POTENTIALLY SIGNIFICANT IMPACT**

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*
- f. For a project near a private airstrip, would it result in a safety hazard for people residing or working in the project area?*

The project site is not located within an area covered by an airport land use plan, or within two miles of a public airport or private airstrip. The closest airports or airstrips are the General William J. Fox Airfield, located approximately four miles to the northwest, and Palmdale Regional Airport, located approximately five miles to the southeast. No impact would occur and further analysis of these issues is not warranted.

**NO IMPACT**

- g. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The proposed project involves development in an urbanized area of Lancaster. While the project site generally has good vehicular access, the proposed project may result in an intensification of development on the project site, and increased traffic in the area. While the project would be required to comply with applicable California Fire Code requirements, the mix of proposed uses and emergency access to them after development may affect emergency response and emergency access. For these reasons, the proposed uses, including the details of ingress and egress and their effect on local traffic patterns, must be evaluated to determine the significance of this impact. These issues are therefore potentially significant and will be further addressed in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

- h. Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

The project site is in an urbanized area and not adjacent to wildlands, and the Lancaster General Plan does not identify any wildland hazard areas in the vicinity (City of Lancaster, 2009b). Therefore, no impact would occur and further analysis of these issues is not warranted.

**NO IMPACT**

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## 9 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g. Place housing in a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place structures in a 100-year flood hazard area that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including that occurring as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Result in inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. *Would the project violate any water quality standards or waste discharge requirements?*

e. *Would the project create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

f. *Would the project otherwise substantially degrade water quality?*

Implementation of the proposed project would involve demolition, new construction, building renovations, change of use, and site development projects but, as can be seen by comparing Figure 3 to Figure 4, the developed area of the project site would not substantially change under the proposed project. The proposed project would therefore not lead to a permanent, substantial change in the amount of impermeable surfaces or changes in drainage patterns on the project site, and permanent, substantial changes in runoff patterns or rates would not occur.

Temporary changes in drainage patterns can also occur during construction of projects, creating the potential to temporarily increase the amount of runoff, including polluted runoff. Storm water can carry with it pollutants such as: oil, pesticides, herbicides, sediment, trash, bacteria and metals and can then drain directly into surface water bodies. The proposed project would be required to comply with the NPDES Multiple Separate Storm Sewer System (MS4) Permit issued by the Los Angeles Regional Water Quality Control Board, which would require implementation of Best Management Practices (BMPs) to avoid such impacts. BMPs would be required to reduce polluted runoff from the project site by retaining, treating, or infiltrating polluted runoff onsite. Additionally, construction projects disturbing 1 or more acres are required to obtain coverage under the statewide National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. This is administered by the State Water Resources Control Board (SWRCB). The applicant



would also be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) that complies with the statewide permit.

For all the reasons discussed above, implementation of the proposed project would not violate any water quality standards or waste discharge requirements, create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, or otherwise substantially degrade water quality. These impacts would therefore be less than significant, and further analysis of this issue is not warranted.

#### **LESS THAN SIGNIFICANT IMPACT**

- b. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering or the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?*

The Antelope Valley is located in a desert environment and underlain by a closed groundwater basin. The two primary sources of supply to the valley are imported water from the State Water Project (SWP) via the California aqueduct and groundwater extracted from the Antelope Valley groundwater basin. Water service to the project site would be provided by Los Angeles County Water Works District 40 (City of Lancaster, 2009b. Figure 10.1-2).

Implementation of the proposed project would involve an increase in the total amount of water-consuming facilities on the project site, but the 2016 FMP also includes water-saving features, such as plans for drought-tolerant and low water use landscaping. The Antelope Valley groundwater basin is in a state of overdraft. Records indicate that extraction has continued beyond the safe-yield levels, causing areas of land subsidence and the loss of basin (aquifer) storage (City of Lancaster, 2009b). Although implementation of the proposed project may incrementally increase water consumption (see Section 18, Utilities and Service Systems, of this Environmental Checklist), the proposed project includes water conservation features and would not receive its water exclusively from groundwater supplies. Any increase in water consumption associated with the proposed project would therefore not be sufficiently substantial to deplete groundwater supplies. This impact would be less than significant, and further analysis of this issue is not warranted.

#### **LESS THAN SIGNIFICANT IMPACT**

- c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?*
- d. Would the project substantially alter the existing drainage pattern of the site or area, including the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?*

As discussed under Impact 9.a, e, f above, the developed area of the project site would not substantially change under the proposed project, and substantial changes in runoff patterns or rates would not occur. Potential impacts from temporary changes in drainage patterns due to construction would be addressed through compliance with the storm water quality regulations

discussed under Impact 9.a, e, f. This impact would be less than significant, and further analysis of this issue is not warranted.

**LESS THAN SIGNIFICANT IMPACT**

- g. Would the project place housing in a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map?*
- h. Would the project place structures in a 100-year flood hazard area that would impede or redirect flood flows?*

The project site is not in a 100-year flood hazard area, as mapped on the FEMA flood maps for this portion of Lancaster (Department of Homeland Security, September 2008). As shown on the FEMA flood maps, it is in Zone X, Areas of 0.2% annual chance flood (also known as the 500-year floodplain). The proposed project would therefore have no impact in this regard and further analysis of these issues is not warranted.

**NO IMPACT**

- i. Would the project expose people or structures to a significant risk of loss, injury, or death involving flooding, including that occurring as a result of the failure of a levee or dam?*

According to the Master Environmental Assessment for the 2030 General Plan (City of Lancaster, 2009b), the California Aqueduct and Little Rock Reservoir present some risk of overflow. In the event of a major earthquake, the Aqueduct might be breached. During such a break, millions of gallons of water could spill north across the western portion of the study area. Failure of the Little Rock Dam would result in the inundation of a large area north of the dam. However, Little Rock dam was improved in 1994 to meet seismic requirements, reducing the risk of this potential hazard to a less than significant level. Also, Action 4.1.1(f) of the General Plan is to Assist and encourage the efforts of the State and local entities responsible for regular maintenance of the California Aqueduct and the Little Rock Dam to reduce the risk of seismic failure and to ensure that water levels are kept at or below the designed safe water levels, thereby reducing the risk of overtopping. For these reasons, and because the project site is located approximately 4.5 miles from the Aqueduct and approximately 16 miles from Little Rock Dam, this impact would be less than significant and further analysis of these issues is not warranted.

**LESS THAN SIGNIFICANT IMPACT**

- j. Would the project result in inundation by seiche, tsunami, or mudflow?*

The project site is located approximately 50 miles from the Pacific Ocean, at an elevation of approximately 2,400 feet above sea level, and thus would not be subject to inundation by tsunami. It is also not located sufficiently near any other large inland body of water for seiche to be a potential hazard. The project site is also not located in or near any hillside areas where mudflow could be a hazard, the nearest hillside areas being approximately five miles to the southwest. The proposed project would therefore have no impact related to these issues, and further analysis of these issues is not warranted.

**NO IMPACT**

# 10 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with an applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*a. Would the project physically divide an established community?*

The proposed project is a plan for the future development of AVC, on a site that is already developed. The project does not include new roads or other facilities that would be physically divide the community. There would be no impact in this regard and further analysis of this issue is not warranted.

**NO IMPACT**

*b. Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

The City of Lancaster establishes land use policy and practice in Lancaster through its General Plan and Municipal Code. The proposed project would not change the land use on the project site, which would continue to be a community college campus. As listed in Section 6 and Section 7 of the Initial Study portion of this document, the project site's zoning and land use designation are consistent with its use as a school.

Another policy documents with relevance and applicability to the proposed project is the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) of the Southern California Association of Governments (SCAG). SCAG functions as the federally recognized Metropolitan Planning Organization (MPO) for Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial Counties (SCAG Region). As the MPO, SCAG develops long-range regional transportation plans (RTPs) in cooperation with the California Department of Transportation (Caltrans) and the U.S.

Department of Transportation (US DOT). Utilizing much of the same regional data, it also prepares and/or assists other agencies in developing the state-required regional Sustainable Communities Strategy (SCS); population, housing, and employment growth forecasts; regional transportation improvement programs; regional housing needs allocations (RHNA); and air quality management plans.

Although SCAG has no direct land use authority, generalized land use planning consistency between local jurisdictions and SCAG is required by state law for purposes of meeting state-required environmental quality goals and/or for eligibility for a wide range of transportation and other types of intergovernmental grants and funding programs that have long-range positive environmental impacts. In already-developed areas, the RTP/SCS largely incorporates local land use plans provided to SCAG by local jurisdictions during development of the SCS/RTP. Because the proposed project is consistent with existing uses and Lancaster's land use plan, it would also be generally consistent with the RTP/SCS in terms of land use.

SCAG's 2016 RTP/SCS includes the following foundational policies, which are intended to guide the development of member jurisdictions' land use strategies:

1. Identify regional strategic areas for infill and investment
2. Structure the plan on a three-tiered system of centers development
3. Develop "Complete Communities"
4. Develop nodes on a corridor
5. Plan for additional housing and jobs near transit
6. Plan for changing demand in types of housing
7. Continue to protect stable, existing single-family areas
8. Ensure adequate access to open space and preservation of habitat
9. Incorporate local input and feedback on future growth.

Because it is a plan for the future development of an existing community college campus in an already-developed area, but would not expand the physical boundaries of this campus, the proposed project is a form of infill development. The proposed project has no features that would conflict with any of the other foundational policies listed above. The proposed project would therefore not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. No impact would occur and further analysis of this issue is not warranted.

**NO IMPACT**

- c. *Would the project conflict with an applicable habitat conservation plan or natural community conservation plan?*

The project site is not located within an area that is subject to an adopted conservation plan (City of Lancaster, 2009a, 2009b). No impact would occur and further analysis of this issue is not warranted.

**NO IMPACT**

# 11 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project 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?*
- b. *Would the project 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?*

The project site is already developed, and is not in an area of known mineral resources (City of Lancaster, 2009b). No impact would occur and further analysis of this issue is not warranted.

**NO IMPACT**

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# 12 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels above those existing prior to implementation of the project?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located in 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
f. For a project near a private airstrip, would it expose people residing or working in the project area to excessive noise?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■

Noise is unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. Noise level measurements include intensity, frequency, and duration, as well as time of occurrence. Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). Because of the way the human ear works, a sound must be about 10 dBA greater than the reference sound to be judged as twice as loud. In general, a 3 dBA change in community noise levels is noticeable, while 1-2 dBA changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while arterial streets are in the 50-60+ dBA range.

Normal conversational levels are in the 60-65 dBA range, and ambient noise levels greater than 65 dBA can interrupt conversations.

Noise levels typically attenuate (or drop off) at a rate of 6 dBA per doubling of distance from point sources (such as construction equipment). Noise from lightly traveled roads typically attenuates at a rate of about 4.5 dBA per doubling of distance. Noise from heavily traveled roads typically attenuates at about 3 dBA per doubling of distance; while noise from a point source typically attenuates at about 6 dBA per doubling of distance. Noise levels may also be reduced by the introduction of intervening structures. For example, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm that breaks the line-of-sight reduces noise levels by 5 to 10 dBA. The construction style for dwelling units in California generally provides a reduction of exterior-to-interior noise levels of about 30 dBA with closed windows (FTA, 2006).

Some land uses are more sensitive to ambient noise levels than other uses due to the amount of noise exposure and the types of activities involved. For example, residences, motels, hotels, schools, libraries, churches, nursing homes, auditoriums, museums, cultural facilities, parks, and outdoor recreation areas are more sensitive to noise than commercial and industrial land uses. The noise-sensitive receptors closest to the project site are residences, schools, and churches located on all sides of the project site (see Section 10 of the Initial Study portion of this document).

Vibration is a unique form of noise because its energy is carried through buildings, structures, and the ground, whereas sound is simply carried through the air. Thus, vibration is generally felt rather than heard. Some vibration effects can be caused by noise (e.g., the rattling of windows from passing trucks). This phenomenon is caused by the coupling of the acoustic energy at frequencies that are close to the resonant frequency of the material being vibrated. Typically, ground-borne vibration generated by manmade activities attenuates rapidly as distance from the source of the vibration increases. The ground motion caused by vibration is measured as particle velocity in inches per second and is measured in vibration decibels (VdB).

The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. Most perceptible indoor vibration is caused by sources inside buildings such as the operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible ground-borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads.

Vibration impacts would be significant if they exceed the following Federal Transit Administration (FTA) thresholds (FTA, 2006):

- 65 VdB where low ambient vibration is essential for interior operations, such as hospitals and recording studios
- 72 VdB for residences and buildings where people normally sleep, including hotels
- 75 VdB for institutional land uses with primary daytime use, such as churches and schools
- 95 VdB for physical damage to extremely fragile historic buildings
- 100 VdB for physical damage to buildings

In addition to the groundborne vibration thresholds outlined above, the FTA outlined human response to different levels of groundborne vibration and determined that vibration that is 85 VdB is acceptable only if there are an infrequent number of events per day.



The City of Lancaster adopted its Plan for Public Health and Safety, which includes all the necessary information and analysis to comply with the State requirements for the Noise Element of a General Plan, in July 2009. The Noise section of the Plan for Public Health and Safety provides a description of existing noise levels and sources in the community. It also includes Objective 4.3, which is to promote noise compatible land use relationships by implementing the noise standards identified in Table 4 (Table 3-1 of the General Plan) to be utilized for design purposes in new development, and establishing a program to attenuate existing noise problems. The Noise section also includes comprehensive goals, policies, and implementing actions to help achieve this objective.

**Table 4 City of Lancaster Compatible Noise and Land Use Compatibility Guidelines**

Land Use	Maximum Exterior CNEL (dBA)	Maximum Interior CNEL (dBA)
Rural, Single Family, Multiple Family Residential	65	45
Schools		
Classrooms	65	45
Playgrounds	70	–
Libraries	–	50
Hospitals/Convalescent Facilities		
Living Areas	–	50
Sleeping Areas	–	40
Commercial and Industrial	70	–
Office Areas	–	50
Source: City of Lancaster, 2009a		

To implement the City's noise policies, the City adopted a Noise Regulations (also known as the Noise Ordinance), which are contained in Chapter 8.24 of the City's Municipal Code (City of Lancaster, 2018). The Lancaster Noise Ordinance has no numerical standards, but prohibits loud, unnecessary and unusual noises within City limits. It also prohibits construction, including operation of certain construction equipment and any other machine, tool, device or equipment making loud noises within 500 feet of an occupied dwelling, apartment, hotel, mobile home or other place of residence, at any time on Sunday or any day between the hours of eight p.m. and seven a.m., with certain exceptions (Sections 8.24.040 and 8.24.050).

The City has not adopted any thresholds or regulations addressing vibration. Vibration is a unique form of noise because its energy is carried through buildings, structures, and the ground, whereas noise is simply carried through the air. Thus, vibration is generally felt rather than heard. The ground motion caused by vibration is measured as particle velocity in inches per second and is referenced as vibration decibels (VdB) in the U.S.

The most common sources of noise in the project site vicinity are transportation-related, such as automobiles, trucks, buses and motorcycles. Motor vehicle noise is of concern because it is characterized by a high number of individual events, which often create a sustained noise level, and

because of its proximity to areas sensitive to noise exposure. Other sources of noise in the vicinity include noise from temporary events, such as crowd noise at athletic events at AVC's Marauder Stadium.

- a. *Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*
- b. *Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*
- c. *Would the project result in a substantial permanent increase in ambient noise levels above levels existing without the project?*
- d. *Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

The proposed project could generate temporary noise increases during construction and long-term increases associated with project operation.

Construction would be required to comply with Section 8.24.040 of the Lancaster Municipal Code, which, as explained above, forbids construction at any time on Sunday or any day between the hours of eight p.m. and seven a.m, with certain exceptions. With compliance with this ordinance, project-related construction would not occur during recognized sleep hours for residences. However, other noise-sensitive uses, such as schools, exist adjacent to and nearby the project site, and temporary construction noise during hours allowed by the Municipal Code could negatively affect these sensitive receptors. Temporary construction noise impacts will therefore be evaluated in an EIR.

Existing uses near the project site may periodically be subject to noises associated with operation of the proposed project, including noise that is typical of a community college, such as conversations, music, delivery trucks, crowd noise (including occasional outdoor athletic events), and noise associated with rooftop ventilation and heating systems and other mechanical equipment. The project would be required to comply with applicable regulations of the City of Lancaster, including Section 8.24.030 of the Municipal Code, which prohibits loud, unnecessary, and unusual noises that are physically annoying or discomforting to persons of ordinary sensitiveness or would occasion physical discomfort to the inhabitants of any neighborhood. Nevertheless, the potential impacts of the proposed project in this regard require further analysis to determine if they would be consistent with these regulations. Potential impacts to noise-sensitive receptors from operation of the proposed project would therefore be potentially significant and will also be analyzed in an EIR.

The proposed project would also contribute to noise related to vehicular movement, since it would contribute to an increase in the number of vehicle trips to and from the project site. Long-term noise impacts associated with increased vehicle traffic will therefore also be evaluated in an EIR.

#### **POTENTIALLY SIGNIFICANT IMPACT**

- e. For a project located in 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?*
- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise?*

The project site is not located within an area covered by an airport land use plan, or within two miles of a public airport or private airstrip. The closest airports or airstrips are the General William J. Fox Airfield, located approximately four miles to the northwest, and Palmdale Regional Airport, located approximately five miles to the southeast. No impact would occur and further analysis of these issues is not warranted.

**NO IMPACT**

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# 13 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*
- b. *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

As explained at the beginning of Section 8 of the Initial Study portion of this document, While the 2016 FMP would accommodate an increase in FTES at AVC, this FTES increase is based on estimates of future demand for AVCCD's services, and the 2016 FMP would accommodate, not cause, this increase. The proposed project does not include any residential component, and would not extend roads or other infrastructure into new areas. It would therefore not directly or indirectly induce substantial population growth in the area. It would also not involve displacement of any existing housing or people. The proposed project would therefore have no impact related to population and housing, and further analysis of these issues is not warranted.

## NO IMPACT

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# 14 Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:				
1 Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3 Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4 Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5 Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the 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?*

The City of Lancaster contracts with the Los Angeles County Fire Department for fire and paramedic services. There are currently six fire stations within the City of Lancaster, as well as one in the unincorporated community of Antelope Acres and one in the unincorporated community of Quartz Hill. Of these six fire stations, the closest to the project site is Los Angeles County Fire Department Station 134, located at 43225 25<sup>th</sup> Street West, approximately one mile from the project site. Services provided from this and the City's other fire stations include fire suppression, fire prevention, paramedic response, swift water rescue, and hazardous materials response (City of Lancaster, 2017). The project site is within the service area of this station (City of Lancaster, 2009b, Figure 9.1-1).

Policy 4.7.1 of the Lancaster General Plan is to ensure that an adequate number of fire stations and adequate firefighting equipment and personnel are provided to protect the citizens and businesses of the City of Lancaster. The General Plan includes several specific actions to implement this policy, including Action 4.7.1(c), which requires the City to involve fire department personnel in the development review process for all new development proposals through participation in the

Development Review Committee and by referring development requests to the Los Angeles County Fire Department for review and comment. Because the proposed project would accommodate, not cause, population growth (see Section 13, Population and Housing), it would not create the need for new or physically altered fire protection facilities that could cause significant environmental impacts. Nevertheless, AVC would still be required to comply with these policies and actions for all projects carried out under the proposed 2016 FMP. Impacts related to provision of fire protection facilities would therefore be less than significant, and further analysis of these issues is not warranted.

#### **LESS THAN SIGNIFICANT IMPACT**

*a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

The City of Lancaster contracts with the Los Angeles County Sheriff's Department (LASD) for police services. The Lancaster Sheriff's station is located approximately three miles northeast of the project site, at 501 West Lancaster Boulevard in downtown Lancaster. The Lancaster Station has 189 sworn personnel and 74 civilian personnel assigned to cover an area of more than 600 square miles, including the City of Lancaster, and the communities of Lake Los Angeles, Quartz Hill, and Antelope Acres. Law enforcement services are provided for over 190,000 residents (City of Lancaster, 2017).

Policy 4.6.1 of the Lancaster General Plan is to Ensure that adequate law enforcement is provided to the citizens and businesses of the City of Lancaster. The General Plan includes several specific actions to implement this and other policies related to police services, including Action 4.6.2(a), which is to involve the Public Safety Office and Community Neighborhood Division in the development review process for all new development proposals through participation in the Development Review Committee for review and comment. Because the proposed project would accommodate, not cause, population growth (see Section 13, Population and Housing), it would not create the need for new or physically altered police protection facilities that could cause significant environmental impacts. Nevertheless, AVC would still be required to comply with these policies and actions for all projects carried out under the proposed 2016 FMP. Impacts related to provision of police protection facilities would therefore be less than significant, and further analysis of these issues is not warranted.

#### **LESS THAN SIGNIFICANT IMPACT**

*a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

The City of Lancaster is served by four public school districts: Antelope Valley Union High School District (AVUHSD), Eastside Union School District (EUSD), Lancaster School District (LSD), and the Westside Union School District (WUSD) (City of Lancaster, 2009b). While implementation of the proposed project would itself result in the physical alteration of a school (AVC), any physical effects of the project are analyzed throughout the Environmental Checklist portion of this Initial Study, and in some cases will also be analyzed in an EIR. Because the proposed project would accommodate, not cause, population growth (see Section 13, Population and Housing), it would not create the



need for any other new or physically altered schools, the construction of which would cause significant environmental impacts. Additionally, pursuant to Section 65995 (3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." Thus, payment of development fees is considered full mitigation for the proposed project's impacts under CEQA and impacts would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

*a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*

Parks and recreational facilities are made available to Lancaster residents through the Department of Parks, Recreation, and Arts. The State of California, County of Los Angeles, the City of Lancaster, and private groups provide and operate recreation facilities in the north Antelope Valley area, which includes the City of Lancaster and General Plan study area. The park closest to the project site is Rawley-Duntley Park, which is located directly across West Avenue K from the project site. The park consists of 19 acres, which include four acres dedicated to Desert Woodland open space and seven acres pending future park development. Facilities provided at Rawley Duntley include an open play area, children's play area, picnic facilities and group picnic area, basketball courts, two baseball fields, and volleyball courts (City of Lancaster, 2009b).

Policy 10.1.1 of the General Plan is to provide opportunities for a wide variety of recreational activities and park experiences, including active recreation and passive open space enjoyment within a coordinated system of local, regional, and special use park lands areas. The General Plan includes several specific actions to implement this and other policies related to parks, but none of these apply specifically to projects involving educational uses. Rather, these actions address development that would increase demand for parks, especially residential development. Because the proposed project would accommodate, not cause, population growth (see Section 13, Population and Housing), it would not create the need for new or physically altered parks that could cause significant environmental impacts. Impacts related to provision of parks would therefore be less than significant, and further analysis of these issues is not warranted.

#### **LESS THAN SIGNIFICANT IMPACT**

*a.5. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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 other public facilities?*

Public library services in Lancaster are provided by the Los Angeles County Public Library system. The Los Angeles County Public Library first opened the Lancaster Community Library on October 19, 1912 at Antelope Valley High School. Over the years, the Community Library relocated to several locations. Currently, the Los Angeles County Public Library operates two facilities available to the public within the study area, which include the Lancaster Regional Library and the Quartz Hill Community Library. Lancaster Regional Library, the larger of the two County Public libraries, was

opened in 1996 and occupies 48,721 square feet of floor space at 601 West Lancaster Boulevard in downtown Lancaster, approximately 2.9 miles northeast of the project site. The Quartz Hill occupies 12,514 square feet of floor space at 5040 West Avenue M-2 in Quartz Hill, approximately 2.8 miles southwest of the project site. These libraries offer not only books and other publications, but also online collections, audio books, downloadable music, streaming movies, audiobooks, and music, live homework help, and children's areas (City of Lancaster, 2009b; County of Los Angeles Public Library, 2018a, 2018b).

Policy 12.2.1 of the General Plan is to promote the construction of libraries or expansion of existing libraries as required to meet the needs of existing and future residents. The proposed project would accommodate an expansion of AVC in response to future demand for its services. AVC currently includes an on-campus library, and would continue to do so under the proposed project. In fact, the 2016 FMP identifies 9,741 ASF of additional library space (AVCCD, 2016).

Because the proposed project would accommodate, not cause, population growth (see Section 13, Population and Housing), it would not create the need for new or physically altered public libraries or other governmental facilities that could cause significant environmental impacts. Impacts related to provision of governmental facilities would therefore be less than significant, and further analysis of these issues is not warranted.

#### **LESS THAN SIGNIFICANT IMPACT**

# 15 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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?*

As discussed under Item 14.a.4, the proposed project would not substantially increase demand for parks. It would therefore not 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. This impact would be less than significant, and further analysis of these issues is not warranted.

## LESS THAN SIGNIFICANT IMPACT

- 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?*

As listed in Table 2 and shown in Figure 4, the 2016 FMP does include plans for future new or renovated recreational facilities, including a new Field House and a renovated Gymnasium. Space for the new Field House will be created by relocating existing modular buildings. The new Field House will meet accessibility requirements for restrooms, locker rooms, first-aid & training rooms and equipment areas for the athletic complex. The facility will support community and college events. The existing gymnasium was built in 1961 and is in poor condition. The FMP recommends a complete renovation of the existing facility to correct building deficiencies and address the current and projected kinesiology program needs (AVCCD, 2016).

The potential environmental effects of these proposed facilities are part of the overall environmental effects of the proposed project, which are analyzed throughout this Initial Study and has been found to either have no impact, a less than significant impact, or potentially significant impacts that will be further studied in an EIR. The proposed recreational facilities would have no separate environmental impacts which might have an adverse physical effect on the environment. There would be no impact in this regard and further analysis of these issues is not warranted.

## NO IMPACT

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# 16 Transportation/Traffic

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	■	□	□	□
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	■	□	□	□
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	□	□	□	■
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	■	□	□	□
e. Result in inadequate emergency access?	■	□	□	□
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	■	□	□	□

- a. *Would the project conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?*
- b. *Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*
- d. *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?*
- e. *Would the project result in inadequate emergency access?*
- f. *Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?*

The increased enrollment on the AVC campus associated with the proposed project could increase vehicular traffic to and from the project site, as well as demand for transit. Increased traffic, as well as changes in circulation patterns included in the proposed project (such as relocating the campus's main entrance to 30<sup>th</sup> Street West rather than West Avenue K), or prompted by the proposed project, may adversely affect operation of the local circulation system. Therefore, the project has the potential to conflict with applicable transportation plans or policies, substantially increase hazards due to a design feature, result in inadequate emergency access, or decrease the performance or safety of bikeways and pedestrian facilities. These are potentially significant impacts and will be further studied in an EIR.

#### **POTENTIALLY SIGNIFICANT IMPACT**

- c. *Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

The project site is not located within an area covered by an airport land use plan. The closest airports or airstrips are the General William J. Fox Airfield, located approximately four miles to the northwest, and Palmdale Regional Airport, located approximately five miles to the southeast. There are no elements of the proposed project that would increase or change the location of air traffic, and the 2016 FMP does not include any exceptionally tall facilities or facilities that would otherwise pose a hazard to aviation. No impact would occur and further analysis of these issues is not warranted.

#### **NO IMPACT**

# 17 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a 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:				
a. 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	■	□	□	□
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 2024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	■	□	□	□

As of July 1, 2015, California Assembly Bill 52 of 2014 (AB 52) was enacted and expands CEQA by defining a new resource category, "tribal cultural resources." AB 52 establishes that "A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (PRC Section 21084.2). It further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and is:

1. 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
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

- a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is 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)?*
- b. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 2024.1?*

The project site has been previously graded and disturbed during construction of the existing structures. For this reason, no tribal cultural resources are anticipated to be discovered during construction. However, the possibility that that new ground disturbance associated with construction of projects included in the 2016 FMP could encounter previously undiscovered tribal cultural resources cannot be completely ruled out. This impact is therefore potentially significant, and will be further studied in an EIR, which will also include the results of the AB 52 consultation process that will be undertaken by the lead agency.

**POTENTIALLY SIGNIFICANT IMPACT**



## 18 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. 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?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>				
a. <i>Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</i>				
b. <i>Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</i>				

- e. *Would the project 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?*

Collection, treatment, and disposal of wastewater within the City of Lancaster and adjacent unincorporated areas are under the jurisdiction of County Sanitation District No. 14 of Los Angeles County (District No. 14). District No. 14 owns and maintains the trunk sewers and Lancaster Wastewater Reclamation Plant (LWRP), which convey and treat wastewater generated by residential, commercial and industrial areas of the City of Lancaster, as well as portions of the City of Palmdale and unincorporated County. Local sewer collection is provided by the small diameter pipelines owned by the City of Lancaster (City of Lancaster, 2009b).

Because the proposed project would represent an intensification of use on the project site compared to existing conditions, it would increase wastewater generation. Such an increase could potentially exceed wastewater treatment capabilities. This impact is potentially significant, and will be analyzed in an EIR, which will calculate current wastewater generation and the project's wastewater generation, and compare any increase to the available capacity of wastewater systems serving the project site and the City.

**POTENTIALLY SIGNIFICANT IMPACT**

- c. *Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

As discussed under Item a, e, f, in Section 9, Hydrology and Water Quality, of this Environmental Checklist, the proposed project would not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. No new storm water drainage facilities would be required. No impact would occur and further analysis of these issues is not warranted.

**NO IMPACT**

- d. *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

The Antelope Valley is located in a desert environment and underlain by a closed groundwater basin. The two primary sources of supply to the valley are imported water from the State Water Project (SWP) via the California aqueduct and groundwater extracted from the Antelope Valley groundwater basin. The Antelope Valley basin is in a state of overdraft. Records indicate that extraction has continued beyond the safe-yield levels, causing areas of land subsidence and the loss of basin (aquifer) storage (City of Lancaster, 2009b). Water service to the project site would be provided by Los Angeles County Water Works District 40 (City of Lancaster, 2009b. Figure 10.1-2).

Implementation of the proposed project would involve an increase in the total amount of water-consuming facilities on the project site. Although the 2016 FMP also includes water-saving features, such as plans for drought-tolerant and low water use landscaping, the increase in the total amount of facilities and FTES may increase water consumption. Such an increase could potentially exceed, or substantially contribute to an exceedance of, local supplies. This impact is potentially significant and will be analyzed in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

- f. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*
- g. Would the project comply with federal, state, and local statutes and regulations related to solid waste?*

Waste Management of Antelope Valley is currently the sole franchise private hauler serving the City of Lancaster for waste collection. The Lancaster Landfill and Antelope Valley Landfill are two landfill sites located in the Antelope Valley. Both sites are in the process of expanding to accommodate increasing waste generation. Nearly 100 percent of Lancaster's solid waste is taken to one of these landfills; however, other regional landfills in Los Angeles County also accept solid waste from the City (City of Lancaster, 2017).

Senate Bill (SB) 1016 requires that the 50 percent diversion requirement mandated by Assembly Bill (AB) 939 be measured in terms of pounds per person per day (ppd), instead of by volume or as an aggregate measure separate from population. CalRecycle sets a target for resident and employee per capita per day disposal rates. In Lancaster, the target for residents is 6.4 ppd and 23.2 ppd for employees. In 2015 the per capita disposal rate per resident in Lancaster was 3.9 ppd, and the per capita disposal rate per employee was 15.1 ppd (CalRecycle, 1995, 2018). Lancaster has therefore achieved both the resident and employee targets set by CalRecycle.

Because the proposed project would intensify development on the project site compared to existing conditions, it would increase waste generation compared to existing conditions. This increase could exceed the capacity of solid waste disposal facilities. This is a potentially significant impact that will be studied further in an EIR, which will compare the project's solid waste generation to available landfill capacities and waste reduction mandates.

**POTENTIALLY SIGNIFICANT IMPACT**

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# 19 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Does the project:				
a. Have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a. *Does the project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

As discussed in Section IV, Biological Resources of this Environmental Checklist, although the project site is in an urbanized area, the proposed project has the potential to significantly impact biological resources, since the project site is near areas with known sensitive biological resources, with potential connectivity to the project site. As explained in Section 5, Cultural Resources, the proposed project's impacts to cultural resources are potentially significant. These impacts will be studied further in an EIR.

## POTENTIALLY SIGNIFICANT IMPACT

- b. *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

As described in the discussion of Environmental Checklist Sections 1 through 18, the proposed project has potentially significant impacts requiring further analysis in an EIR for the following environmental issues: aesthetics, air quality, biological resources, cultural resources, greenhouse gas emissions, hazards and hazardous materials, noise, transportation/traffic, and utilities and service systems. The potential cumulative impacts of these environmental issues are therefore also potentially significant and will be studied in an EIR.

**POTENTIALLY SIGNIFICANT IMPACT**

- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

In general, impacts to human beings are associated with air quality, hazards and hazardous materials, and noise impacts. As detailed throughout the Environmental Checklist portion of this Initial Study, the proposed project has potentially significant impacts related to each of these issues. These impacts will therefore be studied further in an EIR in order to determine whether or not the project would result, either directly or indirectly, in adverse hazards related to human beings.

**POTENTIALLY SIGNIFICANT IMPACT**

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## List of Preparers

Rincon Consultants, Inc. prepared this IS-NOP under contract to the Antelope Valley Community College District. Persons involved in data gathering analysis, project management, and quality control are listed below.

### **RINCON CONSULTANTS, INC.**

Greg Martin, AICP, Senior Planner/Project Manager  
Joe Power, AICP, Principal



# Appendix A

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Notice of Preparation

## NOTICE OF PREPARATION

**TO:** Agencies, Organizations and Interested Parties

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Section 15082(a) of the California Code of Regulations

Pursuant to Public Resources Code Section 21165 and the Guidelines for the California Environmental Quality Act (CEQA) Section 15050, the Antelope Valley Community College District (District) is the Lead Agency responsible for preparation of an Environmental Impact Report (EIR) addressing potential impacts associated with the project identified below.

**AGENCIES:** The purpose of this notice is to serve as a Notice of Preparation (NOP) of an EIR pursuant to the State CEQA Guidelines Section 15082, and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project. Specifically, the District requests input on environmental information germane to your agency's statutory responsibility in connection with the proposed project. Responsible agencies may rely on the Draft EIR prepared by the City when considering permits or other approvals for this project.

**ORGANIZATIONS AND INTERESTED PARTIES:** The District requests your comments regarding the proposed scope and content of the environmental information to be included in the EIR.

**PROJECT TITLE:** Antelope Valley Community College District 2016 Facilities Master Plan

**PROJECT LOCATION:** Antelope Valley College, 3041 West Avenue K, Lancaster, California, 93536-5426.

**PROJECT DESCRIPTION:** The proposed project is an update of the Antelope Valley Community College District (District) Facilities Master Plan (FMP), also known as the 2016 FMP. The 2016 FMP is guide for the future development of the District's Lancaster campus, also known as Antelope Valley College (AVC). The 2016 FMP would accommodate an increase in full-time equivalent students (FTES) district-wide (including both the Lancaster campus and the District's Palmdale Center) of 5,175 FTES by 2030, compared to 2014 levels, for 19,852 total FTES in 2030, 15,908 of which would be at the Lancaster campus.

The 2016 FMP is a strategy for modifying the Lancaster campus to accommodate growth and change over the next 30 years. The initial FMP for the Palmdale Center is presently being developed to support proposed expansion plans of the center and will be incorporated into the District Facilities Master Plan at a later date. The 2016 FMP is based on findings from the District's Educational Master Plan. It provides a guide for long-term land and building use, and serves as a guide for near-term decisions on program planning and implementation, resource allocation, setting priorities and other College administrative matters which influence the student educational experience at AVC.

The 2016 FMP presents an overall picture of the future developed campus and includes recommendations for new construction, building renovations, change of use, and site development projects. It recommends the demolition and replacement of a number of the oldest buildings on the campus. Functions currently housed in these facilities will be relocated to new or existing facilities and will be designed to support the new campus zoning diagram and address projected instructional program needs. Although the 2016 FMP does not specify an exact amount of new square footage that would be added to the Lancaster campus upon full implementation of

the 2016 FMP, it does identify a need for additional assignable square feet (ASF) on campus. ASF is the assignable or usable space within a building. The 2016 FMP requires approval by the District's Board of Trustees.

**PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT:** The Initial Study for the proposed project found that it would have potentially significant environmental impacts in the following areas, which will therefore be studied in the EIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Noise, Transportation/Traffic, Tribal Cultural Resources, and Utilities and Service Systems.

**Scoping Meeting/Community Workshop.** The Antelope Valley Community College District, in its role as Lead Agency, will hold a public scoping meeting to provide an opportunity for the public and representatives of public agencies to address the scope of the Environmental Impact Report. The Scoping Meeting for the project is scheduled to occur during a regular meeting of the Antelope Valley Community College District Board of Trustees on **Monday, June 11, 2018, 6:30 pm** at the following location:

**Antelope Valley Community College District – PALMDALE CENTER**  
**Room 147 & 148**  
**2301 East Palmdale Boulevard**  
**Palmdale, CA 93550**

**PUBLIC REVIEW PERIOD:** The Initial Study – Notice of Preparation (IS-NOP) for the proposed project is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). The public review and comment period during which the District will receive comments on the IS-NOP **begins Tuesday, May 29, 2018** and ends **Wednesday, June 27, 2018**.

**THE IS-NOP IS AVAILABLE FOR PUBLIC REVIEW AT THE FOLLOWING LOCATIONS:**

- Antelope Valley College, Facilities Services Building, 3041 West Ave K, Lancaster, CA, 93536-5426, Monday through Thursday between the hours of 7:30 a.m. – 12:00 p.m. and 1:00 p.m. - 5:30 p.m., and Friday between the hours of 8:00 a.m. – 11:00 a.m.
- Online at: <http://www.avc.edu/news/2018/may/NOP>

**RESPONSES AND COMMENTS:** Please list a contact person for your agency or organization, include U.S. mail and email addresses, and send your comments to:

Antelope Valley Community College District  
Attn: Doug Jensen, Executive Director, Facilities Services  
3041 West Avenue K  
Lancaster, CA 93536-5426

Or via email to: [djensen@avc.edu](mailto:djensen@avc.edu)