Draft Initial Study/Mitigated Negative Declaration Former High Desert Hospital Site Demolition Project

Los Angeles County Public Works

Project No. 150739

DRAFT
10/23/2023

Draft Initial Study/Mitigated Negative Declaration Former High Desert Hospital Site Demolition Project

prepared for

Los Angeles County Public Works
Alhambra, California

Project No. 150739

DRAFT
10/23/2023

prepared by

Burns & McDonnell Engineering Company, Inc.
Los Angeles, California

TABLE OF CONTENTS

Page No.

1.0 INTRODUCTION 1-1
1.1 Introduction 1-1
1.2 Project Information 1-1
1.2.1 Project Title 1-2
1.2.2 Lead Agency Name and Address 1-2
1.2.3 Contact Person and Phone Number 1-2
1.2.4 Project Sponsor's Name and Address 1-2
1.2.5 General Plan Designation 1-2
1.2.6 Zoning 1-2
1.2.7 Project Location 1-2
1.2.8 Surrounding Land Uses and Setting 1-4
1.2.9 Existing Facilities 1-4
1.2.10 Access 1-8

2.0 PROJECT DESCRIPTION 2-1
2.1 Project Objectives 2-1
2.2 Proposed Project 2-1
2.2.1 Facilities 2-1
2.2.2 Access 2-1
2.2.3 Landscaping 2-2
2.3 Demolition and Excavation 2-2
2.3.1 Site Grading & Earthwork 2-3
2.4 Cumulative Projects List 2-4
2.5 Summary of Project Design Features 2-5

3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED 3-10
3.1 Aesthetics 3-13
3.1.1 Discussion 3-13
3.1.2 Mitigation Measures 3-16
3.1.3 References 3-17
3.2 Agriculture and Forestry Resources 3-18
3.2.1 Discussion 3-18
3.2.2 Mitigation Measures 3-23
3.2.3 References 3-23
3.3 Air Quality 3-24
3.3.1 Discussion 3-24
3.3.2 Mitigation Measures 3-34
3.3.3 References 3-34
3.4 Biological Resources 3-36
3.4.1 Discussion 3-38
3.4.2 Mitigation Measures 3-45

3.4.3 References 3-45
3.5 Cultural Resources 3-48
3.5.1 Discussion 3-48
3.5.2 Mitigation Measures 3-52
3.5.3 References 3-52
3.6 Energy 3-54
3.6.1 Discussion 3-54
3.6.2 Mitigation Measures 3-56
3.6.3 References 3-56
3.7 Geology and Soils 3-57
3.7.1 Discussion 3-57
3.7.2 Mitigation Measures 3-65
3.7.3 References 3-65
3.8 Greenhouse Gas Emissions 3-67
3.8.1 Discussion 3-67
3.8.2 Mitigation Measures 3-70
3.8.3 References 3-70
3.9 Hazards and Hazardous Materials 3-72
3.9.1 Discussion 3-72
3.9.2 Mitigation Measures 3-79
3.9.3 References 3-79
3.10 Hydrology and Water Quality 3-81
3.10.1 Discussion 3-81
3.10.2 Mitigation Measures 3-88
3.10.3 References 3-88
3.11 Land Use and Planning 3-90
3.11.1 Discussion 3-90
3.11.2 Mitigation Measures 3-92
3.11.3 References 3-92
3.12 Mineral Resources 3-94
3.12.1 Discussion 3-94
3.12.2 Mitigation Measures 3-95
3.12.3 References 3-95
3.13 Noise 3-96
3.13.1 Discussion 3-96
3.13.2 Mitigation Measures 3-103
3.13.3 References 3-104
3.14 Population and Housing 3-105
3.14.1 Discussion 3-105
3.14.2 Mitigation Measures 3-106
3.14.3 References 3-106
3.15 Public Services 3-107
3.15.1 Discussion 3-107
3.15.2 Mitigation Measures 3-109
3.15.3 References 3-109
3.16 Recreation 3-111

3.16.1 Discussion 3-111
3.16.2 Mitigation Measures 3-112
3.16.3 References 3-113
3.17 Transportation 3-114
3.17.1 Discussion 3-114
3.17.2 Mitigation Measures 3-118
3.17.3 References 3-118
3.18 Tribal Cultural Resources 3-119
3.18.1 Discussion 3-119
3.18.2 Mitigation Measures 3-121
3.18.3 References 3-122
3.19 Utilities and Service Systems 3-122
3.19.1 Discussion 3-122
3.19.2 Mitigation Measures 3-128
3.19.3 References 3-128
3.20 Wildfire 3-130
3.20.1 Discussion 3-130
3.20.2 Mitigation Measures 3-134
3.20.3 References 3-134
3.21 Mandatory Findings of Significance 3-135
3.21.1 Discussion 3-135

4.0 LIST OF PREPARERS 4-137
4.1 Lead Agency 4-137
4.2 CEQA Consultant 4-137
4.3 Contributor 4-137

APPENDIX A: AIR QUALITY AND GREENHOUSE GAS EMISSIONS TECHNICAL ANALYSIS
APPENDIX B: BIOLOGICAL RESOURCES
APPENDIX C: CULTURAL RESOURCES
APPENDIX D: HAZARDS & HAZARDOUS MATERIALS

LIST OF TABLES

Page No.

Table 1.2-1: Project Facilities 1-7
Table 2.3-1: Hazardous Material 2-2
Table 2.4-1: Cumulative Projects List 2-4
Table 2.5-1: Project Design Features 2-5
Table 3.3-1: AVAQMD Criteria Pollutant Significant Emissions Thresholds 3-25
Table 3.3-2: Anticipated Equipment during Various Phases 3-27
Table 3.3-3: Estimated Annual Peak Daily Construction Emissions 3-28
Table 3.3-4: Estimated Annual Construction Emissions (Tons) 3-28
Table 3.3-5: Estimated Annual Operational Emissions (Tons) 3-29
Table 3.4-1: Traditionally Protected Trees On-site 3-42
Table 3.8-1: Estimated Construction Annual GHG Emissions 3-68
Table 3.8-2: Estimated Operational Annual GHG Emissions 3-68
Table 3.8-3: Estimated Total Annual GHG Emissions 3-69
Table 3.13-1: Sources and Effects of Common Noise 3-97
Table 3.13-2: Noise Ranges of Typical Construction Equipment 3-99
Table 3.13-3: Vibration Source Levels for Construction Equipment 3-102

LIST OF FIGURES

Page No.

Figure 1: Project Location....1-3
Figure 2: Site Vicinity Map....1-5
Figure 3: Site Plan....1-6
Figure 3A: Site Photos....1-9
Figure 4: City of Lancaster Zoning Map....3-20
Figure 5: Regional Seismic Faults....3-59
Figure 6: Landslide and Liquefaction Zones....3-61
Figure 7: Flood Hazards....3-86
Figure 8: City of Lancaster Land Use Map....3-93

LIST OF ABBREVIATIONS

Abbreviation	Term/Phrase/Name
3D	Three-dimensional
AB	Assembly Bill
ACM	Asbestos Containing Materials
AHERA	Asbestos Hazard Emergency Response Act
APN	Assessor's Parcel Number
AVAQMD	Antelope Valley Air Quality Management District
AVTA	Antelope Valley Transit Authority
BAU	business-as-usual
bgs	Below Ground Surface
BMP	Best Management Practices
BPS	Best Performance Standards
Burns & McDonnell	Burns & McDonnell Engineering Company, Inc.
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CAARNG	California Army National Guard
CadnaA	Computer Aided Noise Abatement
Cal Water	California Water Service
CalEMA	California Emergency Management Agency
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CalOSHA	California Division of Occupational Safety and Health
CARB	California Air Resources Board
Caltrans	California Department of Transportation
CCR	California Code of Regulations
CDCA	California Desert Conservation Area
CDFW	California Department of Fish & Wildlife

Abbreviation	Term/Phrase/Name
CDPH	California Department of Public Health
CEQA	California Environmental Quality Act
CH4	Methane
CMP	Congestion Management Program
CMYC	Challenger Memorial Youth Center
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CO2	Carbon Dioxide
C&D	Construction & Demolition
CRHR	California Register of Historic Resources
CY	Cubic Yards
dBA	A-weighted noise measurement
DOC	California Department of Conservation
DPM	Diesel Particulate Matter
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
EQ Zapp	Earthquake Zones of Required Investigation
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zones
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
GHG	Greenhouse Gas Emissions
HDHS MACC	High Desert Health System Multi-Ambulatory Care Center
HVAC	Heating, Ventilation, and Air Conditioning
in/sec	Inches Per Second
LACFD	Los Angeles County Fire Department
LCM	Lead Containing Material
lPaC	USFWS Information for Planning and Consultation Database

Abbreviation	Term/Phrase/Name
LBP	Lead Based Paint
MBTA	Migratory Bird Treaty Act
MDAB	Mojave Desert Air Basin
MLDC	Mira Loma Detention Center
MM	Mitigation Measure
MND	Mitigated Negative Declaration
MUTCD	Manual on Uniform Traffic Control Devices
N2O	Nitrous Oxide
NAHC	Native American Heritage Commission
ND	Negative Declaration
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
PDF	Project Design Features
PM	Particulate Matter
PPB	Parts Per Billion
PPV	Peak Particle Velocity
PRC	Public Resources Code
Public Works	Los Angeles County Public Works
RMS	Root Mean Square
RTP	Regional Transportation Plan
SCAG	Southern California Association of Governments
SCS	Sustainable Communities Strategy
SEA	Sensitive Ecological Area
SIP	State Implementation Plan
SGMA	Sustainable Groundwater Management Act
sqft	Square Feet
SR	State Route
SWPPP	Storm Water Pollution Prevention Plan

Abbreviation	Term/Phrase/Name
SWRCB	State Water Resources Control Board
TCR	Tribal Cultural Resource
TPH-d	total petroleum hydrocarbons, diesel
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
UST	Underground Storage Tank
VdB	Vibration Decibels
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compounds
WBWG	Western Bat Working Group

1.0 INTRODUCTION

1.1 Introduction

The County of Los Angeles, through the Los Angeles County Public Works (Public Works) proposes to demolish the former High Desert Hospital and several other structures at the site and construct a stormwater retention facility at the former High Desert Hospital site, located at 44900 60th Street West, in the City of Lancaster, California. The proposed Former High Desert Hospital Site Demolition Project (Project) is designed to remove vacant facilities which have the potential to pose security and maintenance concerns and to alleviate the County of the costs associated with such concerns. The proposed Project also includes the construction of a stormwater retention facility which will provide functional stormwater drainage.

Pursuant to the requirements of the California Environmental Quality Act (CEQA),[1,2] this Initial Study (IS) provides an evaluation of the potential environmental impacts associated with this Project. According to Section 15063 of the State CEQA Guidelines (Title 14, California Code of Regulations [CCR], 15000 et seq.), an IS is a preliminary environmental analysis used by the Lead Agency (the public agency principally responsible for approving or carrying out the proposed project) as a basis for determining whether a Negative Declaration (ND), Mitigated Negative Declaration (MND), or an Environmental Impact Report (EIR) is required for a project.

Section 15063 of the State CEQA Guidelines requires that an IS contain a project description; a description of the environmental setting; an identification of environmental effects by checklist or other similar form; an explanation of environmental effects; a discussion of mitigation for significant environmental effects; an evaluation of the project's consistency with existing, zoning, plans, and other applicable land use controls; and the names of the persons who prepared the IS.

The County of Los Angeles, acting through Public Works will serve as the Lead Agency under CEQA. As the Lead Agency, the County has conducted an environmental review to analyze the potential environmental impacts associated with the Project.

1.2 Project Information

The following subsections provide basic Project information per State CEQA Guidelines (Appendix G).

[1] California Public Resources Code (PRC), Section 21000 et seq.
[2] California Code for Regulations (CCR), Title 14, Division 6, Chapter 3, Section 15000 et seq.

1.2.1 Project Title

Former High Desert Hospital Site Demolition Project

1.2.2 Lead Agency Name and Address

County of Los Angeles
Los Angeles County Public Works
Project Management Division I
900 S. Fremont Avenue
Alhambra, California 91803

1.2.3 Contact Person and Contact Information

Teresa Chan, Project Manager; tchan@dpw.lacounty.gov

1.2.4 Project Sponsor's Name and Address

Los Angeles County Public Works
Project Management Division I
900 S. Fremont Avenue
Alhambra, California 91803

1.2.5 General Plan Designation

P – Public (Government Owned; Other Property Type)

1.2.6 Zoning

P – Public

1.2.7 Project Location

The Project site is located in northern Los Angeles County in the Antelope Valley region in the City of Lancaster, which is approximately 70 miles north of downtown Los Angeles and immediately north of the City of Palmdale. The Project site is located at 44900 60th Street West (W), on the southeast corner of West Avenue I and 60th Street West (**Figure 1, Project Location**).

The Project site is located within an approximately 361-acre Los Angeles County (County) owned site that is bordered by W Avenue I to the north, 50th Street W to the east, Avenue J to the south, and 60th Street W to the east. The Project would occur on 14.2 acres, bound by on-site parking and 60th Street W to the west, the former Mira Loma Detention Center (MLDC) site to the north, undeveloped portions of County land and portions of the MLDC site to the east, and the California State Prison – Los Angeles to the south.



Project Site

NORTH

0 625 1,250 2,500

Feet

BURNS McDONNELL

Figure 1

Project Location

Former High Desert Hospital Site Demolition Project

1.2.8 Surrounding Land Uses and Setting

The Project site is specifically located on a 14.2-acre site, which entails the former High Desert Hospital (hospital) site, the Coroner Antelope Valley Regional Office property (coroner's office), and ancillary buildings and structures. The Project site is located within an approximately 361-acre County-owned property (APN 3203-014-901), which includes various facilities, including the former Mira Loma Detention Center (MLDC) located 0.03 miles north; an active County-operated solar energy facility located 0.16 miles northeast; the former County Probation Department's Challenger Memorial Youth Center (CMYC) located 0.35 miles northeast; and the active County Animal Care and Control – Lancaster Shelter located 0.58 miles northeast. The active California State Prison – Los Angeles is located on approximately 262 acres of the County-owned property, 0.23 miles south of the Project site. The County-owned property (APN 3203-014-901) is not listed on the Cortese List (Government Code 65962.5). As a County-owned property, the Project site is owned by the County and is not subject to regulation by the City of Lancaster's General Plan or Zoning Ordinance (**Figure 2, Site Vicinity Map**).

The land uses surrounding the Project site include public, residential, rural residential, light industrial, and commercial. Sensitive receptors refer to individuals who are particularly susceptible to health effects due to exposure to an air contaminant. Land uses where sensitive receptors are typically located include schools, long-term health care facilities, rehabilitation centers, hospitals, retirement homes, and residences. The closest sensitive receptors to the Project site are the California State Prison – Los Angeles, located approximately 0.23-mile south of the Project site, and residential apartments located approximately 0.20-mile northwest, across 60th Street West.

1.2.9 Existing Facilities

The Project site is currently developed, by way of the unoccupied hospital building and smaller ancillary buildings, trailers, and the coroner's office. The hospital building was constructed in 1961 and was originally licensed for 170 beds. The coroner's office is a single-story wood building. The remaining buildings and ancillary spaces are manufactured structures that sit on concrete slabs.

The total developed Project site has a footprint of approximately 621,174 square feet of developed land, which includes the unoccupied hospital building and smaller ancillary manufactured buildings, trailers, the coroner's office, parking lots, and landscaping.

The Project facilities are listed below in **Table 1.2-1** and are shown in **Figure 3, Site Plan**.

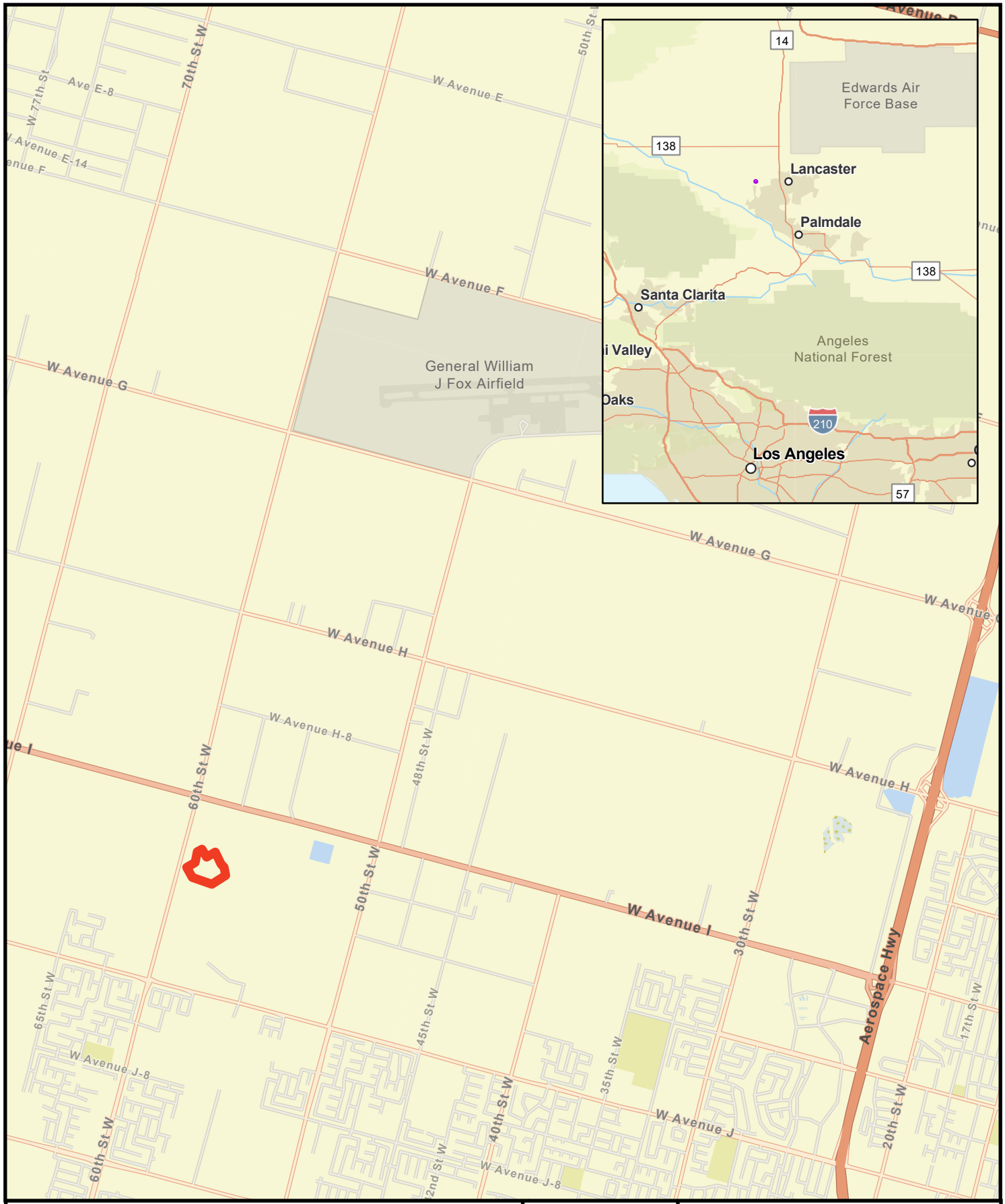
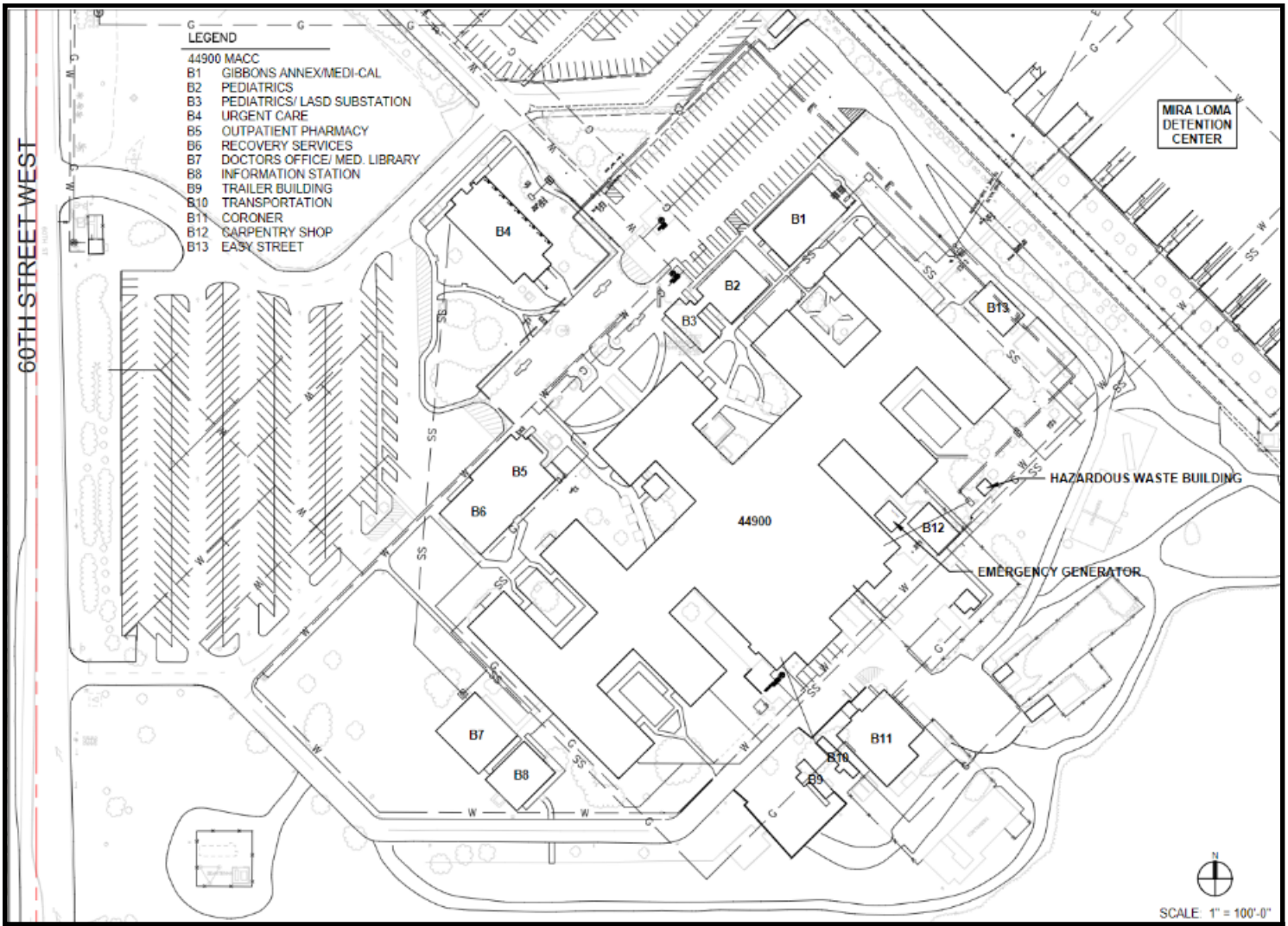


Figure 2

Site Vicinity Map

Former High Desert Hospital Site Demolition Project



NORTH

0 125 250 500

Feet

BURNS McDONNELL

Figure 3

Site Plan

Former High Desert Hospital Site Demolition Project

Table 1.2-1: Project Facilities

Site Component	Building Number*	Approximate Square Footage	Building Type
Hospital Building	N/A	114,289 ft^2	Traditional Construction
Gibbons Annex/Medical	B1	5,220 ft^2	Type V Modular Building
Pediatrics	B2	3,650 ft^2	Type V Modular Building
Pediatrics/LASD Substation	B3	1,680 ft^2	Type V Modular Building
Urgent Care	B4	6,560 ft^2	Type V Modular Building
Outpatient Pharmacy	B5	5,092 ft^2	Type V Modular Building
Recovery Services	B6	3,457 ft^2	Type V Modular Building
Doctors Office/Medical Library	B7	4,114 ft^2	Type V Modular Building
Information Systems	B8	3,150 ft^2	Type V Modular Building
Trailer	B9	505 ft^2	Type V Modular Building
Trailer	B10	741 ft^2	Type V Modular Building
Coroner's Office	B11	5,348 ft^2	Wood Frames, Commercial and Industrial
Carpentry Shop	B12	1,813 ft^2	Type V Modular Building
Easy Street	B13	1,750 ft^2	Type V Modular Building
Shed	B20	-	Manufactured (Prefabricated Off-site)

Site Component	Building Number*	Approximate Square Footage	Building Type
Shed	B21	-	Manufactured (Prefabricated Off-site)
Shed	B22	-	Manufactured (Prefabricated Off-site)
Trailer	B23	-	Manufactured (Prefabricated Off-site)
Trailer	B24	-	Manufactured (Prefabricated Off-site)
Haz Mat Building	N/A	200 ft^2	Type V Modular Building
Hospital E-Gen	N/A	642 ft^2	Type V Modular Building
Hospital Ancillary Services	N/A	1,582 ft^2	Type V Modular Building
Miscellaneous Ancillary Structures, Sidewalks, Walls, Building Slabs, Containers (proposed for demolition)	N/A	145,025 ft^2	Type V Modular Buildings and Traditional Construction

*Building Number refers to the letter and number displayed on some of the buildings at the Project site. Buildings without a Building Number are labeled N/A.

1.2.10 Access

Primary vehicular access to the Project site is from 60th Street W via West Avenue I (from the north) and via Avenue J (from the south), both roadways connect to the north-south Antelope Valley Freeway (State Route [SR] 14). SR-14 provides access to the area's major cities of Lancaster, Palmdale, and Santa Clarita, and the greater Los Angeles area to the south via Interstate (I) 5. The Antelope Valley Line of the Metrolink commuter rail system runs generally parallel to the SR-14 and connects the Antelope Valley cities to Santa Clarita, Newhall, Sylmar, Sun Valley, Burbank, Glendale, and downtown Los Angeles. The Lancaster Metrolink Station is located approximately six miles east of the Project site.

Photos depicting the current Project site are provided in the following site photos (**Figure 3A, Site Photos**).



Photograph C-1: Entrance to Project Site



Photograph C-2: Project Site View from Croft Road

Los Angeles County Public Works Former High Desert Hospital Site Demolition Project	BURNS McDONNELL	Figure 3A: Site Photos 2023 44900 60th Street West, Lancaster, CA 93536

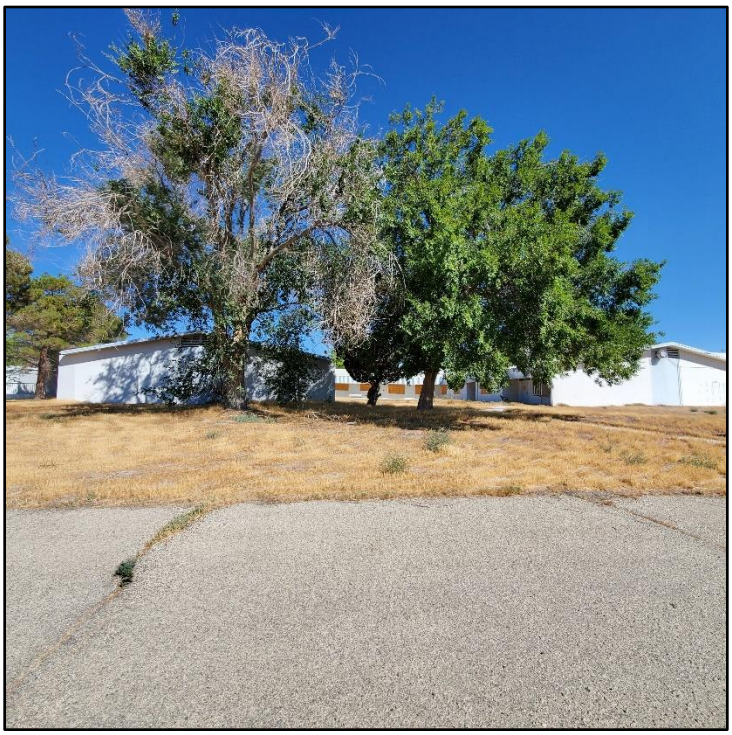


Photograph C-3: Carpentry Shop, Hospital E-Gen, and Rear of Main Hospital Building



Photograph C-4: Existing Buildings and Trees

Los Angeles County Public Works Former High Desert Hospital Site Demolition Project	BURNS McDONNELL	Figure 3A: Site Photos 2023 44900 60th Street West, Lancaster, CA 93536



Photograph C-5: Existing Buildings and Trees



Photograph C-6: Easy Street and Building B13

Los Angeles County Public Works Former High Desert Hospital Site Demolition Project	BURNS McDONNELL	Figure 3A: Site Photos 2023 44900 60th Street West, Lancaster, CA 93536



Photograph C-7: Hazardous Materials Building



Photograph C-8: Coroner's Office

Los Angeles County Public Works Former High Desert Hospital Site Demolition Project	BURNS McDONNELL	Figure 3A: Site Photos 2023 44900 60th Street West, Lancaster, CA 93536

2.0 PROJECT DESCRIPTION

The scope of the proposed Project is to demolish the existing hospital, coroner's office, and all other buildings and structures located within the 14.2-acre Project site, a total of 22 structures (including trailers and sheds) as well as ancillary structures (**Figure 1, Project Location**). The existing utilities, including water, sewer, gas, and electric, would be abandoned in place and capped outside of the Project site. The existing parking lots and perimeter curbs will be retained, and all unprotected trees would be removed. On-site stormwater improvements (i.e., the excavation of two stormwater detention basins) would be incorporated to provide functional stormwater drainage. Additionally, 9.89 acres of the site would be graded in a manner that leaves the site in optimal condition for possible future development and ensures stormwater flows to proposed stormwater retention basins. There are currently no anticipated future uses for the site.

2.1 Project Objectives

In 2014, a new High Desert Multi-Service Ambulatory Care Center (MACC), located at the intersection of East Avenue I and 3rd Street, was constructed to replace the function of the former High Desert Hospital, which closed all services in 2008. The former hospital is currently unoccupied and requires retrofitting to address structural deficiencies per Senate Bill 1953. Additionally, the hospital building and ancillary buildings in their current state present ongoing maintenance and security issues for the County. The Project site has been accessed by unauthorized individuals, requiring the County to obtain 24-hour security for the Project site, specifically the active coroner's office while staff are working. To reduce and eliminate this burden and to support future potential opportunities for the productive use of the property, the County seeks to demolish the existing hospital and ancillary structures.

2.2 Proposed Project

2.2.1 Facilities

All of the facilities and structures noted in **Table 1.2-1: Project Facilities**, totaling 22 structures of more than 300,000 square feet of hospital, ancillary services, and miscellaneous ancillary structures, would be demolished. All existing site lights located within the limit of the work boundary would be removed.

2.2.2 Access

Vehicular access to the site would remain off 60th Street West via West Avenue I (from the north) and Avenue J (from the south). No additional roads or access points would be established or constructed as a part of the proposed Project. The site would continue to be closed to the public. No off-site improvements are anticipated or associated with this Project.

The existing public streets outside the Project site would be protected in place. No street improvement work is anticipated or associated with this Project.

2.2.3 Landscaping

A total of 124 trees are located within the Project site. As noted in the Arborist Report for the Project, all of the surveyed trees are ornamental trees, and none are naturally occurring (Appendix B, Arborist Report). Tree preservation is currently not planned within the limit of work boundary, except for the single western Joshua tree located within the landscape area. Thus, the current assumption is for all but one tree, the Joshua tree, to be removed.

2.3 Demolition and Excavation

Site demolition, clearance, grading, and construction of the stormwater retention basins is expected to take approximately 4 months (120 days), with initial phases beginning in 2023.

All buildings would be demolished, and their footings and foundations would be excavated and removed, including a small basement maintenance/storage room located on the southeast side of the existing hospital building. All buildings outside of the limit of grading boundary would also be demolished. All concrete located within the limit of work boundary would be removed from the site, approximately 65,000 ft^2 of 4" thick concrete sidewalk and 157,000 ft^2 of 4" thick building slabs. Existing utility structures located on the surface would be abandoned in place – including electrical vaults, fire hydrants, site lights, manholes, meters and valve boxes. Below-grade utilities would be abandoned in place and capped five feet past the limit of the Project site. Other surface features that do not pertain to any utility are to be removed. All roadways outside of the limit of grading boundary would remain protected in place up to the back of the curb.

Construction would begin with site abatement, including the abatement of hazardous material. Hazardous material present at the Project site is depicted in **Table 2.3-1**.

Table 2.3-1: Hazardous Material

Hazardous Material	Quantity	Location
Mercury Switches	8	Emergency Power Building, B7
Florescent Light Bulbs	600	Main Hospital Building, B1-B13
Mercury Bulbs	450	Main Hospital Building, B1-B12

HVAC Package Units	24	Main Hospital Building, Exterior B1-B13
Generators	5	Main Hospital Building, Exterior B12
Transformers/Capacitors	15	Main Hospital Building, Exterior B12
Bird Feces	10 ft^2	Exterior Main Hospital Building, B1-B13, Emergency Power Building, Hazardous Waste Building
Asbestos Containing Material (ACM)	273	Main Hospital Building. B1-6, B10-13, Exterior Emergency Power Building, Exterior Hazardous Waste Building
Lead Containing Material (LCM)	76	Main Hospital Building, B7, B12-13

Due to the potential hazards of exposure, an Asbestos Management Program (AMP) would be prepared, and implemented, to avoid incidental, and/or accidental disturbance of ACM. The AMP would set forth operational and maintenance guidelines to minimize fiber release, which may be caused by demolition. Lead is a hazardous substance and poses a health risk when impacted, damaged or sufficiently deteriorated to produce respirable/digestible dust. Work activities which may lead to any amount of lead exposure, including demolition, must be conducted in accordance with safe lead work practices, current regulatory guidelines and current proper protective equipment protocols. After the hazardous material is abated, the hospital buildings and all ancillary structures will be demolished. The existing ancillary structures on site do not have basements, but the west utility connector area and sump collection at the hospital would be backfilled once the hospital is demolished. The parking lots and perimeter curbing at the Project site would remain.

Two 10,365 square-foot, 4’ deep stormwater retention basins would be constructed at the east and west sides of the site. The retention basins are sized to account for 18-inches of ponding with a minimum of 12-inches of freeboard. A temporary 6-foot-high chain link fence with screening would be installed around the perimeter of property for the duration of the Project as part of erosion control measures. The Project would not include any new building construction following demolition.

2.3.1 Site Grading & Earthwork

As previously noted, 9.89 acres of the site would be graded. As part of the grading operations to the site, the Project would be required to implement temporary stormwater treatment BMPs to treat stormwater on site prior to it discharging off-site. The stormwater management features established would remain in place until future use for the Project site is determined by the County. Two 10,365 square foot stormwater

retention basins would be installed, and the site would be graded in a manner that ensures the stormwater flows to the proposed stormwater retention basins. Due to the flatness of the existing site, grading would be designed to provide artificial high and low points for drainage. The proposed site shall be raised around the edges of the limit of grading boundary to allow stormwater to flow through proposed earthen swales to the proposed stormwater retention basins. For planning purposes, the proposed slopes of the retention basins were conservatively designed at a maximum inclination of 3:1.

The proposed Project is designed to be earthwork balanced (i.e., the planned volumes of cuts and fills are approximately equal, and little to no import or export of soil will be required). The earthwork calculations assume the removal/hauling of the approximately 65,000 sf of 4" thick concrete sidewalk/flatwork and approximately 157,000 sf of 4" thick building slabs. The Project design roughly balances the site within 1,000 cubic yards (CY) of material that may need to be removed from the site as construction waste. Construction waste and demolition debris would be sent to Lancaster Landfill and Recycling Center (600 E Ave F, Lancaster, CA) or a similar facility.[3] All hazardous materials would be disposed of at an appropriate facility that accepts such waste. The closest facility is the Kern County Buttonwillow landfill facility located at 41751 Sullivan Road, Buttonwillow, California, CA, approximately 85 miles northwest of the site.

2.4 Cumulative Projects List

Within the immediate vicinity (approximately 1-mile radius) of the Project site, there are four projects that are currently planned to occur during the same construction period as the Project, see **Table 2.4-1** below. The Medical Examiner High Desert Facility's Office Replacement Project will occur on the same 361-acre Los Angeles County owned site. The three other projects will occur on properties located within up to a 1-mile radius surrounding the Project site. While a 0.25-mile is typically used to identify cumulative projects, the Project site is situated on a spacious site within a rural area in the City. The Project site contains various government uses, however, the immediate area surrounding the site is sparsely populated and the potential receptors and development are remote. As a result, an approximately 1-mile radius was used to capture potential projects that might occur within the area surrounding the Project site.

Table 2.4-1: Cumulative Projects List

Project Title *(Phase)*	**Lead Agency**	**Description**	**Location**	**Approximate Distance from Site**	**Estimated Construction Timeline**

[3] Customer Service Representative at Waste Management of Antelope Valley confirmed availability of Lancaster Landfill and Recycling Center to accept construction and demolition material via phone on 10/12/2023.

Medical Examiner High Desert Facility's Office Replacement Project *(Planning – Plan Check)*	County of Los Angeles Public Works	Tenant improvements, and limited construction associated with relocation of the medical examiner-coroner's office.	Same as Coroner's Office at the former High Desert Hospital Multi-Ambulatory Care Center (MACC) Site and Challenger Site	Less than 0.2 mile north	Q1 2024
BYD Manufacturing Facility *(Planning - Site Plan Review)*	City of Lancaster	Construction of an approximately 650,000 sf manufacturing facility	50th St W and Ave H APN: 3269-011-007, 3269-011-015	Approximately 1 mile north	2024
Pacific Communities *(Under Construction - Grading)*	City of Lancaster	Single-family residential project Tentative Track Map No. 71563 (Models/Elevations); 108 lots	60th St W & Ave J APN: 3203-008-056, 3203-008-057	Approximately 0.5 mile southwest	Q4 2023
KB Homes *(Under Construction - Grading)*	City of Lancaster	Single-family residential project Tentative Track Map No. 83231, 82830, 61118; 68 lots	62nd St W & Ave J APN: 3203-008-046	Approximately 0.5 mile southwest	2023-2024

* Source: City of Lancaster, Residential Development Summary Report, July 2023.

2.5 Summary of Project Design Features

The Project would be subject to County and other regulatory requirements. These requirements are referred to in this IS/MND as Project design features (PDFs), and as shown in **Table 2.5-1**, are incorporated into the analysis by reference and would be incorporated into the Project during construction and operation, as applicable.

Table 2.5-1: Project Design Features

PDF	Description	Applicable Resources Areas
PDF-1	The Construction Contractor will comply with the Antelope Valley Air Quality Management District (AVAQMD) Dust Control Plan.	• Air Quality

PDF	Description	Applicable Resources Areas
PDF-2	The Construction Contractor will comply with the recommendations provided in the Grading Plan prepared for the Project site.	• Air Quality • Biological Resources • Hydrology & Water Quality
PDF-3	The Construction Contractor will incorporate the following administrative controls and hazard awareness actions. These controls and actions will be included in the Contractor's Specifications: • Prior to Project construction initiation, and for any personnel additions after Project construction initiation, the County's contractor shall be informed of the following California Department of Public Health (CDPH) materials on Valley Fever, or any updated materials as applicable, will be distributed to worksite supervisors: o CDPH pamphlet entitled "Preventing Work-Related Coccidioidomycosis (Valley Fever)" available at: http://www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf (CDPH 2013a). • Prior to Project construction initiation, and for any personnel additions after Project construction initiation, the County's contractor shall be informed of the following CDPH materials on Valley Fever, as well as any updated materials as applicable, will be distributed to construction workers: o CDPH pamphlet entitled "Valley Fever Fact Sheet" available at: http://www.cdph.ca.gov/HealthInfo/discond/Documents/VFGeneral.pdf (CDPH 2013b). o CDPH pamphlet entitled "Hoja de datos de la Fiebre del Valle (Valley Fever Fact Sheet in Spanish)" available at: http://www.cdph.ca.gov/HealthInfo/discond/Documents/HojaDeDatosDe LaFiebreDelValle.pdf (CDPH 2013c). o CDPH pamphlet entitled "Fact Sheet ng Valley Fever (Valley Fever Fact Sheet in Tagalog)," available at: http://www.cdph.ca.gov/HealthInfo/discond/Docume	• Air Quality • Greenhouse Gas Emissions

DRAFT

PDF	Description	Applicable Resources Areas
	nts/TagalogGeneral ValleyFeverFactSheet.pdf (CDPH 2013d).	
PDF-4	The Construction Contractor will comply with County's Specifications No. 7266, which require best management practices for construction activities. These Best Management Practices include: • Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind. • Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water. • Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system. • Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete waste on sites until it can be disposed of as solid waste. • Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind. • Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized to prevent sediments from being deposited into the public way. Accidental deposits must be swept up immediately and may not be washed down by rain or other means. • Any slopes with disturbed soils or denuded vegetation must be stabilized so as to inhibit erosion by wind and water.	• Air Quality • Geology & Soils • Greenhouse Gas Emissions • Hazards & Hazardous Materials • Hydrology & Water Quality • Utilities & Service Systems
PDF-5	All construction activities will be conducted in compliance with any applicable AVAQMD rules and regulations, including but not limited to the following:	• Air Quality • Greenhouse Gas Emissions

PDF	Description	Applicable Resources Areas
	• Rule 403, Fugitive Dust, for controlling fugitive dust and avoiding nuisance. • Rule 402, Nuisance, which states that a Project shall not "discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property". • Rule 1113, which limits the volatile organic compound content of architectural coatings. • Rules 201, 203 and 219, which regulate permits for installation and use of equipment that may generate air contaminants, such as emergency generators.	
PDF-6	In accordance with the Migratory Bird Treaty Act, demolition (or construction-related activities) that have the potential to impact nesting birds (e.g., tree and vegetation removal, work near or in trees/certain structures, tree disturbance, pruning, etc.), should be scheduled to avoid nesting bird season (generally between February 1st – August 31st). Where avoidance is not feasible, it would be recommended that a qualified biologist complete a nesting bird survey at least 1-week prior to construction-related activities at the Project site to confirm that no active nests, or nesting birds are present.	• Biological Resources
PDF-7	Pursuant to the Endangered Species Act, demolition (or construction-related activities) that have the potential to impact roosting bats (e.g., tree and vegetation removal, work near or in trees/certain structures, tree disturbance, pruning, etc.), should be scheduled to avoid mating season (generally March 1 – July 31). Where avoidance is not feasible, it would be recommended that a qualified biologist complete a bat survey at least 1-week prior to construction-related activities at the Project site to confirm that no roosting bats are present.	• Biological Resources
PDF-8	All construction activities will be conducted in compliance with Department of Health -Infection Control Policy Guidelines Procedure No.918.01, which requires that building additions, demolition, retrofit, alterations, new construction comply with the Infection Control Policy. The Construction Contractor must incorporate all applicable protocols for the handling of asbestos containing materials (ACMs) and other	• Hazards & Hazardous Materials

PDF	Description	Applicable Resources Areas
	potentially hazardous materials including but not limited to; mercury switches, florescent light bulbs, mercury bulbs, HVAC (heating, ventilation, and air conditioning) package units, generators, transformers/capacitors, lead (in paint/varnishes, etc.), and bird feces. The protocols must comply with the applicable federal, State, and local regulations.	
PDF-9	The Construction Contractor will comply with the Los Angeles County Recycling and Reuse Plan.	• Hazards & Hazardous Materials • Utilities & Service Systems
PDF-10	The Construction Contractor will implement temporary stormwater treatment best management practices (including installation of two permanent on-site retention basins) prior to the discharge of stormwater off-site.	• Hydrology & Water Quality
PDF-11	As necessary, the Project's construction activities will be conducted in accordance with the provision of traffic-control devices in compliance with the Manual for Uniform Traffic Control Devices (MUTCD) to ensure traffic safety on public streets, highways, pedestrian walkways, and bikeways. The Project's construction activities on public rights-of-way will be conducted in accordance with the current Standard Specifications for Public Works Construction (Greenbook) and Additions and Amendments to the Standard Specifications for Public Works Construction (Graybook), including Traffic Control Provisions.	• Transportation
PDF-12	All construction activities will be conducted in accordance with Section 7050.5 of the California Health and Safety Code regarding the potential discovery of human remains. If applicable, the Native American Heritage Commission (NAHC) will be responsible for designating the most likely descendant (MLD), in accordance with Section 5097.98 of the California Public Resources Code.	• Cultural Resources • Tribal Cultural Resources
PDF-13	The Project will comply with the California Green (CALGreen) Building Standards Code Section 5.408, which requires at least 65% landfill waste diversion.	• Utilities & Services Systems

DRAFT

3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DRAFT

Determination (to be completed by the Lead Agency:)

On the basis of this initial study:

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

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

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

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

☐ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, no further environmental documentation is required.

Signature Date

Print Name Title

DRAFT

As defined below, the following terms will be used to make the determination of whether the Project may have a significant effect on the environment. This determination is based on information in the record and, to the extent feasible, on scientific and factual data.

a) **Potentially Significant Impact** is appropriate where there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries, an EIR is required.
b) **Less Than Significant with Mitigation Incorporated** applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant.
c) **Less Than Significant Impact** applies where the Project creates no significant impacts, only Less Than Significant Impacts.
d) **No Impact** applies where a project does not create an impact in that category.

DRAFT

3.1 Aesthetics

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

3.1.1 Discussion

This Section describes the existing visual environment in and around the Project site. It assesses the potential for aesthetic, light, and glare impacts as well as identifies the type and degree of changes the Project would likely have on its surroundings. Visual impacts were evaluated through multiple approaches including a site reconnaissance and review of aerial and site photographs. The assessment presented in this Section addresses four issue areas in accordance with CEQA Appendix G thresholds: scenic vistas/viewsheds; State scenic highways; visual character/quality; and light and glare.

(a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. Scenic vistas are publicly accessible panoramic views usually associated with vantage points that provide a visual or geographic orientation like an urban skyline, valley, mountain range, the ocean, or other water bodies, which is not commonly available. The City of Lancaster is the gateway to the California High Desert and Western Mojave Desert Region, with the Tehachapi Mountains

to the north and the San Gabriel Mountains located to the south. The visual character of the City of Lancaster is mostly suburban, with neighborhoods generally consisting of small-scale residential uses or small-scale commercial, industrial, and institutional uses. The City has several scenic resources that include local views of the surrounding buttes located in Quartz Hill, and long distance panoramas of the San Gabriel Mountains and desert expanses (City of Lancaster, 2009).

Given that there are no scenic views from major highways or from neighboring communities within the proximity of the Project site, the Project does not have the potential to obstruct any designated scenic resources including viewsheds, recreational areas, and vantage points. The existing viewshed from the Project site includes the Los Angeles County California State Prison to the south, nearby residential areas to the south and east, and miles of open desert to the north and west. The closest scenic resource to the Project site is Quartz Hill, located approximately 4 miles south.

Construction Impacts

The temporary presence of construction-related equipment and vehicles would not constitute a significant impact to vistas because the available views from the surrounding roadways and project site would not change. Views of and through the Project site would be temporarily impacted during Project construction. However, there are no designated scenic vistas near the Project site, so impacts to scenic vistas would be less than significant.

Operational Impacts

Following construction, the visual character of the Site will return to its natural state and will resemble the surrounding open desert. During operation, the two retention basins will add features to the Project site that are not currently there. However, these basins would not create new views that would substantially disrupt or alter views or sightlines to or from the Project site. Additionally, because there are no designated scenic vistas located near the Project site, scenic vistas would not be substantially affected by operation of the Project and impacts would be less than significant.

(b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a State scenic highway?

No Impact. The California State Scenic Highway System identifies scenic highways and corridors for protection. This scenic land that is visible from, adjacent to, and outside the highway right-of-way, is comprised primarily of scenic and natural features. The land directly surrounding the property is mostly undeveloped, and its visual character is rural, open desert.

The closest designated scenic highway, State Route 2 (SR 2) through the Angeles National Forest, is located more than 20 miles south of the Project site. California State Route 58 (SR 58) is the closest eligible State Scenic Highway and is also located more than 20 miles (northeast) of the Project site. Neither SR 2 nor SR 58 are visible from the Project Site. Therefore, no state designated scenic highways have the potential to be adversely impacted by the proposed Project as no designated scenic highways are located in the immediate vicinity of the Project site (Caltrans, 2023). Therefore, the Project would not result in impacts to scenic resources within a designated State scenic highway.

Construction Impacts

Project construction would be temporary and highly localized as it would be contained with the Project Site. Both SR 2 nor SR 58 are located more than 20 miles away from the Project site and neither are visible from the Project Site. As such, construction of the Project would not result in impacts to scenic resources within a designated State scenic highway.

Operational Impacts

The Project site is located more than 20 miles away from the nearest State scenic highways (SR 2 nor SR 58). Neither State scenic highway is visible from the Project Site. As such, operation of the Project would not result in impacts to scenic resources within a designated State scenic highway.

(c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

No Impact. There are no culturally significant structures on the Project Site. Furthermore, there are no scenic trees, rock outcroppings, or historic buildings within or near the Project Site (see Appendices B and C). The closest historic sites, listed in the National Register of Historic Places, is the Cedar Avenue Complex, approximately 5.25 miles east, and the Antelope Valley Indian Museum, approximately 22 miles southeast. While the Project would remove existing buildings and trees, the removal would not include the removal of historic structures or scenic trees. No scenic trees, rock outcroppings, or historic buildings are located within or near the Project site. The nearest public views of the Project site are from 60th Street West. Pedestrians and motorists passing by the Project site would have moderate to low views of the Project site, respectively. Pedestrians would be traveling at a slower pace than motorists (who are traveling more quickly and focused on the road) and would be more prone to observe the surroundings.

Construction Impacts

Project construction would be temporary and highly localized as it would be contained with the Project Site. Gates and barricades would block most of the public views and any nuisances during construction would be temporary. There are no scenic trees, rock outcroppings, or historic buildings located within or near the Project site. Therefore, construction of the Project would result in no impact to the visual character.

Operational Impacts

The Project will not introduce new structures that would alter the setting of the existing visual character or quality of public views of the site. The Project site would remove existing structures and would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. Therefore, development of the Project would result in no impact to the visual character.

(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. Because the Project scope primarily includes demolition, the Site will be converted to an undeveloped lot. The Project is anticipated to result in less than significant impacts related to creating a new source of substantial light or glare during construction and operation.

Construction Impacts

No major aesthetic impacts are expected from construction. Project construction would be temporary and highly localized as it would be contained with the Project Site. There will be some increased glare and light during construction, but impacts will be temporary and minimal. Therefore, construction impacts related to light or glare would be less than significant.

Operational Impacts

Operation of the Project would largely return the site to its natural state and will resemble the surrounding open desert. Demolition will remove the existing lighting fixtures on the Project site. There are no current plans for development at the Project site. Therefore, during operation, light and glare would decrease at the Project site compared to existing levels and impacts would be less than significant.

3.1.2 Mitigation Measures

No mitigation measures are required for aesthetics.

3.1.3 References

Caltrans. (2021). *California State Scenic Highway System Map*. Retrieved January 2023 from https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa

County of Los Angeles. (2022). *County of Los Angeles, California, Municipal Code (Code of Ordinances)* Retrieved October 2022 https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances

City of Lancaster. (2022). *Lancaster, California – Municipal Code (Code of Ordinances)*. Retrieved October 2022 from https://library.municode.com/ca/lancaster/codes/code_of_ordinances

Los Angeles County Department of Regional Planning (LACDRP). (2015). *Los Angeles County General Plan*. Retrieved October 2022 from https://planning.lacounty.gov/generalplan

City of Lancaster. (2009). *General Plan 2030*. Retrieved October 2022 from https://www.cityoflancasterca.org/our-city/departments-services/development-services/planning/general-plan-2030

DRAFT

3.2 Agriculture and Forestry Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

3.2.1 Discussion

The Project site does not contain agricultural land or land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) by the California Department of Conservation's (DOC's) Farmland Mapping and Monitoring Program (DOC, 2022).

The Project site does not contain land zoned as forest land (as defined by Public Resources Code Section 1220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Public Resources Code Section 51104 (g)).

DRAFT

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The Project site and surrounding vicinity is primarily undeveloped, vacant land. The Project is not located on or within the immediate proximity of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The Project site is designated by the DOC as Urban and Built-up, and Other with Grazing and Other lands outside but near the Project site (DOC, 2023). Other land is defined as "land not included in any other mapping category". Common examples include low density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres. Vacant and non-agricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as other land."

Construction Impacts

The Project is not located on or within the immediate proximity of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As such, construction of the Project would not impact farmland.

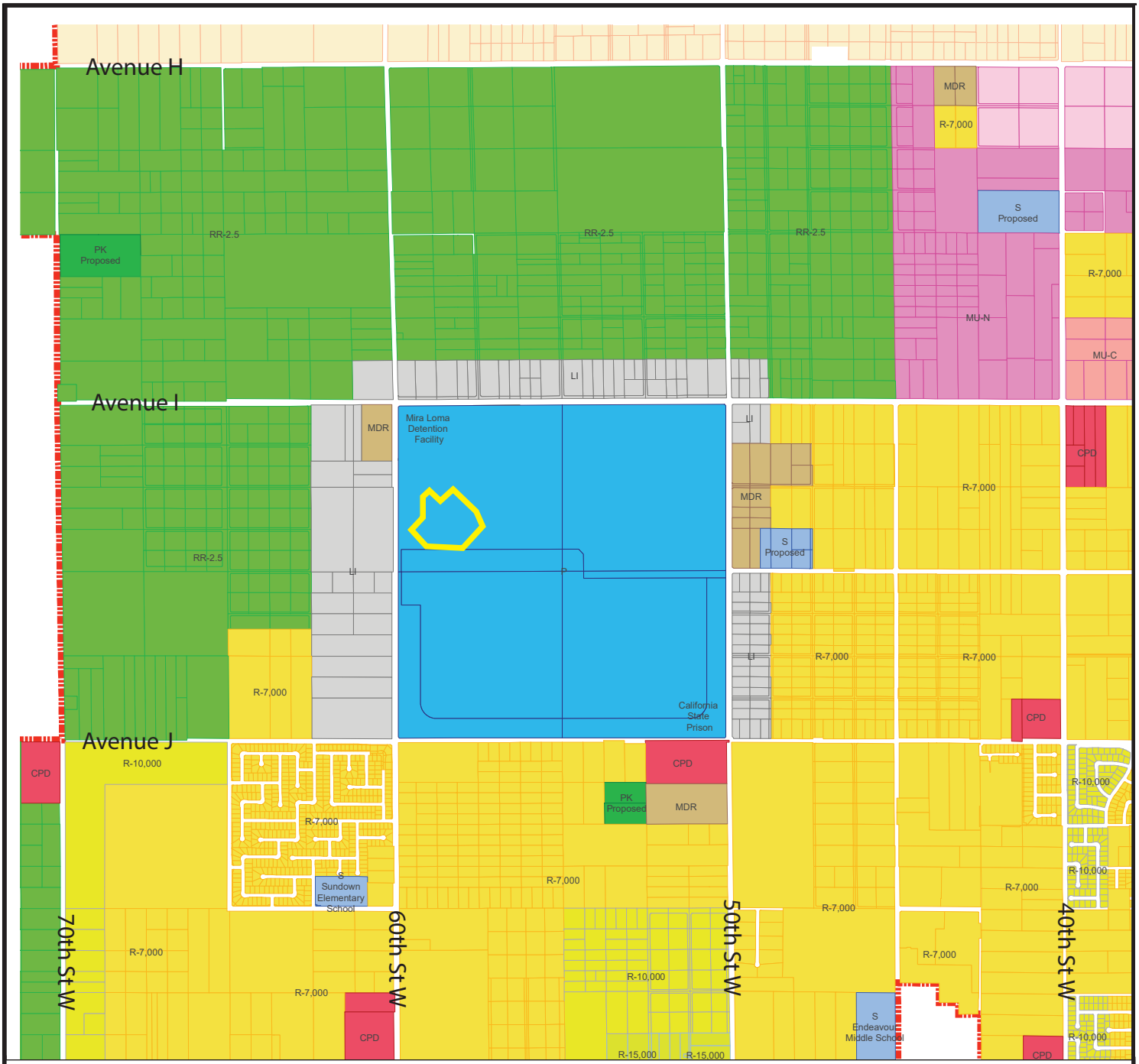
Operational Impacts

The Project is not located on or within the immediate proximity of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As such, operation of the Project would not impact farmland.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Project area lies in an area zoned as Public (P). The areas surrounding the Project site are zoned as P, LI-Light Industry, and MDR-Medium Density Residential of 15.1-30 Unit/Acre (**Figure 4, City of Lancaster Zoning Map**). The Project site does not conflict with existing zoning for agricultural use as designated by the Lancaster Central Zoning Map.

The Project does not currently include any lands used for agricultural uses or enrolled in a William Act contract (i.e., an agreement between private landowners and their city and/or county where the landowner voluntarily restricts their land to agriculture and compatible open space uses). Therefore, no impact would occur regarding conversion of existing agriculture uses or Williamson Act contracts. In the 2022 Williamson Act Status Report, Los Angeles County was listed as a Non-Participating County. The last year Los Angeles County was listed as a Participating County was in 2016. Pulling from the DOC's State of California Williamson Act Contract Land 2016 map, the nearest land parcel under active Williamson Act



Legend

City Limits
California Aqueduct
Project Site

ZONING CODE

RR-2.5	Rural Residential of 1 Unit/2.5 Acres	C	Commercial	HI	Heavy Industrial	H	Health Care
RR-1	Rural Residential of 1 Unit/1 Acre	CPD	Commercial Planned Development	LI	Light Industrial	P	Health Care
SRR	Semi-Rural Residential of 1-2 Unit/1 Acre	RC	Regional Commercial			S	School
R-15,000	Single Family Residential on 15,000 Square Foot Lots	OP	Office Professional			SP	Specific Plan
R-10,000	Single Family Residential on 10,000 Square Foot Lots	MU-C	Mixed Use Commercial			CE	Cemetary
R-7000	Single Family Residential on 7,000 Square Foot Lots	MU-E	Mixed Use Employment			O	Open Space
HDR	High Density Residential of 15.1-30 Units/Acre	MU-N	Mixed Use Neighborhood			PK	Park
MDR	Moderate Density Residential of 15.1-30 Units/Acre						
MHP	Mobile Home Park						
MHP-S	Mobile Home Park-Senior Overlay						

0 0.25 0.5 1
Scale in Miles

BURNS McDONNELL

Figure 4

City of Lancaster Zoning Map

Former High Desert Hospital Site Demolition Project

contracts is located roughly 12 miles North, in between Willow Springs and Rosamond. As of 2016, the Project site does not contain nor is adjacent to any lands that are subject to Williamson Act contracts, either active or in nonrenewal.

Construction Impacts

The Project does not include any lands used for agricultural uses or enrolled in a William Act contract (i.e., an agreement between private landowners and their city and/or county where the landowner voluntarily restricts their land to agriculture and compatible open space uses). Therefore, no impact would occur during construction regarding conversion of existing agriculture uses or Williamson Act contracts.

Operational Impacts

The Project does not include any lands used for agricultural uses or enrolled in a William Act contract (i.e., an agreement between private landowners and their city and/or county where the landowner voluntarily restricts their land to agriculture and compatible open space uses). Therefore, no impact would occur during operation regarding conversion of existing agriculture uses or Williamson Act contracts.

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))?

No Impact. As previously noted, the Project site is not zoned as forest land (as defined by Public Resources Code Section 1220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Public Resources Code Section 51104 (g)). None of the lands within or adjacent to the Project site are used for timber harvesting. According to the City of Lancaster's General Plan, there are no forests or timberlands located within the City of Lancaster (City of Lancaster, 2022 & 2009).

Construction Impacts

The Project is not located on or within is not zoned as forest land (as defined by Public Resources Code Section 1220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Public Resources Code Section 51104 (g)). As such, construction of the Project would not impact forest or timberlands.

Operational Impacts

The Project is not located on or within is not zoned as forest land (as defined by Public Resources Code Section 1220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Public Resources Code Section 51104 (g)). As such, operation of the Project would not impact forest or timberlands.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. See Section 3.2.1 (c). As noted in the previous response, neither the Project site nor the surrounding area includes forest land. Implementation of the Project would result in no impacts related to the loss or conversion of forest land to non-forest use.

Construction Impacts

The Project is not located on or within the immediate proximity of forest land. As such, construction of the Project would not convert forest land to non-forest land.

Operational Impacts

The Project is not located on or within the immediate proximity of forest land. As such, operation of the Project would not convert forest land to non-forest land.

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?

No Impact. See Sections 3.2.1 (a-d). As noted in these sections, the Project does not contain existing agricultural, or forest uses. No changes to the existing environment would occur from implementation of the Project that could result in conversion of farmland to nonagricultural use or forest land to non-forest use; therefore, no impacts would occur.

Construction Impacts

No impacts are expected to the agriculture and forestry resources from construction activity. There are no Prime, Unique or Important farmland on the Project site, and it is already on developed ground therefore construction will not impact the agricultural land. Additionally, construction does not conflict with existing zoning for agricultural use as designated by the Lancaster Central Zoning map. The Project construction would not impact or change any forest land.

Operational Impacts

No impacts are expected to the agriculture and forestry resources due to Project operations. As previously noted, the Project site is not located in an area classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) by the DOC's Farmland Mapping and Monitoring Program (FMMP). The Project site is currently developed and does not include any existing agricultural uses and no impacts would occur. The operation also does not include any impacts to existing zoning or the Williamson Act. Additionally, the Project operation does not involve any changes to the current General Plan land use or zoning designations for forest land, or timberland; there are no timberland-zoned production areas within the Project site and no impacts would occur.

3.2.2 Mitigation Measures

No mitigation measures are required for agriculture and forestry resources.

3.2.3 References

California Department of Conservation (DOC). (2023). *California Important Farmland Map.* Retrieved October 2022 from https://maps.conservation.ca.gov/DLRP/CIFF/

California Department of Conservation (DOC). (2022). *Williamson Act Program.* Retrieved October 2022 from https://www.conservation.ca.gov/dlrp/wa

City of Lancaster. (2022). *Central Zoning Map.* Retrieved November 2022 from https://www.cityoflancasterca.org/home/showdocument?id=10749

City of Lancaster. (2022). *Lancaster, California – Municipal Code (Code of Ordinances)*. Retrieved October 2022 from https://library.municode.com/ca/lancaster/codes/code_of_ordinances

City of Lancaster. (2009). *General Plan 2030*. Retrieved October 2022 from https://www.cityoflancasterca.org/our-city/departments-services/development-services/planning/general-plan-2030

County of Los Angeles. (2022). *County of Los Angeles, California, Municipal Code (Code of Ordinances)* Retrieved October 2022 from https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances

Los Angeles County Department of Regional Planning (LACDRP). (2015). *Los Angeles County General Plan*. Retrieved October 2022 from https://planning.lacounty.gov/generalplan

3.3 Air Quality

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

3.3.1 Discussion

The Project site lies within the boundaries of the AVAQMD. The AVAQMD is bound by the Kern County/Los Angeles County border to the north, the Los Angeles County/San Bernardino County borders to the east, and the South Coast Air Quality Management District borders to the south and southwest. The Project site, under AVAQMD jurisdiction, lies within the Mojave Desert Air Basin (MDAB).

The AVAQMD is responsible for administering permits related to point sources. AVAQMD Rule 201, Permit to Construct, and Rule 203, Permit to Operate, set forth the permits required to construct or operate any equipment that may cause emissions of air contaminants. The AVAQMD has established "Significant Emissions Thresholds" as shown in **Table 3.3-1** below and include both daily and annual values. As stated in the AVAQMD CEQA and Federal Conformity Guidelines, "phases shorter than one year should be compared to the daily value". A project with emission rates below these standards is considered to have a less than significant effect on regional air quality throughout the AVAQMD portion of the MDAB (AVAQMD, 2011).

Table 3.3-1: AVAQMD Criteria Pollutant Significant Emissions Thresholds

Criteria Pollutant	Annual Standard (tons)	Daily Standard (lbs)
CO	100	548
NO_X	25	137
VOC	25	137
SO_X	25	137
PM_{10}	15	82
$PM_{2.5}$	12	65
H_2S	10	54
Lead	0.6	3

The portion of Los Angeles County where the Project is located is classified as nonattainment area for the Federal 8-hour ozone standard (2008 and 2015), 24-hour $PM_{2.5}$ standard (1997, 2006, and 2012), and it is classified as attainment or unclassified for all other criteria pollutants based on federal standards. The Project area is classified as nonattainment area for the State of California for ozone, particulate matter less than 10 microns in diameter (PM_{10}), and particulate matter less than 2.5 microns in diameter ($PM_{2.5}$) and is classified as attainment for all other criteria pollutants. The analysis in this Section is supplemented by Appendix A, which consists of the Air Quality and Greenhouse Gas Emissions Technical Analysis and the California Emissions Estimator Model (CalEEMod) Version 2020.4.0.

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The AVAQMD's current air quality plans, pursuant to the State Implementation Plan (SIP) and California Clean Air Act (CAA) requirements applicable to the Project site are the: AVAQMD 2004 Ozone Attainment Plan (State and Federal); the AVAQMD Federal 8-Hour Ozone Attainment Plan (Western Mojave Desert Non-attainment Area) (AVAQMD, 2016); and the AVAQMD Federal 70 parts per billion (ppb) Ozone Attainment Plan (2023).

As stated in the AVAQMD's CEQA and Federal Conformity Guidelines, "A project is deemed to not exceed this threshold, and hence not be significant, if it is consistent with the existing land use plan" (AVAQMD, 2016). The Project site is designated in both the County and City general plans and zoned as "Public". The Project would not require a zone change, a General Plan amendment, or any other discretionary action related to land use. The proposed Project would be consistent with all applicable regulations and standards referenced in this Section, would not introduce new long-term sources of emissions, and although the property is owned by the County, the Project would not be considered a large, regionally significant project. Therefore, impacts would be less than significant.

Construction Impacts

Construction of the Project would not conflict with or obstruct implementation of the applicable air quality plans. The proposed Project would be consistent with all applicable regulations and standards referenced in this Section and impacts would be less than significant.

Operational Impacts

Operation of the Project would not introduce components that would conflict with or obstruct implementation of the applicable air quality plans. The proposed Project would be consistent with all applicable regulations and standards referenced in this Section and impacts would be less than significant.

b) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. Construction and operational emissions were calculated by using CalEEMod, Version 2020.4.0. Construction of the Project is expected to begin in late 2023 and be completed within approximately 4 months. Demolition activities would take approximately 46 days involving removal of accessory buildings and foundations. Site preparation would take approximately 38 days. Grading would require approximately 3 days and cover approximately 22,000 square feet (sqft). Cut and fill would be balanced on site; no import or export of soils would occur.

The quantity, duration, and the intensity of demolition activity influences the amount of demolition emissions and the related pollutant concentrations that occur at any one time. As such, the emission forecasts for the Project reflect a specific set of assumptions based on the expected demolition scenario. The demolition phases and timelines were used in CalEEMod and based on an 8-hour workday, 5-day workweek. Typical equipment that will be used during the Project includes Concrete/Industrial Saws, Rubber Tired Dozers, Tractors/Loaders/Backhoes, Graders, etc. Hours per day of operation for each type

of equipment varies based on the type of work being performed. Anticipated equipment for each demolition phase and equivalent equipment available in CalEEMod are provided in **Table 3.3-2** below.

Table 3.3-2: Anticipated Equipment during Various Phases

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	2	8.00	81	0.73
Demolition	Rubber Tired Dozers	2	2.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	4	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.46
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37

All construction activities would be completed in compliance with all applicable AVAQMD rules and regulations, including Rule 403, Fugitive Dust, which requires measures such as watering and control of track-out from the site. Rule 403 also requires submittal of a Dust Control Plan prior to the start of construction on a nonresidential development that will include five acres or more of disturbed surface area. Dust-control measures consistent with Rule 403 would control fugitive dust and avoid nuisance and are included in the CalEEMod inputs in Appendix A. Construction would also be required to comply with the Rule 402, Nuisance, which prohibits the emission of quantities of air contaminants that could cause injury, detriment, nuisance, or annoyance to the public, or that endanger the comfort, repose, health or safety of the public.

The principal source of NO_x emissions would be the diesel engines from construction equipment during demolition, grading, and building activities, and the principal source of PM_{10} and $PM_{2.5}$ emissions would be fugitive dust during earth-moving activities.

Table 3.3-3 includes the results of the calculations for the estimated peak daily construction emissions during each year of construction activity. As shown, there would be no exceedance of thresholds for criteria pollutants established by the AVAQMD when measured by the maximum daily construction emissions. Impacts would be less than significant.

Table 3.3-3: Estimated Annual Peak Daily Construction Emissions

Year	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
2023	5.42×10^{-4}	5.20×10^{-3}	5.40×10^{-3}	1.01×10^{-5}	3.90×10^{-3}	7.75×10^{-4}
2024	3.23×10^{-4}	2.78×10^{-3}	3.83×10^{-3}	6.67×10^{-6}	5.83×10^{-4}	3.43×10^{-4}
Total	8.65×10^{-4}	7.98×10^{-3}	9.23×10^{-3}	1.68×10^{-5}	4.49×10^{-3}	1.12×10^{-3}
AVAQMD Daily Thresholds (lbs)	137	137	548	137	82	65
Exceeds AVAQMD Thresholds?	**No**	**No**	**No**	**No**	**No**	**No**

Table 3.3-4 includes the results of the calculations for the estimated construction emissions during each year of construction activity. As shown, there would be no exceedance of thresholds for criteria pollutants established by the AVAQMD when measured annually. Impacts would be less than significant.

Table 3.3-4: Estimated Annual Construction Emissions (Tons)

Year	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
2023	0.0455	0.4367	0.4534	8.50×10^{-4}	0.3279	0.0651
2024	9.70×10^{-4}	8.34×10^{-3}	0.0115	2.00×10^{-5}	1.75×10^{-3}	1.03×10^{-3}
Total	0.0455	0.4367	0.4534	8.50×10^{-4}	0.3279	0.0651
AVAQMD Annual Thresholds	25	25	100	25	15	12
Exceeds AVAQMD Thresholds?	**No**	**No**	**No**	**No**	**No**	**No**

The projected annual operational emissions (which include area, energy, and mobile sources) are shown in **Table 3.3-5** below. The primary source of NO_x, CO, PM_{10}, and $PM_{2.5}$ emissions generated by the Project

would be from motor vehicles. As shown in **Table 3.3-5**, the estimated annual operational emissions due to Project-related operations would not exceed the AVAQMD CEQA significance thresholds and impacts would be less than significant.

Table 3.3-5: Estimated Annual Operational Emissions (Tons)

	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Area Source Emissions	1.00×10^{-5}	0	9.00×10^{-5}	0	0	0
Energy Emissions	0	0	0	0	0	0
Mobile Emissions	0	0	0	0	0	0
Waste Emissions	0	0	0	0	0	0
Water Emissions	0	0	0	0	0	0
Total Project Emissions	1.00×10^{-5}	0	9.00×10^{-5}	0	0	0
AVAQMD Annual Thresholds	25	25	100	25	15	12
Exceeds AVAQMD Thresholds?	**No**	**No**	**No**	**No**	**No**	**No**

The Project would also implement PDFs 1-5 to which would contribute to ensuring that potential impacts remain less than significant.

Construction Impacts

Construction of the Project would include some short-term emissions due to the heavy equipment needed for demolition, but no long-term effects are expected. The quantity, duration, and the intensity of demolition activity influences the amount of demolition emissions and the related pollutant concentrations that occur at any one time. Construction of the Project would not exceed the AVAQMD thresholds. All construction activities would be completed in compliance with all applicable AVAQMD rules and regulations, including Rule 403, Fugitive Dust, which requires measures such as watering and control of track-out from the site.

There are no sensitive air receptor locations near the Project site and potential exposure impacts to sensitive receptors would be less than significant.

Operational Impacts

Estimated annual operational emissions of VOC and NO_x (O_3 precursors) and PM_{10} would be less than 1 percent of the AVAQMD significance thresholds and the Project would not conflict with applicable AVAQMD air quality management plans. Operational impacts would be less than significant.

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?

Less Than Significant Impact. As discussed above, the region is a nonattainment area for PM_{10} and ozone (O_3). The Project would contribute limited amounts of criteria pollutants to the area during short-term construction activities. The analysis of the Project's incremental contribution to criteria air pollutants for which the AVAQMD is designated as a nonattainment area is provided in the Section.

Construction would result in less than significant temporary construction-related regional and localized air quality impacts, as quantified above in **Table 3.3-3**. Short-term cumulative impacts related to air quality could occur if Project construction and construction for other projects in the surrounding area were to occur simultaneously. In particular, with respect to local impacts, the consideration of cumulative construction particulate (PM_{10} and $PM_{2.5}$) impacts is limited to cases when projects constructed simultaneously are within a few hundred yards of each other because of (1) the combination of the short range (distance) of particulate dispersion (especially when compared to gaseous pollutants) and (2) the AVAQMD's required dust control measures, which further limit particulate dispersion from a project site. As shown in **Table 3.3-3**, maximum daily emissions of O_3 precursors VOC and NO_x would be substantially less than AVAQMD significance thresholds throughout the construction.

As shown in **Table 3.3-5** above, the estimated annual operational emissions of VOC and NO_x (O_3 precursors) and PM_{10} would be less than 1 percent of the AVAQMD significance thresholds and the Project would not conflict with applicable AVAQMD air quality management plans. Because the AVAQMD plans are regularly updated (approximately every 3 years) and considering the cumulative emissions of existing and projected development, it may be concluded that a project that conforms with the applicable air quality

plans and does not have a direct air quality impact, such as the Project, would not have a cumulative regional air quality impact.

Construction Impacts

Construction of the Project would include some short-term emissions due to the heavy equipment needed for demolition, but no long-term effects are expected. The quantity, duration, and the intensity of demolition activity influences the amount of demolition emissions and the related pollutant concentrations that occur at any one time. The estimated peak daily construction emissions would not exceed the AVAQMD thresholds with respect to non-attainment criteria pollutants and impacts would be less than significant.

Operational Impacts

Estimated annual operational emissions of non-attainment criteria pollutants including VOC and NO_x (O_3 precursors) and PM_{10} would be less than 1 percent of the AVAQMD significance thresholds and the Project would not conflict with applicable AVAQMD air quality management plans. Impacts would be less than significant.

d) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. Air quality standards are set to protect populations who are sensitive to the adverse health effects of air pollution. Sensitive air receptor locations may include hospitals, schools, and day care centers, and such other locations as the air district board or California Air Resources Board may determine (California Health and Safety Code § 42705.5(a)(5)). Sensitive air receptors are people more susceptible to air pollution than the general population, such as children, athletes, the elderly, and the chronically ill. The area immediately surrounding the Project consists of primarily undeveloped land and residential areas, with undeveloped land immediately in the north and west, a state prison to the south, and animal control facilities to the east. There are no hospitals, schools, or day care centers located within 1 mile of the Project site. The closest sensitive receptor is Noah's Ark Pre-School, located 1.03 miles southwest of the Project site.

Toxic Air Contaminants

The greatest potential for toxic air contaminant (TAC) emissions during construction would be related to diesel PM emissions associated with heavy equipment operations during earth-moving activities. The assessment of cancer risk is typically based on a 70-year exposure period for residents and a 40-year exposure period for workers. Construction activities associated with the Project would be sporadic, transitory, and short term in nature (i.e., less than three years). Because exposure to diesel exhaust would

be well below the 70-year and 40-year exposure periods, construction of the Project is not anticipated to result in an elevated cancer risk to exposed persons due to the short-term nature of construction. Additionally, pursuant to 13 CCR §2485 (RR AIR-2), all diesel fueled commercial motor vehicles must not be left idling for more than 5 consecutive minutes at any location. As such, Project-related TAC emission impacts during construction would be less than significant.

Valley Fever

The greatest potential risk for Valley Fever exposure is during construction, particularly to workers on site, where construction-related activities may cause Valley Fever spores to be released from dormancy. Staff and visitors to the surrounding County properties, the California State Prison – Los Angeles and the County Animal Care and Control – Lancaster Shelter, also have a potential risk for Valley Fever exposure. Valley Fever fungal spores may be released through natural wind or ground-disturbing activities on undeveloped land. Valley Fever has been a concern in the Antelope Valley for many years. Although not a criteria air pollutant, Valley Fever fungal spore infections develop through inhalation of airborne fungal spores contained in windblown dust and are recognized to be endemic in areas with dry, alkaline soil conditions. The Project's construction would involve short-term bulk storage of soils, earth moving, construction and demolition, and man-made conditions that can cause fugitive dust emissions. Grading or other soil-disturbing activities have been known to release the spores into the air, thereby increasing the risk that nearby people could inhale the spores. Construction workers are at a higher risk of contracting Valley Fever, due to their proximity to construction related activities that disturb the soil on site.

All construction activity for the Project would be conducted under a Dust Control Plan prepared in accordance with the AVAQMD's Rule 403. Examples of AVAQMD Rule 403 regulations include using chemical stabilizers; pre-watering the construction site; ensuring there is no visible dust outside the property line; using wind barriers, fences, or tarps; limiting soil, sand, and gravel track-out to within 25 feet of the active operation; establishing vegetative ground cover within 30 days after construction has finished; and restricting periods of active construction.

The Project would also be constructed in compliance with the Los Angeles County Department of Health Services -Infection Control Policy Guidelines Procedure No. 918.01 (Procedure No. 918.01). Procedure No. 918.01 is intended to prevent the spread of diseases, which may be caused by construction-induced airborne pollution in susceptible individuals (patients, staff, and the public) in County Department of Health Services (DHS) facilities. Infection Control Plans must include infection control measures to contain dust, debris, etc. and protect the patients, employees, and visitors in this environment. Compliance with Rule 403

and Procedure No. 918.01 would ensure that potential impacts associated with on-site construction workers' and nearby employees' and visitors' exposure to Valley Fever would be less than significant.

As previously discussed in Section 3.3.1 (b), the Project would not exceed the established AVAQMD thresholds for criteria pollutants (PM_{10} and O_3) and the Project-related construction activities would not have the potential to expose sensitive receptors. Emissions from the construction equipment would primarily consist of diesel particulate matter (DPM). Although no short-term acute exposure levels have been developed for DPM, the construction period for the Project would be less than one year, which would limit the exposure to receptors. Therefore, construction emissions would not pose a threat to receptors at or near the construction site, and exposure impacts to sensitive receptors would be less than significant.

Construction Impacts

There are no sensitive air receptor locations near the Project site that would be impacted by construction. The construction portion of the Project would include some short-term emissions due to the heavy equipment needed for demolition, but no long-term effects are expected. The quantity, duration, and the intensity of demolition activity influences the amount of demolition emissions and the related pollutant concentrations that occur at any one time. The greatest potential for toxic air contaminant (TAC) emissions during construction would be related to diesel PM emissions associated with heavy equipment operations during earth-moving activities however exposure to diesel exhaust would be well below the 70-year and 40-year exposure periods, so there is no anticipated risk. As proper measures are in place, construction is not anticipated to pose a major Valley Fever threat to receptors at or near the construction site, and exposure impacts to sensitive receptors would be less than significant.

Operational Impacts

There is no impact on air quality due to the operation of the Project. There would be no new long-term sources of emissions that would have the potential to expose sensitive receptors to substantial pollutant concentrations. There is no expected increased risk of Valley Fever or other impacts after construction has completed and during the operation of the Project. Impacts would be less than significant.

e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. Construction of the Project would involve equipment and activities that would generate some temporary odors. Land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The operation of the Project would not include these uses or other activities that would produce objectionable odors. As such, there would be a less than significant impacts to air quality related to odor.

Construction Impacts

Potential construction odors include the on-site construction equipment's diesel exhaust and roofing, painting, and paving operations. There may be situations where construction activity odors would be noticed by the existing population in the immediate vicinity: construction workers on site as well as staff and visitors to the surrounding active County properties, the California State Prison – Los Angeles and the County Animal Care and Control – Lancaster Shelter. These odors would be temporary and would dissipate rapidly from the source (i.e., the Project site) with an increase in distance. Therefore, the presence of potential odors would be short-term and minimal.

Operational Impacts

Operation of the Project would not introduce emissions (such as those leading to odors) that would have the potential to adversely affect a substantial number of people. There would be no new long-term sources of emissions and impacts would be less than significant.

3.3.2 Mitigation Measures

No mitigation measures are required for air quality.

3.3.3 References

Antelope Valley Air Quality Management District (AVAQMD). (2022). *AVAQMD Rules & Plans*. Retrieved October 2022 from https://avaqmd.ca.gov/rules-plans-

Antelope Valley Air Quality Management District (AVAQMD). (2016). *Antelope Valley AVAQMD California Environmental Quality Act (CEQA) and Federal Conformity Guideline*. Retrieved October 2022 from:https://avaqmd.ca.gov/files/e5b34d385/AV%20CEQA%20Guides%202016.pdf

California Air Resources Board (CARB). (2022). *Top 4 Summaries at the Lancaster-43301 Division*

Street Monitoring Station. Retrieved October 2022 from https://www.arb.ca.gov/adam/topfour/topfour1.php

California Air Resource Board. (2014). *Assembly Bill 32 Overview*. Retrieved October 2022 from http://www.arb.ca.gov/cc/ab32/ab32.htm

California Department of Health Services (CDHS). (2022). *Valley Fever*. Retrieved October 2022 from https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/Coccidioidomycosis.aspx

California Department of Public Health (CDPH). (2016). Epidemiologic Summary of Coccidioidomycosis in California, 2016. Retrieved October 2022 from https://www.cdph.ca.gov/Programs/CID/DCDC/CDPH%20Document%20Library/CocciEpiSummary2016.pdf

Los Angeles County Department of Regional Planning (LACDRP). (2015). *Los Angeles County General Plan*. Retrieved October 2022 from https://planning.lacounty.gov/long-range-planning/general-plan/general-plan/

City of Lancaster. (2009). *General Plan 2030*. Retrieved October 2022 from https://www.cityoflancasterca.org/our-city/departments-services/development-services/planning/general-plan-2030

Antelope Valley AQMD. (2016). AVAQMD Planning, Rule-Making and Grants Section. Retrieved July 2023 from https://avaqmd.ca.gov/files/e5b34d385/AV%20CEQA%20Guides%202016.pdf

DRAFT

3.4 Biological Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
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?	☐	☐	☐	☒

DRAFT

The biological evaluation includes a search of the Project site's literature and databases including: California Natural Diversity Database (CNDDB), California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants, U.S. Fish and Wildlife Service (USFWS) Designated and Proposed Critical Habitat Polygons, USFWS Information for Planning and Consultation Database (IPaC), the Western Bat Working Group (WBWG) Bat Species Regional Priority Matrix, site reconnaissance surveys conducted on August 7, 2022 and December 16, 2022; and data from Appendix B, Arborist Report; to understand the species that could potentially occur in the vicinity of the Project site and to provide an assessment of the possible direct and indirect impacts of Project implementation on biological resources. The existing site contains nonnative grass and vegetation, landscape trees, and vacant buildings, roads, and walkways. Due to the developed and disturbed nature of the Project site, ongoing maintenance of landscaped areas, and the lack of native habitats, special status plant species are not expected to occur on site. The Project site does not contain habitat for protected wildlife species and there are no records of federally listed, State listed, or other special-status species occurring within the site. There are no drainages, ephemeral ponds, or other water features on the Project site, hence no fish or amphibian species are located at the site. See further discussion below.

Trees and Vegetation

Vegetation at the Project site consists of non-native grass, plants, landscaped trees as well as other landscaped areas. There are four (4) California junipers (which are native to California), one oak tree, and one western Joshua tree located at the Project site (Appendix B). The Joshua tree is currently listed as a candidate species by the California Department of Fish and Wildlife (CDFW). Based on the Arborist Report, all the trees at the Project site are ornamentally planted specimens and not naturally occurring. Specifically, these trees are in areas that have been historically maintained as ornamental plantings and are not a component of a native woodland nor provide habitat for this or other species. Tree preservation is not currently anticipated within the limit of work boundary, except for the single western Joshua tree, and all trees will be removed, excluding the Joshua tree.

Reptiles

Reptilian diversity and abundance are often affected by the kind and nature of vegetation. Many species prefer only one or two types of vegetation; nevertheless, most species will forage in a range of settings. While the site does not contain suitable habitat for reptiles, most open-area reptiles use rodent burrows for cover, protection from predators, and refuge during harsh weather conditions.

Birds

The Project site's non-native grassland plants and disturbed sections provide poor habitat for most bird species. Mourning dove (*Zenaida macroura)*, northern mockingbird (*Mimus polyglottos*), smaller goldfinch (*Spinus psaltria*), and house sparrow (*Passser domesticus*) are among the common species projected to be on the Project site. Ravens (*Corvus corax*), house sparrows, and mourning doves were observed at and passing through the Project site during the site visit.

Mammals

Bats are found over most of Southern California, and the Project site may be used as foraging and roosting habitat during the mating season (March 1 – July 31). Most of the bats that may possibly inhabit the site are dormant throughout the winter because, depending on the species, they either hibernate or migrate to warmer areas. Several bat species, including the big brown bat (*Eptesicus fuscus*), western pipistrelle (*Parastrellushesperus*), and California myotis (*Myotis californicus*), may forage or roost on the Project site.

Special Status Plants

Due to the developed/disturbed nature of the Project site, ongoing maintenance of landscaped areas, and the lack of native habitats, special status plant species are not expected to occur on site.

The nearest Sensitive Ecological Area (SEA) is the San Andreas SEA located more than 4 miles south of the Project site (LACDRP, 2022). The San Andreas SEA is in the western portion of the Antelope Valley in an unincorporated area of Los Angeles County. This SEA includes a small portion of the western Tehachapi foothills and then stretches in a southeasterly direction.

3.4.1 Discussion

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less Than Significant Impacts. The Project site is developed and disturbed. The landscaped plants and structures do not provide suitable habitat for wildlife special status wildlife potentially occurring in the region.

The Project site does not provide large areas of native habitat capable of supporting any special status plant or wildlife species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or protected by the CDFW or USFWS. Given the distance of the Project site from these established areas and current disturbance and development within the Project site, the likelihood of species dispersal, whether plants or wildlife, from surrounding areas to the Project site is extremely low.

The National Audubon Society identifies two local Key Biodiversity Areas within 10 miles of the Project location: Antelope Valley (Lancaster) and Edwards Air Force Base (National Audubon Society, 2013).

No special status wildlife species are expected to occur on site due to lack of potentially suitable habitat. Based on the findings of the reconnaissance surveys conducted at the Project site on August 7, 2022 and December 16, 2022, it was determined that due to the developed nature of the Project site, it does not provide habitat for any of the special status plant species known to occur in the region, and no further focused surveys were warranted.

Construction Impacts

The Project site does not provide large areas of native habitat capable of supporting any special status plant or wildlife species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or protected by the CDFW or USFWS. Therefore, construction would not be expected to impact candidate, sensitive, or special-status species and impacts would be less than significant.

Operational Impacts

The Project site does not provide large areas of native habitat capable of supporting any special status plant or wildlife species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or protected by the CDFW or USFWS. Operation of the Project would not entail activities (like the introduction of new or incompatible uses) that would have the potential to disrupt species. Therefore, operation would not be expected to impact candidate, sensitive, or special-status species and impacts would be less than significant.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact. No riparian habitats or other special-status vegetation types occur on or immediately adjacent to the Project site. Therefore, the Project would not affect any riparian habitat or other sensitive natural community specified in local or regional plans, policies, or regulations, or by the CDFW or the USFWS.

Construction Impacts

There are no riparian habitats or other special-status vegetation types on the Project site. As such, no construction impacts to riparian habitat or other sensitive natural communities would occur.

Operational Impacts

There are no riparian habitats or other special-status vegetation types on the Project site. As such, no operational impacts to riparian habitat or other sensitive natural communities would occur.

c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. The Project site is developed with buildings, parking lots, hardscape including walkways, landscaping, and accessory structures. According to the USFWS Wetland Mapper, the Project site does not contain any federally jurisdictional wetlands regulated under Section 404 or Section 401 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.). The closest wetlands to the Project site, according to the USFWS Wetland Mapper, is approximately 1.78 miles away. Therefore, no impact to wetlands would occur through direct removal, filling, hydrological interruption, or other means.

Construction Impacts

There are no State or federally protected wetlands on the Project site. As such, no construction impacts to wetlands would occur.

Operational Impacts

There are no State or federally protected wetlands on the Project site. As such, no operational impacts to wetlands would occur.

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?

Less Than Significant Impact. The Project site is well-developed, including buildings/structures, paved highways, utilities, and other related projects. The Project site is not an important regional transportation corridor, and just a few animal species are projected to travel through the site. Local foraging by common animal species (ex. pigeons, squirrels, etc.) may occur through unfenced parking spaces and in landscaped parts of the property.

Native wildlife nursery habitats may include maternity roosts (where bats give birth and nurse their young) of any species. Common bat species, such as California myotis, establish maternity colonies in cracks of old snags, tree fissures, bridges, and buildings. Impacts on such breeding colonies might lead to a fall in the area population.

The MBTA provides protection for many nesting bird species, therefore the Project must be executed in line with the legislation (PDF-6). The current list of species protected under the MBTA comprises of more than 1,000 species, including essentially all native birds and is updated on a regular basis. Suitable nesting habitat for migrating birds exists in mature trees and other structures on the Project site and in its surrounding regions, and it may be negatively damaged directly or indirectly during the Project's short-term consequences. The loss of an active nest may be considered a violation of the MBTA and the California Fish and Game Code safeguarding breeding birds. PDF-6 (for nesting birds) and PDF-7 (for roosting bats) will implement seasonal avoidance or pre-construction surveys for nesting birds and roosting bats, as necessary to decrease these potentially major impacts to a less than significant level.

Construction Impacts

Tree removal and demolition activities associated with the Project have the potential to impact nesting birds protected under the Migratory Bird Treaty Act of 1918 (MBTA). If Project related demolition is not able to avoid the nesting bird season (February 1st – August 31st) a survey would be completed to confirm that no nesting birds are present within the Project site (PDF-6). Therefore, impacts would be less than significant.

Potential impacts to the nesting bird species as mature trees are removed, however seasonal avoidance and preconstruction studies for nesting birds will be done to reduce risk of creating an impact on the birds as outlined in PDF-6.

During construction, due to the loud noise and dust some species may avoid the site altogether and others may be deterred during construction hours, which may reduce movement through the site by species. However, because the Project site is not located within any migration corridors and the construction impacts are temporary, the Project's short-term impacts would have no effect on regional animal migration, and therefore no mitigation is required.

Short-term effects of the Project may include the removal/demolition of potentially inhabited bat maternity roosts and would remove potential roosting habitat. As a result, linked impacts would be regarded negative and might have a large impact. However, the bat species anticipated to occur on the site are not listed as threatened or endangered, so their population numbers are not at risk therefore removing the potential roosting habitat would not likely adversely affect the overall species population. PDF-7, which indicates bat surveys to be performed and bat exclusion measures to be implemented before beginning project work, would reduce the impact from possibly considerable to less than significant.

Operational Impacts

The operational impacts would not limit the passage of native resident or migratory wildlife. The long-term operating implications of the Project would not significantly limit the passage of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, or the use of native wildlife nursery sites. As a result, impacts would be less than significant.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact with Mitigation Incorporated. The Project site contains 124 non-native trees of various species, sizes, and maturity. All the trees located at the Project site are ornamental, however, there are six trees on-site that are traditionally protected by the State, County, or City policies listed below in **Table 3.4-1** (Appendix B).

Table 3.4-1: Traditionally Protected Trees On-site

Common Name/Scientific Name	Tree ID#	Status
Western Joshua Tree/*Yucca brevifolia*	299	Ornamental Native Tree
Oak/*Quercus species*	144	Non-native Oak Species
California juniper/ *Juniperus californica*	119	Ornamental Native Species
California juniper/ *Juniperus californica*	173	Ornamental Native Tree
California juniper/ *Juniperus californica*	184	Ornamental Native Tree
California juniper/ *Juniperus californica*	185	Ornamental Native Tree

Tree ID and Status are as noted in the Arborist Report (Tree Inventory Matrix) – Appendix B.

The County of Los Angeles Tree Preservation Policy recognizes oak trees as historic, aesthetic, and ecological resources for unincorporated areas in the County; however, the protection of trees in incorporated areas is relegated to the local jurisdiction (County of Los Angeles, 2011). The City of Lancaster does not

have a formal tree protection ordinance or replacement standards. However, the single western Joshua tree within the landscape area is a native species that is currently designated as a candidate species for listing as a threatened species under the California's Endangered Species Act (Appendix B) and is state-protected under the Joshua Tree Conservation Act (California State Senate Bill [SB]-122) which was approved on July 10, 2023. The Joshua Tree Conservation Act prohibits "any person or public agency from importing into the state, exporting out of the state, or taking, possessing, purchasing, or selling within the state, a western Joshua tree or any part or product of the tree (SB-122).

The oak tree and all the California junipers are ornamental specimens and are not a component of a native woodland nor provide habitat for this or other species. Therefore, their removal would have a less than significant impact. The individual western Joshua tree at the Project site is currently anticipated to be preserved. However, if the tree poses a safety hazard, is in poor condition at the time of demolition, or is otherwise determined by the County to be unviable at the site, the tree will be removed. In the unlikely event removal of the Joshua tree is necessary, coordination with the California Department of Fish and Wildlife (CDFW) is required to ensure that the Joshua tree is removed in accordance with the current requirements to avoid a potentially significant impact. This requirement is outlined in Mitigation Measure (MM)-BIO-1. MM-BIO-1 will ensure that if the Joshua tree is removed, the impact associated with the removal is less than significant.

Construction Impacts

During construction, in the unlikely event removal of the Joshua tree is necessary, its removal would require coordination with the California Department of Fish and Wildlife (CDFW) to ensure that the Joshua tree is removed in accordance with the current requirements to avoid a potentially significant impact. MM-BIO-1 will reduce potential impacts related to the unlikely removal of the single Joshua tree during demolition to a less than significant level.

Operational Impacts

During operation, no impacts to biological resources would be anticipated. Because operation of the two retention basins will not entail new uses at the site that would conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

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?

No Impact. The Project site is located within the California Desert Conservation Area (CDCA) Plan and the West Mojave Plan, which is an addendum to the CDCA Plan (BLM 1980, 2015). The CDCA Plan outlines a strategy for using and enjoying California's public desert resources, but it only applies to federal public property controlled by the BLM (Seehafer, 2014). The West Mojave Plan is an addition to the CDCA Plan that includes 9.3 million acres in the western Mojave Desert, encompassing sections of Los Angeles, Kern, Inyo, and San Bernardino Counties. The West Mojave Plan's goal is to provide management plans for the desert tortoise (*Gopherus agassizii*), Mohave ground squirrel (*Xerospermophilus mohavensis*), and over 100 other endangered flora and animals to protect them throughout the western Mojave Desert.

The Project site is not located within a Vegetative Resource Management area. The Project site is a developed site that does not contain areas that have been designated as biologically sensitive locations (LACDRP, USFWS, 2022). As previously noted, the nearest SEA is the San Andreas SEA located more than 4 miles south of the Project site (LACDRP, 2022).[4] The San Andreas SEA is in the western portion of the Antelope Valley in an unincorporated area of Los Angeles County. This SEA includes a small portion of the western Tehachapi foothills and then stretches in a southeasterly direction (LACDRP, 2022).[5] The Project would not impact sensitive environments or locations.

The Project site has been developed and does not sustain vulnerable species designated for protection in the West Mojave Plan. The Project does not take place on federal lands, and as such, it is not subject to West Mojave Plan restrictions. Additionally, the Project would not install new structures and is located outside of any adopted or other approved State, regional, or local habitat conservation plans (Data Basin, CDFW, 2023). Therefore, the Project would not conflict with adopted conservation plan, no impacts would occur.

Construction Impacts

There are no major impacts associated with biological resources from construction. There is no suitable habitat for special species status plants or wildlife on the Project site, so they are not expected to be impacted. However, tree removal and demolition activities associated with the Project have the potential to impact nesting birds protected under the Migratory Bird Treaty Act of 1918 (MBTA). If Project related demolition is not able to avoid the nesting bird season (February 1st – August 31st) a survey would be completed to confirm that no nesting birds are present within the Project site. Therefore, impacts would be less than significant. There are no riparian habitats or other special-status vegetation types.

[4] Los Angeles County Department of Regional Planning (LACDRP). (2022). *GIS-NET Public*. Available at: https://planning.lacounty.gov/gis/interactive. Accessed December 2022.
[5] *Ibid.*

During construction, due to the loud noise and dust some species may avoid the site altogether and others may be deterred during construction hours, which may reduce movement through the site by species. However, because the Project site is not located within any migration corridors and the construction impacts are temporary, the Project's short-term impacts would have no effect on regional animal migration, and therefore no mitigation is required.

Short-term effects of the Project may include the removal/demolition of potentially inhabited bat maternity roosts and would remove potential roosting habitat. As a result, linked impacts would be regarded negative and might have a large impact. However, the bat species anticipated to occur on the site are not listed as threatened or endangered, so their population numbers are not at risk therefore removing the potential roosting habitat would not likely adversely affect the overall species population. PDF-7, which indicates bat surveys to be performed and bat exclusion measures to be implemented before beginning project work, would reduce the impact from possibly considerable to less than significant. MM-BIO-1 will reduce potential impacts related to the unlikely removal of the single Joshua tree during demolition to a less than significant level, if removal becomes necessary.

Potential impacts to the nesting bird species as mature trees are removed, however seasonal avoidance and preconstruction studies for nesting birds will be done to reduce risk of creating an impact on the birds.

Operational Impacts

There are no impacts to biological resources from operation of the Project. There is no suitable habitat for special species status plants or wildlife or any riparian habitats on the Project site. The operational impacts would not limit the passage of native resident or migratory wildlife.

3.4.2 Mitigation Measures

MM-BIO-1 The Los Angeles County Public Works (Public Works) shall coordinate with the California Department of Fish and Wildlife (CDFW) to ensure that if the Joshua tree is removed, it is removed in accordance with the current requirements. Public Works shall ensure compliance with the applicable requirements prior to removal of the Joshua tree.

Level After Mitigation

Potential impacts to biological resources would be less than significant following the implementation of MM-BIO-1.

3.4.3 References

California Department of Fish and Wildlife (CDFW). (2022). *California Natural Diversity Database. Records of Occurrence for USGS Lancaster West, Lancaster East, Palmdale, Ritter*

Ridge, Sleepy Valley, Del Sur, Little Buttes, Rosamond, and Rosamond Lake 7.5-minute quadrangle maps. Accessed October 2022. Available at: https://wildlife.ca.gov/Data/CNDDB

- (2022). *CDFW Lands.* Retrieved October 2022 from https://wildlife.ca.gov/Lands/Inventory

California Native Plant Society (CNPS). (2022). *Electronic Inventory of Rare and Endangered Vascular Plants of California. Records of Occurrence for USGS Lancaster West, Lancaster East, Palmdale, Ritter Ridge, Sleepy Valley, Del Sur, Little Buttes, Rosamond, and Rosamond Lake 7.5-minute quadrangle maps*. Retrieved October 2022 from http://www.cnps.org/inventory

Los Angeles County Department of Regional Planning (LACDRP). (2015). *Antelope Valley Area Plan*. Retrieved October 2022 from https://planning.lacounty.gov/tnc/

Los Angeles County Department of Regional Planning (LACDRP). (2015). *Los Angeles County General Plan*. Retrieved October 2022 from https://planning.lacounty.gov/generalplan

City of Lancaster. (2022). *Lancaster, California – Municipal Code (Code of Ordinances)*. Retrieved January 2023 from https://library.municode.com/ca/lancaster/codes/code_of_ordinances

City of Lancaster. (2009). *General Plan 2030*. Retrieved October 2022 from https://www.cityoflancasterca.org/our-city/departments-services/development-services/planning/general-plan-2030

American Ornithologists' Union (AOU). 2014 (July). *Checklist of North American Birds (7th ed., as revised through 55th Supplement).* Washington, D.C.: AOU. http://www.bioone.org/doi/pdf/10.1642/AUK-14-124.1.

Baldwin, B.G., D.J. Keil, R. Patterson, T.J. Rosatti, and D.H. Wilken (Eds.). 2012. *The Jepson Manual: Vascular Plants of California (Second ed.).* Berkeley, CA: University of California Press.

Bureau of Land Management (BLM). 2015 (January 15, last updated). *West Mojave (WEMO) Plan Amendment Activity. Moreno Valley, CA*: BLM. http://www.blm.gov/ca/st/en/fo/cdd/west_mojave__wemo.html.

California Department of Fish and Wildlife (CDFW). 2014. *California Natural Diversity Database. Records of Occurrence for USGS Lancaster West, Lancaster East, Palmdale, Ritter Ridge, Sleepy Valley, Del Sur, Little Buttes, Rosamond, and Rosamond Lake 7.5-minute quadrangle maps. Sacramento, CA*: CDFW, Natural Heritage Division.

California Native Plant Society (CNPS). 2014. *Electronic Inventory of Rare and Endangered Vascular Plants of California. Records of Occurrence for USGS Lancaster West, Lancaster East, Palmdale, Ritter Ridge, Sleepy Valley, Del Sur, Little Buttes, Rosamond, and Rosamond Lake 7.5-minute quadrangle maps.* Sacramento, CA: CNPS. http://www.cnps.org/inventory.

CDFW. 2023. *California National Community Conservation Plan Map.* Accessed January 2023 at https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline

Data Basin. 2023. *Habitat Conservation Plan (HCP) California.* Accessed January 2023 at

https://databasin.org/maps/new#datasets=c116dd0d32df408cb44ece185d98731c

Los Angeles County Department of Regional Planning (LACDRP). (2022). *GIS-NET Public*. Available at: https://planning.lacounty.gov/gis/interactive. Accessed December 2022.

National Audubon Society, (2013). *Important Bird Areas in the U.S.* Retrieved from http://www.audubon.org/bird/iba.

US Fish & Wildlife Service (USFWS). (2022). ECOS. Available at: https://ecos.fws.gov/ecp/. Accessed December 2022.

DRAFT

3.5 Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

3.5.1 Discussion

Public Works commissioned the preparation of a Historic Resources Assessment report for the Project site in May 2023 to assess the hospital building, carpentry building, and the coroner's office (the Subject Properties) as potential historical resources pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15064.5. The original hospital structure still extant on the Project site was constructed in 1961. The carpentry building and the coroner's office were constructed in 1968. The hospital building was subject to significant renovations and additions in 1971 and has not been in use as a hospital since 2008. The carpentry building, which acted as a support building for the hospital, is also no longer in use. The coroner's building is still in use by the Los Angeles County Coroner's Office.

A site survey was conducted in support of this report on January 24, 2023. This intensive-level pedestrian survey documented the existing conditions of the interior and exterior of the Subject Properties and vicinity. The report and survey results are included in Appendix C.

a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

Less Than Significant Impact. Pursuant to 36 CFR Section Part 800.4(a) and (b), Public Works conducted background research and archaeological surveys to identify resources eligible for listing in the National Register of Historic Places (NRHP) or California Register of Historic Resources (California Register or CRHR) that may be affected by the Project. The Area of Potential Effect (APE) for the Project has been defined as the 14.2-acre Project site that is proposed for demolition.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource. They include the following:

> Criterion A. Associated with events that have made a significant contribution to the broad patterns of our history.
>
> Criterion B. Associated with the lives of persons significant in our past.
>
> Criterion C. Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent significant and distinguishable entity whose components may lack individual distinction.
>
> Criterion D. Yields, or may be likely to yield, information important in prehistory or history.

Through research, survey, and subsequent evaluation under the applicable federal, state, and local eligibility criteria, it was determined that none of the subject properties met the level of significance required for listing in the NRHP or CRHR (Appendix C).

Specifically, and as documented in Appendix C, the Hospital Building does not meet the level of significance required for individual listing on the National Register or California Register under criteria A/1/1, B/2/2, C/3/3, or D/4/4. While the property was, at times, a vital medical center in the Antelope Valley, it is not significant to the overall history of the city of Lancaster or Antelope Valley, nor is it significant in the context of the history of medical facilities in the County of Los Angeles. While Adrian Wilson & Associates, the architectural firm that designed the initial Hospital Building, was a notable mid-century firm in Los Angeles, this hospital is not a notable example of their work. Additionally, the building is a good, but not great, example of the mid-century modern style. Furthermore, the hospital underwent a major renovation in 1971 that altered the original design plan. The building does not possess high artistic or aesthetic value nor is it a unique method of construction.

The Carpentry Building does not meet the level of significance required for individual listing individual listing on the National Register or California Register under criteria A/1/1, B/2/2, C/3/3, or D/4/4. The property was constructed as a support building for the hospital and there is no evidence of any historic events or people of significance associated with the Carpentry Building. Additionally, the building was constructed as a vernacular metal shed and does not possess high artistic or aesthetic value nor is it a unique method of construction.

The Coroner's Building does not meet the level of significance required for individual listing on the National Register or California Register under criteria A/1/1, B/2/2, C/3/3, or D/4/4. There is no evidence of any historic events of people of significance associated with the Coroner's Building and it does not appear to be significant in the overall history of the Los Angeles County Coroner's Office. Additionally, the building was constructed as a vernacular building and does not possess high artistic or aesthetic value nor is it a unique method of construction.

Therefore, all three of the Subject Properties are recommended to be assigned a California Historical Resource Status Code of "6Z," meaning they were found ineligible for the National Register, California Register, or local designation through survey evaluation. The records search within the California Built Environment Resources Databases (BERD) included a review of all previously documented historic architectural resources and studies within a 1-mile radius of the Project. One historical architectural resource has previously been recorded within a 1-mile radius of the Project site: a single-family residential structure located at 45133 60th Street West that was constructed in 1950. This structure was given the California Historic Resource Code 6U, "determined ineligible for National Register pursuant to Section 106 without review by the State Office of Historic Preservation." The Project would not cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5, because no eligible historic resources were identified within the Project site and no potential resources off-site are located within proximity of the site to be impacted by the demolition or construction activities at the Project site.

Construction Impacts

The Project site does not contain any properties that met the level of significance required for listing in the NRHP or CRHR. No eligible historic resources were identified within the Project site or within the proximity of the Project site that had the potential to be impacted by the demolition or construction activities at the Project site and impacts would be less than significant.

Operational Impacts

No cultural buildings will be impacted due to operation of the Project area. No eligible historic resources were identified within the Project site or within the proximity of the Project site. The viewshed to the site/from the site would be altered by removal of the existing structures at the Project site and no historic structures are within the immediate proximity of demolition activities, resulting in less than significant impacts.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less Than Significant Impact with Mitigation Incorporated. The Project site has been previously graded and disturbed. However, the Project involves limited ground disturbance and excavation for two basins, approximately 4-feet deep, that would be located at the Project site. A project may have a significant effect on the environment if it impacts archaeological resources that meet the definition of either historical resources (CEQA Guidelines Section 15064.5) or unique archaeological resources (CEQA PRC Section 21083.1[g]). The proposed Project would consist of areas that have been previously developed since 1961 with existing structures or landscaping. The entire Project site has been subject to past subsurface disturbance associated with grading. No archaeological resources were identified at the Project and any resources that existed would have been substantially disturbed during construction of the hospital site and are likely no longer extant (Appendix C). No activities associated with Project operation would have direct or indirect impacts on archaeological resources.

However, there is still the potential for the inadvertent discovery of archaeological resources during excavation and construction for the basins. Incorporation of Mitigation Measure CUL-1, archaeological resource discovery protocol, would mitigate any potential impacts to archaeological resources to less than significant.

Construction Impacts

No activities associated with Project operation would have direct or indirect impacts on an archaeological resource pursuant to § 15064.5, however if resources are discovered, impacts would be mitigated by MM-CUL-1.

Operational Impacts

Operation of the Project would not entail ground disturbance or the removal or disturbance of buildings or structures. The operation and maintenance of the two basins at the site would not impact any known archeological resources, as there are no known resources located at the site. No activities associated with Project operation would have direct or indirect impacts on archaeological resources.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. No known cemeteries or other burial places are known to exist within the Project site, so the Project is unlikely to disturb human remains. However, in the unlikely event that human

remains are encountered, the Project would comply with California Health & Safety Code Section 7050.5 and Public Resources Code Section 5097.98, which establish protocol for what to do if human remains are inadvertently discovered. Compliance with these established protocols would result in less than significant impacts.

Construction Impacts

No known cemeteries or other burial places are known to exist within the Project site, and the site was previously disturbed and did not uncover sensitive cultural resources. As such, construction of the Project is unlikely to disturb human remains. If human remains are found, the appropriate protocol will be followed to reduce possible impacts.

Operational Impacts

Operation of the Project would not entail activities that have the potential to disturb or uncover human remains. However, if human remains are found, the appropriate protocol will be followed to reduce possible impacts.

3.5.2 Mitigation Measures

MM-CUL-1 In the event that archaeological resources are uncovered during excavation for the basins, construction activities must cease within 50 feet of the discovery, as appropriate, and they shall be protected from further disturbance until the qualified Archaeologist evaluates the potential resources using the established archaeological protocols. If needed, Los Angeles County Public Works (Public Works) shall retain a qualified Archaeologist to establish the appropriate procedures for monitoring earth-moving activities during construction. The Archaeologist, in consultation with the County, shall determine when monitoring of grading activities is needed.

Level After Mitigation

Potential impacts to archaeological resources would be less than significant following the implementation of MM-CUL-1.

3.5.3 References

Los Angeles County Department of Regional Planning (LACDRP). (2015). *Los Angeles County General Plan*. Retrieved October 2022 from https://planning.lacounty.gov/generalplan

City of Lancaster. (2009). *General Plan 2030*. Retrieved October 2022 from https://www.cityoflancasterca.org/our-city/departments-services/development-services/planning/general-plan-2030

Weeks, K. and A. Grimmer. (1995). *The Secretary of The Interior's Standards for the Treatment of Historic Properties: With Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Heritage Preservation Services.

Antelope Valley Indian Museum (AVIM). (2022). *American Indian Peoples of the Antelope Valley*. Retrieved October 2022 from http://www.avim.parks.ca.gov/people/

Office of Historic Preservation. (1990). *Archaeological Resource Management Reports (ARMR): Recommended Contents and Format.* Sacramento, CA.

California State Military Museum. (2009). *Historic California Posts: War Eagle Field (Liberty Field).* Retrieved October 2022 from https://www.militarymuseum.org/WarEagleField.html

DRAFT

3.6 Energy

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

3.6.1 Discussion

The Project would comply with the CalGreen Code and the County Green Building Standards Code, which includes energy conservation measures, designed to reduce construction waste, make buildings more efficient in the use of materials and energy, and reduce environmental impacts during and after construction. While the Project would not include the construction of new buildings, the code contains requirements for storm water control during construction and construction waste reduction as well as other practices that are designed to encourage energy efficiency.

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact. Electric service at the Project site is provided by Lancaster Energy and Southern California Edison. Electricity would be used for construction activities for power tools and lighting, but not in quantities that would adversely impact Southern California Edison and the local electrical grid.

Construction Impacts

The short-term demolition activities of the Project would require the consumption of energy resources (e.g., electricity and fuel) at the Project site. The demolition phase would require energy for preparation of the site, including grading, which would consume energy in the form of electricity for power tools and lighting and gasoline, and diesel fuel for the operation of construction equipment, trucks, and personal vehicle travel. Construction would be temporary in nature and would not require more energy than what Southern California Edison can provide to the Project site, nor would construction overwhelm existing public services.

Petroleum would be consumed throughout demolition. Diesel or gasoline fuel would be consumed by heavy-duty excavation and grading equipment and haul trucks. Contractors would likely travel to and from the Project site in gasoline-powered vehicles. Consumption of such resources would be temporary, used on an as-needed basis, and would cease upon the completion of the Project. Therefore, construction impacts would be less than significant.

Operational Impacts

Operation of the retention basins constructed at the Project site would not require the consumption of substantial amounts of energy resources post-construction. Due to the limited scale of the Project, and the removal of buildings and structures that are currently using energy for uses like security lighting throughout the site; during operation, the use of energy would be localized and limited to fewer areas on the site. As such, operation of the Project site would be expected to have a reduction in energy use. The Project would not result in inefficient energy consumption and energy-related impacts would be less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than Significant Impact. The regulations, plans, and polices adopted for the purpose of maximizing energy efficiency that are directly applicable to the Project include Title 24 California Green Building Standards Code (CALGreen Code) and Title 31 of the County Code (the Los Angeles County Green Building Standards Code).

Construction Impacts

Where applicable, demolition and construction activities will follow regulations, plans, or policies of renewable energy or energy efficiency. Therefore, impacts would be less than significant.

Operational Impacts

There will be no significant long-term energy consumption resulting from the Project because the Project would remove energy consuming buildings and structures from the current site. Additionally, the Project does not entail the development of new buildings or structures so there is not the potential for the Project to result in the consumption of more energy than the current Project site. Given this, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, impacts would be less than significant.

3.6.2 Mitigation Measures

No mitigation measures are required for energy resources.

3.6.3 References

California Energy Commission. 2020. *Total System Electric Generation*. https://www.energy.ca.gov/data-reports/energy-almanac/california-electricity-data/2020-total-system-electric-generation

Lancaster Energy (2023) *About LE*. Retrieved 12 January 2023 from https://lancasterenergy.com/about-le/

DRAFT

3.7 Geology and Soils

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury,or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

3.7.1 Discussion

The following evaluation of geology and soils addresses the potential for impacts associated with seismic hazards, underlying soil characteristics, slope stability, and erosion and is based on publicly available

databases, current and previously prepared reports (including the County of Los Angeles Mira Loma Women's Detention Center Project; SCH 2014091012 (County, 2016)), as well as the referenced geological and soils information including the Earthquake Zones of Required Investigation (EQ Zapp) that is administered by the California Department of Conservation.

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact. The Project is not located in a fault zone identified by the California Geological Survey (CGS) in compliance with the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 2022 (CDOC, 2018). The closest known fault with surface expression is the Mojave Segment of the San Andreas Fault, approximately 6.4 miles south of the Project site.

Despite the Project's proximity to fault systems, there are no active faults or fault systems that traverse the Project site. Demolition activities of the Project would not expose people or structures to substantial adverse effects related to fault rupture during a seismic event. Therefore, impacts associated with the rupture of a known fault would be less than significant (**Figure 5, Regional Seismic Faults**).

ii) Strong seismic ground shaking?

Less Than Significant Impact. Implementation of the Project would have the potential to expose people and structures to strong ground shaking due to an earthquake in the San Andreas Fault Zone, along the Garlock Fault, and/or along other active faults in the Antelope Valley and the Southern California region (CDOC, 2021). The severity of ground shaking will depend on the magnitude of the earthquake, its distance to the site, and site geologic conditions. Appropriate measures will be taken to protect workers from potential adverse effects to reduce any possible impacts.



Figure 5

Regional Seismic Faults

Former High Desert Hospital Site Demolition Project

iii) Seismic-related ground failure, including liquefaction?

Less than Significant Impact. The Project is not located in a liquefaction zone identified by the EQ Zapp administered by the CGS (CDOC, 2021). While the State's Hazards Mapping Program does not identify liquefaction hazards at the site (it identifies liquefaction hazards immediately to the southeast of the Project site), soil borings near the Project site encountered perched groundwater at 27 feet below ground surface (bgs) and could thus experience liquefaction during a large earthquake (**Figure 6, Landslide & Liquefaction Zones**). However, the scope of the Project is only demolition, and no new structures will be added, so new geotechnical investigations would not be required, and this would be less than significant.

iv) Landslides?

No Impact. The Project is not located in a landslide zone identified by the EQ Zapp administered by the CGS (CDOC, 2021). The Project site is in a flat area with low vulnerability to landslides, mudslides, or rock-fall events induced by rainfall. The area surrounding the Project site is relatively uniform with flat topography.

Construction Impacts

There are less than significant impacts to geology and soils due to construction activity. The demolition effort will not add additional buildings or residents and will have no impact regards to seismic ground-shaking. All demolition activities would comply with applicable regulations, standards, and building codes which would ensure that the potential impacts from seismic ground shaking remain at less than significant levels. This would include temporary shoring measures during excavation to protect workers from any cave-ins during seismic events. There would be no impact from landslides during demolition/construction of the Project.

Operational Impacts

The Project does not entail adding any new structures or changing natural features so there will be little impact to the soil and geology due to operational impacts. The Project site is flat and is not located in or adjacent to a known earthquake fault. However, the Project site is located within a seismic region and the location and magnitude of the earthquake can result in seismic shaking at the Project site. However, the Project does not entail the addition of structures or people to the Project site and impacts would be less than significant.



Legend

- CGS_Landslide_Zones
- CGS_Liquefaction_Zones

NORTH

6,000 0 6,000

Scale in Feet

BURNS McDONNELL

Figure 6

Landslide and Liquefaction Zones

Former High Desert Hospital Site
Demolition Project

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. The Project site is underlain by Tray sandy loam and Pond loam soils, which have slow to very slow runoff potential and moderate erosion potential. Any disturbed soil may be subject to wind and water erosion, and the Antelope Valley can experience very high winds during certain times of the year.

Implementation of the required regulations as outlined in Section 3.7.1.1 would prevent demolition and activities from resulting in significant adverse impacts associated with substantial soil erosion and/or loss of topsoil. Impacts relating to erosion would be less than significant.

Construction Impacts

Demolition and construction activities for the Project site would lead to the temporary exposure of soil. Demolition activities are required to implement erosion-control, sediment-control, and tracking control Best Management Practices (BMPs) as part of the Storm Water Pollution Prevention Plan (SWPPP) that is required under the State Water Resources Control Board's (SWRCB's) Construction General Permit. Compliance with the Construction General Permit is discussed in Section 3.10, Hydrology and Water Quality. Dust-control measures would also be implemented, as discussed in Section 3.3, Air Quality, and would reduce wind erosion. Accordingly, the Project would be required to implement erosion-control measures to reduce wind and water erosion and to minimize sediments and loose soil from entering public roadways, storm drain systems, and adjacent areas. Impacts would be less than significant.

Operational Impacts

Erosion will be less than significant resulting in no long-term effects during operational activities. Appropriate BMPs and PDFs will be followed to reduce the chance of any long-term impacts. During operation, impacts would be less than significant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact. The Project site is relatively flat, and there are no landslide hazards on or near the site. There is a potential for liquefaction due to the presence of perched groundwater, but because the Project scope is only demolition and the construction of two basins, potential for liquefaction hazards would be less than significant. With regards to lateral spreading, the topography at the Project site and the

surrounding area is relatively flat, with no nearby descending slopes or embankments, making the potential for lateral spreading is negligible and impact would be less than significant.

Construction Impacts

There are less than significant impacts to geology and soils due to construction activity. The Project site is relatively flat, and there are no landslide hazards on or near the site. There would be no impact from landslides during demolition/construction or operation of the Project.

Operational Impacts

The Project would not be adding any new structures or changing natural features so there will be little impact to the soil and geology due to operational impacts. The Project site and the surrounding area is relatively flat, with no nearby descending slopes or embankments, making the potential for lateral spreading is negligible and impact would be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No Impact. The Project does not include new buildings, structures, or expansive soil (County, 2016). As such, the Project would not result in an increase in safety to life and property and no impacts would occur, related to expansive soils.

Formerly conducted soil corrosivity tests for the immediately surrounding area indicate that the minimum saturated resistivity of on-site soils is in the corrosive range to ferrous metals. Compliance with the established regulations (as referenced in the PDFs) would ensure that underground metal pipes would be protected to avoid damage to underground infrastructure and potential impact would be less than significant.

Construction Impacts

The demolition effort will not add additional buildings or construction within expansive soils and as such would not be expected to result in impacts related to expansive soils.

Operational Impacts

The Project will not be adding any new structures or changing natural features so there will be little impact to the soil and geology due to operational impacts.

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?

No Impact. The Project site is served by the existing municipal sewer system. Sewer services to the site are provided by the Los Angeles County Sanitation District No. 14 through a 12- to 15-inch sewer line on West Avenue I that is tapped by a 12-inch sewer line extending south and southwesterly to serve the existing Project site. The sewer line on West Avenue I connects to the 36-inch Avenue I West trunk line that starts near 50th Street West and continues east to join a trunk line that that conveys wastewater to the District's Lancaster Water Reclamation Plant (Lancaster, 2005). The Project would be served by the existing sewer lines that convey sewage and wastewater to County Sanitation District No. 14 facilities. Therefore, no septic tanks or alternative wastewater disposal systems are needed to serve the Project.

Construction Impacts

Construction of the Project would not involve the installation or use of septic tanks or alternative wastewater disposal systems. The Project site is served by the existing sewer lines that convey sewage and wastewater to County Sanitation District No. 14 facilities and no impacts would occur.

Operational Impacts

The Project site is served by the existing sewer lines that convey sewage and wastewater to County Sanitation District No. 14 facilities. No septic tanks or alternative wastewater disposal systems are needed to serve the Project. No impacts would occur.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact with Mitigation Incorporated. No paleontological resources were discovered on site from the pedestrian survey or paleontological resources records search and literature review that were previously conducted in the immediate Project vicinity (County, 2016). According to the records search, no known fossil localities have been previously recorded within the Project site (County, 2016). The surface deposits in the Project area are comprised exclusively of younger Quaternary alluvium that usually do not contain significant vertebrate fossils, particularly in the uppermost layers. However, Quaternary alluvium and older Quaternary sediments that are present in the Project area have yielded fossils.

MM GEO-1 calls for a qualified Paleontologist to be retained by the County to monitor excavations into undisturbed deposits in the older Quaternary alluvium, which lies at an unknown depth below the younger

Quaternary alluvium. Following appropriate mitigation measures would reduce impacts to less than significant.

Construction Impacts

Excavation for the new basins at the Project site has the potential to extend into older Quaternary sediments underlying the surface soils, which could disturb or destroy paleontological resources beneath the site. Impacts to paleontological resources would be a significant impact prior to mitigation.

The Paleontologist would evaluate any fossil resources found during excavation activities. If a fossil resource is determined to be significant, the Paleontologist would formulate and implement a plan to recover and/or salvage the resource. Compliance with GEO-1 would reduce impacts to less than significant levels after mitigation.

Operational Impacts

During operation, no negative impacts to the geology or soil are expected to occur. Operation of the Project would not include ground disturbance that would have the potential to result in the unanticipated discovery of paleontological resources.

3.7.2 Mitigation Measures

MM-GEO-1 If paleontological resources are encountered during construction activities, all work shall stop at the discovery site. At that time, a qualified paleontological monitor shall be consulted to evaluate the find. Construction activities shall be temporarily redirected to another location on-site (minimum of 100 ft from the location of the find) so that the monitor can recover any specimens encountered during excavation. All fossils/specimen collected during this work shall be deposited in a County-approved museum repository for curation and storage.

Level After Mitigation

Potential impacts to paleontological resources would be less than significant following the implementation of MM-GEO-1.

3.7.3 References

California Department of Conservation (2021a) Fault Activity Map of California. Retrieved 22 October 2021 from https://maps.conservation.ca.gov/cgs/fam/

California Department of Conservation (CDOC; 2018) Earthquake Fault Zones Special Publication 42. Retrieved 22 October 2022 from https://www.conservation.ca.gov/cgs/Documents/Publications/SpecialPublications/SP_042.pdf

California Department of Conservation (2021) Earthquake Zones of Required Investigation (EQ Zapp). Retrieved October 2022 from https://maps.conservation.ca.gov/cgs/EQZApp/app

County of Los Angeles (County). (2016). *Mira Loma Women's Detention Center Project Environmental Impact Report.* (SCH No. 2014091012). Los Angeles, CA.

International Conference of Building Officials (1994) Uniform Building Code. Retrieved October 2022 from https://digitalassets.lib.berkeley.edu/ubc/UBC_1994_v2.pdf

U.S. Department of Agriculture Natural Resources Conservation Service (NRCS). (2022). *Web Soil Survey. Antelope Valley Area. Lancaster, CA.* Retrieved October 2022 from http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx.

Los Angeles County Department of Regional Planning (LACDRP). (2015). *Los Angeles County General Plan*. Retrieved October 2022 from https://planning.lacounty.gov/generalplan

Lancaster, City of. (2009). *General Plan 2030*. Retrieved October 2022 from https://www.cityoflancasterca.org/our-city/departments-services/development-services/planning/general-plan-2030

- Lancaster, CA, the City of. (2005). Overview Map of District Sewers in Lancaster.

DRAFT

3.8 Greenhouse Gas Emissions

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

3.8.1 Discussion

Greenhouse gases (GHGs) are described as gases that trap heat in the atmosphere. The "greenhouse" effect is a naturally occurring process which plays a critical role in determining the earth's temperature. Solar radiation enters the earth's atmosphere from space and a portion of the radiation is absorbed by the earth's surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. GHGs, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect. The most prominent GHGs contributing to the greenhouse effect are Carbon Dioxide (CO_2), Methane (CH_4), Nitrous Oxide (N_2O), and Fluorinated gases (EPA, 2022). This Section addresses the greenhouse gas (GHG) emissions anticipated from the demolition/construction and operation of the proposed Project and its potential global climate change impacts. This Section also provides mitigation measures proposed to reduce the potential GHG cumulative impacts to less than significant impact levels. The Project's estimated demolition/construction and operational GHG emissions were calculated by using the California Emissions Estimator Model (CalEEMod, Version 2020.4.0); the inputs and data for the Project are included in Appendix A.

The Global Warming Solutions Act of 2006 (Assembly Bill 32; AB 32) manages and reduces GHG emissions in California. AB 32 requires that CARB establish a comprehensive program of regulatory and market mechanisms to reduce GHG emissions to 1990 levels by the year 2020.

The Sustainable Communities and Climate Protection Act of 2008 (SB 375) is one of many bills that implement AB 32 and requires CARB to develop regional GHG emission reduction targets for automobile and light trucks. It requires the 18 metropolitan planning organizations in California, such as the Southern

California Association of Governments (SCAG), to coordinate land use, transportation, and housing strategies, and prepare a Sustainable Communities Strategy (SCS) to reduce the amount of VMTs (vehicle miles traveled) in their respective regions and demonstrate their ability to meet CARB's targets.

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than Significant Impact. The CalEEMod, Version 2020.4.0 methodology and assumptions were used to calculate GHG emissions from demolition and operation of the Project.

Demolition, site preparation, and grading activities would result in the temporary generation of GHGs through off-road and on-road construction equipment and worker vehicles. The Project would result in estimated GHG emissions of approximately 75 metric tons carbon dioxide equivalent ($MTCO_2e$). The GHG emission calculations and assumptions, including offroad equipment type, trips, and vehicle miles traveled, are detailed in Appendix A. **Table 3.8-1**, **Table 3.8-2**, and **Table 3.8-3** summarize the estimated GHG emissions.

Table 3.8-1: Estimated Construction Annual GHG Emissions

Year	Emissions ($MTCO_2e$)
2023	75.0128
2024	1.7194
Total	**75.0128**

Table 3.8-2: Estimated Operational Annual GHG Emissions

Source	Emissions $MTCO_2e/yr$
Area	1.90×10^{-4}
Energy	0
Mobile	0
Offroad	0

Source	Emissions $MTCO_2e/yr$
Solid Waste	0
Water	0
Annual GHG Emissions	**1.90×10^{-4}**

$MTCO_2e/yr$: metric tons of carbon dioxide equivalent per year; GHG: greenhouse gas(es)
Note: Totals may not add due to rounding.

Table 3.8-3: Estimated Total Annual GHG Emissions

Source	Emissions $MTCO_2e/yr$
Construction	75.0128
Operation	1.90×10^{-4}
Total	**75.0130**

As shown in **Table 3.8-3**, the total annual estimated GHG emissions for the Project are 75 $MTCO_2e/yr$. This value is considerably less than the AVAQMD threshold of 100,000 $MTCO_2e/yr$. Therefore, the Project would result in less than significant GHG emissions and no mitigation is required.

Construction Impacts

Demolition, site preparation, and grading activities would result in the temporary generation of GHGs through off-road and on-road construction equipment and worker vehicles. The GHG emissions for the Project would be below the established AVAQMD threshold and impacts would be less than significant.

Operational Impacts

By demolishing vacant structures, the Project will reduce the need for security trips to the site and the Project requires construction contractors to reuse, recycle, and salvage non-hazardous construction and demolition waste materials where feasible, as materials recovery would minimize the need to produce and

transport new materials, thereby reducing emissions from mobile sources and energy use. As such, operational impacts would be less than significant.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant Impact. The Project would be consistent with adopted plans and strategies designed to reduce GHG emissions, including but not limited to: the Global Warming Solutions Act of 2006 (Assembly Bill 32), which requires California to reduce its GHG emissions to 1990 levels by 2020 - a reduction of approximately 15 percent below emissions expected under a "business as usual" scenario. (California Air Resources Board, 2014); and the U.S. Environmental Protection Agency (USEPA) GHGs specific industry requirements implemented under Section 202(a) of the Clean Air Act (CAA), including the Light-Duty Vehicle Greenhouse Gas Emissions Standards and Corporate Average Fuel Economy Standards, which are designed to improve the fuel economy of light-duty vehicles; the California Air Resources Board Scoping Plan; and other applicable regulations.

Construction Impacts

The Project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases during construction and impacts would be less than significant.

Operational Impacts

The operational impacts of GHG will be reduced from prior operation. By reducing the potential sources of GHG emissions from the site, operation of the Project would comply with the applicable plans, policies and regulations adopted for the purpose of reducing the emissions of greenhouse gases during operation After initial demolition impacts, the new GHG emissions produced due to operational activities (like vehicle travel to the Project site) would be substantially reduced and impacts would be less than significant.

3.8.2 Mitigation Measures

No mitigation measures are required for GHG.

3.8.3 References

Abbott, &. Kindermann (2007). *SB 97 Provides CEQA Guidance. Land Use Law Blog.* Retrieved February 1, 2023, from https://blog.aklandlaw.com/2007/09/articles/ceqa/sb-97-provides-ceqa-guidance/

Antelope Valley Air Quality Management District (AVAQMD). (2022). *AVAQMD Rules & Plans*. Retrieved February 2023 from https://avaqmd.ca.gov/rules-plans

-Antelope Valley Air Quality Management District (AVAQMD). (2016). *Antelope Valley AVAQMD California Environmental Quality Act (CEQA) and Federal Conformity Guideline.* Retrieved February 2023 from https://avaqmd.ca.gov/files/e5b34d385/AV%20CEQA%20Guides%202016.pdf

Bui, N., & Yang, Z. (2022). *U.S. Light-Duty Vehicle Greenhouse Gas Standards for Model Years 2023–2026 and Corporate Average Fuel Economy Standards for Model Years 2024–2026. International Council on Clean Transportation.* Retrieved February 1, 2023, from https://theicct.org/publication/update-us-ghg-cafe-standards-jul22/

California Air Resource Board. (2014). *Assembly Bill 32 Overview*. Retrieved February 2023, from http://www.arb.ca.gov/cc/ab32/ab32.htm

McCarthy, K. E. (2002). *California Global Warming Legislation*. Retrieved February 2023, from https://www.cga.ct.gov/2002/rpt/2002-R-0652.htm

Southern California Association of Governments (SCAG). (2020). *020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) (Connect SoCal).* Retrieved February 2023, from https://scag.ca.gov/post/2020-2045-rtpscs-connect-socal-transportation-conformity-determination

U.S. Environmental Protection Agency. (2022). *Greenhouse Gas Emissions.* Retrieved February 2023, from https://www.epa.gov/ghgemissions/overview-greenhouse-gases

DRAFT

3.9 Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
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) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

3.9.1 Discussion

The Project site is not listed on a site that is included on any list compiled pursuant to Section 65962.5 of the Government Code for hazardous waste sites (DTSC, 2022).

In 2021, A-Tech performed a comprehensive asbestos assessment to identify visible and/or readily accessible suspect friable and non-friable Asbestos-Containing Building Materials (ACBMs) at the Project site (A-Tech, 2021). The resulting assessment (Comprehensive Asbestos, Hazmat & XRF-Lead Assessment) found two hundred and seventy-three (273) homogeneous suspect asbestos containing materials (ACM) out of the two-thousand two-hundred ninety (2,290) analyzed samples. The assessment also found mercury switches, florescent light bulbs, mercury bulbs, HVAC (heating, ventilation, and air conditioning) package units, generators, transformers/capacitors, and bird feces in a visual hazardous materials assessment. The results were found following the Asbestos Hazard Emergency Response Act (AHERA) inspection methodology.

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. Construction-related activities associated with the Project would involve the transport and/or disposal of limited quantities of hazardous materials, such as fuels, construction waste, as well as other materials associated with building demolition. In addition, hazardous materials (e.g., fuel, lubricants, paints, etc.) may be required for fueling and servicing construction equipment during construction. The use of these materials would be short-term and would occur in accordance with standard construction practices, as well as with applicable federal, State, and local regulations for the demolition, removal, and disposal of hazardous materials.

Potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. The 2021 report that was completed for the Project site found ACM (A-Tech, 2021), which is regulated under the CAA as hazardous pollutants and by the federal Occupational Safety and Health Administration (OSHA) asbestos as potential worker safety hazard. Additionally, the other materials identified at the site included: mercury switches, florescent light bulbs, mercury bulbs, HVAC (heating, ventilation, and air conditioning) package units, generators, transformers/capacitors, and bird feces (A-Tech, 2021). Because the Project site was constructed prior to 1978, it may also be assumed that the paint may contain lead-based paint (LBP). As with ACM, LBP and some of the other referenced materials require the appropriate abatement (such as specific procedures for removal, isolation by encapsulation, proper packaging, transportation, and disposal of any identified or discovered hazardous materials). Demolition activities associated with the Project would generate hazardous wastes and would involve the use of hazardous materials that could pose risks to construction workers or lead to soil and groundwater contamination if they are not handled, transported, stored, used, or disposed of properly. However, compliance with the established rules related to hazardous construction materials, including but not limited to: CalOSHA standards for worker safety in the handling

and use of hazardous materials and hazardous wastes, and PDFs 8-9. These standards require an employer to monitor worker exposure to hazardous substances and notify workers of exposure to hazardous substances. The regulations specify requirements for employee training, availability of safety equipment, accident-prevention programs, and hazardous substances exposure warnings; and in accordance with the County requirements (and in concurrence with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit), the Project would include erosion-control and sediment-control best management practices (BMPs), wind and water tracking controls, hazardous material management practices, and other site-management BMPs that would meet as a part of the Project.

Construction Impacts

No significant impacts are expected from construction activity. Construction-related activities associated with the Project would involve the transport and/or disposal of limited quantities of hazardous materials, such as fuels, construction waste, as well as other materials associated with building demolition. In addition, hazardous materials (e.g., fuel, lubricants, paints, etc.) may be required for fueling and servicing construction equipment during construction. The use of these materials would be short-term and would occur in accordance with standard construction practices, as well as with applicable federal, State, and local regulations for the demolition, removal, and disposal of hazardous materials and impact would be less than significant.

Operational Impacts

No significant impacts are expected from operational activity. Some of the materials may be required in limited quantities for the long-term operations at the Project site. However, conformance with these established protocols and regulations would not create a significant hazard to the workers, public, or the environment through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant.

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?

Less Than Significant Impact. As previously discussed in Section 3.9.1 (a), the use of hazardous materials (e.g., fuel, lubricants, paints, etc.) may be required in small quantities during construction-related activities. Some of the materials may also be required in limited quantities for the long-term operations at the Project site (e.g., for maintenance of the site). The number of hazardous materials that are handled at any one time would be relatively small, reducing the potential consequences of an accident during handling. Hazardous

materials would be transported, used, stored, labeled, and disposed of in compliance with all applicable federal, State, and local regulations.

Construction Impacts

During demolition, potentially airborne contaminants (i.e., ACM & LBP) would be removed in accordance with DTSC and County standards. Compliance with applicable laws, regulations and standard protocols and practices during construction-related activities and long-term operations at the Project site would ensure that impacts associated with upset or accident conditions, which could cause a release of hazardous materials into the environment, are less than significant.

Operational Impacts

During operation, the limited use of hazardous materials (e.g., lubricants, paints, etc.) may be used at the Project site for maintenance of the site. Compliance with applicable laws, regulations and standard protocols and practices during construction-related activities and long-term operations at the Project site would ensure that impacts associated with upset or accident conditions, which could cause a release of hazardous materials into the environment, are less than significant.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The Project site is not located within a quarter mile of an existing or proposed school. The nearest school is the Resnik Camp School located at 5300 W Ave I, Lancaster, CA 93536 located approximately 0.6 miles east/northeast of the Project site. According to the California Department of Education's California School Directory, this high school is temporarily closed. The next nearest school is Sundown Elementary School located at 151 West Ave. J-8 Lancaster, CA, approximately 1-mile south of the Project site.

As previously discussed in Section 3.9 (a-b), the Project has the potential to use hazardous materials during demolition/construction and operation activities; however, these hazardous materials and hazardous wastes would be transported in accordance with applicable federal, State, and local regulatory protocols and requirements. Therefore, the Project would not have a significant adverse effect on schools.

Construction Impacts

The Project site is not located within a quarter mile of an existing or proposed school. As such, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school during construction.

Operational Impacts

The Project site is not located within a quarter mile of an existing or proposed school. As such, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school during operation.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant Impact. The Project site is not listed on the latest Cortese list for Government Code Sections 65962.5(2) and 65962.5(3). The State Water Boards GeoTracker shows the High Desert Health System with a low-threat underground storage tank leak beginning on 9/2/2015; however, the case was listed as complete and closed on 9/1/2016 (State Water Board, 2023). Prior to September 2015, one 4,000-gallon diesel fuel underground storage tank (UST) was maintained at the Site. The subject tank supplied fuel to the facility's emergency generator. The High Desert Health System (the Site) is a part of Mira Loma Detention Center complex and is located at 44900 North 60th Street West in Lancaster, California (State Water Board, 2023). On September 1, 2015, the UST was degassed, triple rinsed and vacuumed. Approximately 200 gallons of fuel-water mix was generated; rinsate water (water containing low concentrations of contaminants) was transported to DeMenno-Kardoon treatment facility in Compton, California. The tank's interior air was sampled and the tank was certified as inert (State Water Board, 2015). On September 2, 2015, the UST was cleared to remove under the direction of the Los Angeles County Fire Department. Subsequent to removal, the tank was taken to the Ecology facility in Cerritos, California for destruction and recycling (State Water Board, 2015).

Following removal of the UST, a total of 4 soil samples were collected and submitted to the laboratory. All the soil samples were analyzed by the laboratory for diesel-range total petroleum hydrocarbons (TPH-d); for volatile organics (benzene, toluene, ethylbenzene, and total xylenes) and oxygenates, and for full range of volatile organics. The results of the samples were below the laboratory detection limits (i.e., non-detect) or were 'well below' regulatory action or screening levels for all the analyzed samples (State Water Board, 2015). The Closure Report for the Project site concluded that the soil underlying the UST was

predominantly free of constituents of concern and no further action was warranted (State Water Board, 2015).

The Regional Board Case Number is 6B1920033T and there are not any remedial actions associated with the case. The Lahontan Regional Water Quality Control Board provided a No Further Action letter for the Project site on September 1, 2016. The Project site is not currently listed on the latest Cortese list for Government Code Sections 65962.5 (DTSC, 2022), see Appendix D.

Construction Impacts

The Project site is not currently listed on the latest Cortese list for Government Code Sections 65962.5 and because of this, would not create a significant hazard to the public or the environment. Impacts during construction would be less than significant.

Operational Impacts

The Project site is not currently listed on the latest Cortese list for Government Code Sections 65962.5 and because of this, would not create a significant hazard to the public or the environment. Impacts during operation would be less than significant.

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?

No Impact. The Project area is not located within an airport land use plan nor is it within two miles of a public airport, public use airport, or private airstrip. The nearest airport to the Project site is the General William J. Fox Airfield, which is located 2.6 miles north of the site. The nearest private airstrip is Bohunk's Airpark (0CL6), which is approximately 2.5 miles west of the Project site.

Construction Impacts

Given the scope of the Project and the distance of the Project site from the nearest airport, construction of the Project would not create any safety hazards associated with air travel or airport operations for people residing or working in the Project area. Therefore, no impacts would occur.

Operational Impacts

The Project is not located within an airport land use plan or within two miles of a public airport or public use airport. Therefore, no impacts would occur.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The nearest freeway and roadways (i.e., 60th Street West, Avenue I, Avenue J and SR 14) to the Project site are all designated as disaster routes on the Los Angeles County Public Works Freeway Routes Map (Public Works, 2023). The proposed Project would not alter (or interfere with) any existing roadways designated as disaster routes.

Construction Impacts

Construction of the Project would temporarily increase the number of vehicles on these routes, these activities would be limited in scope and duration; and impacts would be less than significant.

Operational Impacts

The Project would not add large numbers of new vehicles or interfere with any applicable plans. Impacts would be less than significant.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less Than Significant Impact. The Project site is not located in a Very High Fire Hazard Severity Zone (CAL FIRE, 2023). Additionally, the Project site and surrounding area are characterized as flat developed and industrial land which would not facilitate the spread of wildfires. No major changes would occur to the Project site's topography under implementation of the Project. The Project site does not include new housing or structures and as such it would not the exacerbate exposure of people or structures to significant risks related to post-fire slope instability. However, wildland fires are caused by a variety of sources. Many causes of wildland fires are categorized under human-caused fires including equipment and vehicle use, power generation/transmission/distribution, and smoking.

However, the incorporation of best management practices during construction would significantly limit the potential for the Project related activities to create a fire and the Project does not propose any operational

uses the site that may lead to brush fires in the surrounding areas. Therefore, impacts would be less than significant.

Construction Impacts

No significant impacts are expected from construction activity. Construction-related activities associated with the Project would involve the transport and/or disposal of limited quantities of hazardous materials, such as fuels, construction waste, as well as other materials associated with building demolition. In addition, hazardous materials (e.g., fuel, lubricants, paints, etc.) may be required for fueling and servicing construction equipment during construction. The use of these materials would be short-term and would occur in accordance with standard construction practices, as well as with applicable federal, State, and local regulations for the demolition, removal, and disposal of hazardous materials.

Operational Impacts

No significant impacts are expected from operational activity. Some of the materials may also be required in limited quantities for the long-term operations at the Project site.

3.9.2 Mitigation Measures

No mitigation measures are required for hazards and hazardous materials.

3.9.3 References

A-Tech Consulting, Inc. (2021). *Comprehensive Asbestos, HAZMAT & XRF-LEAD Assessment: High Desert Hospital.* Los Angeles, CA.

CAL FIRE (2023) *Fire Hazard Severity Zone Map*. Retrieved 12 January 2023 from https://egis.fire.ca.gov/FHSZ/

Los Angeles County Public Works (Public Works). (2023). *Disaster Routes: Los Angeles County Operational Area*. Accessed January 2023 from https://dpw.lacounty.gov/dsg/DisasterRoutes/map/disaster_rdm-North.pdf

State of California. Department of Toxic Substances Control (DTSC). (2022). *Envirostor Database*. Accessed December 2022. Available at: https://www.envirostor.dtsc.ca.gov/public/

State Water Resources Control Board (State Water Board). (2023). *GeoTracker*. Retrieved February 2023, from https://geotracker.waterboards.ca.gov/

- 2016. *No Further Action Required for the High Desert Health System, 44900 North 60th Street West, Lancaster, Los Angeles County, Lahontan Case No. 681920033TA, Geotracker Global ID T10000009026 (No Further Action Letter).* Dated 9/1/2016.
- 2015. *Underground Fuel Storage Tank Closure Report.* (File No. 010000-009856; Appl. #A806713 dated 9/22/2015).

Wildfire Investigation. www.nifc.gov. Retrieved January 2023 from https://www.nifc.gov/fire-information/fire-prevention-education-mitigation/wildfire-investigation

DRAFT

3.10 Hydrology and Water Quality

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

3.10.1 Discussion

The Antelope Valley region is a closed topographic basin with no outlet to the ocean. All water that enters the region either infiltrates into the groundwater basin, evaporates, or flows toward the three dry lakes. The Project site lies on the Lancaster Subunit. This is the largest and most economically important subunit, in both size and water use in the largest subunit in the Antelope Valley/East Kern basin area. Due to the use of this subunit, depths to water levels vary widely (generally ranging from 150 to 350 feet), being generally greater in the south and west.

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Less Than Significant Impact. The Project would require grading and other construction activities that could cause deterioration of water quality if sediments or construction related pollutants wash into the surface water system. The Project would be required to incorporate best management practices (BMPs) consistent with the coverage provided under a National Pollutant Discharge Elimination System (NPDES). Stormwater runoff from the Project site would enter an established municipal sewer system and as such, the Project would be constructed and operated in accordance with the NPDES General Permit for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems (MS4), Order No 2013-0001-DWQ, NPDES No. CAS000004 (or the latest approved MS4 General Permit). In accordance with the General Permit, the Project would incorporate BMPs and reduce stormwater pollutants to the maximum extent practicable (MEP). During operation, maintenance of the site would include BMPs like inspection and removal of sediment, debris, and other pollutants from the site.

The Project would also comply with the County's Stormwater and Runoff Pollution Control Ordinance, which prohibits the discharge of specific pollutants (e.g., sewage, hazardous materials, industrial waste, etc.) into storm water and requires implementation of BMPs to reduce pollutants in the storm water, as outlined in Section 12.80 of the Los Angeles County Code. Compliance with the established water quality standards would ensure that impacts related to violations and substantial degradation of water quality would be less than significant.

Construction Impacts

Construction activities would incorporate BMPs and reduce stormwater pollutants to the MEP. Construction would include BMPs like inspection and removal of sediment, debris, and other pollutants from the site. Compliance with the established water quality standards would ensure that impacts related to violations and substantial degradation of water quality would be less than significant. The construction activities are temporary in nature and would not result in a substantial depletion of groundwater supplies that could result in a lowering of the groundwater table. Impacts to groundwater supplies or recharge during construction would be less than significant.

Operational Impacts

As applicable, operation of the Project would include BMPs like inspection and removal of sediment, debris, and other pollutants from the site. Compliance with the established water quality standards would

ensure that impacts related to violations and substantial degradation of water quality would be less than significant. Operation of the Project would enable the constructed basins to recharge the groundwater in the Antelope Valley Groundwater Basin. Impacts to groundwater supplies or recharge during construction would be less than significant.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. Based on the Sustainable Groundwater Management Act (SGMA) Basin Prioritization Dashboard, most groundwater pumping in the Antelope Valley occurs in the Antelope Valley groundwater basin, which includes the rapidly growing cities of Lancaster and Palmdale (DOC, 2023). During construction, water trucks may be used to suppress dust. The water would be provided through existing water rights available to the water truck purveyors and as needed, to the site. This use would be temporary, and the proposed Project would adhere to all applicable components of the Water Quality Control Plan for the Lahontan Region (Basin Plan) in regards water quality and water usages.

Water used for dust control and construction activities may be provided by the on-site water wells, replacing existing water use from the limited current activities (such as maintenance activities). Groundwater beneath the general Project site is expected to be found between approximately 27 feet bgs (based on soil borings) and 120 feet bgs (County, 2016).

Construction Impacts

Construction activities are temporary in nature and would not result in a substantial depletion of groundwater supplies that could result in a lowering of the groundwater table. Impacts to groundwater supplies or recharge during construction would be less than significant.

Operational Impacts

Operation of the Project would enable the constructed basins to recharge the groundwater in the Antelope Valley Groundwater Basin. Impacts to groundwater supplies or recharge during construction would be less than significant.

DRAFT

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on- or off-site;

Less Than Significant Impact. The proposed Project will expose more soil by removing buildings, structures, and trees at the Project site. Removal of buildings and trees could create more runoff. Grading, construction of the basins, and incorporation of BMPs[6] would mediate erosion and siltation on or off-site. Additionally, the removal of impervious surfaces such as building foundations and concrete would allow more water to infiltrate/drain into the exposed soil.

Implementation of the Proposed Project would not result in the addition of substantial areas of impervious surfaces such as pavement and structures that would reduce existing infiltration and result in increased runoff volumes and velocities.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

Less Than Significant Impact. The proposed Project would not substantially alter the drainage pattern or increase the risk of flooding at the Project site or in the surrounding area. Construction activities would use limited amounts of water for BMPs and would thereby not generate a large amount of runoff at the Project site. The Construction Contractor would comply with applicable ordinances regulating drainage improvements and grading plans as they relate to construction of site improvements. Compliance with applicable laws, regulations, and Public Works (County) Standards and PDF-11, would ensure that impacts associated with drainage and flooding are less than significant.

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Less Than Significant Impact. Due to the nature of the proposed Project, associated pollutant generation would consist primarily of sediment, with other potential contaminants including heavy metals, organic compounds, trash and debris, oxygen demanding substances, and oil and grease from operation and processing equipment/activities. The proposed Project is required to include provisions to control surface runoff in compliance with the requirements of applicable NPDES permit, which controls water pollution through regulation of point sources through BMPs as required by Public Works. During construction, stormwater BMPs (e.g., silt screens and designated washing stations) would be implemented (as needed)

[6] In accordance with a Stormwater Pollution Prevention Plan (SWPPP) and/or as outlined by Public Works.

to accommodate site runoff to ensure construction activities would not adversely impact downstream storm drain facilities or provide substantial additional sources of polluted runoff. The limited grading at the site and construction of the basins would help control the rate of surface runoff and ensure runoff would not exceed the capacity of the existing or planned stormwater drainage system. No long-term runoff would be created that would exceed the capacity of the existing and planned stormwater drainage system as a result of the Project, and impacts would be less than significant.

iv) Impede or redirect flood flows?

No Impact. The relatively flat existing topography found on the Project site would require minimal grading, and thus, this current on-site topography would not substantially change as a result of the proposed Project.

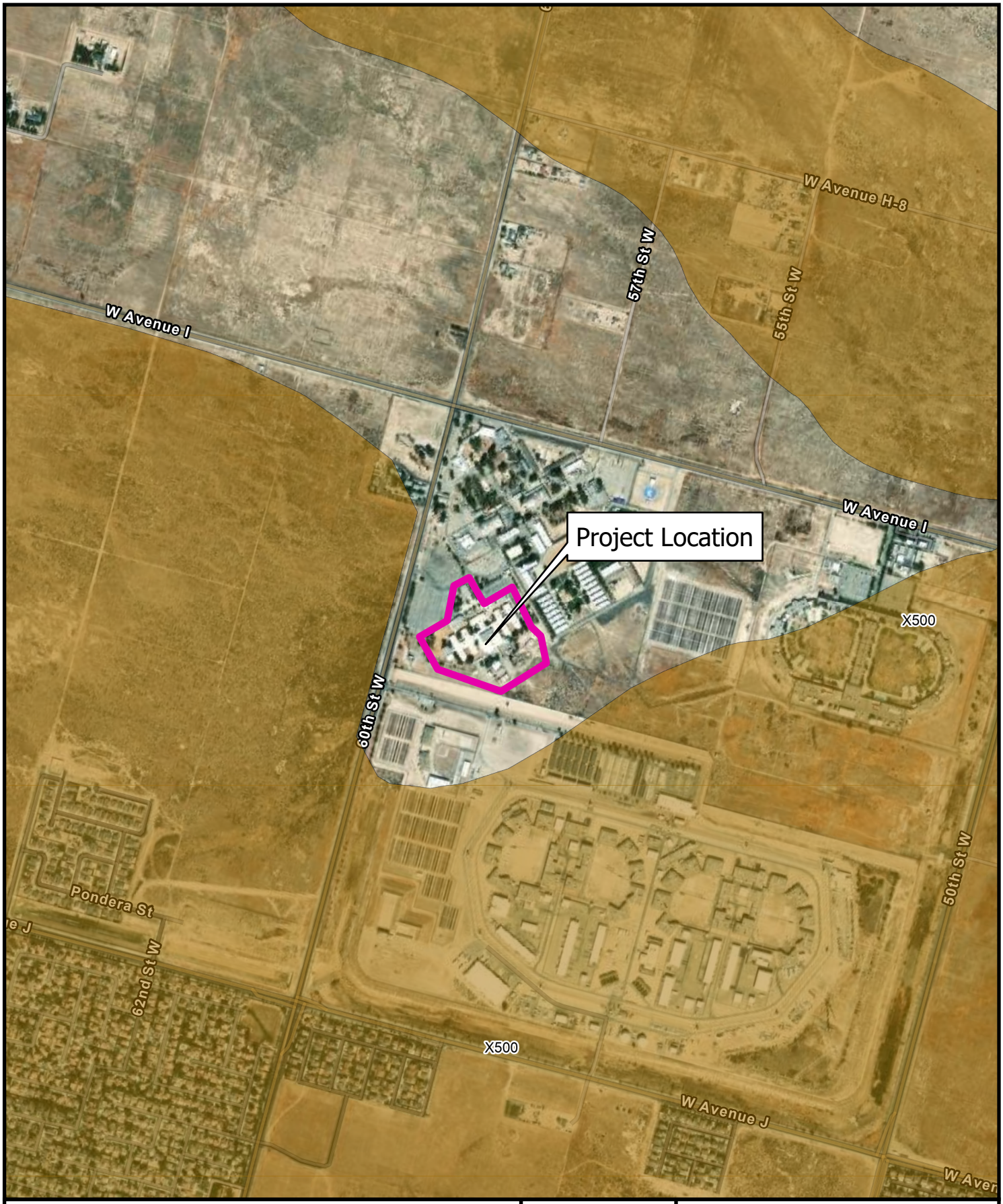
The Project site is designated as Zone X as shown, outside of both the 100-year flood zone and the 500-year flood zone; with minimal flood risk by FEMA (FEMA, 2023); therefore, there is no chance to impede or redirect flood flows (**Figure 7, Flood Hazards**).

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. The Project is in Zone X as shown on the FEMA Flood Insurance Rate Map (FIRM) Flood Zone Map (FEMA, 2023). Flood Zone X is located outside of both the 100-year flood zone and the 500-year flood zone and has a minimal flood risk.

The Project area is out of the Tsunami Hazard Area (DOC, 2021). A tsunami is a sea wave of local or distant origin that results from large-scale seafloor displacements associated with earthquakes, major submarine landslides, or exploding volcanic islands. Tsunami hazards are not present at the Project site due to elevation and distance from the Pacific Ocean; the Pacific Ocean is located at least 50 miles east of the southeast of the Project site.

The Project site is relatively flat and does not contain any enclosed bodies of water and are not located near any other large bodies of water. Seiches are large waves generated in enclosed bodies of water in response to ground shaking. In the event of an earthquake, a seiche can occur and potentially cause major flooding and water inundation damage. The nearest body of water to the Project site is Apollo Lake, located approximately 3-miles north of the Project site at the Apollo Community Regional Park. Apollo lake is a small recreational lake. Given the size and distance of Apollo Lake from the Project site, there would not be any potential for the seiche on the Apollo Lake to inundate the Project site. Because the Project does not have a risk of being inundated, there is no potential for pollutant release from inundation to occur.



Legend

- FEMA Effective
- High Desert Hospital Boundary

NORTH

1,000 500 0 1,000

Scale in Feet

BURNS McDONNELL

Figure 7

Flood Hazards
(500yr Floodplain)

Former High Desert Hospital
Site Demolition Project

Construction Impacts

During construction-related activities and long-term operations at the Project site would ensure that impacts associated with erosion or siltation on- or off-site are less than significant. Construction activities would use limited amounts of water for BMPs and would thereby not generate a large amount of runoff at the Project site. The Construction Contractor would comply with applicable ordinances regulating drainage improvements and grading plans as they relate to construction of site improvements. Compliance with applicable laws, regulations, and Public Works (County) Standards and PDF -11, would ensure that impacts associated with drainage and flooding are less than significant.

The Project is in Zone X flood zone and has a minimal flood risk. The Project area is out of the Tsunami Hazard Area and the Pacific Ocean is located at least 50 miles east of the southeast of the Project site. The Project site is relatively flat and does not contain any enclosed bodies of water and are not located near any other large bodies of water. Because the Project does not have a risk of being inundated by a seiche, there is no potential for pollutant release from inundation to occur and no impacts would be anticipated related to inundation by flooding, tsunami, or seiche.

Operational Impacts

Following demolition, the exposed soil would be covered with a natural treatment or allowed to grow naturally and maintained by the County. The limited grading at the site and construction of the basins would help control the rate of surface runoff and ensure runoff would not exceed the capacity of the existing or planned stormwater drainage system and impacts would be less than significant. The proposed Project would not substantially alter the drainage pattern or increase the risk of flooding at the Project site or in the surrounding area.

No long-term runoff would be created that would exceed the capacity of the existing and planned stormwater drainage system and impacts would be less than significant. Project operation would occur outside of areas designated as having flood risk, risks of tsunami, or seiche risks and risk release of pollutants due to Project inundation, would also not be likely given the distance of the Project site for these risks. No impacts are anticipated during operation of the Project related to inundation by flooding, tsunami, or seiche.

DRAFT

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant Impact. The Project site lies in the Antelope Valley Adjudicated Area under the Western-San Bernardino Watermaster. Antelope Valley Groundwater Basin (6-044) falls under the Lahontan Regional Water Quality Control Board's Basin Plan (Regional Board 6).

As noted in Section 3.9 (b), based on the Sustainable Groundwater Management Act (SGMA) Basin Prioritization Dashboard, most groundwater pumping in the Antelope Valley occurs in the Antelope Valley groundwater basin, which includes the rapidly growing cities of Lancaster and Palmdale (DOC, 2023).

Construction Impacts

There is a less than significant impact to water quality due to construction activities. Construction activities would adhere to all water quality and water usages components of the Water Quality Control Plan. During construction, water trucks may be used to suppress dust, however the water would be provided through existing water rights available to the water truck purveyors and, as needed, to the site. This use would be temporary, and the proposed Project would adhere to all applicable components of the Water Quality Control Plan for the Lahontan Region (Basin Plan) in regards water quality and water usages. Impacts would be less than significant.

Operational Impacts

Operation of the Project would enable the constructed basins to recharge the groundwater in the Antelope Valley Groundwater Basin. Impacts would be less than significant.

3.10.2 Mitigation Measures

No mitigation measures are required for hydrology and water quality.

3.10.3 References

California Department of Conservation (DOC). (2021). *California Tsunami Maps and Data*. February 2023, from https://www.conservation.ca.gov/cgs/tsunami/maps

- (2023). *SGMA Groundwater Management.* Available at: https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management

- (2023). *SGMA Basin Prioritization*. ttps://gis.water.ca.gov/app/bp-dashboard/p2/

California Department of Water Resources. (2023). *Groundwater Basin Boundary Assessment Tool*. https://gis.water.ca.gov/app/bbat/

County of Los Angeles Public Works (Public Works). (2019). *Antelope Valley Integrated Regional Water Management Plan.* Available at: https://pw.lacounty.gov/wwd/avirwmp/docs/finalplan/Antelope%20Valley%20IRWMP%202019.pdf

County of Los Angeles (County). (2016). *Mira Loma Women's Detention Center Project Environmental Impact Report.* (SCH No. 2014091012). Los Angeles, CA.

Antelope Valley Watermaster Board of Directors. (2022). *Antelope Valley Watermaster 2021 Annual Report.* Available at: https://avwatermaster.net/wp-content/uploads/2022/07/Final-AVWM-2021-Annual-Rpt-7-28-22.pdf

Federal Emergency Management Agency (FEMA). (2023). *Flood Zone Map*. Available at: https://www.fema.gov/flood-maps/national-flood-hazard-layer

Regional Water Quality Control Board - Lahontan Region. (2022). *Water Quality Control Plan for the Lahontan Region (Basin Plan)*. Available at: https://www.waterboards.ca.gov/lahontan/water_issues/programs/basin_plan/references.html

DRAFT

3.11 Land Use and Planning

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

3.11.1 Discussion

The Project site is located on County-owned property within the City of Lancaster. The property is owned by the County and as such, is not subject to the City of Lancaster's land use regulations. This Section is evaluated in accordance with the established County plans, policies, and regulations. However, as with all sections in the IS/MND, this Section will consider the Project's consistency with City of Lancaster's land use plans and policies.

a) Physically divide an established community?

No Impact. The Project site consists of vacant structures including an unoccupied hospital, coroner's office, and other unoccupied buildings and structures. There are no residential uses on the Project site. No established communities near the site that would be divided by Project activities; as the Project does not include activities that would physically divide spaces, or construct features such as construction of a new road or bridge, or removal of an access point that might impact mobility or access between an existing community. The nearest residential use is a small apartment complex across 60th Street West and the Project would not alter these residences or access to them.

The Project site is immediately surrounded by public facilities that include the same zoning and land use designation as the Project site, and neither of these facilities would be altered by Project implementation. Land to the north is largely vacant and undeveloped, with the exception of several single-family residential homes. The Project would not alter these residences or create physical obstructions or barriers to the community. No impact related to the physical division of an established community would occur.

Construction Impacts

No impact to land use and planning is expected during construction. Construction activities will not divide an established community. Construction will entail demolishing buildings and structures and would not create physical obstructions or barriers to the community. No impact related to the physical division of an established community would occur.

Operational Impacts

No impact to land use and planning is expected during operation. There are no anticipated uses for the Project site post-construction. Therefore, no division of an established community will occur during operation.

DRAFT

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?

No Impact. The Project site is subject to the County of Los Angeles General Plan. The Project site is designated in both the County and City's general plans and zoning ordinances as Public (Government Owned; Other Property Type), see **Figure 8, City of Lancaster Land Use Map**. The Project would not alter the land use or zoning for the Project site and would not conflict with applicable land use plans, policies, or regulations. No impacts to land use and planning would occur.

Construction Impacts

Construction activities will not conflict with any land use plan, policy, or regulation adopted to avoid or mitigate an environmental effect and no impact to land use and planning is expected during construction.

Operational Impacts

No impact to land use and planning is expected during operation. The Project would not alter or conflict with any land use plan, policy, or regulation adopted to avoid or mitigate an environmental effect during operation.

3.11.2 Mitigation Measures

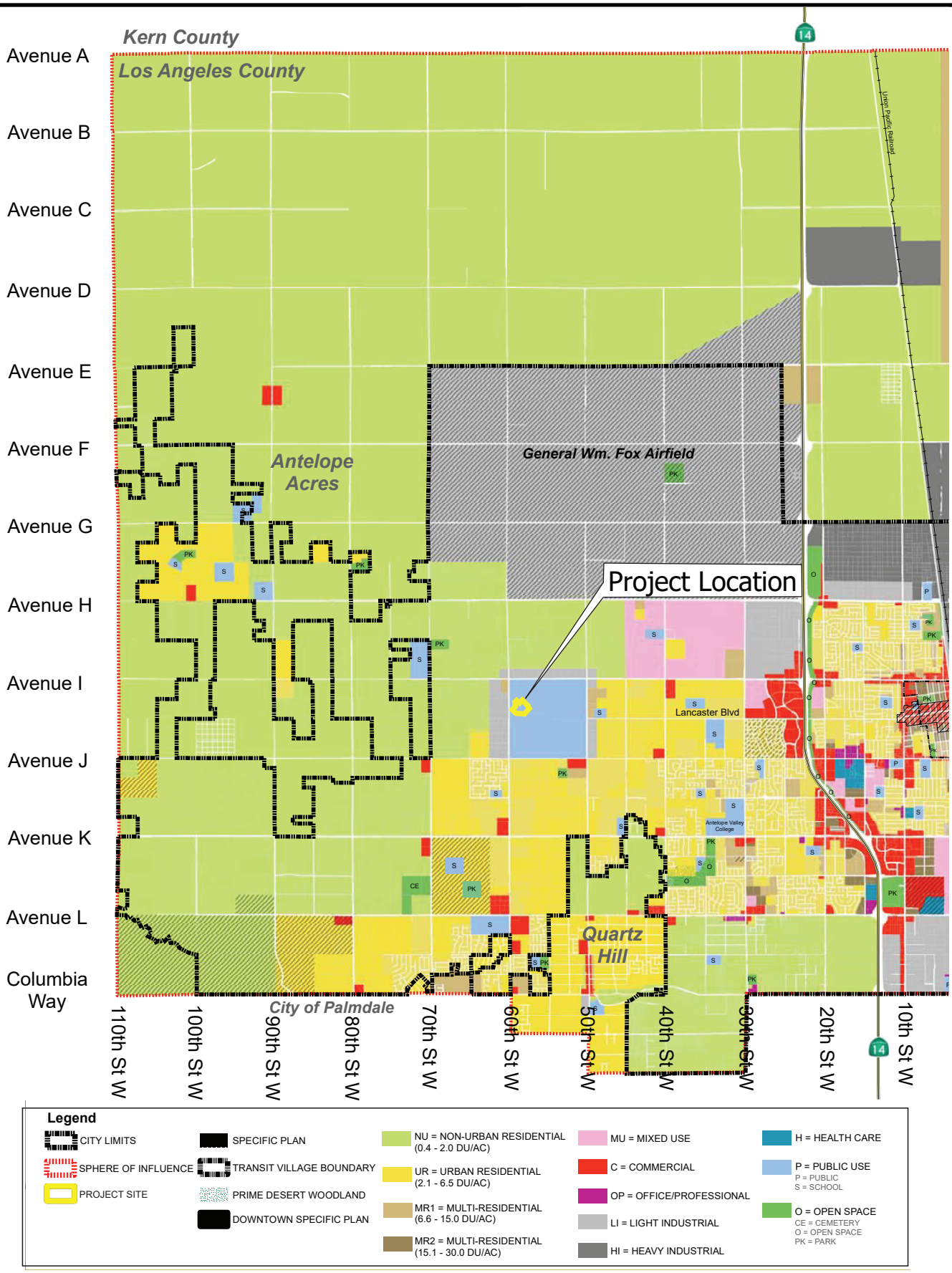
No mitigation measures are required for land use.

3.11.3 References

Los Angeles County Department of Regional Planning (LACDRP). (2015). *Los Angeles County General Plan*. Accessed November 2022 from https://planning.lacounty.gov/generalplan

City of Lancaster. (2009). *General Plan 2030*. Accessed November 2022 from https://www.cityoflancasterca.org/our-city/departments-services/development-services/planning/general-plan-2030

DRAFT



BURNS McDONNELL

Figure 8

City of Lancaster
Land Use Map

Former High Desert Hospital
Site Demolition Project

3.12 Mineral Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

3.12.1 Discussion

There are no designated mineral resource zones located on the Project site based on California Geologic Survey Report (CGS, 2018).

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?

No Impact. No mineral resources are known to exist at the site and no mineral extraction activities have occurred or are occurring on or near the site. The Project site is not located within an area designated as a mineral resource zone (CGS, 2018). Therefore, no impact to mineral resources would occur.

Construction Impacts

No impact on mineral resources is expected during construction as no mineral resources are known to exist at the site.

Operational Impacts

No impact on mineral resources is expected during operation as no mineral resources are known to exist at the site.

DRAFT

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?

No Impact. No mineral resources are known to exist at the site and no mineral extraction activities have occurred or are occurring on or near the site (DOC, 2023). Thus, the Project would have no impacts related to loss of availability of a locally-important mineral resource recovery site.

Construction Impacts

No impact on mineral resources is expected during construction as no mineral resources are known to exist at the site and no impact to mineral resource recovery site is anticipated.

Operational Impacts

No impact on mineral resources is expected during operation as no mineral resources are known to exist at the site and no impact to mineral resource recovery is anticipated.

3.12.2 Mitigation Measures

No mitigation measures are required for mineral resources.

3.12.3 References

California Geological Survey (CGS). (2018). *Aggregate Sustainability in California – Fifty-Year Aggregate Demand to Permitted Aggregate Reserves*. Sacramento, CA.

Department of Conservation (DOC). (2023). *Division of Oil, Gas, and Geothermal Resources (DOGGR).* Accessed December 2023 at: *https://maps.conservation.ca.gov/doggr/*

DRAFT

3.13 Noise

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

3.13.1 Discussion

Noise is defined as sound that is loud, unpleasant, unexpected, or undesired and may therefore be classified as a more specific group of sounds. The effects of noise on people can include general annoyance, interference with speech communication, sleep disturbance and, in the extreme, hearing impairment (**Table 3.13-1**).

The "A-weighted" noise scale is used for measurements and standards involving the human perception of noise. Noise levels using A-weighted measurements are written dB(A) or dBA. The perception of noise is not linear in terms of dBA or in terms of acoustical energy. Two noise sources do not "sound twice as loud" as one source. It is widely accepted that changes of a 3 dBA increase or decrease the average are barely perceptible to humans; a change of 5 dBA is readily perceptible; and that a change of 10 dBA is perceived as an increase (or decreases) that is double the sound level.

DRAFT

Table 3.13-1: Sources and Effects of Common Noise

dB	Effects	Observation	Source
130	Hearing Loss	Pain Threshold	Hard rock band
120		Deafening	Thunder
110			Jet take-off
100			Loud auto horn at 10 ft.
90		Very Loud	Noisy city street
85			
80			School cafeteria
75			
70	Physiological Effects	Loud	Vacuum cleaner at 10 ft.
65			
60	Interference with Speech		Normal speech at 3 ft.
55			
50	Sleep Interruption	Moderately Loud	Average office
45			Dishwasher in next room
40	Sleep Disturbance		Soft radio music
35			Quiet residential area
30		Faint	Interior of average residence
20			Average whisper at 6 ft.
10			Rustle of leaves in wind
5		Very Faint	Human breathing
0	Audibility Threshold		

Source: County, 2015 (Noise Element) which references a compilation of scientific and academic literature, generated by FHWA and U.S. EPA.

DRAFT

As with noise, people have varying sensitivities to vibrations at different frequencies. Vibration in buildings caused by construction activities may be perceived as motion of building surfaces or rattling of fixed or non-fixed items, such as windows or items on a desk. Vibration of building components can also take the form of an audible low-frequency rumbling noise, which is referred to as ground borne noise.

Sensitive receptors are generally considered to be humans who are located on or engaged in activities that are considered noise sensitive because they have the potential to be adversely affected by interference from noise. The Noise Element of the County General Plan Update Draft EIR identifies sensitive receptors as "schools and hospitals, and other land uses that house sensitive receptors, or those at high risk of being affected by high noise levels" and lists sensitive noise and vibration receptors as properties including "residential, schools, libraries, churches, nursing homes, hospitals, and open space/recreation areas where quiet environments are necessary for enjoyment, public health, and safety".

The Project site is not open to the public and as a vacant site, does not currently generate any noise or vibration. The noise analysis considers workers as well as staff and visitors to existing County properties during construction and operation.

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact. The area immediately surrounding the Project consists of primarily undeveloped land and residential areas, with undeveloped land immediately in the north and west, a State prison to the south, and animal control facilities to the east. The predominant source of noise in the vicinity of the Project site is vehicle traffic along 60th Street West.

The existing sensitive receptors to the Project site are the California State Prison – Los Angeles which is located approximately 0.23-mile (1,200 feet) south of the Project site, and residential apartments located approximately 0.20-mile (1,050 feet) northwest, across 60th Street West. There are also other non-residential public facilities located within the immediate vicinity of the Project site that would continue to be utilized during construction (e.g., the County Animal Care and Control – Lancaster Shelter; the site of the New Corner's Office; and various ancillary buildings and structures).

Construction of the Project has the potential to generate noise associated with the short-term operation of construction equipment. Construction vehicles would travel along 60th St. West and the surrounding areas; however, these trips are not anticipated to significantly increase noise more than existing ambient noise levels in the area.

Section 12.08.440 of the County Code prohibits the construction activities including the operation of equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, except for emergency work of public service utilities or as permitted by the County.

The noise associated with the Project would include demolition from mobile sources used to transport workers, material deliveries, and debris/soil hauling and on-site noise from use of demolition/construction equipment. The Project would restrict hours of demolition/construction to between 7:00 a.m. and 7:00 p.m. Monday through Saturdays. Construction would be prohibited on Sundays, national holidays, and between the hours of 7:00 p.m. and 7:00 a.m. on weekdays in compliance with Section 12.08.440 of the County Noise Ordinance.[7] According to Section 12.08.440 of the County Noise Ordinance the maximum noise levels for mobile equipment near multi-residential is 80 dBA between these hours is and the maximum level for stationary equipment during this same period would be 65 dBA for repetitively scheduled and relatively long-term operation (periods of 10 days or more).

Construction activities would require the use of heavy equipment (e.g., excavators, loaders, tractors, etc.) along with the use of smaller power tools and construction workers to operate machinery. The equipment type and use would vary throughout the Project duration, but the primary noise would be associated with demolition activities. **Table 3.13-2** provides an overview of the noise ranges associated with typical construction equipment; as shown, the noise levels range from between 70 to 90 dBA at 50 feet from the equipment source.

Table 3.13-2: Noise Ranges of Typical Construction Equipment

Equipment	Noise Level (dBA) at 50 feet
Auger Drill Rig	85
Backhoe	80
Chain Saw	85
Clam Shovel	93
Compactor (ground)	80

[7] County of Los Angeles Code, Title 12, Section 12.12.030 that regulates construction noise and restricts noise from the use of construction and grading equipment from the hours of 8:00 PM to 6:30 AM, and on Sundays and holidays.

Equipment	Noise Level (dBA) at 50 feet
Compressor (air)	80
Concrete Mixer Truck	85
Concrete Pump	82
Concrete Saw	90
Crane (mobile or stationary)	85
Dozer	85
Dump Truck	84
Excavator	85
Front End Loader	80
Generator (25 kilovolt amps or less)	70
Generator (more than 25 kilovolt amps)	82
Grader	85
Hydra Break Ram	90
Jackhammer	85
Mounted Impact Hammer (hoe ram)	90
Paver	85
Pneumatic Tools	85
Pumps	77
Scraper	85
Tractor	84
Vacuum Excavator	85
Vibratory Concrete Mixer	80

Source: Source: Federal Highway Administration (FHWA). 2006 (August). Construction Noise Handbook.

DRAFT

Noise from construction equipment decreases by approximately 6 decibels with each doubling of distance from the source. For example, use of concrete saw at the Project site that generates 90 dBA at 50 feet would attenuate to 84 dBA at 100 feet, 78 dBA at 200 feet, 72 dBA at 400 feet, and 66 dBA at 800 feet, etc. Using this understanding, the estimated maximum noise level for this equipment would be below 65 dBA at the nearest receptor (the residences on 60th Street West which are located more than 1,000 feet northwest of the Project site). The activities closest to this receptor would largely consist of staging in the parking lot which would entail a short duration and with less equipment). Also, noise levels would be further reduced by using construction barriers at the site that would provide additional buffers for noise, dust, and security. While construction may result in an increase in the number of vehicles accessing the Project site, these increases would be short-term (i.e., approximately 4 months in duration), limited to small number of construction-related vehicles (given the limited scope and size of the Project), and will be temporary.

Construction Impacts

Construction would not generate a substantial noise increase to more than established standards and operation would be limited to infrequent visits from County staff to maintain the basins. Constructions activities, including vehicle trips to and from the Project site as well as construction equipment, will produce noise. Due to the temporary and limited nature of construction activities and the distance to sensitive receptors, the noise generated during construction would be less than significant. Impacts would be less than significant.

Operational Impacts

Less than significant impacts to noise is expected during operation. Noise generated by infrequent visits from County staff to maintain the stormwater basins would be less than significant.

b) Generation of excessive ground borne vibration or ground borne noise levels?

Less Than Significant Impact. The various peak particle velocity (PPV) expressed in inches per second (in/sec) and root mean square (RMS) velocity expressed in VdB (vibration decibels) levels represent the vibration for general construction equipment that would operate during the Project. The anticipated vibration levels for several pieces of construction equipment are shown in **Table 3.13-3**.

Table 3.13-3: Vibration Source Levels for Construction Equipment

Equipment		Approximate PPV (in/sec) at 25 feet	Approximate RMS (VdB) at 25 feet
Pile Driver (impact)	upper range	1.518	112
	typical	0.644	104
Pile Driver (sonic)	upper range	0.734	105
	typical	0.17	93
Clam Shovel Drop (slurry wall)		0.202	94
Hydromill (slurry wall)	in soil	0.008	66
	in rock	0.017	75
Vibratory Roller		0.21	94
Hoe Ram		0.089	87
Large Bulldozer		0.089	87
Caisson Drilling		0.089	87
Loaded Truck		0.076	86
Jackhammer		0.035	79
Small Bulldozer		0.003	58

Source: FTA, 2018

Vibration levels may vary from results depending on the sources' proximity to sensitive receivers. After demolition and construction are completed, the Project is not expected to have a significant vibration impact while operational.

Construction Impacts

Construction equipment would produce vibration. Due to the temporary and limited nature of construction activities and the distance to sensitive receptors, the noise and vibration generated will be less than significant. Several sources of vibration would result from the Project during the demolition/construction phase. The vibration impact threshold for the off-site structures would be 0.2 in/sec PPV. The PPV level of a large bulldozer at 25 feet would be 0.089 in/sec PPV. To exceed 0.2 in/sec PPV, a large bulldozer would

need to be as close as 15 feet from the structures. As previously noted, the closest structure (housing sensitive receptors) to the Project site is located approximately 1,050 feet away; construction impacts would be less than significant.

Operational Impacts

After demolition and construction are completed, the Project is not expected to have a significant vibration impact while operational. Once construction is complete, the Project would not be expected to have any significant operational vibration. The Project is considered to have a less than significant impact on excessive ground borne vibration or ground borne noise levels.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The nearest airport to the site is the General William J. Fox Airfield, which is located 2.6 miles north of the site. This aviation airport is owned by the County of Los Angeles and facilitates over 58,000 general aviation takeoffs and landings each year (County Airports, 2023). The nearest private airstrip is Bohunk's Airpark (0CL6), which is approximately 2.5 miles west of the Project site. Bohunk's Airport contains a dirt runway and is home to 21 permanent planes (USA Today, 2023). There is an existing helipad landing area located approximately 0.23-mile northeast of the Project site (within the County's vacant formerly named Mira Loma Detention Center). This helipad is used by the Sheriff's Department.

Construction Impacts

Construction of the Project would not expose people residing or working in the Project area to excessive noise levels due to vicinity to private or public airport operations. Therefore, the Project would have no impact associated with airports and airstrips.

Operational Impacts

The Project would not alter the existing or proposed operations of these airstrip and airport facilities. Additionally, the Project does not involve the placement of people in proximity of airport operations, including noise and vibration occurrences. Therefore, the Project would have no impact associated with airports and airstrips.

DRAFT

3.13.2 Mitigation Measures

No mitigation measures are required for noise.

3.13.3 References

Airplane Manager. Department of Transportation, Federal Transit Administration (FTA). (2018). *Transit Noise and Vibration Impact Assessment Manual*. Retrieved January 2023 from https://www.transit.dot.gov/research-innovation/transit-noise-and-vibration-impact-assessment-manual-report-0123

Federal Highway Administration (FHWA). (August 2006). *Construction Noise Handbook*. Washington, D.C.

Federal Transit Administration (FTA). (2018). *Transit Noise and Vibration Impact Assessment Manual*. Washington, D.C. Avail1able at: https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf

Los Angeles County Airports (County Airports). (2023). *General Wm. J. Fox Airfield*. Retrieved January 2023 from: https://dpw.lacounty.gov/avi/airports/GeneralWMJFox.aspx

Los Angeles County Department of Regional Planning (LACDRP). (2015). *Los Angeles County General Plan*. Retrieved January 2023 from https://planning.lacounty.gov/long-range-planning/general-plan/general-plan/

Los Angeles County (County). (2023). *Code of Ordinances.* Los Angeles, CA.

U.S. Department of Transportation, Federal Transit Administration (FTA). (2018). *Transit Noise and Vibration Impact Assessment Manual*. Retrieved January 2023 from https://www.transit.dot.gov/research-innovation/transit-noise-and-vibration-impact-assessment-manual-report-0123

USA Today. (2023). *Private Airports in Los Angeles County*. Retrieved January 2023 from: https://traveltips.usatoday.com/private-airports-los-angeles-county-56280.html

DRAFT

3.14 Population and Housing

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

3.14.1 Discussion

a) 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)?

No Impact. Project-related activities at the site would lead to the temporary presence of construction crews, roughly 10 workers, for 4 months. Short-term beneficial impacts on employment could occur in the region as a result of the Project. However, the short-term nature of the activities would not be expected to create a demand for housing. It is expected that the short-term Project-related activities would use a regional labor force. The Project does not contain long-term operational components and as such, it would not result in increases in school enrollment, jobs, or employment associated with long-term operations.

Construction Impacts

No impact on population and housing is expected during construction. It is anticipated that employment needs would be fulfilled by laborers from the surrounding areas. Due to the local labor source and the temporary nature of this construction, the Project would not result in the need or demand for housing and no impacts would occur.

Operational Impacts

The Project does not require or include the extension of roads or an increase in capacity of any existing off-site infrastructure. Therefore, the Project is not anticipated to induce population growth in the area, either directly or indirectly. No impacts would occur.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No impact. The Project will be temporary and is not expected to add additional full-time workers. The Project does not include the expansion of the Project site, there is no existing housing on the Project site, and the Project would not necessitate the construction of replacement housing elsewhere. Therefore, no people or housing would be displaced due to the Project. No impacts would occur.

Construction Impacts

No impact on population and housing is expected during construction. It is not anticipated that population growth will not occur due to the temporary nature of the construction. It is not anticipated that any displacement of people or housing will occur as no property acquisitions will occur as a result of the Project and there is no existing housing on the Project site.

Operational Impacts

No impact on population and housing is expected during operation. As there is no anticipated future use for the Project post-construction, population growth and displacement of people or housing is not expected.

3.14.2 Mitigation Measures

No mitigation measures are required for population and housing.

3.14.3 References

U.S. Census Bureau. (2019). *QuickFacts Lancaster City, California*. Retrieved 19 January 2023 from https://www.census.gov/quickfacts/fact/dashboard/lancastercitycalifornia,US/PST045222

DRAFT

3.15 Public Services

Would the project:	Potentially Significant Impact	Less Than Significant Impact 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, 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:				
(i) Fire protection?	☐	☐	☒	☐
(ii) Police protection?	☐	☐	☒	☐
(iii) Schools?	☐	☐	☐	☒
(iv) Parks?	☐	☐	☐	☒
(v) Other public facilities?	☐	☐	☒	☐

3.15.1 Discussion

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i) Fire protection?

Less Than Significant Impact. The City of Lancaster contracts with the Los Angeles County Fire Department and has six fire stations located within the City. The closest station to the Project site is Station 130, located approximately 2 miles from the site at 44558 N, 40th Street W in the City. The Fire Department would dispatch the closest responding unit in case of an emergency.

Project construction would be short-term and is anticipated to last 4 months. Although unlikely, demolition activities may result in a temporary increase in demand for fire protection (due to the potential for ignitions and fires) and emergency medical services due to the presence of construction workers on-site. In terms of Fire Hazard Severity Zones (FHSZs), the Project site is a Local Responsibility Area that is not within a FHSZ (CAL FIRE, 2023). Fire protection measures would be implemented during demolition activities and local services would be sufficient to respond to a potential fire at the Project site. The Project does not contain long-term operational uses and as such it would not generate long-term increased operational demands for fire protection and emergency services increase in the local area. Impacts would be less than significant.

The proposed Project entails removal of buildings, structures, and vegetation which would further reduce potential fire risks. The existing fire protection services would not be affected. Further, the Project would not impact response times. Thus, the proposed comprehensive modernization would not generate the need for a new fire station or additional services. Therefore, the Project would result in less than significant impacts related to fire protection.

ii) Police Protection?

Less Than Significant Impact. Law enforcement services in Lancaster are provided by the Los Angeles County Sheriff's Department (LACSD, 2023). The Project site is located within the jurisdiction of the formerly named Mira Loma Sheriff, located at 45100 60th Street West. The Project site is currently patrolled by private security. During construction, private security would continue to monitor the site. Following construction, the site will be vacant, and continuous patrol by private security will no longer be required. Project construction would be short-term and is anticipated to last approximately 4 months which would not require the need for new or expanded police facilities.

iii) Schools?

No Impact. The Project site is located within the Westside Union School District and the Antelope Valley Union High School District. The Westside Union School District has nine elementary schools and four middle schools (Westside Union School District, 2022). The Antelope Valley Union High School District has eleven high schools (Antelope Valley Union High School District, 2021). Project construction would be temporary and is anticipated to last approximately 4 months. Therefore, it is not anticipated to increase the population of school age children in the area as construction crews would not relocate to the area. No new schools would be required, nor existing schools expanded because of Project construction. Thus, there would be no impact on schools.

iv) Parks?

No Impact. The proposed Project would not directly or indirectly induce population growth within the vicinity of the Project site as no changes in student enrollment or increases in long-term employment are anticipated. Demand for parks typically increases with housing or population growth in their service areas. The Project would not result in the increased use or demand for expanded or new parks. Therefore, no impacts to parks would occur.

DRAFT

v) Other public facilities?

Less Than Significant Impact. Project construction would be temporary. No significant population increase in the area is anticipated as a result of the Project, and the use and demand on other public services including library, postal service, trash collection, and other local services are not anticipated to be significantly impacted during construction. Operation of the Project would not require additional public facilities (including libraries), and no new or physically altered government or public facilities would be required because of the proposed Project.

Construction Impacts

Less than significant impacts to public services are expected from construction. Demand for fire protection may increase due to demolition activities, and demand for police protection will remain as private security will continue to monitor the site. It is not anticipated that demand for schools or parks will occur during construction as Project construction is temporary. Use and demand for other public facilities may increase temporarily during construction. However, these temporary increases would not cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services and impacts would be less than significant.

Operational Impacts

Less than significant impacts to public services are expected from operation. Fire protection and police protection needs will decrease post-construction as the number of potential fire risks on-site will decrease and patrol by private security will stop. It is not anticipated that demand for schools, parks, and other facilities will occur post-construction as there is no future use planned for the Project site.

3.15.2 Mitigation Measures

No mitigation measures are required for public services.

3.15.3 References

Antelope Valley Union High School District (2023) *Schools*. Retrieved 12 January 2023 from https://www.avdistrict.org/schools

CAL FIRE (2023) *Fire Hazard Severity Zone Map.* Retrieved 12 January 2023 from https://egis.fire.ca.gov/FHSZ/

City of Lancaster (2023) *L.A. County Fire Department.* Retrieved 12 January 2023 from https://www.cityoflancasterca.org/our-city/departments-services/public-safety/contract-services-emergency-response/l-a-county-fire-department

City of Lancaster (LACSD; 2023) *L.A. County Sheriff's Department.* Retrieved 12 January 2023 from https://www.cityoflancasterca.org/our-city/departments-services/public-safety/contract-services-emergency-response/l-a-county-sheriff-s-department

City of Lancaster (2023) *Utilities*. Retrieved from 12 January 2023 from https://www.cityoflancasterca.org/our-city/residents/utilities

Lancaster Energy (2023) *About LE*. Retrieved 12 January 2023 from https://lancasterenergy.com/about-le/

Westside Union School District (2023) *Schools of Westside.* Retrieved 12 January 2023 from https://www.westside.k12.ca.us/schools

DRAFT

3.16 Recreation

Would the project:	Potentially Significant Impact	Less Than Significant Impact 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

3.16.1 Discussion

Residents of the Antelope Valley have access to a variety of open spaces, parks, and other recreational amenities controlled by the State, the County, and local governments. Residents of the City of Lancaster have access to several State and County parks and recreational facilities, including the California Poppy Reserve, Arthur B. Ripley Desert Woodland Preserve, Saddleback Butte State Park, Antelope Valley Indian Museum, Antelope Valley Fairgrounds, Apollo County Park, and George Lane County Park. The Angeles National Forest, along the southern and western borders of the Antelope Valley, also offers residents opportunities for recreation.

Apollo Regional Park, located 7 miles northeast of the Project site, is a 54-acre County Park featuring three man-made lakes for fishing, walking/bike routes, playgrounds, a concession facility, picnic spaces, pergolas, bathrooms, and parking places (LACDPR, 2023). George Lane Park, located 7 miles to the southwest of the Project site, is a 14-acre park in the Quartz Hill region (LACDPR, 2023).

In addition to parks and natural open space areas designated for recreational use, both the County and the City manage a network of riding and hiking trails, and both public and private golf courses are available. The Project site does not contain recreational uses.

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?

No Impact. Demands for park and recreational facilities are typically generated by an increase in population in the park's service area. The proposed Project would not contribute to the regional population or parks because it is a facility demolition project with no expected increase to that local or regional population. The Project would not create increased demand for parks and recreational facilities over the short or the long-term.

Construction Impacts

No impact on recreation is expected during construction. It is not anticipated that demand for parks and recreational facilities will occur during construction since there would not be any increases in population as a result of the Project. Therefore, there would be no impact related to construction.

Operational Impacts

No impact on recreation is expected during operation. Post-construction as there is no future use planned for the Project site that would generate population growth or lead to the accelerated deterioration of recreational facilities.

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?

No Impact. No parks or recreational facilities would require construction or expansion during the demolition or operation of the Project. The Project site does not currently contain recreational uses and the Project scope does not include recreational facilities that would require construction or replacement.

Construction Impacts

No impact on recreation is expected during construction. It is not anticipated that demand for parks and recreational facilities will occur during construction. Also, construction activities do not include the construction or expansion of recreational facilities. Therefore, there would be no impact related to construction or expansion of recreational facilities.

Operational Impacts

No impact on recreation is expected during operation. It is not anticipated that demand for parks and recreational facilities will occur post-construction as there is no future use planned for the Project site that would increase population growth such that new or expanded recreational facilities would be required.

3.16.2 Mitigation Measures

No mitigation measures are required for recreation.

3.16.3 References

City of Lancaster. 2009. General Plan 2023. Lancaster, CA: https://www.cityoflancasterca.org/our-city/departments-services/development-services/planning/general-plan-2030.

Los Angeles County Department of Parks and Recreation (LACDPR). 2023 (Accessed, January 24, 2023). Los Angeles, CA: LACDPR. http://parks.lacounty.gov/wps/portal/dpr/Parks.

Los Angeles County Department of Regional Planning (LACDRP). 2022 (July). General Plan 2035. Los Angeles, CA: LACDRP. http://planning.lacounty.gov/generalplan/draft.

DRAFT

3.17 Transportation

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

3.17.1 Discussion

The Project site is primarily accessed from 60th Street W via West Avenue I, which connects to the north-south Antelope Valley Freeway (State Route [SR] 14). Regional access to the site is provided by State Route (SR) 14. 60th Street West is a north-south roadway along the site's western boundary. West Avenue I is an east-west roadway located north of the Project site. West Avenue J is an east-west roadway located south of the Project site.

The Project site contains a stop along the Antelope Valley Transit Authority (AVTA) Route 9 (AVTA, 2023). Route 9 provides access eastbound and westbound from the Project site via Avenue H.

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Less Than Significant Impact. The Project would generate new vehicle trips from (1) demolition activities from construction worker travel, and (2) trucks arriving and departing the site for demolition, to deliver materials, and remove debris generated by on-site activities. Both the number of construction workers and trucks would vary throughout the Project life based on the Project activities and schedule. The hours of construction for the Project would be between 7:00 AM and 8:00 PM daily, except Sundays and holidays (consistent with the County's noise ordinance, Title 12, Chapter 12.08). The proposed Project would temporarily add vehicle trips to roads, intersections, and freeways near the Project site and in the region.

The proposed Project would not alter or conflict with the program, plan, ordinance, or policy addressing the circulation system. The Los Angeles County Congestion Management Program (CMP) requires evaluation of all CMP arterial monitoring intersections where a project adds 50 or more new peak hour trips. Because the proposed Project would not add 50 or more trips to any surrounding roadway or intersection as there is no anticipated long-term increase in vehicle trips and there would be no permanent increase in traffic generated by the Project. While significant disruptions to the existing traffic conditions are not anticipated, all demolition/construction related traffic control measures (e.g., flaggers, signage, etc.) would be conducted in accordance with the Manual for Uniform Traffic Control Devices (MUTCD), Greenbook, and Graybook (PDF-11) to ensure pedestrian and vehicle awareness and safety.

It is anticipated that construction worker-related traffic would primarily access the Project site using the freeway (SR-14) and designated roadways. Construction workers would likely arrive and depart via nearby on- and off-ramps at the SR-14 Freeway. The freeway ramps closest to the Project site include the SR-14 ramps at West Avenue I and West Avenue J. Construction trucks are expected to travel along designated truck routes (including SR-14) to access the site.

The Project site is currently served by AVTA Route 9. The Project does not include any elements that would alter the existing access or operation of the bus stop at the site.

Construction Impacts

During demolition and construction activities, there may be temporary changes to the site's access surrounding the designated construction areas that would minimally alter access to certain areas of the site (where demolition/construction is occurring). However, the Project site is not open to the public and is only accessed by a limited number of County staff (i.e., fewer than 5 individuals daily) that would be working at another County facility (and off-the Project site) prior to the start of the Project. The Project does not include changes to existing roadways or the area intersections or public transit, bicycle, or pedestrian facilities in the vicinity of the Project site. The Project would not conflict with policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, and impacts would be less than significant.

Operational Impacts

Operation of the Project would not include changes to the existing access to the site or alternative transportation modes that would access the site. The Project would not conflict with policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, and impacts would be less than significant.

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Less Than Significant Impact. CEQA Guidelines Section 15064.3(b) focuses on VMTs (vehicle miles traveled), adopted pursuant to SB 743 for determining the significance of transportation impacts. Pursuant to SB 743, the focus of transportation analysis now uses VMT. In 2017, the California Office of Planning Research released new guidelines that govern how CEQA is used to address congestion as required by SB 743. Level of Service has now been replaced with VMT as the primary method to measure traffic impact under CEQA in California. The transportation sector has three major means of reducing GHG emissions: increasing vehicle efficiency, reducing fuel carbon content, and reducing the amount of vehicle travel. According to the technical guidance provided in the Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA (OPR, 2018), absent substantial evidence indicating that a project would generate a potentially significant level of VMT or inconsistency with a Sustainable Communities Strategy or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a Less Than Significant Impact. Neither Project demolition, construction, or operation activities would generate more than 50 trips per day.

According to CEQA Guidelines Section 15064.3(b)(1), projects located within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. As previously noted, there is an AVTA Route 9 bus stop located at the Project site; there are also AVTA stops located within 0.5-mile of the Project site. Proximity to this transit corridor allows the option for construction workers and future employees to utilize mass transit, further reducing VMT. Additionally, because the Project would not increase the population at the Project site (or in the surrounding area), there would be no permanent increase in traffic generated by the Project with associated VMT.

Based on the above information, the Project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b) and impacts would be considered less than significant.

Construction Impacts

Construction activities will have a less than significant impact on transportation. Construction activity associated with the proposed Project is not expected to generate a substantial number of vehicle trips or VMT through the origin and destination of vehicle trips and thus VMT are not expected to change under the Project. Therefore, construction activities would comply with CEQA Guidelines Section 15064.3(b).

Operational Impacts

Operation of the Project would not introduce new trips to the site. Limited maintenance activities would continue on the site, but the Project would not introduce new uses, such as commercial or office spaces that would add vehicles to the site. Traffic related to maintenance activities would be infrequent and limited to fewer than 5 vehicles and no impact on transportation is expected during operation as no permanent increase in traffic at the Project site is anticipated and no future use that would generate new VMT associated with the Project is anticipated post-construction.

c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. No changes to the alignment of roads, intersections, or existing driveways serving the site are proposed by the Project. The Project would not include new roads, sharp curves, or dangerous intersections would be created near the site. None of the existing roads would be altered or vacated as a result of the proposed Project. Therefore, the Project would not result in a substantial increase in roadway hazards and no impact would occur.

Construction Impacts

The Project would not include the construction of new roads, sharp curves, or dangerous intersections. None of the existing roads would be altered or vacated as a result of the Project. Therefore, construction of the Project would not result in a substantial increase in roadway hazards and no impact would occur.

Operational Impacts

The Project would not include or require new roads, sharp curves, or dangerous intersections and none of the existing roads would be altered or vacated as a result of the Project. Therefore, operation of the Project would not result in a substantial increase in roadway hazards and no impact would occur.

d) Result in inadequate emergency access?

Less Than Significant Impact. The Project site is served by a developed roadway network (including West Avenue I and 60th Street West) that provides emergency access and evacuation routes to the Project site as well as to the existing developments in the immediate vicinity of the Project site. Demolition and limited construction activities would temporarily generate additional traffic on the existing area roadway network. These vehicle trips would include workers traveling to the Project site and delivery trips associated with construction equipment and materials.

Construction Impacts

Construction activities will have a less than significant impact on transportation. Delivery and removal of demolition and construction materials to and from the Project site would likely require oversize vehicles that may travel at slower speeds than existing traffic. Lane closures are not anticipated, and no off-site roadway improvements are required or proposed that would have the potential to interrupt area circulation or redirect traffic. This would have a less than significant impact on adequate emergency access.

Operational Impacts

The Project would not require modifications to the internal or external vehicular emergency access. Therefore, the Project would not result in inadequate emergency access, and less than significant impacts would occur.

3.17.2 Mitigation Measures

No mitigation measures are required for transportation.

3.17.3 References

Antelope Valley Transit Authority (AVTA). Accessed in March 2023. Route 9 - Quartz Hill via Avenue H Map. Accessed at: https://www.avta.com/route-9-quartz-hill-via-avenue-h-schedule.php.

Caltrans. 2019. *CA Truck Network Maps (District 7).* Available at: https://dot.ca.gov/programs/traffic-operations/legal-truck-access/truck-network-map.

City of Lancaster. 2009. General Plan 2023. Lancaster, CA: https://www.cityoflancasterca.org/our-city/departments-services/development-services/planning/general-plan-2030.

Governor's Office of Planning and Research. (OPR). 2018. Technical Advisory on Evaluating Transportation Impacts in CEQA. https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf

Los Angeles County Department of Regional Planning (LACDRP). 2022 (July). General Plan 2035. Los Angeles, CA: LACDRP. http://planning.lacounty.gov/generalplan/draft.

DRAFT

3.18 Tribal Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant Impact 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 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 5024.1. 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.	☐	☐	☒	☐

3.18.1 Discussion

AB 52 requires meaningful consultation with California Native American tribes on potential impacts to tribal cultural resources (TCRs). As part of the AB 52 process, California Native American tribes must submit a written request to the lead agency (Public Works) to be notified of projects within their traditionally and culturally affiliated area. Public Works must then provide written notification to those tribes upon deciding to undertake a project. The Native American tribe must respond to Public Works they wish to engage in consultation on the Project, and Public Works must begin the consultation process within 30 days of receiving the request. Consultation concludes when either: 1) the parties agree to mitigation measures to avoid a significant effect on a TCR; or 2) a party, acting in good faith and after reasonable effort, concludes mutual agreement cannot be reached (OPR, 2017).

California Native American tribes traditionally and culturally affiliated with the Project area, and that have requested project notifications from the County, are required to be consulted pursuant to PRC Section 21080.3.1. Five tribes requested to the County in writing to be informed in all project notifications pursuant to PRC Section 21080.3.1. The five tribes are the Fernandeño Tataviam Band of Mission Indians,

Gabrieleño Band of Mission Indians—Kizh Nation, Gabrieleño/Tongva San Gabriel Band of Mission Indians, San Manuel Band of Mission Indians, and the Tejon Indian Tribe.

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

Less Than Significant Impact. As previously discussed in Section 3.5, the Project site does not contain any resources that are either listed or eligible for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), or in a local register of historical resources as defined in Public Resource Code Section 5020.1(k).

On June 8, 2023, Public Works contacted the Native American Heritage Commission (NAHC) to request a review of the Sacred Lands File database regarding the possibility of Native American cultural resources and/or sacred places in the Project vicinity that are not documented in other databases. The NAHC responded on July 7, 2023, and provided a list of Native American tribes and individuals who may have knowledge regarding Native American TCRs. The Los Angeles County Public Works will contact the following Native American tribes (and individuals representing the respective tribes), requesting any information they might have regarding cultural resources in the area: Fernandeño Tataviam Band of Mission Indians, Gabrieleño Band of Mission Indians—Kizh Nation, Gabrieleño/Tongva San Gabriel Band of Mission Indians, Morongo Band of Mission Indians, Quechan Tribe of the Fort Yuma Reservation, San Fernando Band of Mission Indians, San Manuel Band of Mission Indians, Serrano Nation of Mission Indians, and the Tejon Indian Tribe.

Construction Impacts

In the unlikely event that demolition and construction-related ground disturbance results in the discovery of potential TCRs, compliance with PDF-12 would ensure that potential impacts to TCRs are avoided. Due to prior disturbance throughout the Project site, and the proposed scope of the Project, it is unlikely that significant subsurface archaeological or cultural resources are present; therefore, there would be no impact related to construction of the Project. Therefore, there would be less than significant impacts to historical tribal resources during construction of the Project.

Operational Impacts

Operation of the Project will not require any ground disturbance and as such would not have the potential to impact TCRs. Therefore, operation related impacts would be less than significant.

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 5024.1. 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.

Less Than Significant Impact. The Project is subject to compliance with AB 52 [Public Resource Code (PRC) Section 21074], which requires consideration of impacts to tribal cultural resources as part of the CEQA process. Per PRC, § 21080.3.1(b)(1) AB 52 California Native American Tribes must request to be on an Agency's notification list. As of the date of this IS/MND, Public Works, as the lead agency responsible for CEQA compliance for the Project, has not received a formal request from any California Native American Tribes to be notified of current or upcoming proposed projects. Therefore, consultation under AB 52 was not triggered for this Project. However, if unknown subsurface TCRs are uncovered during construction-related ground disturbance, PDF-12 will ensure that impacts remain less than significant.

Construction Impacts

Due to prior disturbance throughout the Project site, and the proposed scope of the Project, it is unlikely that significant subsurface archaeological or cultural resources are present; therefore, there would be no impact related to construction of the Project. In the unlikely event that demolition and construction-related ground disturbance results in the discovery of potential TCRs, compliance with PDF-12 would ensure that potential impacts to TCRs are avoided. Therefore, there would be less than significant impacts to historical tribal resources.

Operational Impacts

No impact to tribal cultural resources is expected during operation as no TCRs have been discovered on-site and there are no anticipated uses for the site post-construction.

3.18.2 Mitigation Measures

No mitigation measures are required for Tribal cultural resources.

3.18.3 References

Governor's Office of Planning and Research (OPR). Technical Advisory: AB 52 and Tribal Cultural Resources in CEQA. (2017). Retrieved February 9, 2023, from: https://www.opr.ca.gov/docs/20200224-AB_52_Technical_Advisory_Feb_2020.pdf.

DRAFT

3.19 Utilities and Service Systems

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

3.19.1 Discussion

The Project site contains existing utilities including water, sewer, stormwater, gas, and electricity.

Water: According to the High Desert Hospital Site Clearance Study performed by Fuscoe Engineering (Fuscoe, 2021), outside of Project boundaries there is an existing 8-inch asbestos cement (AC) water main that borders the perimeter of the existing hospital on the north, west and south sides of the Project area. Outside of site limits and within the public right of way there is an existing 12-inch ductile iron pipe 4 feet deep within W Avenue I and a 36-inch steel cement mortar lined (CML) and cement mortar coated (CMC)

transmission line. Within the Project boundary, there are water and steam lines of unknown size and material. Both the water mains and steam lines that extend beyond the building footprint will be abandoned in place and capped 5 feet past the limit of the work boundary line. All water meters, backflow prevention devices and water appurtenances including four existing fire hydrants will be abandoned in place.

Sewer: There are two existing 4-inch vitrified clay pipe (VCP) sewer mains that join at an existing vault/manhole on the west side of the hospital (Fuscoe, 2021). The start of this sewer run is at the northernmost edge of the existing hospital. The downstream line is a 10-inch sewer pipe of unknown material that runs parallel to the existing hospital structures. There are five laterals that connect to this main line and one branch that runs parallel to the east side of the hospital connecting to the front of the hospital on the north side. All these lines are to be abandoned in place as a part of the Project. The abandonment of these lines would require limited land disturbance. The extension of the main line running along the south side of the building will be capped 5-feet past the limit of the Project boundary.

Stormwater: There is no known storm drain infrastructure within the limits of the Project boundary.

Gas: There are existing 2-inch gas lines that run parallel to the building on the north and east sides and two 2-inch gas line laterals: 1) the existing hospital connect, and 2) a separate building on site (Fuscoe, 2021). There is an additional 2-inch gas line connection for the coroner's office.

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact. Due to the nature of the Project's demolition, all existing utilities including potable water, sewer, gas, and electric will be abandoned in place and capped five feet past the limit of Project site. There will be little disturbance to the environment within the construction boundaries to ensure the safe removal of utility related infrastructure marked for demolition.

All the referenced gas, electrical, sewer, and water infrastructure, (e.g., water meters, including backflow prevention devices and water appurtenances), would be abandoned in place. The abandonment of these utilities may require limited land disturbance to access the lines. However, this minor disturbance would be limited, temporary, and would not consume large amounts of utility resources.

Construction Impacts

The demolition plan for the Project calls for all utility infrastructure to be abandoned in place after demolishing and capping associated lines past the limit of the work boundary. The Project would not expand the existing utility use or capacity and as such, would not increase utility consumption Due to the nature of the demolition plan and the limited land disturbance to the Project boundary, the impact would be less than significant.

Operational Impacts

After demolition is completed, stormwater basins will be constructed in the Project area. No new or existing stormwater drainage facilities/infrastructure will be altered, constructed, or impacted. Operational impacts would be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less Than Significant Impact. During construction, water use would be temporary and limited at the Project site. The construction contractor will utilize water supplies currently on-site to implement dust control measures and for mixing building materials as needed during construction and demolition.

Construction Impacts

Construction activities would be limited in scope and duration so the temporary demand on the water system would not consume large quantities of water to the degree that additional supplies (that surpass the allocated resources for the site) would be required. Due to limited water use, construction is not anticipated to require or result in the construction of new water or wastewater treatment facilities. With the plans of temporary limited use of current water supplies and the limited land disturbance associated with abandoning water related infrastructure, the impact would be less than significant.

Operational Impacts

After Project completion, there would not be a need for irrigation and/or water supply for this Project site for the foreseeable future. Water supply lines would be capped outside of the Project site and available for future use, as needed. Operational impacts would be the impact would be less than significant.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. There will be no impact to drainage lines leading to local wastewater treatment providers. Sanitary sewer lines are marked for demolition and will be removed and capped. There is no known storm drain infrastructure within the limits of the Project boundary.

Construction Impacts

During construction-related activities, wastewater at the Project site would be primarily generated by construction activities and construction workers. However, due to the temporary nature of the construction activities and the low number of construction workers, the amount of construction-related wastewater that would be generated is not expected to be substantial. Construction related impacts would be less than significant.

Operational Impacts

Following completion of the proposed Project, there would not be an increase in the use, need, capacity, or Project site demand for wastewater treatment services. The Project would not require new or expanded wastewater treatment. Therefore, short- and long-term operational impacts associated with wastewater treatment would be less than significant.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less than Significant Impact. The construction debris will be sorted and routed to the appropriate waste handling facilities, consistent with the construction and demolition (C&D) waste recycling/reuse requirement in the California Green (CALGreen) Building Standards Code Section 5.408, which requires at least 65% landfill waste diversion. The Project would divert at least 65% of the C&D related waste through a combination of collection and separation of all C&D waste materials generated on-site, reuse or recycling on-site, transportation to approved recyclers or reuse organizations, and/or transportation to legally designated landfills, for the purpose of recycling salvaging and/or reusing C&D waste generated (this requirement is PDF-13).

Common construction and demolition materials include lumber, drywall, metals, masonry (brick, concrete, etc.), carpet, plastic, pipe, rocks, dirt, paper, cardboard, or green waste related to land development. Many of these materials can be reused or recycled, thus prolonging the supply of natural resources. Of these,

metals are the most recycled material while lumber makes up the majority of debris that goes to a landfill. Using a generation factor for non-residential construction debris of 4.34 pounds per sf (USEPA, 1998), the total floor area of 382,831 sf of proposed construction and rehabilitation would generate approximately 830 tons of solid waste. Thus, demolition and construction of the Project would generate a total of approximately 7,400 tons of solid waste. The construction contractor would determine the most appropriate approach prior to the start of the Project to meet the provisions for construction waste management.

Solid waste output will increase during demolition activities. However, the waste produced during demolition is expected to be temporary and would divert up to 65% from landfills. Additionally, the Project would not generate operational waste and as such, would not have the potential to exceed the capacity of landfills. The closest landfill to the Project site is the Lancaster Landfill & Recycling Center which has 209 acres permitted for waste disposal. The limited Project disposal would not strain the local landfill's capacities and therefore, it is anticipated the Project would have a less than significant Impact on the local landfills' capacity to dispose of the Project's solid waste during construction.

Construction Impacts

Solid waste output, including hazardous waste, will temporarily increase during demolition however, 65% of the solid waste output will be diverted from landfills to comply with solid waste reduction goals. As such construction of the Project would result in less than significant impacts related to solid waste infrastructure.

Operational Impacts

No significant impacts to utilities and service systems are expected during operation. No significant environmental effects are expected to occur in relation to the utilities abandoned in place and capped and the new stormwater basins. Need for water supply is not anticipated at the Project site post-construction. No increase in wastewater treatment services will occur during operation. No solid waste or impact on the solid waste reduction goals is anticipated post-construction.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less than Significant Impact. The Project would follow federal, State, and local management and reduction statutes and regulations related to solid waste. In addition to the statute mentioned in Section 3.19.1 (d), the Department of Toxic Substances Control (DTSC) enforces hazardous waste laws and

regulations; issues permits to store, treat, or dispose of hazardous wastes; oversees cleanup activities on contaminated sites; provides emergency response for hazardous materials-related emergencies; and investigates potential criminal activities related to hazardous wastes. The construction contractor would comply with any DTSC regulations that apply.

Public Works commissioned a report categorizing the hazardous materials at the Project site which included Asbestos Containing Materials (ACM), mercury switches, mercury bulbs, florescent light bulbs, refrigerant, among others (A-Tech Consulting, Inc., 2021). The contractor will be responsible for the proper tracking and disposal of these materials. The Project's compliance with the established regulations would ensure that there would be no impacts related to solid waste during construction-related activities or long-term operations – which are limited to the stormwater basins (the stormwater basins are not expected to generate a significant amount of new waste). Further, the Project would be consistent with all applicable State, County, and City solid waste diversion, reduction, and recycling mandates.

Construction Impacts

Less than significant impacts to utilities and service systems are expected during construction because the Project would be consistent with all applicable State, County, and City solid waste diversion, reduction, and recycling mandates.

Operational Impacts

No significant impacts to utilities and service systems are expected during operation. No solid waste or impact on the solid waste reduction goals is anticipated post-construction and the Project would be consistent with all applicable State, County, and City solid waste diversion, reduction, and recycling mandates; thereby ensuring that potential impacts would be less than significant.

3.19.2 Mitigation Measures

No mitigation measures are required for utilities and service systems.

3.19.3 References

A-Tech Consulting, Inc. (2021). *Comprehensive Asbestos, HAZMAT & XRF-LEAD Assessment: High Desert Hospital.* Los Angeles, CA. Referenced sections begin on page 79.

Fuscoe Engineering. (2021). *Civil Engineering Feasibility Report: High Desert Hospital Site Clearance*. Los Angeles, CA. Referenced sections begin on page 10.

U.S. Environmental Protection Agency (USEPA). 1998. *Characterization of Building Related Construction and Demolition Debris in the United States* (prepared by Franklin Associates). Washington, D.C.

DRAFT

3.20 Wildfire

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

3.20.1 Discussion

Wildland fire protection in California is the responsibility of either the State, local government, or the federal government. State Responsibility Areas (SRA) are the areas where the State of California has the primary financial responsibility for the prevention and suppression of wildland fires. The SRA forms one large area over 31 million acres to which the State Department of Forestry and Fire Protection (CAL FIRE) provides a basic level of wildland fire prevention and protection services.

Local responsibility areas (LRA) include incorporated cities, cultivated agriculture lands, and portions of the desert. LRA fire protection is typically provided by city fire departments, fire protection districts, counties, and by CAL FIRE under contract to local government. CAL FIRE uses an extension of the state responsibility area Fire Hazard Severity Zone model as the basis for evaluating fire hazard in the LRA. The Project site is located within an LRA and is located in a Non-Very High Fire Hazard Severity Zone (VHFHSZ) (CAL FIRE, 2023).

The City of Lancaster contracts with the Los Angeles County Fire Department (LACFD) for fire and paramedic services. The closest fire station to the Project site is Los Angeles County Fire Dept. Station 130, located at 44558 N 40th St W, Lancaster, CA.

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The Project would conform to the existing County of Los Angeles Emergency Response Plans (CEO, 2023). The Project site and surrounding area are characterized as developed with public, residential/rural residential, light industrial, and commercial uses, which would not facilitate the spread of wildfires compared to vegetated areas. The Project would not require alterations to any County designated disaster route including 60th Street West, Avenue I, or Avenue J. Therefore, the Project would not impair any adopted emergency response plan or emergency evacuation plan and less than significant impacts would occur.

Construction Impacts

Less than significant impacts to wildfire are expected from construction. During construction, a limited number of vehicles would temporarily access the Project site and surrounding roadways during off-peak hours (as described in Section 3.17, Transportation). However, this would not have the potential to significantly impair emergency response plan or emergency evacuation plan and impacts would be less than significant.

Operational Impacts

Less than significant impacts to wildfires are expected from the operation of the Project. Emergency response plans and emergency evacuation plans will not be impaired during operation as there are currently no anticipated uses for the site post-construction. Impacts would be less than significant.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less Than Significant Impact. As stated above, the Project site is located in a non-VHFHSZ (CAL FIRE, 2021). The Project site and surrounding area are characterized as developed and industrial which would not facilitate the spread of wildfires compared to vegetated areas. Slope steepness and prevailing wind direction are the most significant factors in determining the rate of wildfire spread. Additionally, slope steepness and the ruggedness of terrain may affect both fire behavior and firefighting access.

The Project site and the immediate surrounding area is flat and does not contain slopes typical of exacerbating wildfire risks. Removal of the buildings and structures onsite have the potential to increase vegetation and open space. The closest station to the Project site is Station 130, located approximately 2 miles from the site at 44558 N, 40th Street W in the City. The Fire Department would dispatch the closest responding unit in case of a wildfire emergency.

Therefore, it is not anticipated that the Project, due to slope, prevailing winds, and other factors, would exacerbate wildfire risks or expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

Construction Impacts

No incising of hillslopes or degradation of slope stability would occur because of Project construction, thereby maintaining current risk of wildfires. No installation of associated infrastructure that may exacerbate fire risk will occur during construction. Proximity of the Project site to the local Fire Department would ensure that potential wildfires risks during construction are quickly addressed. Therefore, wildfire impacts would be less than significant.

Operational Impacts

No incising of hillslopes or degradation of slope stability would occur because of Project operation, thereby maintaining current risk of wildfires. No maintenance of any associated infrastructure that may exacerbate fire risk will occur during operation. While the removal of buildings reduces some fire risk, site may contain additional vegetation following demolition the continued maintenance of the site would reduce this risk and the proximity of the Project site to the local Fire Department would ensure that potential wildfires are quickly addressed. Therefore, wildfire impacts would be less than significant.

DRAFT

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. The Project is located within a developed area that contains existing infrastructure including utility connection points and main lines along 60th Street West. The existing site would not require the installation or maintenance of new roads, fuel breaks, emergency water resources, power lines, utilities, or other infrastructure that may exacerbate fire risk; therefore, no impacts would occur.

Construction Impacts

Construction of the Project would entail capping and abandoning the existing utilities. Construction would not require the installation or maintenance of new roads, fuel breaks, emergency water resources, power lines, utilities, or other infrastructure that may exacerbate fire risk; therefore, no impacts would occur.

Operational Impacts

Operation of the Project does not include new development that would require the installation or maintenance of new roads, fuel breaks, emergency water resources, power lines, utilities, or other infrastructure that may exacerbate fire risk; therefore, no impacts would occur.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact. The Project site and surrounding area are characterized as flat developed and industrial land which would not facilitate the spread of wildfires. In the rare chance of a large-scale fire, slope or hill side instability would not occur due to the flat landscape. In addition, as discussed in Section 3.10, Hydrology and Water Quality, stormwater runoff would discharge towards new and existing storm drain infrastructure and the Project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off-site. The Project would not substantially alter the local drainage pattern or increase the risk of flooding in the surrounding area. No major changes would occur to the Project site's topography under implementation of the Project. The Project site does not include new housing or structures and as such it would not the exacerbate exposure of people or structures to significant risks related to post-fire slope instability. Due to the flat Project site, it is unlikely that the Project would expose people or structures to downstream flooding or landslides due to runoff, post-fire slope instability, or drainage changes and impacts would be less than significant.

Construction Impacts

During construction, stormwater retention basins will be built, which will change drainage. However, these changes, will not substantially increase surface runoff or the local drainage pattern that would result in flooding. Therefore, exposure to people or structures to flooding or landslides during construction is less than significant.

Operational Impacts

During operations, the stormwater retention basins constructed during the Project will remain on-site and active. The stormwater retention basins will change drainage on-site; however, these changes will not substantially increase surface runoff or the local drainage pattern that would result in flooding. Therefore, exposure to people or structures to flooding and landslides during operation is less than significant.

3.20.2 . Mitigation Measures

No mitigation measures are required for wildfires.

3.20.3 References

CAL FIRE, 2023. *Very High Fire Hazard Severity Zones in LRA – Los Angeles County Map.* Accessed March 2023 from https://osfm.fire.ca.gov/media/7280/losangelescounty.pdf.

CAL FIRE, 2021. *Fire Hazard Severity Zone Map.* Accessed January 2023 from https://egis.fire.ca.gov/FHSZ/.

County of Los Angeles Chief Executive Office (CEO). 2023. *Emergency Management.* Accessed January 2023 from https://ceo.lacounty.gov/emergencydisaster-plans-and-annexes/.

City of Lancaster (Lancaster). 2023. *Emergency Management.* Accessed January 2023 from https://www.cityoflancasterca.org/our-city/departments-services/public-safety/contract-services-emergency-response/.

Title 32. Fire Code, 2017. http://lacounty-ca.elaws.us/code/coor_title32.

DRAFT

3.21 Mandatory Findings of Significance

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?	☐	☒	☐	☐
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)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

3.21.1 Discussion

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?

Less Than Significant Impact with Mitigation Incorporated. Based on the information provided in this IS, the proposed Project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number of 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 3.4, Biological Resources, the Project site does not

contain suitable habitat for rare or endangered plant or animal species that were reviewed; further, the PDF related to migratory birds and the MM-BIO-1 Joshua tree on the site would ensure impacts (both operational and temporary construction impacts) would be less than significant.

As discussed in 3.5, Cultural Resources, the Project would not significantly impact historic, archaeological, paleontological resources, or human remains. Implementation of the PDFs, MM-CUL-1, and MM-GEO-1 would ensure no cultural resources are inadvertently impacted. With implementation of these measures, impacts would be less than significant.

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)?

Less Than Significant Impact with Mitigation Incorporated. The cumulative impacts analysis determines whether the Project's incremental effects would be cumulatively considerable when viewed in connection with the effects of past, present, or probable future projects. A cumulative impact could occur if the Project would result in an incrementally considerable contribution to a significant cumulative impact in consideration of past, present, and reasonably foreseeable future projects for each resource area. The proposed Project would be limited to the Project site and as a result, the cumulative analysis is generally confined to the immediate vicinity (up to an approximately 1-mile radius) of the Project site. A cumulative impact is not considered significant if the effect would be essentially the same whether the Project is implemented. As discussed throughout Section 3, the Project would have No Impact, a Less Than Significant Impact, or a Less Than Significant Impact with Mitigation Incorporated with respect to all environmental issues. Implementation of the PDFs, MM-CUL-1, and MM-GEO-1 would be incorporated into the Project. No significant cumulative impacts have been identified. There are several projects located in the vicinity of the Project that may overlap with the Project construction, these projects are limited in scope and would largely be confined to their respective sites. As discussed in this IS, for the environmental resource areas identified in Appendix G of the CEQA Guidelines, the Project's contribution to cumulative impacts would be less than significant with the incorporation of the identified mitigation measures.

DRAFT

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

Less Than Significant Impact. As evaluated throughout this IS, with implementation of mitigation measures the Project would not directly or indirectly cause substantial adverse effects on human beings or cause adverse environmental impacts and any impacts from the Project would therefore be considered less than significant.

4.0 LIST OF PREPARERS

4.1 Lead Agency

Los Angeles County Public Works

Teresa Chan, Project Manager

Gus Bitar, Project Manager

4.2 CEQA Consultant

Burns & McDonnell Engineering Co. Inc.

Eimon Smith, Project Manager

Melinda Schulze, Senior Technical Advisor

Aaron Christensen, Senior Technical Advisor

Govind Gadiyar, Principal Environmental Planner/Scientist I

Leo Gianetta, Staff Environmental Planner/Scientist II

Nag Sayak, Staff Environmental Planner/Scientist II

Evan Chapman, Staff Environmental Planner/Scientist II

Rohan Bhagat, Staff Environmental Planner/Scientist II

Akanksha Khanna, Assistant Environmental Planner/Scientist II

Gregory Pan, Assistant Environmental Planner/Scientist II

Jacob Brinks, Assistant Environmental Planner/Scientist II

Sara Timney, Assistant Environmental Planner/Scientist II

4.3 Contributor

Environmental Science Associates

Margarita Jerabek-Bray, PhD, Historic Resources Director

Shannon L. Papin, Cultural Resource Specialist

Antonette M. Hrycyk, Architectural Historian

Ryan Gilmore, Registered Consulting Arborist

DRAFT

APPENDIX A: AIR QUALITY AND GREENHOUSE GAS EMISSIONS TECHNICAL ANALYSIS

Air Quality and Greenhouse Gas Emissions Technical Analysis

Los Angeles County Public Works

Former High Desert Hospital Site Demolition
Project No. 150739

Revision 0

April 2023

Air Quality and Greenhouse Gas Emissions Technical Analysis

prepared for

Los Angeles County Public Works
Former High Desert Hospital Site Demolition
Lancaster, CA

Project No. 150739

Revision 0
April 2023

prepared by

Burns & McDonnell Engineering Company, Inc.

COPYRIGHT © 2021 BURNS & McDONNELL ENGINEERING COMPANY, INC.

TABLE OF CONTENTS

Page No.

1.0 INTRODUCTION 1-1

2.0 EXISTING AIR QUALITY 2-2
2.1 Existing Environmental Setting 2-2
2.2 Local Air Quality 2-2
2.2.1 Sensitive Receptors 2-3
2.3 Regulatory Standards 2-3
2.3.1 Federal Standards 2-3
2.3.2 State Standards 2-6
2.3.3 California Environmental Quality Act (CEQA) Significance Thresholds 2-10
2.3.4 AVAQMD Air Quality Impact Assessment Screening Thresholds (CEQA) 2-11
2.3.5 Local Standards 2-12
2.4 Air Permits 2-12

3.0 AIR IMPACT ANALYSIS 3-1
3.1 Demolition Assumptions 3-1
3.2 Operational Assumptions 3-2
3.3 Findings 3-3
3.3.1 Construction Criteria Pollutant Findings 3-3
3.3.2 Operational Findings 3-4
3.3.3 Carbon Monoxide Hot-Spot Findings 3-5
3.3.4 Toxic Air Contaminant Findings 3-5
3.3.5 Odor Impact Findings 3-6
3.3.6 Conclusion of CEQA Findings 3-6

4.0 GREENHOUSE GASES AND CLIMATE CHANGE 4-1
4.1 Existing Environmental Setting 4-1
4.1.1 CO_2 4-1
4.1.2 CH_4 4-1
4.1.3 N_2O 4-2
4.1.4 Fluorinated Gases 4-2
4.1.5 Global Warming Potentials 4-3
4.2 Effects of Climate Change 4-3
4.3 Regulatory Standards 4-4
4.3.1 Federal Standards 4-4
4.3.2 State Standards 4-5
4.3.3 Council on Environmental Quality 4-5
4.3.4 AVAQMD CEQA GHG Guidance 4-6
4.4 Greenhouse Gas Impact Analysis 4-7

4.4.1 Demolition Assumptions 4-7
4.4.2 Operational Assumptions 4-7
4.5 Findings 4-7
4.5.1 Demolition Greenhouse Gas Findings 4-7
4.5.2 Operational Greenhouse Gas Findings 4-7

5.0 REFERENCES 5-1

APPENDIX A - CALEEMOD EMISSION CALCULATIONS

LIST OF TABLES

Page No.

Table 2-1: National Ambient Air Quality Standards 2-5
Table 2-2: California Ambient Air Quality Standards 2-8
Table 2-3: AVAQMD Criteria Pollutant Significant Emissions Thresholds 2-11
Table 3-1: Anticipated Demolition Activities and Timelines 3-1
Table 3-2: Project Land Use Types 3-2
Table 3-3: Anticipated Equipment during various phases 3-2
Table 3-4: Maximum Annual Expected Construction Emissions Summary 3-4
Table 3-5: Maximum Daily Expected Construction Emissions Summary 3-4
Table 3-6: Maximum Annual Expected Operational Emissions Summary 3-5
Table 4-1: Global Warming Potentials and Atmospheric Lifetimes 4-3
Table 4-2: Anticipated Operational GHG Emissions Summary 4-8

LIST OF ABBREVIATIONS

Abbreviation	Term/Phrase/Name
°F	degrees Fahrenheit
µg/m^3	microgram per cubic meter
AB 32	California Global Warming Solutions Act of 2006
APCO	Air Pollution Control Officer
AVAQMD	Antelope Valley Air Quality Management District
BAU	business-as-usual
BPS	Best Performance Standards
Burns & McDonnell	Burns & McDonnell Engineering Company, Inc.
CAA	Clean Air Act
CAAA	Clean Air Act Amendments
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CARB	California Air Resources Board
CCAA	California Clean Air Act
CCAP	Climate Change Action Plan
CEQ	Council on Environmental Quality
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CH_4	methane
CO	carbon monoxide
CO_2	carbon dioxide

Abbreviation	Term/Phrase/Name
CO_2e	carbon dioxide equivalent
DPM	diesel particulate matter
EPA	U.S. Environmental Protection Agency
FROG	fraction of reactive organic gases
GHG	greenhouse gas
GWP	global warming potential
H_2S	hydrogen sulfide
HFC	hydrofluorocarbons
kV	kilovolt
LOS	level of service
MDAB	Mojave Desert Air Basin
$MTCO_2e$/year	metric tons of carbon dioxide equivalents per year
NAAQS	National Ambient Air Quality Standards
N_2O	nitrous oxide
NO_2	nitrogen dioxide
NO_x	nitrogen oxides
PFC	perfluorocarbons
PM	particulate matter
PM_{10}	particulate matter less than 10 microns in diameter
$PM_{2.5}$	particulate matter less than 2.5 microns in diameter
ppb	parts per billion
ppm	parts per million

Abbreviation	Term/Phrase/Name
ROG	reactive organic gases
SB 32	Senate Bill 32
SIP	State Implementation Plan
SO_2	sulfur dioxide
SF_6	sulfur hexafluoride
SCAQMD	South Coast Air Quality Management District
TAC	toxic air contaminant
TOG	total organic gases

1.0 INTRODUCTION

The Los Angeles County Public Works (Public Works) proposes to demolish the former High Desert Hospital and surrounding ancillary structures and construct a stormwater retention facility at the former High Desert Hospital site, located at 44900 60th Street West, in the City of Lancaster, California. The proposed Former High Desert Hospital Site Demolition Project (Project) is designed to remove vacant facilities which have the potential to pose security and maintenance concerns and to alleviate the Los Angeles County of the costs associated with such concerns. Before the demolition activity takes place, it is essential to assess the impacts associated with air quality and greenhouse gas emissions. Burns & McDonnell Engineering Company, Inc. (Burns & McDonnell), the designated environmental consultant for the Project, completed this Air Quality and Greenhouse Gas Emissions Impact Study (Study).

The Project site is located in northern Los Angeles County in the Antelope Valley region in the City of Lancaster, which is approximately 70 miles north of downtown Los Angeles and immediately north of the City of Palmdale. The Project site is located at 44900 60th Street West (W), on the southeast corner of West Avenue I and 60th Street West.

The Project site is located within an approximately 361-acre County owned site that is bordered by W Avenue I to the north, 50th Street W to the east, Avenue J to the south, and 60th Street W to the east. The Project would occur on 14.2 acres that is bound by onsite parking and 60th Street W to the west, the formerly named Mira Loma Detention Center (MLDC) site to the north, undeveloped portions of County land and portions of the MLDC site to the east, and the California State Prison – Los Angeles to the south.

2.0 EXISTING AIR QUALITY

This section provides an analysis of the air quality impacts associated with the construction and operation of the Project and a determination of any significant findings in accordance with California Environmental Quality Act (CEQA). This analysis was performed in accordance with the Antelope Valley Air Quality Management District (AVAQMD) sections of CEQA and Federal Conformity Guidelines (August 2016).

2.1 Existing Environmental Setting

The Project site lies within the boundaries of the AVAQMD. The AVAQMD is bound by the Kern County/Los Angeles County to the north, the San Bernardino County border to the east, and the South Coast Air Quality Management District (SCAQMD) border to the south and southwest. The Project site, under AVAQMD jurisdiction, lies within the Mojave Desert Air Basin (MDAB).

The Project is in northern Los Angeles County within the City of Lancaster. This area encompasses the major components and construction work areas associated with the Project. The Project location within the MDAB.

The Antelope Valley is bordered in the northwest by the Tehachapi Mountains, separated from the Sierra Nevada Mountain range in the north by the Tehachapi Pass (3,800 ft elevation). The Antelope Valley is bordered in the south by the San Gabriel Mountains, bisected by Soledad Canyon (3,300 ft).

The average annual precipitation is approximately 10 inches per year. The Project area does not typically receive snowfall. The MDAB is classified as a dry-hot desert climate (BWh), with portions classified as dry-very hot desert (BWhh), to indicate at least three months have maximum average temperatures over 100.4° F. Owing to the proximity of MDAB to the coastal and central regions and because of the natural barrier in the form of Sierra Nevada mountains, prevailing winds are prevalent in the MDAB region.

2.2 Local Air Quality

Local to the Project area, criteria pollutants are measured throughout MDAB. Existing levels of ambient air concentrations and historical trends and projections in the Project area are best documented by measurements made by the California Air Resources Board (CARB). This data is used to track ambient air quality patterns throughout the County and is also used to determine attainment status when compared to the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). The portion of Los Angeles County where the Project is located is classified as nonattainment area for the Federal 8-hour ozone standard (2008 and 2015), 24-hour $PM_{2.5}$ standard (1997, 2006, and

2012), and it is classified as attainment or unclassified for all other criteria pollutants based on federal standards. The Project area is classified as nonattainment area for the State of California for ozone, particulate matter less than 10 microns in diameter (PM_{10}), and particulate matter less than 2.5 microns in diameter ($PM_{2.5}$) and is classified as attainment for all other criteria pollutants.

2.2.1 Sensitive Receptors

Air quality standards are set to protect populations who are sensitive to the adverse health effects of air pollutants. Sensitive receptor locations may include hospitals, schools, and day care centers, and such other locations as the air district board or CARB may determine (California Health and Safety Code § 42705.5(a)(5)). The Project site is located within the Westside Union School District and the Antelope Valley Union High School District. The Westside Union School District has nine elementary schools and four middle schools (Westside Union School District, 2022). The Antelope Valley Union High School District has eleven high schools (Antelope Valley Union High School District, 2021). The nearest school is the Resnik Camp School located at 5300 W Ave I #5300, Lancaster, CA 93536 located roughly 0.6 miles East of the NE corner of the Project site. According to the California Department of Education's California School Directory this high school is temporarily closed. The next nearest school is Sundown Elementary School located roughly 1 mile South of the southernmost corner of the project area.

2.3 Regulatory Standards

Federal, State, and regional regulatory standards applicable to the Project are described in the following paragraphs.

2.3.1 Federal Standards

The U.S. Environmental Protection Agency (EPA) has been charged with implementing national air quality programs at the Federal level. EPA's air quality mandates are drawn primarily from the Federal Clean Air Act (CAA), which was enacted in 1970. The most recent major amendments made by Congress were in 1990.

The CAA required EPA to establish primary and secondary NAAQS. The CAA provides the basis for the national air pollution control effort. To improve air quality, the Clean Air Act requires areas with unhealthy levels of criteria pollutants to develop a State Implementation Plan (SIP). The Federal Clean Air Act Amendments of 1990 (CAAA) added requirements for states with nonattainment areas to revise their SIPs to incorporate additional control measures to reduce air pollution. The SIP is modified periodically to reflect the latest emissions inventories, planning documents, and rules and regulations of the air basins, as reported by their jurisdictional agencies. The EPA has responsibility for reviewing all

state SIPs to determine conformance with the mandates of the CAAA and whether implementation will achieve air quality goals. If EPA determines a SIP to be inadequate, a Federal Implementation Plan that imposes additional control measures may be prepared for the nonattainment area. Failure to submit an approvable SIP or to implement the plan within the mandated timeframe may result in application of sanctions to transportation funding and stationary air pollution sources in the air basin.

2.3.1.1 National Ambient Air Quality Standards

The NAAQS were established by the EPA per the requirements of the Clean Air Act. The NAAQS are used to identify thresholds for specific pollutants. Two types of air quality standards were established by the CAA: 1) Primary Standards; and 2) Secondary Standards. Primary Standards define limits for the intention of protecting public health, which includes sensitive populations such as asthmatics, children and elderly. Secondary Standards define limits to protect public welfare to include protection against decreased visibility, damage to animals, crops, vegetation, and buildings.

The EPA Office of Air Quality Planning and Standards has set NAAQS for principal pollutants, which are called "criteria" pollutants. The NAAQS are shown below in Table 2-1.

Table 2-1: National Ambient Air Quality Standards

Pollutant	Averaging Period	Primary NAAQS[1,2,a]	Secondary NAAQS[1,2,a]	Designation/ Classification[2,3]
PM_{10}	24-Hour	150 µg/m^3	150 µg/m^3	Attainment
$PM_{2.5}$	Annual	12 µg/m^3	15 µg/m^3	Attainment
	24-Hour	35 µg/m^3	35 µg/m^3	Attainment
SO_2	3-hour	--	0.5 ppm	Attainment/unclassified
	1-hour	75 ppb	--	Attainment/unclassified
NO_2	Annual	53 ppb	53 ppb	Attainment/unclassified
	1-hour	100 ppb	--	Attainment/unclassified
Ozone	8-hour	0.070 ppm	0.070 ppm	Nonattainment
CO	8-hour	9 ppm	--	Attainment/unclassified
	1-hour	35 ppm	--	Attainment/unclassified
Lead	Rolling 3-month average	0.15 µg/m^3	0.15 µg/m^3	No designation/ classification
	Calendar quarter	1.5 µg/m^3	--	No designation/ classification

Source:
(1) Title 40 CFR Part 50
(2) https://www.epa.gov/criteria-air-pollutants/naaqs-table
(3 https://avaqmd.ca.gov/files/e0986ab83/AVAQMD+2017+Attainment+Status+Table.pdf
(a) NAAQS = National Ambient Air Quality Standards; PM_{10} = particulate matter less than 10 microns in diameter; $PM_{2.5}$ = particulate matter less than 2.5 microns in diameter; SO_2 = sulfur dioxide; NO_2 = nitrogen dioxide; CO = carbon monoxide; µg/m^3 = microgram per cubic meter; ppm = parts per million; ppb = parts per billion

2.3.1.2 Conformity Requirements

In addition, general conformity requirements were adopted by Congress as part of the CAAA and were implemented by EPA regulations in 1993. General conformity requires that all Federal actions conform to the SIP as approved or promulgated by EPA. The purpose of the general conformity program is to ensure that actions taken by the Federal government do not undermine state or local efforts to achieve and maintain NAAQS. Before a federal action is taken, it must be evaluated for conformity with each state's SIP. All reasonably foreseeable emissions, both direct and indirect, predicted to result from the action are taken into consideration and must be identified as to location and quantity. If it is found that the action would create emissions above *de minimis* threshold levels specified in EPA regulations, or if the activity is considered regionally significant because its emissions exceed 10 percent of an area's total emissions, the action cannot proceed unless mitigation measures are specified that would bring the Project into conformance.

General conformity applies in both Federal nonattainment and maintenance areas. Within these areas, it applies to any Federal action not specifically exempted by the CAA or EPA regulations. Emissions from construction activities are also included. General conformity does not apply to projects or actions that are covered by the transportation conformity rule. If a federal action falls under the general conformity rule, the Federal agency responsible for the action is responsible for making the conformity determination. In some instances, a state will make the conformity determination under delegation from a federal agency.

2.3.2 State Standards

The CARB is the agency responsible for coordination and oversight of state and local air pollution control programs in California and for implementing the California Clean Air Act (CCAA). The CCAA, which was adopted in 1988, required CARB to establish CAAQS. The CCAA requires that all local air districts in the State endeavor to achieve and maintain the CAAQS by the earliest practical date. The CCAA specifies that local air districts should focus particular attention on reducing the emissions from transportation and area-wide emission sources and provides districts with the authority to regulate indirect sources.

Other CARB responsibilities include overseeing compliance with California and Federal laws by local air districts, approving local air quality plans, submitting SIPs to EPA, monitoring air quality, determining and updating area designations and maps, and setting emissions standards for new mobile sources, consumer products, small utility engines, off-road vehicles, and fuels.

2.3.2.1 California Ambient Air Quality Standards

Individual states have the discretion to add additional pollutants beyond those identified as part of the NAAQS. The CARB is responsible for setting the laws and regulation for air quality on the State level. The CAAQS are either the same or more restrictive than the NAAQS. The CAAQS also include four additional contaminants in keeping with discretionary power granted to the State. The additional contaminants include:

- Visibility-reducing particles: particles in the air that obstruct visibility.
- Sulfates: salts of sulfuric acid. Sulfates occur as microscopic particles (aerosols) resulting from fossil fuel and biomass combustion. They increase the acidity of the atmosphere and form acid rain.
- Hydrogen sulfide (H_2S): a colorless, toxic and flammable gas with a recognizable smell of rotten eggs or flatulence. Usually, H_2S is formed from bacterial breakdown of organic matter. Exposure to low concentrations of H_2S may cause irritation to the eyes, nose, or throat.
- Vinyl chloride: also known as chloroethene, a toxic, carcinogenic, colorless gas with a sweet odor. It is an industrial chemical mainly used to produce its polymer, polyvinyl chloride.

Table 2-2 identifies the State air quality standards for specific pollutants.

Table 2-2: California Ambient Air Quality Standards

Pollutant[a]	Averaging Period	CAAQS[1,2,a]	Antelope Valley AQMD Designation/ Classification[2]
PM_{10}	Annual	20 µg/m^3	Nonattainment
	24-Hour	50 µg/m^3	Nonattainment
$PM_{2.5}$	Annual	12 µg/m^3	Unclassified
SO_2	24-hour	0.04 ppm (105 µg/m^3)	Attainment
	1-hour	0.25 ppm (655 µg/m^3)	Attainment
NO_2	Annual	0.030 ppb (57 µg/m^3)	Attainment
	1-hour	0.18 ppm (330 µg/m^3)	Attainment
Ozone	8-hour	0.070 ppm (137 µg/m^3)	Nonattainment
	1-hour	0.09 ppm (180 µg/m^3)	Nonattainment
CO	8-hour	9 ppm (10 µg/m^3)	Attainment
	1-hour	20 ppm (23 µg/m^3)	Attainment
Lead	30-day average	1.5 µg/m^3	Attainment
Visibility reducing particles	8-hour	Extinction coefficient of 0.24 per kilometer - visibility of ten miles or more due to particles when relative humidity is less than 70 percent.	Unclassified
Sulfates	24-hour	25 µg/m^3	Attainment
Hydrogen sulfide	1-hour	0.03 ppm (42 µg/m^3)	Unclassified
Vinyl chloride	1-hour	0.01 ppm (26 µg/m^3)	Attainment

Source:
(1) Title 17 California Code of Regulations Section 70200
(2) https://avaqmd.ca.gov/files/e0986ab83/AVAQMD+2017+Attainment+Status+Table.pdf
(a) CAAQS = California Ambient Air Quality Standards; PM_{10} = particulate matter less than 10 microns in diameter; $PM_{2.5}$ = particulate matter less than 2.5 microns in diameter; SO_2 = sulfur dioxide; NO_2 = nitrogen dioxide; CO = carbon monoxide; µg/m^3 = microgram per cubic meter; ppm = parts per million

The CARB defines reactive organic gases (ROG) as any compound of carbon, excluding CO, carbon dioxide (CO_2), carbonic acid, metallic carbides or carbonates, and ammonium carbonate. CARB's Emission Inventory Branch uses the terms total organic gases (TOG) and ROG. California air pollution control districts report TOG to the CARB's emission inventory. For each source category, CARB derives a value for the ROG by multiplying the reported TOG by the fraction of reactive organic gases (FROG). Each source category is keyed to one of several hundred available chemical speciation profiles. For each category, the FROG value is calculated as the weight fraction of those species designated by CARB as reactive in the speciation profile applicable to the category.

The relationships among these organic gas terms are summarized as follows:

- TOG - Exempt compounds = ROG
- TOG x FROG = ROG

2.3.2.2 Regional and Local Plans, Policies, Regulations and Laws

Regional and local plans, policies, regulations, and laws are described in the following paragraphs.

2.3.2.2.1 Regional Comprehensive Plan and Guide

The State of California has 35 specific air districts, which are each responsible for ensuring that the criteria pollutants are below the NAAQS and CAAQS. Air basins that exceed either the NAAQS or the CAAQS for any criteria pollutants are designated as “nonattainment areas” for that pollutant.

2.3.2.2.2 Antelope Valley Air Quality Management District

The AVAQMD has jurisdiction over air quality for the Project area and is primarily responsible for ensuring that NAAQS and CAAQS are not exceeded, and that air quality is maintained in the MDAB. Responsibilities of the AVAQMD include, but are not limited to, preparing plans for the attainment of ambient air quality standards, adopting, and enforcing rules and regulations concerning air quality, issuing permits for stationary sources of air pollution, inspecting stationary sources of air pollution for compliance with applicable regulations, monitoring ambient air quality and meteorological conditions, and implementing programs and regulations required by the Federal CAA and CCAA. All development projects within AVAQMD are required to comply with existing AVAQMD rules as they apply to each specific project. The AVAQMD rules and regulations that apply to the Project include, but are not limited to, the following:

RR AIR-1 All construction activities will be conducted in compliance with any applicable AVAQMD rules and regulations, including but not limited to the following:

- Rule 403, Fugitive Dust, for controlling fugitive dust and avoiding nuisance.
- Rule 402, Nuisance, which states that a Project shall not "discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property".
- Rule 1113, which limits the volatile organic compound content of architectural coatings.
- Rules 201, 203 and 219, which regulate permits for installation and use of equipment that may generate air contaminants, such of commercial kitchen equipment and emergency generators.

RR AIR-2 All construction activities will be conducted in compliance with Department of Health - Infection Control Policy Guidelines Procedure No.918.01, which requires that building additions, demolition, retrofit, alterations, new construction comply with the Infection Control Policy.

Air Quality Plans

The AVAQMD's current air quality plans, pursuant to the SIP and CCAA requirements applicable to the Project site are the AVAQMD 2004 Ozone Attainment Plan (State and Federal), the AVAQMD Federal 8-Hour Ozone Attainment Plan (Western Mojave Desert Non-attainment Area) (AVAQMD 2011), and the AVAQMD Federal 70 ppb Ozone Attainment Plan (2023) NAAQS.

2.3.3 California Environmental Quality Act (CEQA) Significance Thresholds

The CEQA has provided a checklist to identify the significance of air quality impacts. These guidelines are found in Appendix G of the CEQA Guidelines (CEQA, 2021). Would the Project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable Federal or State ambient air quality standard?

c) Expose sensitive receptors to substantial pollutant concentrations?

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

2.3.4 AVAQMD Air Quality Impact Assessment Screening Thresholds (CEQA)

The AVAQMD is responsible for administering permits related to point sources. AVAQMD Rule 201, Permit to Construct, and Rule 203, Permit to Operate, set forth the permits required to construct or operate any equipment that may cause emissions of air contaminants. The AVAQMD has established "Significant Emissions Thresholds" as shown in Table 2-3 below and include both daily and annual values. As stated in the AVAQMD CEQA and Federal Conformity Guidelines, "phases shorter than one year should be compared to the daily value". A project with emission rates below these standards is considered to have a less than significant effect on regional air quality throughout the AVAQMD portion of the MDAB (AVAQMD 2011).

Table 2-3: AVAQMD Criteria Pollutant Significant Emissions Thresholds

Criteria Pollutant	Annual Standard (tons)	Daily Standard (lbs)
CO	100	548
NO_X	25	137
VOC	25	137
SO_X	25	137
PM_{10}	15	82
$PM_{2.5}$	12	65
H_2S	10	54
Lead	0.6	3

lbs: pounds; CO: carbon monoxide; NOx: nitrogen oxides; VOC: volatile organic compounds; SOx: sulfur oxides; PM10: respirable particulate matter less than 10 microns in diameter; PM2.5: fine particulate matter less than 2.5 microns in diameter; H_2S: hydrogen sulfide.

The portion of Los Angeles County where the Project is located is classified as nonattainment area for the Federal 8-hour ozone standard (2008 and 2015), 24-hour $PM_{2.5}$ standard (1997, 2006, and 2012), and it is classified as attainment or unclassified for all other criteria pollutants based on federal standards. The Project area is classified as nonattainment area for the State of California for ozone, particulate matter less than 10 microns in diameter (PM_{10}), and particulate matter less than 2.5 microns in diameter ($PM_{2.5}$) and is classified as attainment for all other criteria pollutants.

- Due to the region's nonattainment status for ozone, PM_{10}, and $PM_{2.5}$, if project-generated emissions of ozone precursor pollutants (NO_x and ROG), or particulate matter (PM) would exceed the AVAQMD's significance thresholds, then the project would be considered to conflict with the region's attainment plans.

- CO Hot Spot from Mobile Sources – Local mobile source impacts associated with a project would be considered significant in the project contributes to CO concentrations in excess of the CAAQS.

- Toxic Air Contaminants (TAC) – Exposure to TAC would be considered significant if the probability of contracting cancer for the Maximally Exposed Individual (i.e., maximum individual risk) would exceed 20 in 1 million or would result in a Hazard Index greater than 1.

- Odor impacts associated with a project would be considered significant if the project has the potential to frequently expose members of the public to objectionable odors.

2.3.5 Local Standards

The City of Lancaster has adopted the AVAQMD screening thresholds for the evaluation of short-term construction, long-term operational, odor, toxic air contaminant, and cumulative air quality impacts described in Section 2.3.4.

2.4 Air Permits

Because no stationary sources of air pollution are being constructed as part of the Project, no air permits are required.

3.0 AIR IMPACT ANALYSIS

Air quality impacts related to construction and daily operations were calculated using the CalEEMod air quality model (Version 2020.4.0), which was developed for the South Coast Air Quality Management District in 2013. CalEEMod is designed to quantify direct emissions from construction and operation activities (including vehicle use), as well as indirect emissions, such as greenhouse gas (GHG) emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. CalEEMod allows for the input of project-specific information, such as the number and types of equipment, hours of operations, duration of construction activities, and selection of emission control measures. The construction module in CalEEMod was used to calculate the emissions associated with the construction of the project and uses methodologies presented in the EPA AP-42 document.

3.1 Demolition Assumptions

Demolition activities would result in the temporary generation of GHGs through off-road and on-road construction equipment and worker vehicles. The demolition of the Project would result in estimated GHG emissions of approximately 75 metric tons of carbon dioxide equivalent per year ($MTCO_2e$).

Demolition emission calculations for the Project assume the implementation of standard dust control measures, including watering during grading. The quantity, duration, and the intensity of demolition activity influences the amount of demolition emissions and the related pollutant concentrations that occur at any one time. As such, the emission forecasts for the Project reflect a specific set of assumptions based on the expected demolition scenario. If demolition is delayed or occurs over a longer time period, daily emissions could be reduced because the Project could have a less intensive buildout schedule (i.e., fewer daily emissions spread over a longer time interval). The demolition activities and overall size of the proposed Project footprint is so small that cancer health risks from diesel particulate matter are not anticipated. The Project demolition phases and timelines are shown in Table 3-1.

Table 3-1: Anticipated Demolition Activities and Timelines

Demolition Phases	Timeline
Demolition	46 days
Site preparation	38 days
Grading	3 days

The demolition phases and timelines in shown in Table 3-1 were used in CalEEMod and based on an 8-hour workday, 5-day workweek. It is estimated that completion of the Project would take about 3 months

to complete. Typical equipment that will be used during the project include Concrete/Industrial Saws, Rubber Tired Dozers, Tractors/Loaders/Backhoes, Graders, etc.

Hours per day of operation for each type of equipment varies based on the type of work being performed. The Project site is located on a 14.2-acre site. The land use subtypes in CalEEMod are broken down as follows as shown in Table 3-2:

Table 3-2: Project Land Use Types

Acreage	CalEEMod Land Use Type
9.89	Commercial

Roads surfaces for workers, vendors, and haulers commuting to and from the Project locations were assumed to be paved. Disturbed surfaces that are not stabilized will be watered as needed for dust control. The default CalEEMod worker trips per day and worker trip distance was used. The default CalEEMod vendor trips per day and vendor trip distance was used. Anticipated equipment for each demolition phase and equivalent equipment available in CalEEMod are provided in Table 3-3 below. CalEEMod defaults were used for all other model inputs. All required construction data was input into CalEEMod which was run to quantify Project-generated demolition emissions.

Table 3-3: Anticipated Equipment during various phases

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	2	8.00	81	0.73
Demolition	Rubber Tired Dozers	2	2.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	4	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.46
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37

3.2 Operational Assumptions

No new stationary emission sources are expected for the operation of the Project. Default CalEEMod emission factors for consumer products, coating products, and landscape equipment were used for the

calculations. Default inputs were also used for water usage and solid waste generation. Default CalEEMod vehicle trips to and from the facility and around the facility were used to model emissions. Power for the facility will be provided by Lancaster Choice Energy. To calculate emissions associated with operational electrical use, the site was classified as the "General Light Industry" category in CalEEMod. Default assumptions were used for all other operational categories in CalEEMod.

3.3 Findings

The findings of the air quality analysis are described in the following sections. Sections 3.3.1 through 3.3.5 address findings associated with the requirements of the AVAQMD Criteria Pollutant Significant Emissions Thresholds discussed in Section 2.3.4. Section 3.3.6 describes the findings of the CEQA thresholds of significance listed in Section 2.3.3.

3.3.1 Construction Criteria Pollutant Findings

Construction of the proposed Project is anticipated to begin after receipt of all required approvals and will continue for approximately 15 months. The construction workers employed for the Project will consist of laborers, electricians, supervisory, support, and management personnel. The detailed construction emissions calculation output from CalEEMod is shown in Appendix A.

Maximum annual expected construction emissions are presented in Table 3-4. As shown in Table 3-4, none of the Project construction emissions exceed the significance thresholds. Therefore, Project construction emissions would not exceed the AVAQMD annual significance thresholds. Impacts regarding obstructing an air quality plan would be **less than significant** during Project construction.

Table 3-4: Maximum Annual Expected Construction Emissions Summary

Pollutant[a]	Annual Emissions	AVAQMD Threshold[1,a]	Threshold Exceeded?
	tons per year		
ROG	0.0455	25	No
NO_x	0.4367	25	No
CO	0.4534	100	No
SO_x	8.50E-04	25	No
PM_{10}	0.3279	15	No
$PM_{2.5}$	0.0651	12	No

(a) ROG = reactive organic gases; NO_x = nitrogen oxides; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = particulate matter with diameter less than 10 microns; $PM_{2.5}$ = particulate matter with diameter less than 2.5 microns

Maximum daily construction emissions were also estimated using CalEEMod and are shown below in Table 3-5. Because non-default values were used in CalEEMod, CalEEMod only outputs daily emissions on a winter and summer basis, as shown in Appendix A. Unless otherwise noted, the predicted emissions in summer and winter are equal. As shown below, emissions from the Project do not exceed the screening guideline of 100 pounds per day for any criteria pollutant.

Table 3-5: Maximum Daily Expected Construction Emissions Summary

Pollutant[a]	Daily Emissions	AVAQMD Threshold	Threshold Exceeded?
	pounds per day		
ROG	8.65E-04	137	No
NO_x	7.98E-03	137	No
CO	9.23E-03	548	No
SO_x	1.68E-05	137	No
PM_{10}	4.49E-03	82	No
$PM_{2.5}$	1.12E-03	65	No

(a) ROG = reactive organic gases; NO_x = nitrogen oxides; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = particulate matter with diameter less than 10 microns; $PM_{2.5}$ = particulate matter with diameter less than 2.5 microns

3.3.2 Operational Findings

CalEEMod was used to calculate operational emissions from the Project. The annual operational emissions are shown in Table 3-6.

Table 3-6: Maximum Annual Expected Operational Emissions Summary

Pollutant[a]	Annual Emissions	AVAQMD Threshold	Threshold Exceeded?
	tons per year		
ROG	1.00E-05	25	No
NO_x	0	25	No
CO	9.00E-05	100	No
SO_x	0	25	No
PM_{10}	0	15	No
$PM_{2.5}$	0	12	No

(a) ROG = reactive organic gases; NO_x = nitrogen oxides; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = particulate matter with diameter less than 10 microns; $PM_{2.5}$ = particulate matter with diameter less than 2.5 microns

As shown in Table 3-6, emissions from operation of the facility are below all AVAQMD significance thresholds for operation. Detailed operational emissions calculations from CalEEMod are shown in Appendix A.

3.3.3 Carbon Monoxide Hot-Spot Findings

Localized concentrations of CO are typically associated with the idling of vehicles, particularly in highly congested areas. For this reason, the areas of primary concern are congested roadway intersections that experience high levels of vehicle traffic with degraded levels of service (LOS). With regard to potential increases in CO concentrations that could potentially exceed applicable ambient air quality standards, signalized intersections that are projected to operate at an unacceptable LOS E (characterized by a travel speed between 30-40% of the base free-flow speed and a volume-to-capacity ratio no greater than 1.0) or LOS F (characterized by a travel speed of 30% or less of the base free-flow speed, or a volume-to-capacity ratio above 1.0) are of particular concern.

While an increase in vehicle trips during the construction phase will occur, these trips are not expected to cause a degradation in the traffic at intersections to LOS E or F. Additionally, worker and vendor trips associated with operation of the Project are not expected to cause congested intersections. As a result, this Project is not expected to cause a substantial increase in localized CO concentrations that would exceed applicable ambient air quality standards. Therefore, this impact is considered less than significant.

3.3.4 Toxic Air Contaminant Findings

Demolition of the structure and other aspects of the Project may result in temporary increases in emissions of Diesel Particulate Matter (DPM) associated with the use of diesel-fueled equipment. Health impacts associated with DPM are primarily associated with long-term exposure to TACs and developing cancer. The calculation of cancer risk associated with exposure to TACs are typically calculated based on

a long-term exposure period (e.g., 70-year). Demolition activities are expected to occur over a 3-month period, which equates to roughly 0.36 percent of a 70-year exposure period. Use of diesel-fueled equipment during operation of the Project will occur periodically and emissions from this activity are very low. Based on the emissions calculations performed for the Demolition of the structure and other aspects of the Project, emissions of particulate matter do not exceed AVAQMD's significance thresholds for localized impacts (see Table 3-4, Table 3-5, and Table 3-6). As such, exposure to DPM as a result of the Project is not expected to exceed 20 in 1 million risk of contracting cancer for the maximally exposed individual or result in a hazard index greater than 1. Therefore, this impact is considered less than significant.

3.3.5 Odor Impact Findings

Odor impacts from demolition operations would be considered short-term events and would not be considered an impact.

3.3.6 Conclusion of CEQA Findings

Project impacts on air quality were evaluated against the CEQA significance criteria, as discussed previously in Section 2.3.3. This section evaluates potential project impacts from both the construction phase and ongoing operation and maintenance of the Project. Based on this analysis, no construction or operational impacts are expected. In summary responses to CEQA questions are as follows:

A: Conflict with or obstruct implementation of the applicable air quality plan?

As shown in Section 3.3.1, emissions from construction would not exceed any AVAQMD thresholds of significance for construction. Disturbed surfaces that are not stabilized will be watered as needed for dust control to reduce particulate matter emissions. Therefore, project construction will be compatible with applicable air quality plans, and short-term construction-related emissions will not impact AVAQMD's implementation of its adopted air quality plans.

No new stationary emission sources are expected for the operation of this project. Default inputs were also used for water usage and solid waste generation. Default CalEEMod vehicle trips to and from the facility and around the facility were used to model emissions. Power for the facility will be provided by Lancaster Choice Energy. As shown in Section 3.3.2, emissions from operation of the Project will be minimal and will not exceed any applicable thresholds. Therefore, operation of the Project will not conflict with adopted air quality plans.

C: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?

The portion of Kern County where the Project is located is a non-attainment area the 24-hour and annual $PM_{2.5}$ NAAQS, the 8-hour ozone NAAQS, the 24-hour and annual PM_{10} CAAQS, the annual $PM_{2.5}$ CAAQS, and the 8-hour and 1-hour ozone CAAQS.

Construction emissions from the Project will not exceed AVAQMD thresholds as shown in Section 3.3.1. Mitigation measures are not required to meet the AVAQMD thresholds, however disturbed surfaces that are not stabilized will be watered as needed for dust control to reduce particulate matter emissions. All air quality impacts from construction would be less than significant.

Minimal emissions from the operation of the Project are expected. Power for the facility will be provided by Lancaster Choice Energy. As shown in Section 3.3.2, no AVAQMD operational thresholds will be exceeded. Air quality impacts from operation of the Project will be less than significant.

No cumulatively considerable net increases would be expected in air quality from construction or operation of the Project.

D: Expose sensitive receptors to substantial pollutant concentrations?

Air quality standards are set to protect populations who are sensitive to the adverse health effects of air pollution. Sensitive receptor locations may include hospitals, schools, and day care centers, and such other locations as the air district board or California Air Resources Board may determine (California Health and Safety Code § 42705.5(a)(5)). The area immediately surrounding the Project consists of primarily undeveloped land and residential areas, with undeveloped land immediately in the north and west, a state prison to the south, and animal control facilities to the east.

Toxic Air Contaminants

The greatest potential for toxic air contaminant emissions during construction would be related to diesel PM emissions associated with heavy equipment operations during earth-moving activities. The assessment of cancer risk is typically based on a 70-year exposure period for residents and a 40-year exposure period for workers. Construction activities associated with the Project would be sporadic, transitory, and short term in nature (i.e., less than three years). Because exposure to diesel exhaust would be well below the 70-year and 40-year exposure periods, construction of the Project is not anticipated to result in an elevated cancer risk to exposed persons due to the short-term nature of construction.

Additionally, pursuant to 13 CCR §2485 (RR AIR-2), all diesel fueled commercial motor vehicles must not be left idling for more than 5 consecutive minutes at any location. As such, Project-related TAC emission impacts during construction would not be significant and no mitigation is required.

Valley Fever

The greatest potential risk for Valley Fever exposure is during construction, particularly to workers on site, where construction-related activities may cause Valley Fever spores to be released from dormancy. Valley Fever fungal spores may be released through natural wind or ground-disturbing activities on undeveloped land. Valley Fever has been a concern in the Antelope Valley for many years. Although not a criteria air pollutant, Valley Fever fungal spore infections develop through inhalation of airborne fungal spores contained in windblown dust and is recognized to be endemic in areas with dry, alkaline soil conditions. The Project's construction would involve short-term bulk storage of soils, earth moving, construction and demolition, and man-made conditions that can cause fugitive dust emissions. Grading or other soil-disturbing activities have been known to release the spores into the air, thereby increasing the risk that nearby people could inhale the spores. Construction workers are at a higher risk of contracting Valley Fever, due to construction related activities that disturb the soil on site.

All construction activity for the Project would be conducted under a Dust Control Plan prepared in accordance with the AVAQMD's Rule 403 (RR AIR-1). Examples of AVAQMD Rule 403 regulations include using chemical stabilizers; pre-watering the construction site; ensuring there is no visible dust outside the property line; using wind barriers, fences, or tarps; limiting soil, sand, and gravel track-out to within 25 feet of the active operation; establishing vegetative ground cover within 30 days after construction has finished; and restricting periods of active construction. RR AIR-1 requires that the Project construction activities be conducted in compliance with all dust suppression measures as set forth in the Dust Control Plan.

As stated in RR AIR-2, the Project will be constructed in compliance with the Los Angeles County Department of Health Services -Infection Control Policy Guidelines Procedure No.918.01. Policy 918 is intended to prevent the spread of diseases, which may be caused by construction induced airborne pollution in susceptible individuals (patients, staff and the public) in County Department of Health Services (DHS) facilities. Infection Control Plans must include infection control measures to contain dust, debris, etc. and protect the patients, employees, and visitors in this environment.

Compliance with RR AIR-1 and RR AIR-2 would ensure that potential impacts associated with on-site construction workers' exposure to Valley Fever would be less than significant and no mitigation is

required. Although the AVAQMD's Rule 403 and DHS Policy 918 set for rigorous regulations to minimize fugitive dust and airborne hazards, due to the potential hazards associated with exposure to Valley Fever spores and in order to provide accurate and up-to-date information health protection measures for on-site workers, PDF AIR-1 would be incorporated into the Project.

PDF AIR-1 requires training workers and supervisors regarding dust-prevention protocol and Valley Fever and assigns responsibility for distributing information documents to supervisors and workers, who would be most susceptible to Valley Fever exposure.

Additionally, PDF AIR-2 sets forth information related to the County's best management practices for construction activities, which includes measures for dust control and suppression. Incorporation of PDF AIR-1 and PDF AIR-2, and compliance with RR AIR-1 and RR AIR-2 would ensure that impacts to construction workers and other on-site personnel during construction would be less than significant.

Long-Term Operational Impacts

The Project's use of various large equipment may generate air contaminants. However, per RR AIR-1, the Project would have to comply with AVAQMD Rule 201 (requiring a Permit to Construct prior to the installation of any equipment that may cause air contaminants), as well as Rule 203 (requiring a Permit to Operate prior to the use of any equipment that may cause air contaminants). These rules and regulations are required unless the equipment or aspects of the project are exempt under Rule 219, which identifies those equipment, processes, or operations that do not require permits. Impacts from stationary equipment would be less than significant, with compliance with RR AIR-1.

E: Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Construction of the Project would involve equipment and activities that would generate odors. Potential construction odors include the on-site construction equipment's diesel exhaust and roofing, painting, and paving operations. These odors would be temporary and would dissipate rapidly from the source (i.e., the Project site) with an increase in distance. Therefore, the presence of potential odors would be short-term and would not affect a substantial number of people. As such, there would be a less than significant impact. No mitigation would be required.

Operation and maintenance activities of the Project will not cause detectable odors. Vehicles used for maintenance may generate exhaust odors in the immediate vicinity, but because this will be temporary and will not affect a “substantial number of people”. Therefore, no operational odor impacts will occur.

No other emissions aside from those discussed in this study are expected to occur during the construction and operation of this Project.

4.0 GREENHOUSE GASES AND CLIMATE CHANGE

This section describes the existing environmental setting related to climate change and GHGs, regulatory framework applicable to climate change/GHGs, and evaluates the potential GHG impacts from the Project.

4.1 Existing Environmental Setting

The "greenhouse" effect is a naturally occurring phenomenon in which various gases in the earth's atmosphere (classified as GHGs) play a critical role in determining the earth's temperature. Solar radiation enters the earth's atmosphere from space and a portion of the radiation is absorbed by the earth's surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. GHGs, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect are CO_2, methane (CH_4), nitrous oxide (N_2O), and fluorinated gases. Primary GHGs attributed to global climate change, are discussed, as follows:

4.1.1 CO_2

CO_2 is a colorless, odorless gas. It is emitted both naturally and through human activities. CO_2 is naturally present in the atmosphere as part of the Earth's carbon cycle (the natural circulation of carbon among the atmosphere, oceans, soil, plants, and animals). Human activities are altering the carbon cycle–by adding more CO_2 to the atmosphere, by influencing the ability of natural sinks, like forests, to remove CO_2 from the atmosphere, and by influencing the ability of soils to store carbon. While CO_2 emissions come from a variety of natural sources, human-related emissions are responsible for the increase that has occurred in the atmosphere since the industrial revolution. CO_2 is the primary GHG emitted through human activities, primarily from the combustion of fossil fuels such as coal, oil, and gas. The transportation and electricity sectors are the largest CO_2 emitters in the United States (EPA, 2017).

4.1.2 CH_4

CH_4 is a colorless, odorless gas that is not flammable under most circumstances. CH_4 is the major component of natural gas, about 87 percent by volume. In 2017, CH_4 accounted for about 10.2 percent of all United States GHGs from human activities. Human activities emitting CH_4 include leaks from natural gas systems and the raising of livestock. CH_4 is also emitted by natural sources such as natural wetlands. In addition, natural processes in soil and chemical reactions in the atmosphere help remove CH_4 from the

atmosphere. CH_4's lifetime in the atmosphere is much shorter than CO_2, but CH_4 is more efficient at trapping radiation than CO_2. Pound for pound, the comparative impact of CH_4 is more than 25 times greater than CO_2 over a 100-year period (EPA, 2017).

4.1.3 N_2O

N_2O is a clear, colorless gas with a slightly sweet odor. In 2017, N_2O accounted for about 5.6 percent of all United States GHGs emissions from human activities. Human activities such as agriculture, fuel combustion, wastewater management, and industrial processes are increasing the amount of N_2O in the atmosphere. N_2O is also naturally present in the atmosphere as part of the Earth's nitrogen cycle and has a variety of natural sources. N_2O molecules stay in the atmosphere for an average of 114 years before being removed by a sink or destroyed through chemical reactions. The impact of 1 pound of N_2O on warming the atmosphere is almost 300 times that of 1 pound of CO_2 (EPA, 2017).

4.1.4 Fluorinated Gases

Unlike many other GHGs, fluorinated gases have no natural sources and only come from human-related activities. They are emitted through their use as substitutes for ozone-depleting substances (e.g., as refrigerants) and through a variety of industrial processes such as aluminum and semiconductor manufacturing. Many fluorinated gases have very high global warming potentials (GWPs) relative to other GHGs, so small atmospheric concentrations can have disproportionately large effects on global temperatures. They can also have long atmospheric lifetimes—in some cases, lasting thousands of years. Like other long-lived GHGs, most fluorinated gases are well-mixed in the atmosphere, spreading around the world after they are emitted. Many fluorinated gases are removed from the atmosphere only when they are destroyed by sunlight in the far upper atmosphere. In general, fluorinated gases are the most potent and longest lasting type of GHGs emitted by human activities. There are four main categories of fluorinated gases—hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF_6), and nitrogen trifluoride. The major emissions source of HFC compounds is their use as refrigerants—for example, in air conditioning systems in both vehicles and buildings. These chemicals were developed as a replacement for chlorofluorocarbons because they do not deplete the stratospheric ozone layer. PFCs are produced as a byproduct of aluminum production and are used in the manufacturing of semiconductors. PFCs generally have long atmospheric lifetimes and GWPs near 10,000. SF_6 is used in magnesium processing and semiconductor manufacturing, as well as a tracer gas for leak detection. SF_6 is also used as an insulating gas in electrical transmission equipment, including circuit breakers. The GWP of SF_6 is 22,800, making it the most potent GHG that the Intergovernmental Panel on Climate Change has evaluated (EPA, 2017).

4.1.5 Global Warming Potentials

GHGs vary widely in the power of their climatic effects; therefore, climate scientists have established a unit called Global Warming Potentials (GWP). The GWP of a gas is a measure of both potency and lifespan in the atmosphere as compared to CO_2. The GWP of CO_2 is set to equal 1. CH_4 and N_2O are approximately 25 and 298 times more powerful than CO_2, respectively, in their ability to trap heat in the atmosphere; thus, they have GWPs of 25 and 298, respectively. Carbon dioxide equivalent (CO_2e) is a quantity that enables all GHG emissions to be considered as a group despite their varying GWPs. The GWP of each GHG is multiplied by the prevalence of that gas to produce CO_2e. The atmospheric lifetime and GWP of selected GHGs are summarized in Table 4-1.

Table 4-1: Global Warming Potentials and Atmospheric Lifetimes

Greenhouse Gas	Atmospheric Lifetime (years)[1]	Global Warming Potential (100-year time horizon)[2]
Carbon dioxide (CO_2)	50–200	1
Methane (CH_4)	12	25
Nitrous oxide (N_2O)	114	298
Sulfur hexafluoride (SF_6)	3,200	22,800

Source:
(1) IPCC, 2007
(2) 40 CFR 98 Subpart A

4.2 Effects of Climate Change

Primarily due to the increase in GHGs released to the atmosphere due to human activity, the earth is warming on a global scale. Earth's average temperature has risen by 1.5 °F over the past century and is projected to rise another 0.5 to 8.6 °F over the next hundred years. Rising global temperatures have been accompanied by changes in weather and climate. Many places have seen changes in rainfall, resulting in more droughts, floods/intense rain as well as heat waves. Oceans are warming and becoming more acidic (EPA, 2019). Ice caps and glaciers are melting, causing sea levels to rise. Other effects include, but are not limited to, the spread of diseases out of their normal range, habitat loss, negative impacts to agriculture production, increased air pollution episodes, and impacts to the economy are expected to result from climate change. Within California, climate change is expected to impact and alter ecosystems throughout the State. As the climate warms, less precipitation is expected to fall as snow and as a result, less snowpack would result. This could cause the tree line to shift, which would decrease the extent of alpine tundra ecosystems and threaten some species. Climate change is expected to increase the need for water but reduce the supply. Increasing temperatures and declining rainfall have reduced the flow to the

Colorado River, a key source of irrigation in California. Increased floods, fires, and sea level rise are among other impacts expected to affect the State because of climate change (EPA, 2016).

4.3 Regulatory Standards

Federal, State, and regional climate change regulatory standards applicable to the Project are described in the following paragraphs.

4.3.1 Federal Standards

Parties to the United Nations Framework Convention on Climate Change (including the United States) reached a landmark agreement on December 12, 2015, referred to as the Paris Agreement. The central aim of Paris Agreement is to keep global temperature rise well below 2 degrees Celsius above pre-industrial levels and pursue efforts to limit the temperature increase to 1.5 degrees Celsius. A framework has been developed in order to reach these goals. On June 1, 2017, President Trump announced the decision to withdraw the United States from the Paris Agreement. Upon taking office on January 20, 2021, President Biden signed an executive order to have the United States rejoin the Paris Agreement and the United States formally rejoined on February 19, 2021.

On April 2, 2007, the Supreme Court found that GHGs are air pollutants covered by the CAA and that the EPA has the authority to regulate GHGs in the Massachusetts v. U.S. EPA, 549 U.S. 497 decision. On December 7, 2009, the EPA Administrator signed two distinct findings regarding GHGs under section 202(a) of the CAA:

- Endangerment Finding: The Administrator finds that the current and projected concentrations of the six key well-mixed GHGs—CO_2, CH_4, N_2O, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride—in the atmosphere threaten the public health and welfare of current and future generations.

- Cause or Contribute Finding: The Administrator finds that the combined emissions of these well-mixed GHGs from new motor vehicles and new motor vehicle engines contribute to the GHG pollution, which threatens public health and welfare.

These findings do not impose requirements on industry or other entities. However, this was a prerequisite for implementing GHG emissions standards for vehicles. After a lengthy legal challenge, the United States Supreme Court declined to review an Appeals Court ruling upholding the EPA Administrator findings. While the United States does not have an overarching policy for GHG reduction, there are some

GHG reduction regulations and tracking. However, there are no Federal regulations applicable to the Project.

4.3.2 State Standards

AB 32, the California Global Warming Solutions Act of 2006, recognizes that California is a source of substantial amounts of GHG emissions. The statute states:

> *Global warming poses a serious threat to the economic wellbeing, public health, natural resources, and the environment of California. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems.*

In order to help avert these potential consequences, AB 32 established a State goal of reducing GHG emissions to 1990 levels by the year 2020, which is a reduction of approximately 16 percent from forecasted emission levels, with further reductions to follow. In 2016, Senate Bill 32 (SB 32) was passed, which increased the required reduction to 40 percent below 1990 levels by 2030.

4.3.3 Council on Environmental Quality

Based on criteria derived from Appendix G of the CEQA Guidelines, the Project would result in a significant GHG impact if the Project were to:

a) Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment; or
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG.

In addition to the thresholds identified above, criteria for GHG emissions have been established for the Project based on guidance from the Council on Environmental Quality (CEQ). Each of the identified criteria are described herein.

Revised draft guidance from the CEQ, dated June 21, 2019, recommends agencies consider both the potential effects of a proposed action on climate change, as indicated by its estimated GHG emissions, and the implications of climate change for the environmental effects of a proposed action. The guidance also emphasizes that agency analyses should be commensurate with projected GHG emissions and climate impacts and should employ appropriate quantitative or qualitative analytical methods to provide

useful information to inform the public and the decision-making process in distinguishing among alternatives and mitigations.

4.3.4 AVAQMD CEQA GHG Guidance

The AVAQMD has jurisdiction over the northern, desert portion of Los Angeles County. This region includes the incorporated cities of Lancaster and Palmdale, Air Force Plant 42, and the southern portion of Edwards Air Force Base. The Kern County-Los Angeles County boundary forms the northern boundary of the District; the San Bernardino-Los Angeles County boundary forms the eastern boundary of the District.

The United States Environmental Protection Agency and the California Air Resources Board have designated portions of the District non-attainment for a variety of pollutants, and some of those designations have an associated classification.

The District has adopted a single attainment plan for ozone that applies to the entire District. The targeted pollutants are NOx and VOC.

Any project is significant if it triggers or exceeds the most appropriate evaluation criteria.

1. Generates total emissions (direct and indirect) in excess of the established thresholds;

2. Generates a violation of any ambient air quality standard when added to the local background;

3. Does not conform with the applicable attainment or maintenance plan(s);

4. Exposes sensitive receptors to substantial pollutant concentrations, including those resulting in a cancer risk greater than or equal to 10 in a million and/or a Hazard Index (HI) (non-cancerous) greater than or equal to 1.

According to the AVAQMD, a significant project must incorporate mitigation sufficient to reduce its impact to a level that is not significant. A project that cannot be mitigated to a level that is not significant must incorporate all feasible mitigation.

4.4 Greenhouse Gas Impact Analysis

The same methodology and assumptions described in Section 3.0 were used to calculate GHG emissions from construction and operation of the Project using CalEEMod (Version 2020.4.0).

4.4.1 Demolition Assumptions

Demolition activities would result in the temporary generation of GHGs through off-road and on-road construction equipment and worker vehicles. The demolition of the Project would result in estimated GHG emissions of approximately 75 MTCO2e. The demolition assumptions in Appendix A were used to calculate GHG emissions from demolition.

4.4.2 Operational Assumptions

GHGs emitted from the operation of the Project are CO_2, CH_4 and N_2O. The operation assumptions described in Section 3.2 were used to calculate emissions of CO_2, CH_4, and N_2O from operation and CalEEMod was used to calculate these emissions.

4.5 Findings

Based on this analysis performed in CalEEMod, the Project GHG emissions will not have a significant impact on the environment. The findings of the GHG impact analysis are described in the following sections.

4.5.1 Demolition Greenhouse Gas Findings

CalEEMod GHG annual outputs estimated for the Project construction period were used in this analysis. Construction of the Project would result in the short-term generation of GHG emissions. The majority of GHG emissions from demolition are generated from construction equipment used for the various construction phases as well as on-road vehicle emissions associated with worker commuting and hauling trips. Table 4-2 summarizes the annual construction emissions calculated using CalEEMod in metric tons. Construction occurs over a 3-month period, so all GHG emissions from construction will occur in one year. Detailed GHG emission calculations are shown in Appendix A.

The AVAQMD has not adopted guidance that would apply to construction GHG emissions.

4.5.2 Operational Greenhouse Gas Findings

Emissions from operation will be generated from electricity usage at the facility, vehicle usage, consumer products, architectural coatings, landscaping, water usage and waste disposal. Table 4-2 summarizes the annual operational GHG emissions from the Project and includes the amortized construction emissions. Detailed CalEEMod operational emissions calculations are included in Appendix A.

Table 4-2: Anticipated Operational GHG Emissions Summary

Biogenic CO_2	Non-biogenic CO_2	Total CO_2	CH_4	N_2O	CO_2e
Metric tons per year					
0	1.80e-04	1.80e-04	2.75	0.03	1.90e-04
Amortized operational emissions (30-year project life)					6.33e-06
Total					**1.90e-04**

(a) CO_2 = carbon dioxide; CH_4 = methane; N_2O = nitrous oxide; SF_6 = sulfur hexafluoride; CO_2e = carbon dioxide equivalents

5.0 REFERENCES

California Air Resource Board. (2014). *Assembly Bill 32 Overview*. Retrieved October 2022 from http://www.arb.ca.gov/cc/ab32/ab32.htm

Antelope Valley Air Quality Management District (AVAQMD). (2022). Retrieved October 2022 from *AVAQMD Rules & Plans*. https://avaqmd.ca.gov/rules-plans

California Air Resources Board (CARB). (2022). *Top 4 Summaries at the Lancaster-43301 Division Street Monitoring Station*. Retrieved October 2022 from https://www.arb.ca.gov/adam/topfour/topfour1.php

California Department of Health Services (CDHS). (2022). *Valley Fever*. Retrieved October 2022 from https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/Coccidioidomycosis.aspx

California Department of Public Health (CDPH). 2016. Epidemiologic Summary of Coccidioidomycosis in California, 2016. Retrieved October 2022 from https://www.cdph.ca.gov/Programs/CID/DCDC/CDPH%20Document%20Library/CocciEpiSummary2016.pdf

Los Angeles County Department of Regional Planning (LACDRP). (2015). *Los Angeles County General Plan*. Retrieved October 2022 from https://planning.lacounty.gov/generalplan

City of Lancaster. (2009). *General Plan 2030*. Retrieved October 2022 from https://www.cityoflancasterca.org/our-city/departments-services/development-services/planning/general-plan-2030

Abbott, &. Kindermann (2007, September 11). SB 97 Provides CEQA Guidance. Land Use Law Blog. Retrieved February 1, 2023, from https://blog.aklandlaw.com/2007/09/articles/ceqa/sb-97-provides-ceqa-guidance/

Bui, N., & Yang, Z. (2022, July 22). U.S. light-duty vehicle greenhouse gas standards for model years 2023–2026 and corporate average fuel economy standards for model years 2024–2026. International Council on Clean Transportation. Retrieved February 1, 2023, from https://theicct.org/publication/update-us-ghg-cafe-standards-jul22/

California Air Resource Board. 2014. *Assembly Bill 32 Overview*. Retrieved December 26, 2019, from http://www.arb.ca.gov/cc/ab32/ab32.htm

McCarthy, K. E. (2002, July 25). California Global Warming Legislation. Retrieved February 1, 2023, from https://www.cga.ct.gov/2002/rpt/2002-R-0652.htm

U.S. Environmental Protection Agency. 2022. Greenhouse Gas Emissions. Retrieved January 31, 2023, from https://www.epa.gov/ghgemissions/overview-greenhouse-gases.

APPENDIX A - CALEEMOD EMISSION CALCULATIONS

LADPW_Former Desert CEQA - Antelope Valley APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

LADPW_Former Desert CEQA

Antelope Valley APCD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
User Defined Commercial	9.89	User Defined Unit	0.00	0.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	7			**Operational Year**	2024
Utility Company	Lancaster Choice Energy				
CO2 Intensity (lb/MWhr)	615.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - stormwater retention facility

Construction Phase - Site Data

Off-road Equipment - Site data

Off-road Equipment - Site data

Off-road Equipment - Site data

Off-road Equipment - Site data

Trips and VMT - Site data

Demolition -

Grading - Site Data

Energy Use -

LADPW_Former Desert CEQA - Antelope Valley APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	0.00	46.00
tblConstructionPhase	NumDays	0.00	3.00
tblConstructionPhase	NumDays	0.00	38.00
tblConstructionPhase	PhaseEndDate	9/4/2023	11/7/2023
tblConstructionPhase	PhaseEndDate	9/4/2023	1/3/2024
tblConstructionPhase	PhaseEndDate	9/4/2023	12/31/2023
tblConstructionPhase	PhaseStartDate	9/5/2023	1/1/2024
tblConstructionPhase	PhaseStartDate	9/5/2023	11/8/2023
tblOffRoadEquipment	LoadFactor	0.40	0.40
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	LoadFactor	0.41	0.41
tblOffRoadEquipment	LoadFactor	0.37	0.46
tblOffRoadEquipment	LoadFactor	0.40	0.40
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	OffRoadEquipmentType		Concrete/Industrial Saws
tblOffRoadEquipment	OffRoadEquipmentType		Rubber Tired Dozers
tblOffRoadEquipment	OffRoadEquipmentType		Tractors/Loaders/Backhoes
tblOffRoadEquipment	OffRoadEquipmentType		Graders
tblOffRoadEquipment	OffRoadEquipmentType		Tractors/Loaders/Backhoes
tblOffRoadEquipment	OffRoadEquipmentType		Concrete/Industrial Saws
tblOffRoadEquipment	OffRoadEquipmentType		Rubber Tired Dozers
tblOffRoadEquipment	OffRoadEquipmentType		Tractors/Loaders/Backhoes
tblTripsAndVMT	HaulingTripNumber	2,725.00	49.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	VendorTripNumber	0.00	2.00
tblTripsAndVMT	WorkerTripNumber	20.00	10.00

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.0455	0.4367	0.4534	8.5000e-004	0.3085	0.0194	0.3279	0.0467	0.0184	0.0651	0.0000	74.4693	74.4693	0.0158	5.0000e-004	75.0128
2024	9.7000e-004	8.3400e-003	0.0115	2.0000e-005	1.3700e-003	3.8000e-004	1.7500e-003	6.7000e-004	3.6000e-004	1.0300e-003	0.0000	1.7091	1.7091	2.9000e-004	1.0000e-005	1.7194
Maximum	**0.0455**	**0.4367**	**0.4534**	**8.5000e-004**	**0.3085**	**0.0194**	**0.3279**	**0.0467**	**0.0184**	**0.0651**	**0.0000**	**74.4693**	**74.4693**	**0.0158**	**5.0000e-004**	**75.0128**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.0455	0.4367	0.4534	8.5000e-004	0.3085	0.0194	0.3279	0.0467	0.0184	0.0651	0.0000	74.4692	74.4692	0.0158	5.0000e-004	75.0128
2024	9.7000e-004	8.3400e-003	0.0115	2.0000e-005	1.3700e-003	3.8000e-004	1.7500e-003	6.7000e-004	3.6000e-004	1.0300e-003	0.0000	1.7091	1.7091	2.9000e-004	1.0000e-005	1.7194
Maximum	**0.0455**	**0.4367**	**0.4534**	**8.5000e-004**	**0.3085**	**0.0194**	**0.3279**	**0.0467**	**0.0184**	**0.0651**	**0.0000**	**74.4692**	**74.4692**	**0.0158**	**5.0000e-004**	**75.0128**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**9-5-2023**	**12-4-2023**	0.4126	0.4126
2	**12-5-2023**	**3-4-2024**	0.0762	0.0762
		Highest	0.4126	0.4126

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.0000e-005	0.0000	9.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-004	1.8000e-004	0.0000	0.0000	1.9000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**1.0000e-005**	**0.0000**	**9.0000e-005**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**1.8000e-004**	**1.8000e-004**	**0.0000**	**0.0000**	**1.9000e-004**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.0000e-005	0.0000	9.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-004	1.8000e-004	0.0000	0.0000	1.9000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**1.0000e-005**	**0.0000**	**9.0000e-005**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**1.8000e-004**	**1.8000e-004**	**0.0000**	**0.0000**	**1.9000e-004**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/5/2023	11/7/2023	5	46	
2	Site Preparation	Site Preparation	11/8/2023	12/31/2023	5	38	
3	Grading	Grading	1/1/2024	1/3/2024	5	3	

LADPW_Former Desert CEQA - Antelope Valley APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Acres of Grading (Site Preparation Phase): 19

Acres of Grading (Grading Phase): 0.19

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	2	8.00	81	0.73
Demolition	Rubber Tired Dozers	2	2.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	4	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.46
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	8	10.00	2.00	49.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	2.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	2.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2948	0.0000	0.2948	0.0446	0.0000	0.0446	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0335	0.3054	0.3569	6.0000e-004		0.0148	0.0148		0.0141	0.0141	0.0000	52.0595	52.0595	0.0101	0.0000	52.3109
Total	**0.0335**	**0.3054**	**0.3569**	**6.0000e-004**	**0.2948**	**0.0148**	**0.3096**	**0.0446**	**0.0141**	**0.0587**	**0.0000**	**52.0595**	**52.0595**	**0.0101**	**0.0000**	**52.3109**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.0000e-005	3.0200e-003	7.5000e-004	1.0000e-005	4.2000e-004	2.0000e-005	4.4000e-004	1.2000e-004	2.0000e-005	1.3000e-004	0.0000	1.3170	1.3170	1.0000e-005	2.1000e-004	1.3789
Vendor	5.0000e-005	1.8700e-003	7.2000e-004	1.0000e-005	3.1000e-004	1.0000e-005	3.1000e-004	9.0000e-005	1.0000e-005	1.0000e-004	0.0000	0.8401	0.8401	0.0000	1.2000e-004	0.8764
Worker	7.2000e-004	5.9000e-004	7.2200e-003	2.0000e-005	1.8500e-003	1.0000e-005	1.8600e-003	4.9000e-004	1.0000e-005	5.0000e-004	0.0000	1.5194	1.5194	6.0000e-005	5.0000e-005	1.5357
Total	**8.2000e-004**	**5.4800e-003**	**8.6900e-003**	**4.0000e-005**	**2.5800e-003**	**4.0000e-005**	**2.6100e-003**	**7.0000e-004**	**4.0000e-005**	**7.3000e-004**	**0.0000**	**3.6764**	**3.6764**	**7.0000e-005**	**3.8000e-004**	**3.7910**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2948	0.0000	0.2948	0.0446	0.0000	0.0446	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0335	0.3054	0.3569	6.0000e-004		0.0148	0.0148		0.0141	0.0141	0.0000	52.0595	52.0595	0.0101	0.0000	52.3109
Total	**0.0335**	**0.3054**	**0.3569**	**6.0000e-004**	**0.2948**	**0.0148**	**0.3096**	**0.0446**	**0.0141**	**0.0587**	**0.0000**	**52.0595**	**52.0595**	**0.0101**	**0.0000**	**52.3109**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.0000e-005	3.0200e-003	7.5000e-004	1.0000e-005	4.2000e-004	2.0000e-005	4.4000e-004	1.2000e-004	2.0000e-005	1.3000e-004	0.0000	1.3170	1.3170	1.0000e-005	2.1000e-004	1.3789
Vendor	5.0000e-005	1.8700e-003	7.2000e-004	1.0000e-005	3.1000e-004	1.0000e-005	3.1000e-004	9.0000e-005	1.0000e-005	1.0000e-004	0.0000	0.8401	0.8401	0.0000	1.2000e-004	0.8764
Worker	7.2000e-004	5.9000e-004	7.2200e-003	2.0000e-005	1.8500e-003	1.0000e-005	1.8600e-003	4.9000e-004	1.0000e-005	5.0000e-004	0.0000	1.5194	1.5194	6.0000e-005	5.0000e-005	1.5357
Total	**8.2000e-004**	**5.4800e-003**	**8.6900e-003**	**4.0000e-005**	**2.5800e-003**	**4.0000e-005**	**2.6100e-003**	**7.0000e-004**	**4.0000e-005**	**7.3000e-004**	**0.0000**	**3.6764**	**3.6764**	**7.0000e-005**	**3.8000e-004**	**3.7910**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0101	0.0000	0.0101	1.0900e-003	0.0000	1.0900e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0108	0.1241	0.0843	2.0000e-004		4.6300e-003	4.6300e-003		4.2600e-003	4.2600e-003	0.0000	17.4118	17.4118	5.6300e-003	0.0000	17.5526
Total	**0.0108**	**0.1241**	**0.0843**	**2.0000e-004**	**0.0101**	**4.6300e-003**	**0.0147**	**1.0900e-003**	**4.2600e-003**	**5.3500e-003**	**0.0000**	**17.4118**	**17.4118**	**5.6300e-003**	**0.0000**	**17.5526**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0000e-005	1.5400e-003	6.0000e-004	1.0000e-005	2.5000e-004	1.0000e-005	2.6000e-004	7.0000e-005	1.0000e-005	8.0000e-005	0.0000	0.6940	0.6940	0.0000	1.0000e-004	0.7240
Worker	3.0000e-004	2.4000e-004	2.9800e-003	1.0000e-005	7.7000e-004	0.0000	7.7000e-004	2.0000e-004	0.0000	2.1000e-004	0.0000	0.6276	0.6276	2.0000e-005	2.0000e-005	0.6343
Total	**3.4000e-004**	**1.7800e-003**	**3.5800e-003**	**2.0000e-005**	**1.0200e-003**	**1.0000e-005**	**1.0300e-003**	**2.7000e-004**	**1.0000e-005**	**2.9000e-004**	**0.0000**	**1.3215**	**1.3215**	**2.0000e-005**	**1.2000e-004**	**1.3583**

LADPW_Former Desert CEQA - Antelope Valley APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0101	0.0000	0.0101	1.0900e-003	0.0000	1.0900e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0108	0.1241	0.0843	2.0000e-004		4.6300e-003	4.6300e-003		4.2600e-003	4.2600e-003	0.0000	17.4118	17.4118	5.6300e-003	0.0000	17.5526
Total	**0.0108**	**0.1241**	**0.0843**	**2.0000e-004**	**0.0101**	**4.6300e-003**	**0.0147**	**1.0900e-003**	**4.2600e-003**	**5.3500e-003**	**0.0000**	**17.4118**	**17.4118**	**5.6300e-003**	**0.0000**	**17.5526**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0000e-005	1.5400e-003	6.0000e-004	1.0000e-005	2.5000e-004	1.0000e-005	2.6000e-004	7.0000e-005	1.0000e-005	8.0000e-005	0.0000	0.6940	0.6940	0.0000	1.0000e-004	0.7240
Worker	3.0000e-004	2.4000e-004	2.9800e-003	1.0000e-005	7.7000e-004	0.0000	7.7000e-004	2.0000e-004	0.0000	2.1000e-004	0.0000	0.6276	0.6276	2.0000e-005	2.0000e-005	0.6343
Total	**3.4000e-004**	**1.7800e-003**	**3.5800e-003**	**2.0000e-005**	**1.0200e-003**	**1.0000e-005**	**1.0300e-003**	**2.7000e-004**	**1.0000e-005**	**2.9000e-004**	**0.0000**	**1.3215**	**1.3215**	**2.0000e-005**	**1.2000e-004**	**1.3583**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.2300e-003	0.0000	1.2300e-003	6.3000e-004	0.0000	6.3000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.2000e-004	8.1900e-003	0.0111	2.0000e-005		3.7000e-004	3.7000e-004		3.6000e-004	3.6000e-004	0.0000	1.5590	1.5590	2.8000e-004	0.0000	1.5660
Total	**9.2000e-004**	**8.1900e-003**	**0.0111**	**2.0000e-005**	**1.2300e-003**	**3.7000e-004**	**1.6000e-003**	**6.3000e-004**	**3.6000e-004**	**9.9000e-004**	**0.0000**	**1.5590**	**1.5590**	**2.8000e-004**	**0.0000**	**1.5660**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	1.2000e-004	5.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0536	0.0536	0.0000	1.0000e-005	0.0559
Worker	4.0000e-005	3.0000e-005	4.2000e-004	0.0000	1.2000e-004	0.0000	1.2000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0965	0.0965	0.0000	0.0000	0.0975
Total	**4.0000e-005**	**1.5000e-004**	**4.7000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1501**	**0.1501**	**0.0000**	**1.0000e-005**	**0.1534**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.2300e-003	0.0000	1.2300e-003	6.3000e-004	0.0000	6.3000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.2000e-004	8.1900e-003	0.0111	2.0000e-005		3.7000e-004	3.7000e-004		3.6000e-004	3.6000e-004	0.0000	1.5590	1.5590	2.8000e-004	0.0000	1.5660
Total	**9.2000e-004**	**8.1900e-003**	**0.0111**	**2.0000e-005**	**1.2300e-003**	**3.7000e-004**	**1.6000e-003**	**6.3000e-004**	**3.6000e-004**	**9.9000e-004**	**0.0000**	**1.5590**	**1.5590**	**2.8000e-004**	**0.0000**	**1.5660**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	1.2000e-004	5.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0536	0.0536	0.0000	1.0000e-005	0.0559
Worker	4.0000e-005	3.0000e-005	4.2000e-004	0.0000	1.2000e-004	0.0000	1.2000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0965	0.0965	0.0000	0.0000	0.0975
Total	**4.0000e-005**	**1.5000e-004**	**4.7000e-004**	**0.0000**	**1.4000e-004**	**0.0000**	**1.4000e-004**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1501**	**0.1501**	**0.0000**	**1.0000e-005**	**0.1534**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
User Defined Commercial	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
User Defined Commercial	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
User Defined Commercial	0.592914	0.051978	0.143358	0.118868	0.026746	0.007323	0.011582	0.009144	0.000678	0.000495	0.027881	0.002501	0.006531

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

LADPW_Former Desert CEQA - Antelope Valley APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.0000e-005	0.0000	9.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-004	1.8000e-004	0.0000	0.0000	1.9000e-004
Unmitigated	1.0000e-005	0.0000	9.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-004	1.8000e-004	0.0000	0.0000	1.9000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	9.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-004	1.8000e-004	0.0000	0.0000	1.9000e-004
Total	**1.0000e-005**	**0.0000**	**9.0000e-005**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.8000e-004**	**1.8000e-004**	**0.0000**	**0.0000**	**1.9000e-004**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	9.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.8000e-004	1.8000e-004	0.0000	0.0000	1.9000e-004
Total	**1.0000e-005**	**0.0000**	**9.0000e-005**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.8000e-004**	**1.8000e-004**	**0.0000**	**0.0000**	**1.9000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
User Defined Commercial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
User Defined Commercial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

BURNS McDONNELL

CREATE AMAZING.

Burns & McDonnell World Headquarters
9400 Ward Parkway
Kansas City, MO 64114
O 816-333-9400
F 816-333-3690
www.burnsmcd.com

APPENDIX B: BIOLOGICAL RESOURCES

FORMER HIGH DESERT HOSPITAL SITE DEMOLITION PROJECT

Arborist Report

Prepared for
Burns & McDonnell Engineering Company, Inc.
617 W. 7th Street, Suite 700
Los Angeles, CA 90017

October 2023



FORMER HIGH DESERT HOSPITAL SITE DEMOLITIAN PROJECT

Arborist Report

Prepared for:

Burns & McDonnell Engineering Company, Inc.
617 W. 7th Street, Suite 700
Los Angeles, CA 90017

October 2023

Prepared by:
Environmental Science Associates
1010 E. Union Street, Suite 203
Pasadena, California 91106
Ryan Gilmore
ISA Certified Arborist WE-9009BM
ASCA Registered Consulting Arborist #769

626 Wilshire Boulevard
Suite 1100
Los Angeles, CA 90017
213.599.4300
esassoc.com

Bend	Oakland	San Diego
Camarillo	Orlando	San Francisco
Delray Beach	Pasadena	Santa Monica
Destin	Petaluma	Sarasota
Irvine	Portland	Seattle
Los Angeles	Sacramento	Tampa

ESA

OUR COMMITMENT TO SUSTAINABILITY | ESA helps a variety of public and private sector clients plan and prepare for climate change and emerging regulations that limit GHG emissions. ESA is a registered assessor with the California Climate Action Registry, a Climate Leader, and founding reporter for the Climate Registry. ESA is also a corporate member of the U.S. Green Building Council and the Business Council on Climate Change (BC3). Internally, ESA has adopted a Sustainability Vision and Policy Statement and a plan to reduce waste and energy within our operations. This document was produced using recycled paper.

TABLE OF CONTENTS

Former High Desert Hospital Site Demolition Project Arborist Report

Page

Introduction **1**

Background and Assignment **1**

Project Description **1**

Existing Conditions **4**

Methodology **4**

Physical Characteristics 4
Physical Condition 4
Rating 4

Results **5**

Impacts **6**

Bibliography **9**

Certification of Performance **10**

Arborist Disclosure Statement **11**

Appendices

Appendix A: Tree Inventory Matrix
Appendix B: Representative Tree Photographs

List of Figures

Figure 1 Project Location and Regional Vicinity 3
Figure 2 Tree Location Exhibit 8

FORMER HIGH DESERT HOSPITAL SITE DEMOLITION PROJECT

Arborist Report

Introduction

The purpose of this Arborist Report (Report) is to document tree plantings located at 44900 60th Street West at the Former High Desert Hospital Demolition Project Site (Project Site). The Project Site is located within the City of Lancaster (City). The City requires that a tree inventory assessment be conducted of all existing tree(s), as a necessity for project review for development projects. The City specifically requires the following information concerning onsite tree resources (Lancaster 2006):

- Type and location of existing trees (over 28" in circumference) and any significant natural features (i.e., plant life, streambeds and rock outcroppings). Any trees proposed to be removed should be so indicated. In the Vegetative Management Overlay Zone (VM) or special Vegetative Resource Management areas of the General Plan, size and location of all Joshua Trees and California Junipers should be indicated.

It should be noted that the County of Los Angeles (County) – Antelope Valley Area Plan (Plan) and the Protected Tree Permit (22.102.070) process does not apply to this project. The Plan only covers unincorporated areas of the County and does not apply within the City.

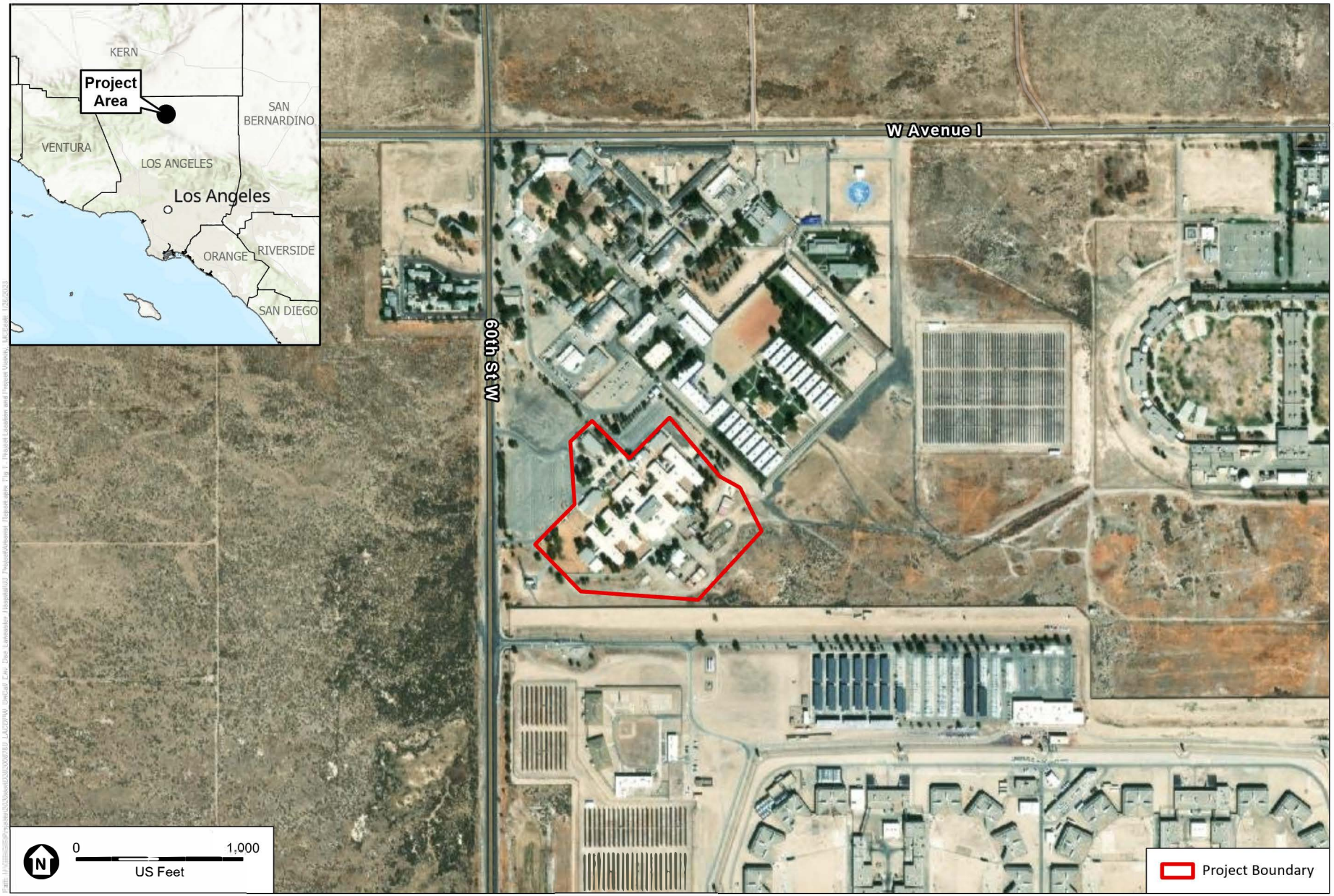
Background and Assignment

The proposed Former High Desert Hospital Demolition project (Project) is located on approximately 14.8 acres of the southwestern portion of Assessor Parcel Number (APN) 3203-014-901 (See **Figure 1 – Project Vicinity and Regional Map**), which is about 355 acres in area. The Project Site is bounded by West Avenue I to the north, 60th Street W to the west, and Avenue J to the south. The Project Site is located at 44900 60th Street West in Lancaster, California, 93536 (See **Figure 1**). According to the City Central Zoning Map the Project is zoned for health care and is not located within a Vegetative Resource Management area.

Project Description

The County, to complete the demolition of closed High Desert Hospital facilities and to install two large water retention. The project area is currently developed with multiple buildings, office trailers, and landscaping. The proposed project would require the grading and excavation at the Project Site to accommodate the two retention basins and other improvements.

This page intentionally left blank



SOURCE: ESA, 2022

Former High Desert Hospital Site Demolition Project

Figure 1
Project Location
and Project Vicinity

ESA

Existing Conditions

The Project Site is currently an entirely developed property surrounded by Los Angeles County correctional facilities to the north, northeast, and south, and open undeveloped land to the west and east. Ornamental planting areas are located throughout the Project Site. It is assumed that all of the inventoried trees are not naturally occurring but were planted within the Project Site as ornamental landscape.

Methodology

A general investigation of all trees was conducted on December 16, 2022 by ESA Arborist Ryan Gilmore. All trees located within the Project Site were surveyed. Mr. Ryan Gilmore is an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist (#769). For each street tree, the trunk location was recorded using the Collector for ArcGIS application with an Arrow 100 Submeter global navigation satellite system (GNSS) Receiver and a handheld smart phone.

The following data was collected for each tree:

Physical Characteristics

- DSH – Diameter at standard height (DSH; 4.5 feet) measured from the base of the tree using a forester's diameter-equivalent tape.
- Crown spread – The crown spread from the trunk to the dripline in four (4) compass directions (N, E, S, and W).
- Height – Tree height was visually estimated.
- Balance and symmetry of the tree, based on the crown radius measurements and whether the tree leans or is otherwise unstable.

Physical Condition

- Identification of damage caused by pathogens or insect pests, by natural causes such as lightning, or by human activity.
- Evaluation of vigor based on such parameters as amount of new growth, leaf color, abnormal bark, dead wood, evidence of wilt, excessive necrosis or leaf chlorosis, thinning of crown, etc.
- Assessment of the overall health of the tree based on the evaluation of vigor, presence of damage, and comparison to the typical archetype tree of the same species.

Rating

For each tree, a subjective alphabetical rank of "A" through "F" was assigned for health, vigor, balance and aesthetic. Ranks were based on the criteria described below:

- "A" = Very Healthy/Excellent: A healthy and vigorous tree characteristic of its species and reasonably free of any visible signs of stress, disease, or pest infestation. With regards to balance and aesthetics, trunks are straight and canopies well balanced and the tree exemplifies the ideal archetype for the species.
- "B" = Healthy/Good: A healthy and vigorous tree with minor visible signs of stress, disease, and/or pest infestation. Some maintenance measures may need to be implemented, such as pruning of dead wood or broken branches. Tree may lean slightly, canopies may not be evenly balanced, or the tree may otherwise be marginally challenged aesthetically.
- "C" = Average Health/Fair: Although healthy in overall appearance, there is abnormal amount of stress or disease/insect infestation, and a substantial amount of maintenance may be needed. The trunk may be growing at a more substantial angle or the canopy may have "holes" or be further out of balance.
- "D" = Dying/Poor: A tree that may be exhibiting substantially more stress, disease, or insect damage than what is expected for the species. The tree may be in a state of rapid decline, and may show various signs of dieback, necrosis, or other symptoms caused by pathogens or insect pests. The tree may lean significantly and the canopy is far out of balance.
- "F" = Dead/Very Poor: This tree has no foliage and exhibits no sign of life or vigor. Tree may be prone on the ground or otherwise severely aesthetically compromised.

Survey data for each tree is located in **Appendix A – Tree Inventory Matrix** as a separate table. Representative photographs of inventoried trees and growing conditions are located in **Appendix B – Representative Tree Photographs**.

Results

A total of 137 trees were inventoried within or immediately adjacent to the Project Site and comprised of 16 different species. A total of 124 trees are located within the Project Site and the remaining 13 are immediately adjacent to the Project Site. **Table 1** provides a species summary of the 137 total trees observed during the inventory.

TABLE 1
SUMMARY OF TREES OBSERVED

Tree Species	Scientific Name	Total Number of Trees Observed
Aleppo Pine	*Pinus halepensis*	48
Ash Tree	*Fraxinus* species	14
Atlas Cedar	*Cedrus atlantica*	1
California juniper	*Juniperus californica*	4
Chinaberry	*Melia azedarach*	7
Chinese Elm	*Ulmus parvifolia*	2
Crape Myrtle	*Lagerstroemia indica*	3
Fig Tree	*Ficus* species	5
Italian Cypress	*Cupressus sempervirens*	24
London Plane	*Platanus × hispanica*	2
Oak	*Quercus species*	1
Purple-Leaf Cherry Plum	*Prunus cerasifera*	1
Silk Tree	*Albizia julibrissin*	2
Stone Pine	*Pinus pinea*	4
Western Joshua Tree	*Yucca brevifolia*	1
White Mulberry	*Morus alba*	18
Total Trees		137

The individual locations of the trees are depicted in **Figure 2 – Tree Location Exhibit**. A summary of the individual tree characteristics on the Project Site is provided in **Appendix A – Tree Inventory Matrix**. Representative photographs of some of the trees and growing conditions are provided in **Appendix B –Representative Tree Photos**. At the time of the survey, deciduous trees were barren of leaves. A total of 87 trees exceeds 28 inches in circumference, three (3) of which are native California junipers. Overall, there are four California junipers and a single western Joshua tree that appeared to be ornamental planted specimens and not naturally occurring. They are located in areas that have been historically maintained as ornamental plantings. Additionally, it was apparent that the irrigation is turned off and the majority of the trees are in a state of decline due to the lack of water (water stress).

Impacts

At the time of this Report, all 119 non-native trees located within the Project Site are proposed for removal to accommodate the proposed Project. The City of Lancaster does not have a formal tree protection ordinance or replacement standards. It is our understanding that no mitigation is required for the removal of the 119 non-native trees.

While there are no identified County or City ordinances that require the protection of the four California junipers or the western Joshua tree, the City requests that they be considered for

project review (Lancaster 2006). The four California juniper trees are not required for protection by the City or County therefore they will be removed.

As of October 2023, western Joshua trees are protected by the Western Joshua Tree Conservation Act (WJTCA). The WJTCA has a permitting and mitigation process for western Joshua trees. According to the WJTCA, the single western Joshua tree can be mitigated with an in-lieu mitigation fee of $500 as it measures more than one meter but less than five meters in height (California Department of Fish and Wildlife 2023). However, at the time of this report the County will preserve the single western Joshua tree in place as a part of this project.

Project Boundary

Status

- Exceeds 28" in circumference
- Exceeds 28" in circumference and Native Tree
- Native Tree
- No Status

Species

- Aleppo Pine
- Ash Tree
- Atlas Cedar
- California Juniper
- Chinaberry
- Chinese Elm
- Crape Myrtle
- Fig Tree
- Italian Cypress
- London Plane
- Oak
- Purple-Leaf Cherry Plum
- Silk Tree
- Stone Pine
- Western Joshua Tree
- White Mulberry

N

0 200

Feet

Path: U:\GIS\GIS\Projects\2020xxx\D2020007\59_LACDPW_OnCall_Env_Doc_Lancaster_Hospital\03_Project\Arborist_Report.aprx Fig 2 - Tree Location Exhibit, MCScott 1/30/2023

SOURCE: ESA, 2023

Former High Desert Hospital Site Demolition Project

Figure 2
Tree Location Exhibit

ESA

Bibliography

California Department of Fish and Wildlife. 2023. Western Joshua Tree Conservation Act.

City of Lancaster. 2006. Planning Department – Variance Information Sheet.

ISA (International Society of Arboriculture). 2019. Guide for Plant Appraisal. 10th edition. Council of Tree and Landscape Appraisers.

Certification of Performance

I, Ryan Gilmore, certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are my own;
- That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- The no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am a member of the American Society of Consulting Arborists, Registered Consulting Arborist #769, and acknowledge, accept, and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Certified Arborist, and have been involved in the practice of arboriculture and the study of trees for over 23 years.

Signed:

Date: 10/23/2023

Ryan Gilmore
Registered Consulting Arborist, #769
Certified Arborist, WE-9009BM
Qualified Tree Risk Assessor



Unauthorized separation or removal of any portion of this report deems it invalid as a whole. Conditions represented in this report are limited to the inventory date and time. Rating for health and structure do no constitute a health or structural guarantee beyond that date.

Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Formal risk assessments were not requested nor performed on the trees in this report.

Appendix A
Tree Inventory Matrix

APPENDIX A - TREE INVENTORY MATRIX

Tree ID#	Common Name	Scientific Name	DBH (in.)	Height (ft.)	Crown Measurements (in ft.)								Health	Physical	Balance	City Status	Tree Located Offsite	Comments
					N	NW	W	SW	S	SE	E	NE						
101	Ash Tree	*Fraxinus* species	14	20	16	14	14	14	13	10	8	15	D	D	C	Exceeds 28" in circumference	Yes	Almost dead.
102	Ash Tree	*Fraxinus* species	14.1	23	10	12	12	16	15	17	19	14	D	D	D	Exceeds 28" in circumference	Yes	Almost dead.
103	Ash Tree	*Fraxinus* species	31.5	60	24	24	24	20	24	24	24	24	C	C	C	Exceeds 28" in circumference		
104	Ash Tree	*Fraxinus* species	32.5	55	22	22	22	22	25	25	26	18	C	C	B	Exceeds 28" in circumference		
105	Aleppo Pine	*Pinus halepensis*	17	45	13	12	12	12	12	14	16	14	B	B	B	Exceeds 28" in circumference		
106	Aleppo Pine	*Pinus halepensis*	17	45	6	8	8	10	12	13	12	12	C	C	D	Exceeds 28" in circumference		
107	Aleppo Pine	*Pinus halepensis*	19	43	14	15	15	15	15	14	9	9	B	B	C	Exceeds 28" in circumference		
108	Ash Tree	*Fraxinus* species	29.5	50	18	18	18	22	28	28	25	20	D	D	C	Exceeds 28" in circumference		Large trunk scar.
109	Aleppo Pine	*Pinus halepensis*	23	45	12	12	12	12	13	13	12	12	B	B	B	Exceeds 28" in circumference		
110	Aleppo Pine	*Pinus halepensis*	17	35	11	9	9	2	6	15	15	14	C	C	D	Exceeds 28" in circumference		

Tree ID#	Common Name	Scientific Name	DBH (in.)	Height (ft.)	Crown Measurements (in ft.)								Health	Physical	Balance	City Status	Tree Located Offsite	Comments
					N	NW	W	SW	S	SE	E	NE						
111	White Mulberry	*Morus alba*	21	35	23	22	22	23	25	25	25	25	B	C	B	Exceeds 28" in circumference		
112	Aleppo Pine	*Pinus halepensis*	23.5	35	12	12	12	12	12	12	12	12	B	B	B	Exceeds 28" in circumference		
113	Aleppo Pine	*Pinus halepensis*	22	35	11	11	11	14	13	14	16	15	B	C	C	Exceeds 28" in circumference		
114	Aleppo Pine	*Pinus halepensis*	20	35	12	10	10	14	15	16	16	16	B	B	B	Exceeds 28" in circumference		
115	Aleppo Pine	*Pinus halepensis*	18	30	11	11	11	13	13	15	15	15	B	B	B	Exceeds 28" in circumference		
116	Silk Tree	*Albizia julibrissin*	2,2.5,2	9	3	5	5	5	5	5	5	5	D	D	D	Exceeds 28" in circumference		
117	Ash Tree	*Fraxinus* species	24	40	28	26	26	20	28	28	26	28	D	D	C	Exceeds 28" in circumference		Tree almost dead with a major limb failure.
118	Chinese Elm	*Ulmus parvifolia*	22	35	27	28	28	22	25	25	26	25	C	C	B	Exceeds 28" in circumference		
119	California juniper	*Juniperus californica*	20	17	14	12	12	13	14	14	14	14	C	C	C	Exceeds 28" in circumference and Native Tree		
120	Ash Tree	*Fraxinus* species	24	50	24	24	24	24	26	26	25	25	D	C	C	Exceeds 28" in circumference		
121	White Mulberry	*Morus alba*	20	30	15	15	15	15	18	18	16	15	C	C	B	Exceeds 28" in circumference		

Tree ID#	Common Name	Scientific Name	DBH (in.)	Height (ft.)	Crown Measurements (in ft.)								Health	Physical	Balance	City Status	Tree Located Offsite	Comments
					N	NW	W	SW	S	SE	E	NE						
122	Aleppo Pine	*Pinus halepensis*	22	65	16	16	16	16	18	22	20	18	B	B	C	Exceeds 28" in circumference		
123	White Mulberry	*Morus alba*	17	20	13	13	13	13	12	12	12	12	C	C	C	Exceeds 28" in circumference		
124	Aleppo Pine	*Pinus halepensis*	24	75	18	18	18	18	18	18	18	18	C	C	B	Exceeds 28" in circumference		
125	White Mulberry	*Morus alba*	11	20	15	15	15	15	12	15	16	16	C	C	C	Exceeds 28" in circumference		
126	White Mulberry	*Morus alba*	23	25	18	18	18	16	16	16	16	18	C	C	C	Exceeds 28" in circumference		
127	Italian Cypress	*Cupressus sempervirens*	9	16	3	3	3	3	3	3	3	3	D	D	B	Exceeds 28" in circumference		
128	Italian Cypress	*Cupressus sempervirens*	9	14	3	3	3	3	3	3	3	3	D	D	B	Exceeds 28" in circumference		
129	Italian Cypress	*Cupressus sempervirens*	6	8	3	3	3	3	3	2	2	2	F	F	C			
130	Italian Cypress	*Cupressus sempervirens*	8	12	3	3	3	3	3	3	3	3	F	F	C			
131	Italian Cypress	*Cupressus sempervirens*	6	10	3	3	3	3	3	3	3	3	F	F	C			
132	Italian Cypress	*Cupressus sempervirens*	5	8	3	3	3	3	3	3	3	3	F	F	C			
133	Italian Cypress	*Cupressus sempervirens*	6	11	2	2	2	2	2	2	2	2	C	C	B			
134	Ash Tree	*Fraxinus* species	7,5,5,5	12	6	7	7	7	7	7	7	7	C	C	D			No access and tree visually estimated.

Tree ID#	Common Name	Scientific Name	DBH (in.)	Height (ft.)	Crown Measurements (in ft.)								Health	Physical	Balance	City Status	Tree Located Offsite	Comments
					N	NW	W	SW	S	SE	E	NE						
135	Italian Cypress	*Cupressus sempervirens*	8	14	3	3	3	3	3	3	3	3	F	F	C			
136	Italian Cypress	*Cupressus sempervirens*	5	11	2	2	2	2	2	2	2	2	F	F	C			
137	Italian Cypress	*Cupressus sempervirens*	7	14	4	4	4	3	3	3	4	4	F	F	D			
138	London Plane	*Platanus × hispanica*	20	35	18	18	18	16	18	16	18	18	B	C	C	Exceeds 28" in circumference		
139	Aleppo Pine	*Pinus halepensis*	19	30	15	15	15	15	15	15	15	15	C	C	B	Exceeds 28" in circumference		
140	Aleppo Pine	*Pinus halepensis*	7	10	5	5	5	5	5	5	5	5	C	C	C			
141	Aleppo Pine	*Pinus halepensis*	8	12	6	6	6	6	6	6	6	6	C	C	C			
142	Aleppo Pine	*Pinus halepensis*	8	16	5	5	5	5	5	5	5	5	C	C	C			
143	Aleppo Pine	*Pinus halepensis*	19	30	14	14	14	14	14	12	12	12	C	C	B	Exceeds 28" in circumference		
144	Oak	*Quercus* species	5	7	4	4	4	4	4	4	4	4	D	C	B			Non-native oak species.
145	Aleppo Pine	*Pinus halepensis*	4,6	7	6	6	6	6	6	6	6	6	C	C	D			
146	Chinaberry	*Melia azedarach*	11	9	4	4	4	4	4	4	4	4	D	D	D	Exceeds 28" in circumference		
147	Aleppo Pine	*Pinus halepensis*	11	15	12	10	10	6	4	5	10	14	C	C	D	Exceeds 28" in circumference		

Tree ID#	Common Name	Scientific Name	DBH (in.)	Height (ft.)	Crown Measurements (in ft.)								Health	Physical	Balance	City Status	Tree Located Offsite	Comments
					N	NW	W	SW	S	SE	E	NE						
148	White Mulberry	*Morus alba*	5,6	22	8	8	8	8	8	8	8	8	C	C	C			No access and tree visually estimated.
149	Chinaberry	*Melia azedarach*	5,6	9	8	8	8	8	8	8	8	8	C	C	B			
150	Aleppo Pine	*Pinus halepensis*	13	15	6	6	6	7	7	7	7	7	C	C	B	Exceeds 28" in circumference		
151	Chinaberry	*Melia azedarach*	18	20	9	9	9	6	10	12	12	12	D	D	D	Exceeds 28" in circumference		
152	Chinaberry	*Melia azedarach*	19	23	13	13	13	13	12	13	13	13	D	D	D	Exceeds 28" in circumference		
153	Chinaberry	*Melia azedarach*	6,6,7,8	22	15	15	15	15	15	15	15	15	C	C	C			
154	Aleppo Pine	*Pinus halepensis*	22	35	18	18	18	18	18	18	18	18	C	C	B	Exceeds 28" in circumference		
155	Aleppo Pine	*Pinus halepensis*	8	16	6	6	6	6	6	6	6	6	F	F	B			
156	Aleppo Pine	*Pinus halepensis*	16	25	14	14	14	14	14	14	14	14	C	C	B	Exceeds 28" in circumference		
157	Aleppo Pine	*Pinus halepensis*	16	30	12	12	12	12	8	8	12	12	D	D	C	Exceeds 28" in circumference		
158	Aleppo Pine	*Pinus halepensis*	5	13	3	3	3	3	3	3	3	3	D	D	B			
159	Aleppo Pine	*Pinus halepensis*	8	17	6	6	6	6	6	6	6	6	C	C	B			
160	Chinaberry	*Melia azedarach*	22	16	9	9	9	2	2	6	15	15	D	D	D	Exceeds 28" in circumference		Broken main trunk.

Tree ID#	Common Name	Scientific Name	DBH (in.)	Height (ft.)	Crown Measurements (in ft.)								Health	Physical	Balance	City Status	Tree Located Offsite	Comments
					N	NW	W	SW	S	SE	E	NE						
161	Aleppo Pine	*Pinus halepensis*	13	33	12	12	12	12	12	12	12	12	C	C	B	Exceeds 28" in circumference		
162	Chinaberry	*Melia azedarach*	13	14	12	12	12	12	12	14	14	14	D	D	C	Exceeds 28" in circumference		
163	Aleppo Pine	*Pinus halepensis*	18	30	13	13	13	13	13	13	13	13	C	C	B	Exceeds 28" in circumference		
164	Aleppo Pine	*Pinus halepensis*	22	37	16	16	16	15	15	15	15	15	C	C	B	Exceeds 28" in circumference		
165	Aleppo Pine	*Pinus halepensis*	14	25	12	12	12	8	7	10	12	13	C	C	C	Exceeds 28" in circumference		
166	Aleppo Pine	*Pinus halepensis*	22	45	16	16	16	16	16	16	16	16	C	C	B	Exceeds 28" in circumference		
167	Fig Tree	*Ficus* species	4,3,2,1	9	3	3	3	3	3	3	3	3	D	D	D			
168	Fig Tree	*Ficus* species	3,3,2	9	3	3	3	3	3	3	3	3	D	D	D			
169	Fig Tree	*Ficus* species	2,2	8	2	2	2	2	2	2	2	2	D	D	D			
170	Fig Tree	*Ficus* species	2,2	7	2	2	2	2	2	2	2	2	D	D	D			
171	Fig Tree	*Ficus* species	5,4,3,3	8	3	3	3	3	3	3	3	3	D	D	D			
172	Aleppo Pine	*Pinus halepensis*	18	50	17	17	17	16	16	16	16	16	C	C	C	Exceeds 28" in circumference		

Tree ID#	Common Name	Scientific Name	DBH (in.)	Height (ft.)	Crown Measurements (in ft.)								Health	Physical	Balance	City Status	Tree Located Offsite	Comments
					N	NW	W	SW	S	SE	E	NE						
173	California juniper	*Juniperus californica*	8,8,9,6,6,4	15	18	18	18	1	1	6	16	16	C	C	D	Exceeds 28" in circumference and Native Tree		Tree fallen over.
174	White Mulberry	*Morus alba*	9	16	11	11	11	11	11	11	11	11	C	C	C	Exceeds 28" in circumference		No access and tree visually estimated.
175	Italian Cypress	*Cupressus sempervirens*	6	15	2	2	2	2	2	2	2	2	C	C	B			No access and tree visually estimated.
176	Italian Cypress	*Cupressus sempervirens*	6	12	2	2	2	2	2	2	2	2	C	C	B			No access and tree visually estimated.
177	Italian Cypress	*Cupressus sempervirens*	6	15	2	2	2	2	2	2	2	2	C	C	B			No access and tree visually estimated.
178	Italian Cypress	*Cupressus sempervirens*	7	17	2	2	2	2	2	2	2	2	C	C	B			No access and tree visually estimated.
179	Ash Tree	*Fraxinus* species	25	60	20	20	20	20	20	20	20	20	D	D	C	Exceeds 28" in circumference		
180	Atlas Cedar	*Cedrus atlantica*	15	25	10	10	10	10	10	10	10	10	D	D	C	Exceeds 28" in circumference		
181	Crape Myrtle	*Lagerstroemia indica*	2,2,2,1,1,1	7	3	3	3	3	3	3	3	3	C	C	B			
182	Chinese Elm	*Ulmus parvifolia*	19	37	22	22	22	20	18	18	18	18	C	C	D	Exceeds 28" in circumference		
183	Crape Myrtle	*Lagerstroemia indica*	3,2,2,2	8	3	3	3	3	3	3	3	3	D	D	C			
184	California juniper	*Juniperus californica*	10,8,6,1 1	25	8	8	8	8	8	8	8	8	B	C	C	Exceeds 28" in circumference and Native Tree		

Tree ID#	Common Name	Scientific Name	DBH (in.)	Height (ft.)	Crown Measurements (in ft.)								Health	Physical	Balance	City Status	Tree Located Offsite	Comments
					N	NW	W	SW	S	SE	E	NE						
185	California juniper	*Juniperus californica*	8,7,5,3,2	16	2	6	6	7	7	11	10	6	D	D	D	Native Tree		
186	Stone Pine	*Pinus pinea*	32	35	20	20	20	20	20	20	20	20	B	B	B	Exceeds 28" in circumference	Yes	
187	White Mulberry	*Morus alba*	9	20	14	14	14	14	14	14	14	14	C	C	B	Exceeds 28" in circumference		
188	White Mulberry	*Morus alba*	8	12	9	9	9	9	9	9	9	9	F	F	B			
189	White Mulberry	*Morus alba*	11	18	12	12	12	11	12	16	15	15	C	C	C	Exceeds 28" in circumference		
190	White Mulberry	*Morus alba*	8	18	10	10	10	10	10	10	10	10	D	D	C			
191	White Mulberry	*Morus alba*	9	18	10	10	10	10	10	10	10	10	F	F	C	Exceeds 28" in circumference		
192	White Mulberry	*Morus alba*	7	12	10	9	9	9	9	9	9	9	C	C	B			
193	Ash Tree	*Fraxinus* species	35	65	30	30	30	25	28	35	35	30	D	C	C	Exceeds 28" in circumference		
194	Silk Tree	*Albizia julibrissin*	22	55	18	18	18	18	16	18	18	18	C	C	C	Exceeds 28" in circumference		
195	Aleppo Pine	*Pinus halepensis*	18	35	14	14	14	14	14	14	14	14	C	C	B	Exceeds 28" in circumference		
196	Ash Tree	*Fraxinus* species	27	55	25	22	22	24	26	28	28	28	C	C	C	Exceeds 28" in circumference		
197	Crape Myrtle	*Lagerstroemia indica*	3,3,3,4,2,2,2	8	4	4	4	4	4	4	4	4	D	D	C			

Tree ID#	Common Name	Scientific Name	DBH (in.)	Height (ft.)	Crown Measurements (in ft.)								Health	Physical	Balance	City Status	Tree Located Offsite	Comments
					N	NW	W	SW	S	SE	E	NE						
198	Aleppo Pine	*Pinus halepensis*	20	40	18	18	18	18	18	18	18	18	C	C	B	Exceeds 28" in circumference		
199	Aleppo Pine	*Pinus halepensis*	19	30	15	15	15	14	10	16	20	20	C	C	C	Exceeds 28" in circumference		
200	Purple-Leaf Cherry Plum	*Prunus cerasifera*	6	9	8	8	8	4	4	6	7	7	D	D	D			
263	Aleppo Pine	*Pinus halepensis*	8	18	8	8	8	8	8	8	8	8	C	C	C		Yes	
264	Aleppo Pine	*Pinus halepensis*	10	25	8	8	8	8	8	8	8	8	D	D	C	Exceeds 28" in circumference	Yes	
265	Aleppo Pine	*Pinus halepensis*	19	18	16	16	16	6	6	15	15	15	C	C	D	Exceeds 28" in circumference	Yes	
266	Aleppo Pine	*Pinus halepensis*	11,9	30	14	14	14	14	14	14	14	14	C	C	C	Exceeds 28" in circumference	Yes	
267	Aleppo Pine	*Pinus halepensis*	8,6	18	9	9	9	9	9	9	9	9	D	D	D		Yes	
268	Aleppo Pine	*Pinus halepensis*	11	23	9	9	9	9	9	12	12	12	C	C	C		Yes	
269	Aleppo Pine	*Pinus halepensis*	13	18	12	12	12	12	12	12	12	12	C	C	C	Exceeds 28" in circumference	Yes	
270	Italian Cypress	*Cupressus sempervirens*	7	10	2	2	2	2	2	2	2	2	C	C	C			
271	Italian Cypress	*Cupressus sempervirens*	8	16	3	3	3	3	3	3	3	3	C	C	B			
272	Italian Cypress	*Cupressus sempervirens*	9	23	3	3	3	3	3	3	3	3	D	D	C	Exceeds 28" in circumference		

Tree ID#	Common Name	Scientific Name	DBH (in.)	Height (ft.)	Crown Measurements (in ft.)								Health	Physical	Balance	City Status	Tree Located Offsite	Comments
					N	NW	W	SW	S	SE	E	NE						
273	Italian Cypress	*Cupressus sempervirens*	9	22	3	3	3	3	3	3	3	3	D	D	B	Exceeds 28" in circumference		
274	Italian Cypress	*Cupressus sempervirens*	7	24	2	2	2	2	2	2	2	2	C	C	B			
275	Italian Cypress	*Cupressus sempervirens*	7	22	2	2	2	2	2	2	2	2	C	B	B			
276	Italian Cypress	*Cupressus sempervirens*	5	18		2	2	2	2	2	2	2	C	C	B			
277	Italian Cypress	*Cupressus sempervirens*	5	11	2	2	2	2	2	2	2	2	C	C	B			
278	Italian Cypress	*Cupressus sempervirens*	6	22	3	3	3	3	3	3	3	3	C	C	C			
279	Italian Cypress	*Cupressus sempervirens*	8	22	3	3	3	3	3	3	3	3	B	C	B			
280	Stone Pine	*Pinus pinea*	20,20	50	18	18	18	18	18	22	30	30	C	C	C	Exceeds 28" in circumference		
281	Stone Pine	*Pinus pinea*	24	50	26	28	28	10	12	22	20	25	C	C	D	Exceeds 28" in circumference		
282	Stone Pine	*Pinus pinea*	20,18	30	35	35	35	20	10	22	30	30	C	C	D	Exceeds 28" in circumference		
283	Ash Tree	*Fraxinus* species	18	35		22	22	22	10	15	20	20	D	D	C	Exceeds 28" in circumference		
284	Ash Tree	*Fraxinus* species	13,9	30	20	18	18	10	12	18	20	20	D	D	C	Exceeds 28" in circumference		
285	London Plane	*Platanus × hispanica*	18	40	22	22	22	22	22	22	22	22	C	C	B	Exceeds 28" in circumference		

Tree ID#	Common Name	Scientific Name	DBH (in.)	Height (ft.)	Crown Measurements (in ft.)								Health	Physical	Balance	City Status	Tree Located Offsite	Comments
					N	NW	W	SW	S	SE	E	NE						
286	White Mulberry	*Morus alba*	6	11	7	7	7	6	3	6	6	7	D	D	C			
287	Aleppo Pine	*Pinus halepensis*	15	25	11	11	11	11	11	11	11	11	D	D	C	Exceeds 28" in circumference		
288	Aleppo Pine	*Pinus halepensis*	19	45	18	18	18	16	16	16	18	18	D	D	D	Exceeds 28" in circumference		
289	Aleppo Pine	*Pinus halepensis*	22	60	18	18	18	18	18	18	18	18	C	C	C	Exceeds 28" in circumference		
290	Aleppo Pine	*Pinus halepensis*	24	60	20	10	10	2	2	12	30	30	C	C	D	Exceeds 28" in circumference		
291	Aleppo Pine	*Pinus halepensis*	22,12	60	30	10	10	12	16	26	32	32	C	C	C	Exceeds 28" in circumference		
292	Aleppo Pine	*Pinus halepensis*	20	55	28	28	28	20	20	25	20	20	C	C	D	Exceeds 28" in circumference		
293	Aleppo Pine	*Pinus halepensis*	26	60	28	30	30	25	16	18	16	16	C	C	D	Exceeds 28" in circumference		
294	White Mulberry	*Morus alba*	13	25	15	15	15	15	15	15	15	15	F	F	C	Exceeds 28" in circumference		
295	White Mulberry	*Morus alba*	22	30	20	20	20	20	20	20	20	20	D	D	C	Exceeds 28" in circumference	Yes	
296	White Mulberry	*Morus alba*	16	18	14	14	14	10	14	14	14	14	D	D	C	Exceeds 28" in circumference	Yes	
297	White Mulberry	*Morus alba*	17	25	14	14	14	14	14	14	14	14	D	D	C	Exceeds 28" in circumference	Yes	
298	Ash Tree	*Fraxinus* species	26	55	20	20	20	20	20	20	20	20	D	D	B	Exceeds 28" in circumference		

Tree ID#	Common Name	Scientific Name	DBH (in.)	Height (ft.)	Crown Measurements (in ft.)								Health	Physical	Balance	City Status	Tree Located Offsite	Comments
					N	NW	W	SW	S	SE	E	NE						
299	Western Joshua Tree	*Yucca brevifolia*	4	5	1	1	1	1	1	1	1	1	C	C	B	Ornamental Native Tree		Tree is protected by the Western Joshua Tree Conservation Act.

Appendix B

Representative Tree Photographs



Photo 1: View of ash and Aleppo pine trees located on the western portion of the project site, facing west.



Photo 2: View of Aleppo pines (Tree Nos. 109 and 110), facing north.



Photo 3: View of western Joshua tree (Tree No. 299) in middle of lawn, facing east.



Photo 4: View of ash (Tree No. 298) and western Joshua tree (Tree No. 299), facing southeast. Note ornamental growing conditions.



Photo 5: Overview of Aleppo pines (Tree Nos. 288 thru 293), facing northwest.



Photo 6: Overview of Italian cypress tree (Tree Nos. 272 thru 278), facing southeast.



Photo 7: View of chinaberry trees and Aleppo pines, facing northwest**.**



Photo 8: View of ash tree (Tree No. 193), facing northwest.

APPENDIX C: CULTURAL RESOURCES

FORMER HIGH DESERT HOSPITAL
44900 N. 60TH STREET WEST, LANCASTER, CA

Historic Resources Assessment

Prepared for
Los Angeles County
Department of Public Works
900 S. Fremont Ave
Alhambra, CA 91803

May 2023

ESA



FORMER HIGH DESERT HOSPITAL
44900 N. 60TH STREET WEST, LANCASTER, CA

Historic Resources Assessment

Prepared for
Los Angeles County
Department of Public Works
900 S. Fremont Ave
Alhambra, CA 91803

May 2023

626 Wilshire Boulevard
Suite 1100
Los Angeles, CA 90017
213.599.4300
esassoc.com

ESA

Atlanta	Orlando	San Diego
Bend	Palm Beach County	San Francisco
Camarillo	Pasadena	San Jose
Irvine	Pensacola	Sarasota
Los Angeles	Petaluma	Seattle
Mobile	Portland	Tampa
Oakland	Sacramento	

OUR COMMITMENT TO SUSTAINABILITY | ESA helps a variety of public and private sector clients plan and prepare for climate change and emerging regulations that limit GHG emissions. ESA is a registered assessor with the California Climate Action Registry, a Climate Leader, and founding reporter for the Climate Registry. ESA is also a corporate member of the U.S. Green Building Council and the Business Council on Climate Change (BC3). Internally, ESA has adopted a Sustainability Vision and Policy Statement and a plan to reduce waste and energy within our operations. This document was produced using recycled paper.

TABLE OF CONTENTS

Former High Desert Hospital
44900 N. 60th Street West, Lancaster, CA – Historic Resources Assessment

Page

1.0 Introduction....1
- 1.1 Executive Summary....1
- 1.2 Project Location....2
- 1.3 Research and Field Methodology....3

2.0 Regulatory Framework....6
- 2.1 Federal Eligibility Criteria and Integrity Aspects....6
- 2.2 State Register and Eligibility Criteria....8
- 2.3 City of Lancaster Historic Preservation....10

3.0 Previous Evaluations of the Subject Property....11
- 3.1 Results....11

4.0 Historic Context....12
- 4.1 Regional Development....12
- 4.2 Neighborhood Development....13
- 4.3 Historic Context Statements....29
- 4.4 Architectural Style Context Statement....36
- 4.5 History of the Subject Property....40
- 4.6 Architectural Description....66

5.0 Evaluation....78
- 5.1 Significance Evaluation – Mira Loma/High Desert Hospital....78
- 5.2 Significance Evaluation – Carpentry Building....**Error! Bookmark not defined.**
- 5.3 Significance Evaluation – Coroner's Building....81
- 5.4 Conclusion....84

6.0 Bibliography....86

List of Figures

Figure 1 Project Location and Project Vicinity....4
Figure 2 Building Evaluations....5
Figure 3 Aerial photograph of Project Site, 1928....16
Figure 4 Aerial photograph of Project Site, 1940....17
Figure 5 Aerial photograph of Project Site, 1948....18
Figure 6 Aerial photograph of Project Site, 1953....19
Figure 7 Aerial photograph of Project Site, 1965....20
Figure 8 Aerial photograph of Project Site, 1974....21
Figure 9 Aerial photograph of Project Site, 1987....22

Page

Figure 10 Aerial photograph of Project Site, 1990 23
Figure 11 Aerial photograph of Project Site, 1994 24
Figure 12 Aerial photograph of Project Site, 2005 25
Figure 13 Aerial photograph of Project Site, 2009 26
Figure 14 Aerial photograph of Project Site, 2012 27
Figure 15 Aerial photograph of Project Site, 2016 28
Figure 16 Altadena Public Library, Architects Boyd Georgie and Eriksson Peters and Thoms, 1967 37
Figure 17 IBM Aerospace Headquarters (now Otis College of Art & Design), Architect Jones & Emmons and Eliot Noyes, 1964 38
Figure 18 Mulder-Gregg Medical Building, Smith and Williams, 1958. 39
Figure 19 American Cement Building, DMJM, 1961 40
Figure 20 Project Site in detail from aerial photograph, 1968 45
Figure 21 North Elevation 46
Figure 22 Original architectural drawings, segregation patients dining room 46
Figure 23 Original architectural drawings, recalcitrant patients dining room 47
Figure 24 Original architectural drawings detailing barbed wire on recalcitrant prisoner wing 47
Figure 25 Patients' visiting area with visiting screen 48
Figure 26 Original architectural plans, showing plans for croquet court 48
Figure 27 Architectural drawings showing areas to be demolished and remodeled, 1971 49
Figure 28 1971 architectural drawings showing plans for the outpatient clinic, a surgical unit, and a pharmacy 49
Figure 29 Aerial photograph showing new construction on rear (southeast) elevation, red arrow pointing to loading dock added during renovation, 1974 50
Figure 30 Addition of Carpentry Building to Project Site, outlined in yellow, from aerial photograph, 1972 51
Figure 31 Detail of 1977 aerial photograph showing addition of present-day Coroner's Building with smaller footprint (outlined in yellow) 52
Figure 32 Detail of 1980 aerial photograph showing a large structure to the southeast of the hospital and Coroner's Building, no longer extant, highlighted in yellow 53
Figure 33 Detail of 1989 aerial photograph showing the enlarged footprint of the Coroner's Building, outlined in yellow 54
Figure 34 Detail of 1994 aerial photograph showing addition on temporary trailers to the north and northwest of the main Hospital Building, red arrows pointing 55
Figure 35 Detail of 2002 aerial photograph showing addition of covered walkway in the southwest (blue arrow) and more added storage containers (red arrows) 56
Figure 36 Detail of 2005 aerial 57
Figure 37 Detail of aerial photograph from 2009, 1 year after hospital closure, showing the overgrown croquet courts and landscaping 58
Figure 38 Detail of 2012 aerial photographs 59
Figure 39 Detail of 2020 aerial photograph 60
Figure 40 Chinatown, West Gate 62
Figure 41 View of 1937-built Streamline Moderne Ship of the Desert, designed by Webster and Wilson 62
Figure 42 View of the Pueblo del Rio Housing Project, built between 1940 and 1942 63
Figure 43 1959 photograph of the Los Angeles Memorial Sports Arena 64

Page

Figure 44 Original Las Vegas Convention Center, constructed 1950, designed by Adrian Wilson (architect) 65
Figure 45 UCSD Library, constructed 1970; William Pereira, architect (renamed Geisel Library in 1993) 65
Figure 46 Aerial view of main Hospital Building shopping irregular footprint with H-shaped wings 67
Figure 47 Footprint of hospital from architectural drawings, 1959 68
Figure 48 Footprint of hospital from architectural drawings, 1972 68
Figure 49 Panel showing floorplan of hospital, ca. 2008 69
Figure 50 Mature trees and minimal landscaping, view to north 69
Figure 51 Detail of end of wing showing minimal decoration and low sloping gabeled roof, view to northwest 70
Figure 52 View of primary (northwest) façade showing covered entranceway and brise-soleil, view to northeast 70
Figure 53 Detail of decorative brise-soleil 71
Figure 54 Exterior walls showing construction smaller-than-typical CMUs, view to northwest 71
Figure 55 View of primary (northwest) façade showing horizontal massing and centered entryway, view to southeast 72
Figure 56 View of secondary (southwest) elevation showing series of windows with vertical metal louvers and corrugated metal frieze, view to north 72
Figure 57 View of secondary (southeast) elevation showing slab metal doors, boarded, view to southeast 73
Figure 58 View of loading dock on rear elevation, view to northwest 73
Figure 59 View of former croquet court, inset entries, and concrete walkways within the legs of H-wing, view to northwest 74
Figure 60 Low concrete planter boxes and benches 74
Figure 61 Landscaping contained by cement pathways and low concrete walls with stamped solider course 75
Figure 62 Aerial view of Carpentry Building, outlined in yellow 77
Figure 63 Primary (northeast) façade of Carpentry Building, view to northeast 78
Figure 64 Aerial view of Coroner's Building, building outlined in yellow **Error! Bookmark not defined.**
Figure 65 Primary (northwest) elevation, view from southeast **Error! Bookmark not defined.**

Appendices

A. Professional Qualifications
B. Aerial Photographs
C. Selected Architectural Drawings
D. DPR Forms

This page intentionally left blank.

FORMER HIGH DESERT HOSPITAL 44900 N. 60TH STREET WEST, LANCASTER, CA

Historic Resources Assessment

1.0 Introduction

1.1 Executive Summary

Los Angeles County Department of Public Works retained Environmental Science Associates (ESA) to prepare a Historic Resource Evaluation report (Report) for the property located at 44900 60th Street West (Project Site) in Lancaster, California. The Project Site is currently improved with a sprawling one-story medical facility with multiple wings and associated parking lots, an associated outbuilding used for carpentry, and a one-story vernacular building at the rear of the property serves as an office for the Los Angeles County Coroner, both currently and historically. Additionally, there are multiple storage buildings scattered across the site. The original hospital structure still extant on the Project Site was constructed in 1961, and therefore meets the 45-year age threshold for the California Environmental Quality Act (CEQA). The Carpentry Building first appears on aerial photographs in 1968, and therefore also meets the 45-year age threshold for the CEQA, as does the Coroner's Building, which is used by the Los Angeles County Coroner's Office.

The Hospital Building was subject to significant renovations and additions in 1971 and has not been in use as a hospital since 2008. The Carpentry Building is also not in use; however, the Coroner's Building is still in use by the Los Angeles County Coroner's Office.

This Report assesses the Subject Properties (Hospital Building, Carpentry Building, and the Coroner's Building) as potential historical resources pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15064.5. The Subject Properties were evaluated in this Report for their potential eligibility for individual listing on the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register). The Report includes a discussion of the survey methods used, background information on the Antelope Valley region, the city of Lancaster, the development of medical services in Los Angeles County, the architectural style associated with the building and a description and evaluation of the Subject Properties.

Through research, survey, and subsequent evaluation under the applicable federal, state, and local eligibility criteria, ESA finds that the Hospital Building does not meet the level of significance

required for individual listing on the National Register or California Register under criteria A/1/1, B/2/2, C/3/3, or D/4/4. While the property was, at times, a vital medical center in the Antelope Valley, it is not significant to the overall history of the city of Lancaster or Antelope Valley, nor is it significant in the context of the history of medical facilities in the County of Los Angeles. While Adrian Wilson & Associates, the architectural firm that designed the initial Hospital Building, was a notable mid-century firm in Los Angeles, this hospital is not a notable example of their work. Additionally, the building is a good, but not great, example of the mid-century modern style. Furthermore, the hospital underwent a major renovation in 1971 that altered the original design plan. The building does not possess high artistic or aesthetic value nor is it a unique method of construction.

Through research, survey, and subsequent evaluation under the applicable federal, state, and local eligibility criteria, ESA also finds that the Carpentry Building does not meet the level of significance required for individual listing on the National Register or California Register under criteria A/1/1, B/2/2, C/3/3, or D/4/4. The property was constructed as a support building for the hospital and there is no evidence of any historic events or people of significance associated with the Carpentry Building. Additionally, the building was constructed as a vernacular metal shed and does not possess high artistic or aesthetic value nor is it a unique method of construction.

Through research, survey, and subsequent evaluation under the applicable federal, state, and local eligibility criteria, ESA finds that the Coroner's Building does not meet the level of significance required for individual listing on the National Register or California Register under criteria A/1/1, B/2/2, C/3/3, or D/4/4. There is no evidence of any historic events of people of significance associated with the Coroner's Building and it does not appear to be significant in the overall history of the Los Angeles County Coroner's Office. Additionally, the building was constructed as a vernacular building and does not possess high artistic or aesthetic value nor is it a unique method of construction.

Therefore, ESA recommends that all three of the Subject Properties be assigned a California Historical Resource Status Code of "6Z," meaning they were found ineligible for the National Register, California Register, or local designation through survey evaluation.

1.2 Project Location

The Project Site is located at 44900 60th Street West in a tract of land owned by the County of Los Angeles in Lancaster, California as shown on **Figure 1**, *Project Location and Project Vicinity Map*. It is located to the south of the intersection of 60th Street West and West Avenue I, to the south of the former Mira Loma Detention Center and to the north of the Antelope Valley State Prison. The area surrounding the Subject Properties is largely undeveloped land with a handful of government properties, including the above-mentioned detention center, prison, and a juvenile detention center. The Project Site is approximately 5 miles northwest of the central business district of Lancaster and California Highway 14. The Project Site is currently improved with a sprawling building with multiple wings that is oriented northwest toward 60th Street West, multiple storage containers that surround the northeast and southeast sides of the former hospital, and an associated parking lot on the northwest side. The Project Site and the evaluated buildings are shown in **Figure 2**, *Building Evaluations*. For purposes of this report, they are identified as

Building 1: Former High Desert Hospital; Building 2: Los Angeles County Coroner's Office; and Building 3: Carpentry Building)

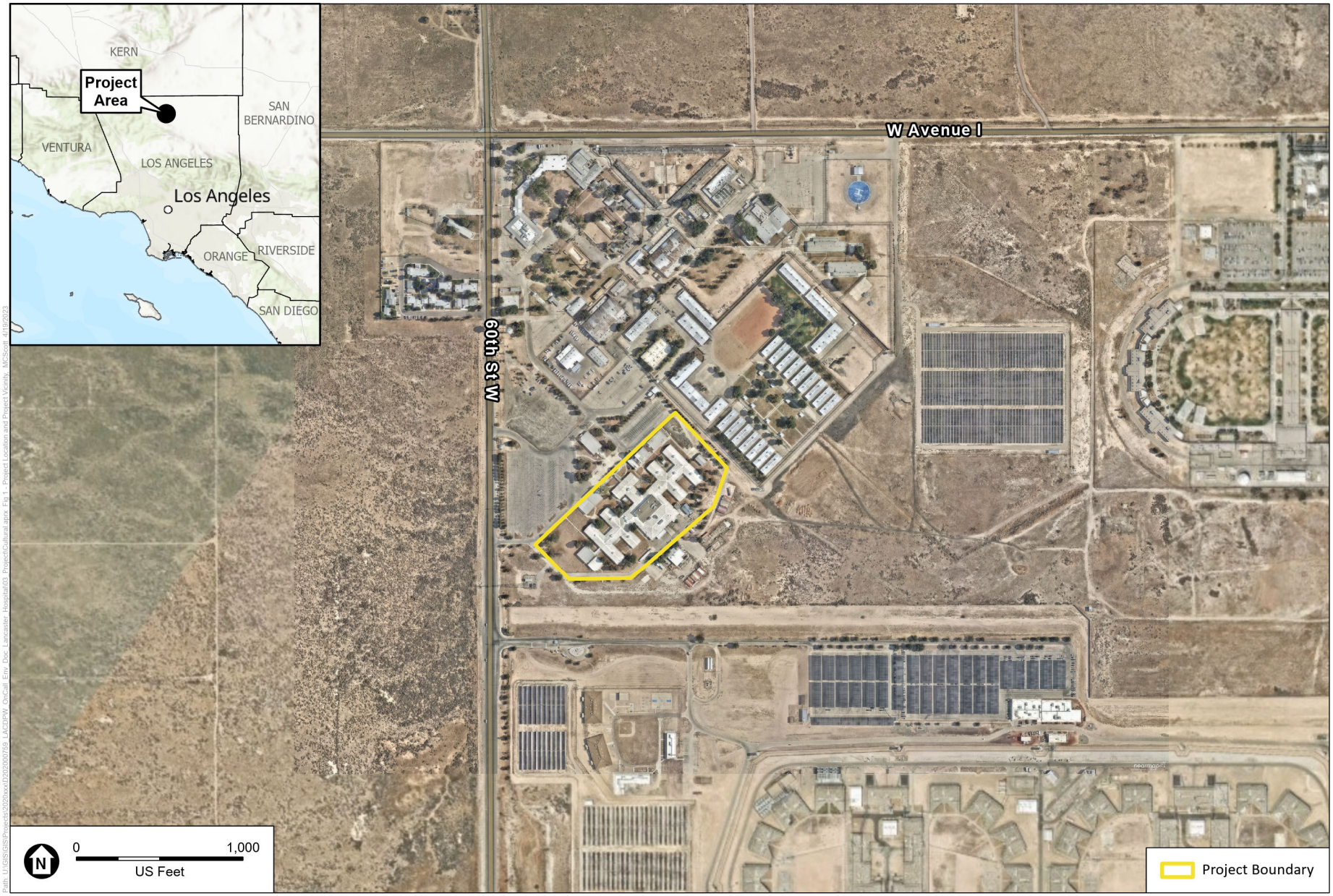
1.3 Research and Field Methodology

This Report was prepared by a team of ESA's architectural historians—including Margarita Jerabek-Bray, Ph.D., Director of Historical Resources; Shannon L. Papin, M.A., Senior Architectural Historian; and Antonette Hrycyk, M.S., Architectural Historian—all of whom meet and exceed the *Secretary of the Interior's Professional Qualification Standards* in history and architectural history. Professional qualifications are provided in **Appendix A**.

Shannon Papin and Antonette Hrycyk conducted a site survey of the Project Site on January 24, 2023. This intensive-level pedestrian survey documented the existing conditions of the interior and exterior of the Subject Properties and vicinity. ESA also conducted research on the Subject Property's construction and occupancy history and analyzed its history within the context of the development of Lancaster, Antelope Valley, and medical services in Los Angeles County.

Preparation of the Report also involved a review of the National Register of Historic Places and its annual updates, the California Register of Historical Resources, the California Built Environment Resources Database (BERD) maintained by the State Office of Historic Preservation (OHP), and a previous historical resources survey conducted by the City of Lancaster (City). Sources were used to identify previously recorded properties within or near the Subject Property. In addition, other tasks performed for the study included:

- Field inspections of the Subject Property using the survey methodology of the State OHP.
- Photography of the Subject Property and associated landscape features and examination of other properties in the vicinity that exhibited potential architectural and/or historical associations.
- Site-specific research on the property using original architectural drawings and plans, city directories, historical newspapers, Calisphere, and other published sources.
- Original architectural blueprints from 1961 and 1971 constructions were found during the site visit and analyzed for insight into the construction history.
- Records searches were conducted through the BERD to identify historic resources within 0.25 miles of the Subject Property.
- Review and analysis of ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs.
- Evaluation of potential historical resources based upon criteria used by the National Register, California Register, and City of Los Angeles Cultural Heritage Ordinance.

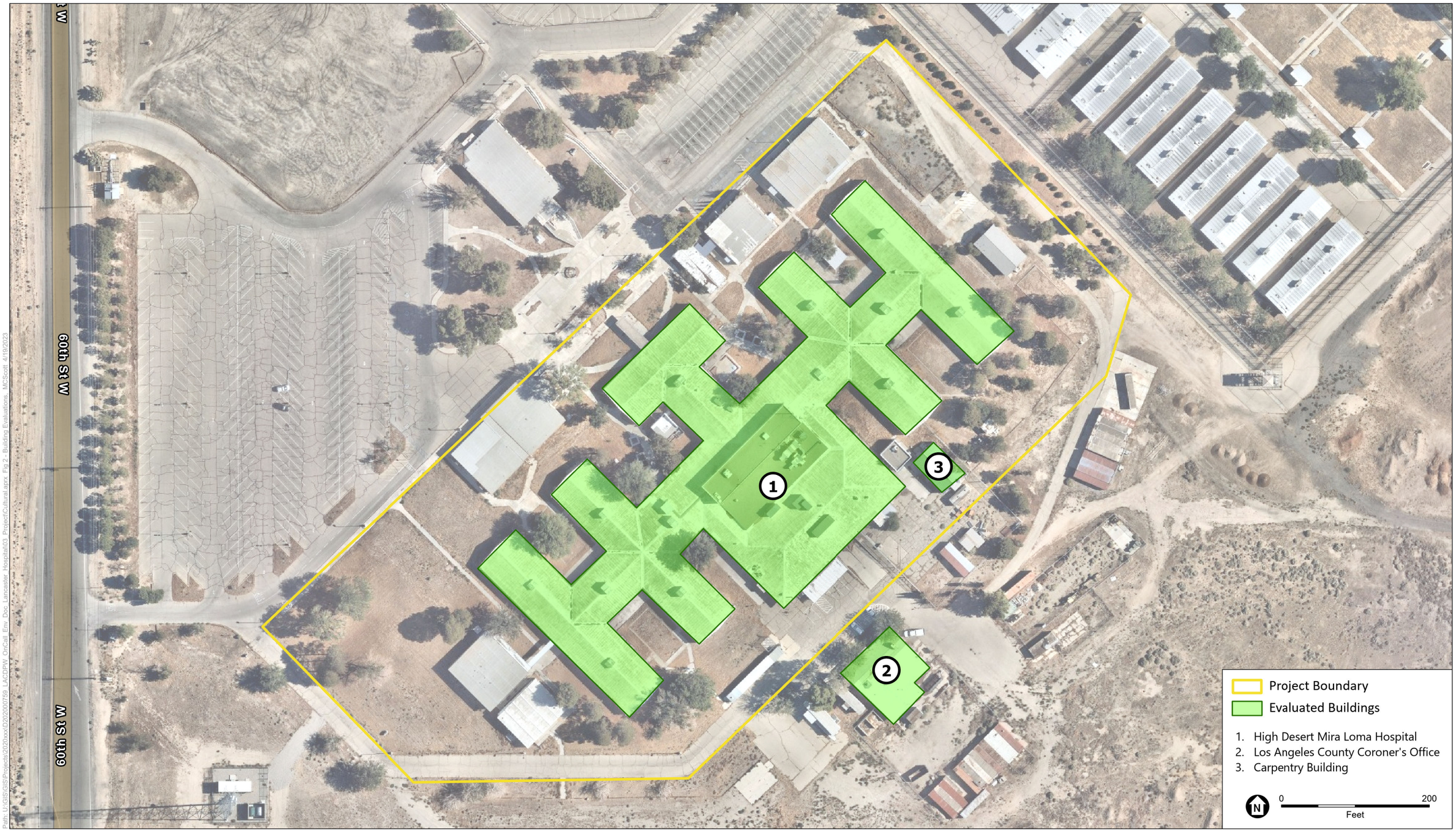


SOURCE: ESA, 2023

Lancaster Hospital Historic Resources Assessment

Figure 1
Project Location
and Project Vicinity

ESA



Path: U:\GIS\GIS\Projects\2020xxx\D2020000759_LACDPW_OnCall_Env_Doc_Lancaster_Hospital\03_ProjectCultural.aprx Fig 2 - Building Evaluations, MCScott 4/19/2023

SOURCE: ESA, 2023

Lancaster Hospital Historic Resources Assessment

Figure 2
Building Evaluations

ESA

2.0 Regulatory Framework

Historical resources fall within the jurisdiction of the federal, state, and local designation programs. Federal laws provide the framework for the identification and organization of historical resources, and in certain instances, protection. State and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended, and the California Public Resources Code (PRC), Section 5024.1, are the primary federal and state laws and regulations governing the evaluation and significance of historical resources of national, state, regional, and local importance. Descriptions of these relevant laws and regulations are presented below.

2.1 Federal Eligibility Criteria and Integrity Aspects

National Register of Historic Places

The National Register was established by the NHPA as "an authoritative guide to be used by Federal, State, and Local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."[1] The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource. They include the following:

Criterion A. Associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B. Associated with the lives of persons significant in our past.

Criterion C. Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Criterion D. Yields, or may be likely to yield, information important in prehistory or history.[2]

Districts, sites, buildings, structures, and objects that are 50 years in age or older must meet one or more of the above criteria *and* retain integrity of location, design, setting, materials, workmanship, feeling, and association to be eligible for listing.

1 36 CFR Section 60.2.

2 36 CFR Section 60.4 – Criteria for evaluation. For evaluation guidelines see "Guidelines for Completing National Register Forms," in National Register Bulletin 16, U.S. Department of the Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the NRHP.

Within the concept of integrity, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association:

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just where, the property is situated and its relationship to surrounding features and open space.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain key exterior materials dating from the period of its historic significance.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.[3]

To retain historic integrity, a property will always possess most of the aspects described above. Depending upon its significance, retention of specific aspects of integrity may be paramount for a property to convey its significance.[4] Determining which of these aspects are most important to a particular property requires knowing why, where and when a property is significant.[5] For properties that are considered significant under National Register Criteria A and B, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (National Register Bulletin 15)* explains, "a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s)."[6] In assessing the integrity of properties that are considered significant under National Register Criterion C, *National Register Bulletin 15* states, "a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique."[7]

Under the National Register, alterations to a structure do not necessarily disqualify a property from a potential listing. A property can be significant not only for the way it was originally constructed, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.[8]

2.2 State Register and Eligibility Criteria

California Register of Historical Resources

The State OHP, as an office of the California Department of Parks and Recreation (DPR), implements the policies of the NHPA on a statewide level.

3 National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, 44-45, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

4 The National Register defines a property as an "area of land containing a single historic resource or a group of resources and constituting a single entry in the National Register of Historic Places." A "Historic Property" is defined as "any prehistoric or historic district, site, building, structure, or object at the time it attained historic significance." Glossary of National Register Terms https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf.

5 National Register Bulletin 15, p. 44.

6 "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." Ibid, p. 46.

7 "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible; however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style." Ibid.

8 National Register Bulletin 15, p. 19.

The OHP also carries out the duties as set forth in the PRC and maintains the Historical Resources Inventory (HRI) and the California Register. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state's jurisdiction.

Also implemented at the state level, the California Environmental Quality Act (CEQA) requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

The California Register was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."[9] The criteria for eligibility for the California Register are based upon National Register criteria.[10]

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally Determined Eligible for the National Register. [11]
- California Registered Historical Landmarks from No. 770 onward.
- Those California Points of Historical Interest (PHI) that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.[12]

Other resources which may be nominated to the California Register include:

- Individual historical resources
- Historical resources contributing to historic districts
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5
- Historical resources designated or listed as local monuments or designated under any local ordinance[13]

To be eligible for the California Register, a historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

9 PRC Section 5024.1(a).
10 PRC Section 5024.1(b).
11 PRC Section 5024.1(d).
12 PRC Section 5024.1(d).
13 PRC Section 5024.1(e)

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.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historical resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of seven aspects of integrity similar to the National Register (location, design, setting, materials, workmanship, feeling, and association). Also like the National Register, it must be judged in context to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.[14]

2.3 City of Lancaster Historic Preservation

The City of Lancaster does not have a historic preservation ordinance. The General Plan for the City of Lancaster, adopted in 2009, does include a section on Historic, Archaeological, and Cultural Resources. This includes Master Plan Goal 12:

> To promote community appreciation for the unique history of the Antelope Valley and the City of Lancaster and to promote community involvement in the protection, preservation, and restoration of the area's significant cultural, historical, or architectural features.[15]

Associated with this goal are the following objective, policy, and specific actions:

Objective 12.1 Identify and preserve and/or restore those features of cultural, historical, or architectural significance.

Policy 12.1.1 Preserve features and sites of significant historical and cultural value consistent with their intrinsic and scientific values.

Specific Action 12.1.1(a) As part of the CEQA review process, requite site-specific historical, archaeological, and/or paleontological studies where there exists a possibility that significant environmental impacts might result or when there is a lack of sufficient documentation on which to determine potential impacts.

---

14 Codified in California Code of Regulations, Title 14, Chapter 11.5, Section 4852(c) which can be accessed on the internet at http://ohp.parks.ca.gov

15 "Lancaster General Plan 2030," City of Lancaster, California. 2009. https://www.cityoflancasterca.org/home/showpublisheddocument/9323/635775792210230000

Specific Action 12.1.1(b) Include a condition of approval on all development projects that addresses State and Federal regulations with respect to the disposition of cultural resources.

Specific Action 12.1.1(c) Process requests for inclusion in state and federal historic registers those historic and prehistoric sites and features which meet state or local criteria.

Specific Action 12.1.1(d) Prior to permitting demolition of any historic structure, require that an evaluation of the condition of the structure, potential adaptive reuse of the structure, and the cost of rehabilitation be undertaken.

Specific Action 12.1.1(e) Work with area school districts and historical/archaeological/paleontological preservation support groups to establish education programs related to all phases of Lancaster's cultural and historical heritage.

3.0 Previous Evaluations of the Subject Property

The City of Lancaster has completed two previous historic architectural surveys. A 2003 survey, "North Downtown Neighborhood Vision Plan" was conducted as part of an environmental review process and identified 81 potential historic resources that had been constructed previous to 1956.[16] In 2008, as a part of the Lancaster Downtown Specific Plan, a Historic-Period Building Survey was prepared by CRM Tech that identified 98 historic-period buildings build in or before 1960.[17] Both of these surveys covered the downtown urban core of Lancaster and are located approximately 6 miles to the east of the Subject Property. The Subject Properties do not appear in either historical resources survey.

A records search for the proposed project was conducted by ESA staff on January 20, 2023, through the California Built Environment Resources Database (BERD). The BERD replaces the former Historic Properties Directory (HPD) that previously provided evaluation status information for resources processed through the OHP. The records search included a review of all previously documented historic architectural resources and studies within a 0.25-mile radius of the Project. The Subject Properties have not been previously recorded in the BERD.

3.1 Results

Previously Recorded Cultural Resources

The BERD record search showed one historical architectural resource has previously been recorded within a 0.25-mile radius of the Project Site: a single-family residential structure located at 45133 60th Street West that wase constructed in 1950. This structure was given the California

[16] "Lancaster," Los Angeles Conservancy. Accessed January 25, 2023, https://www.laconservancy.org/communities/lancaster

[17] CRM Tech, "Historic-Period Building Survey, Lancaster Downtown Specific Plan," May 13, 2008. https://www.laconservancy.org/sites/default/files/community_documents/Lancaster%20Period%20Building%20Survey%20from%20Downtown%20Lancaster%20Specific%20Plan%2C%202008.pdf

Historic Resource Code 6U, "determined ineligible for National Register pursuant to Section 106 without review by OHP."[18]

4.0 Historic Context

4.1 Regional Development

Antelope Valley (1867–1970)

The Antelope Valley is located approximately 40 miles northeast of downtown Los Angeles, encompassing 3,000 square miles that straddle the border between Los Angeles and Kern Counties.[19] The valley is bordered to the south by the San Gabriel Mountains, to the northeast by the Tehachapi Mountains, and to the west by the Sierra Pelona Mountains and part of the Mojave Desert.

European exploration in the Antelope Valley began with a Spanish expedition led by Captain Juan Bautista de Anza and Father Francisco Garces, who made their way from Mexico to Monterey via the Mojave Desert.[20] Spanish engagement with the valley was limited and the expansive terrain was primarily occupied by Indigenous peoples until American homesteaders arrived in the late 1880s.[21] The Homestead Act of 1862 and the Desert Lands Act of 1877 provided land to early settlers, who primarily settled in Elizabeth Lake and La Liebre. However, Southern California, and the Antelope Valley in particular, suffered from extreme drought from 1895 to 1905, causing many families to leave the area.[22]

In 1867, the Southern Pacific Railway established a stop in Lancaster, which facilitated more American settlement. Gold was discovered in 1876, followed by borax in 1898. The primary gold mine was in Rosamond, which flourished until the 1930s.[23] Gasoline and electric pumps facilitated well irrigation in the early 1900s, allowing agriculture to flourish in the valley, which was further aided by the construction of the Owens Valley aqueduct in 1913.[24] By 1912, the population in the area had increased enough to warrant the construction of the Antelope Valley High School. With consistent sources of water, cattle and dairy farming became significant industries in the area, leading the Antelope Valley to be known as "The Milk Bottle of Los Angeles," throughout the 1920s.[25]

18 Evaluation Information: 6U, 10/09/2002, HUD021009N, DOE-19-02-1025-0000.

19 "Antelope Valley," Los Angeles County Library, Accessed January 20, 2023. https://lacountylibrary.org/antelope-valley-local-history/

20 "History of the Antelope Valley," Waste Management, Accessed January 20, 2023. https://www.wm.com/location/california/antelope-valley/la-county/community/history.jsp

21 Ibid.

22 Norma Gurba, *Legendary Locals of the Antelope Valley*, (Legendary Locals:2013), 8

23 "West Hotel Museum Self-Guided Tour," Lancaster Museum of Art and History, 2020, https://www.lancastermoah.org/_files/ugd/e60af9_b024f49c353d4f74af2eb165975c6b8d.pdf

24 "Antelope Valley," Los Angeles County Library.

25 "Western Hotel Museum Self-Guided Tour."

In 1933, the Muroc Bombing and Gunnery Range was established by the Army Air Corps; it was converted into an Army Air Base in 1942.[26] Throughout World War II and into the early years of the Cold War, Muroc Air Base was the center of flight testing for the US military. Notably, Chuck Yeager broke the sound barrier in 1947 in the experimental X-1 plane. In 1949, the base was renamed Edwards Air Force Base after a deceased test pilot, and it retains this name to the present day.[27]

After the war, the character of the Antelope Valley had transitioned from agricultural to one that was focused on supporting the nascent aerospace defense industry. Transit to Los Angeles was made easier by the completion of the Antelope Valley Freeway (SR-14), which allowed the cities of Antelope Valley to become bedroom communities for industries in the greater Los Angeles area.[28]

The area was greatly affected by the 1971 San Fernando earthquake, as the San Andreas Faultline runs directly through the valley. This earthquake measured 6.6 on the Richter scale, destroying hospitals, roads, and resulting in 58 deaths.[29] Notably, Olive View Hospital, an 880-bed hospital in Sylmar, was damaged enough that it was demolished in 1973.[30]

The Antelope Valley currently serves as both a military contracting hub and an exurb for Los Angeles. Companies with a significant presence in the Antelope Valley include Boeing, Northrop Grumman, Lockheed Martin, and BAE Systems.[31] The Valley continues to host Edwards Air Force Base, which served as a landing site for the Space Shuttle, in addition to the Armstrong Flight Research Center for NASA.

4.2 Neighborhood Development

City of Lancaster (1867–1980)

Known as the "heart of Antelope Valley," Lancaster was the first city in Antelope Valley to develop a strong urban fabric, assisted by the decision of the Southern Pacific to locate a stop between San Francisco and Los Angeles. The origin of the name is unknown, though many sources cite an early landowner, M.L. Wicks, who likely named the town after his previous home of Lancaster, Pennsylvania.[32] One of the first buildings constructed was what is now known as the Western Hotel; it remains extant today and is listed on the National Register. The city

26 "Edwards' History," Edwards Air Force Base, US Air Force, Accessed January 20, 2023. https://www.edwards.af.mil/About/Fact-Sheets/Display/Article/393907/edwards-history/

27 Ibid.

28 "SR-14: Antelope Valley Freeway," Southern California Regional Rocks and Roads, Accessed January 20, 2023. https://www.socalregion.com/highways/la_highways/sr-14/

29 "50 Years Later, an Earthquake's Legacy Continues," United States Geological Survey, February 4, 2021, https://www.usgs.gov/news/featured-story/disaster-helped-nation-prepare-future-earthquakes-remembering-san-fernando.

30 Ibid.

31 "AV named as a 2022 'Great American Defense Community'," *The Antelope Valley Times*, March 25, 2022. https://theavtimes.com/2022/03/25/av-named-as-a-2022-great-american-defense-community/

32 "History of Lancaster," City of Lancaster, CA, Accessed January 20, 2023.

continued to serve as the cultural hub of the Antelope Valley, becoming the first city in the area to receive electricity in 1914.[33]

From 1941 until 1945, Lancaster was home to War Eagle Field, which provided training to British and Canadian Royal Air Force (RAF) pilots through Polaris Flight Academy.[34] When the United States entered World War II in 1942, the facility began to train US Army Air Corps pilots and quickly doubled in size.[35] During the war, the name was changed to Mira Loma Flight Academy, which closed in 1944, thought the airfield operated until the 1960s. Los Angeles County took control of the parcel of land shortly after and began to use the location for a custody facility site.

Lancaster remained an unincorporated part of Los Angeles County until 1977, at which time the city incorporated by an "overwhelming vote of its citizens."[36] The city has also undergone a population boom since the 1970s, going from a population of 48,027 in 1980 to 173,516 in 2020.[37]

Downtown Lancaster underwent a complete redesign of its streetscape in 2010 and is now known as The BLVD. It continues to host community events and is an incubator for local arts and culture.[38] The City of Lancaster has also made significant headway in environmental legislation, creating a rigorous community-funded solar program and developing a goal of being a net-zero city by the year 2030.[39]

Tract History: County Property

The Subject Property is located on a tract of land that measures 1 square mile. It is owned by the County of Los Angeles and is improved with a variety of government structures and facilities (Figure 2). The tract boundaries derive from the Public Lands Survey System. The Subject Property is located on the western side of the tract. No tract map was able to be obtained through research via the County Assessor's Office. In addition, no Sanborn Fire Insurance maps were available for the Subject Property. Therefore, this tract history was assembled through available aerial photographs and newspaper research.

Aerial photographs from 1928 and 1940 show the Subject Property remained undeveloped and was never used for agricultural purposes. (**Figures 3 and 4**). Newspaper research indicates that War Eagle Field, a flight training facility for RAF Fighters, was constructed and opened on the

33 Norma Gurba, 19.

34 Paul Freeman, "Abandoned & Little-Known Airfields: California: Northern Palmdale Area," Abandoned & Little-Known Airfields, March 16, 2023, http://www.airfields-freeman.com/ca/Airfields_CA_PalmdaleN.htm

35 Ibid.

36 Lancaster Period Building Survey.

37 United States Census, 1980. United States Census, 2020.

38 "History," The BLVD Lancaster, Accessed January 20, 2023. https://www.theblvdlancaster.com/history.html

39 "Lancaster, CA to Become one of World's First Net Zero Cities Aiden by Beautiful Earth Group," City of Lancaster, September 1, 2011, https://www.cityoflancasterca.org/Home/Components/News/News/2495/

site in 1941.[40] This flight training facility appears on a 1948 aerial (**Figure 5**); however, the name of the site on the Quonset Huts is "Reagle Eagle." The future location of the hospital appears to have been used as a runway. To the south of the Project Site is a service road that runs parallel to the present West Avenue I. There is also a small improvement on the north of the tract, to the right of the flight facility.

An aerial from 1953 shows no significant improvements to the Project Site; however, there are additional structures added to the building on the northern portion of the tract (**Figure 6**). The hospital is first shown on an aerial from 1965, accompanied by a surface parking lot on the western corner of the building, in addition to initial construction in the northeast quadrant of the tract (**Figure 7**). A 1974 aerial shows the addition of the present-day Coroner's Building, but no other improvements or changes to the tract (**Figure 8**).

A 1987 aerial shows the construction of the Mira Loma Detention Center to the northeast of the Project Site, in addition to preliminary grading and landscaping in the southern portion of the tract, along West Avenue J (**Figure 9**). A 1990 aerial photograph shows the completion of construction in the northeast quadrant of the tract which would be the Resnik Camp School (**Figure 10**). In 1993, the Mira Loma Jail was closed because of budget cuts, but was still used for as a training facility and later by U.S. Immigration and Customs Enforcement.[41] By 1994, the California State Prison, Los Angeles County has been constructed and occupies the entire southern portion of the tract (**Figure 11**), in addition to a helicopter landing pad in the northwest corner of the tract. Records indicate the prison was opened in 1993. Aerial photographs from 2005 and 2009 show very little change (**Figures 12 and 13**). A 2012 aerial shows the installation of a large field of solar panels to the east of the Mira Loma Detention Center (**Figure 14**), and more are added to the west of the State Prison in an aerial photograph from 2016 (**Figure 15**).

40 "War Eagle Field Greets More Fledgling Fighters," *Los Angeles Times*, September 21, 1941. 21.

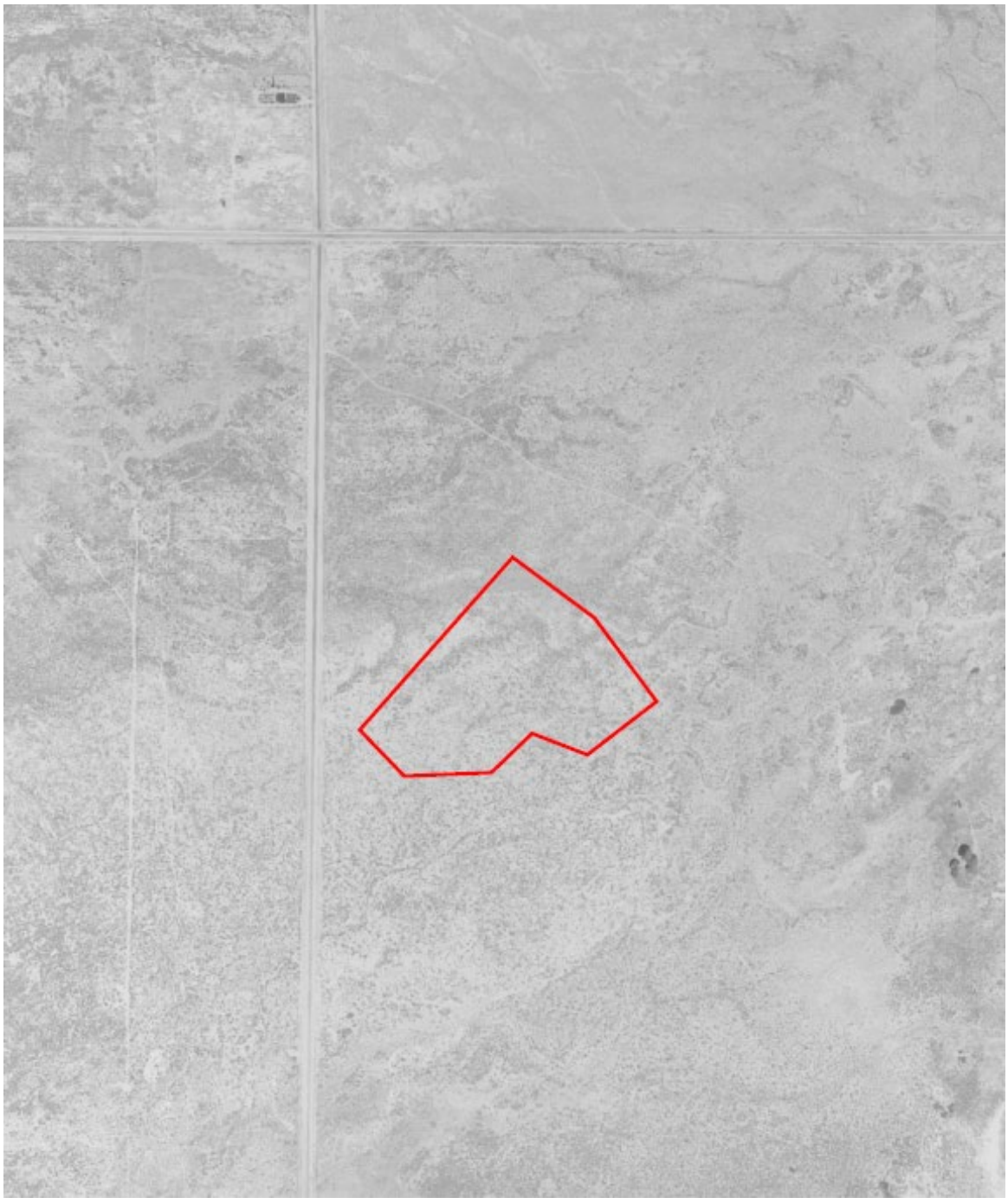
41 "Security Guard Killed in Shooting Accident," *Los Angeles Times*, June 9, 1996, 33.



SOURCE: FAIR via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 3
Aerial photograph of Project Site, 1928



SOURCE: USDA via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 4
Aerial photograph of Project Site, 1940



SOURCE: USDA via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 5
Aerial photograph of Project Site, 1948



SOURCE: USDA via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 6
Aerial photograph of Project Site, 1953



SOURCE: HistoricAerials.com

Historic Resources Assessment for 44900 N. 60th St., W

Figure 7
Aerial photograph of Project Site, 1965



SOURCE: USGS via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 8
Aerial photograph of Project Site, 1974



SOURCE: HistoricAerials.com

Historic Resources Assessment for 44900 N. 60th St., W

Figure 9
Aerial photograph of Project Site, 1987



SOURCE: HistoricAerials.com

Historic Resources Assessment for 44900 N. 60th St., W

Figure 10
Aerial photograph of Project Site, 1990



SOURCE: USDA/NAIP via EDR]

Historic Resources Assessment for 44900 N. 60th St., W

Figure 11
Aerial photograph of Project Site, 1994



SOURCE: USDA/NAIP via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 12
Aerial photograph of Project Site, 2005



SOURCE: USDA/NAIP via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 13
Aerial photograph of Project Site, 2009



SOURCE: USDA/NAIP via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 14
Aerial photograph of Project Site, 2012



SOURCE: USDA/NAIP via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 15
Aerial photograph of Project Site, 2016

4.3 Historic Context Statements

Public and Private Health and Medicine in Los Angeles County (1850–1980)

The Los Angeles County hospital system was built under changing and often conflicting social policies governing both public health and welfare of the poor. The county's health care system began in 1856, when six members of Daughters of Charity of St Vincent DePaul traveled to Los Angeles from Emmitsburg, MD, to open an eight-bed hospital.[42] Between then and now, the operation of public hospitals in LA has shifted from a state-mandated responsibility to part of the county's broader public health mission. At the same time, Los Angeles County hospitals have moved from a county-financed system to one with significant participation of state and federal government sources.[43]

The Daughters of Charity facility, the "Los Angeles Infirmary," now known as St. Vincent's Hospital, was originally located in a Sonoratown adobe owned by then-Mayor of Los Angeles, Don Cristobal Aguilar. After incorporating as a charity in 1869, the nuns sold medical services for indigent patients to the county at a cost of $1.22 a day.[44] The same year, builders laid the cornerstone for the permanent French Hospital at College and Hill streets, which became the first non-partisan Hospital in Los Angeles. The French Hospital was financed through funds raised by members of the French Benevolent Society.[45] Shortly after that, the cost of caring for the indigent became an issue in Los Angeles, and in 1878, the county opened its own one-hundred-bed Los Angeles County Hospital as a way of lowering costs. In 1885, Good Samaritan Hospital, affiliated with the Episcopalian Church, was opened by Sister Mary Wood. Shortly afterward, California Hospital Medical Center was opened by Dr. Walter Lindley in 1887, and the first X-rays taken in Los Angeles were performed there a few years later.[46]

By the early 1900s, the state of California had one of the most extensive public hospital systems in the nation, and a 1925 Department of Public Welfare survey identified 69 county hospitals spread across all but four California counties. County hospitals provided a broad range of inpatient and outpatient hospital services to individuals who met indigent requirements. The major responsibility for supporting county hospitals rested on the counties themselves, financed primarily through property taxes, with minor contributions from other sources.[47]

---

42 Cecilia Rasmussen, "A Hospital that made History and Preserved It," *Los Angeles Times*, October 1, 2000, B3.

43 Michael R. Cousineau and Robert E. Traquada, "Crisis & Commitment: 150 years of Service by Los Angeles County Public Hospitals, *American Journal of Public Health 97*, April 2007, 607.

44 Los Angeles Almanac. (n.d.). *First Hospital in Los Angeles.* Retrieved from Los Angeles Almanac: http://www.laalmanac.com/health/he03.php

45 Gary Libman, "L.A.'s French Hospital Grew From Settlers' Hiring of a Doctor,' *Los Angeles Times*, September 20, 1985, 5.

46 "History," Our History | California Hospital Medical Center | Dignity Health, https://www.dignityhealth.org/socal/locations/californiahospital/about-us/history, accessed September 21, 2022.

47 Cousineau & Traquada, 609.

Privately owned hospitals continued to flourish in Los Angeles as well. In 1902, Los Angeles businessman Kaspare Cohn donated a two-story Victorian home in Angeleno Heights for a 12-bed hospital called the Kaspare Cohn Hospital, now known as Cedars-Sinai. Hollywood Hospital opened in 1924 and merges with Clara Barton Hospital a few years later, becoming Hollywood Clara Barton Hospital.

Beginning in the 1930s and continuing through the Post World War II era, employers began to voluntarily provide health insurance for their workers. Employer demand for coverage options for their workers prompted the development of private insurance programs such as Blue Cross and Blue Shield, and prepaid delivery systems, such as Kaiser Permanente.[48] The Los Angeles County General Hospital opened a new Art Deco building in 1934.

Newly available funding for private hospitals through Medi-Cal, Medicare, and employer-sponsored health plans reduced demand for county hospitals. Of the sixty-six county hospitals operating in 1965, fifteen were closed, sold, or leased by 1973, and an additional ten hospitals were closed by 1978.[49] As employment-related, private health insurance expanded and private hospitals were built to serve growing middle-class suburban communities, health care for the poor became the prominent domain of the Los Angeles County General Hospital, which was renamed the Los Angeles County University of Southern California Medical Center.[50]

As public hospitals in Los Angeles expanded medical services to the poor, core public health activities remained a separate entity. However, the lines between health care and public health began to blur in the 1960s with the merger of the Los Angeles City Health Department into the County Health Department. In 1972, in further efforts to consolidate and integrate county services, the county departments of hospitals, public health, and mental health and the County Veterinarian's Office were merged into the Department of Health Services. Integration promised a rational system of health planning whereby the deployment of health services would be based on demographic data or health status.[51] But this approach was overcome by the increasingly political nature of the county health care system.

County politics governed public health care through the 1950s. As new medical technology was developed, hospital costs increased. Per diem costs grew from $4.00 per day in 1937 to $450.00 per day in 1978. Many other jurisdictions opted to close their hospitals as costs rose, but Los Angeles turned to higher levels of government for help, beginning a shift from a largely county-financed system of care to one with participation of state and federal governments.[52]

Throughout California, the success of Medi-Cal and Medicare in improving access to private care, along with Proposition 13, accelerated the closure or sale of many county hospitals. By

48 Cousineau & Tranquada, 611.

49 Ibid.

50 LAC+USC retrospective spans 150 years of history - USC News, https://news.usc.edu/18872/LAC-USC-retrospective-spans-150-years-of-history/, accessed September 15, 2022.

51 Rasmussen, B3.

52 Cousineau & Tranquada, 614.

1985, fewer than half the counties in California operated public hospitals. Similar trends were noted nationally. Los Angeles County's policy efforts turned increasingly to institutional survival, as its health budget was strained by dwindling revenue and an unprecedented expansion in the demand for care in its hospitals. By increasing their financial dependence on the state, county health systems became increasingly sensitive to changes in state policy and politics.[53]

The Los Angeles Department of Charities (1890–1966)

From the Los Angeles Department of Public Social Services website[54]:

> Los Angeles County Social Services began their origin in the Office of Superintendent of Children's and Women's Work, formed in 1891, to care for destitute women and their children under the guidelines of the 1851 Poor Law.
>
> Care was extended to the elderly with the County Government Act of 1893 by permitting California Counties to give Outdoor Relief to any pauper over 60.
>
> The Department of Charities was formed in 1913 and included five divisions: County Hospital, County Farm, Outdoor Relief, Olive View Sanatorium, and Cemetery Divisions. Interestingly, applicants for Outdoor Relief were so few in number that their budgets were reviewed by the County Board of Supervisors and included in their meeting's minutes.
>
> "On motion of Supervisor Norton, duly recorded and carried, it is ordered that the Inspector of Charities be authorized to furnish J. T. Clark orders for meat and groceries to an amount not to exceed $10 per week, the aggregate amount of such said orders not to exceed the sum of $50.00."Source: Los Angeles County Board of Supervisors, Minutes, Volume 52, p. 129, February 2, 1915.
>
> The proportion of the County population receiving public assistance during the Great Depression ranged from 19% to 24%. Today about 20% receive some form of public assistance.
>
> The Division of Outdoor Relief was expanded and renamed in 1938, the Bureau of Indigent Relief, and in 1943 changed again to the Bureau of Public Assistance. In 1966, the Bureau of Public Assistance became the Department of Public Social Services (DPSS).

Tuberculosis Hospitals in California (1880–1950)

From the National Register designation for the Oklahoma State Park Eastern Oklahoma Tuberculosis Sanatorium[55]:

> Tuberculosis is a disease that was misunderstood for centuries and killed indiscriminately among the social classes. Referred to as consumption and the white death during the last

53 Ibid, 615.

54 "DPSS History," Los Angeles County Department of Public Social Services, Accessed January 26, 2023. https://dpss.lacounty.gov/en/about/history.html

55 "National Register of Historic Places Registration Form: Oklahoma SP Eastern Oklahoma Tuberculosis Sanatorium," U.S. National Archives, October 26, 2020, https://catalog.archives.gov/id/86511345

> two centuries, deaths from tuberculosis peaked in the mid-19th century. The tuberculosis bacterium was not isolated until 1882 by Robert Koch. Various curative treatments were adopted by the medical field and the general public during the 19th and early 20th centuries. Many of these treatments, while purportedly successful, were never scientifically proven to eliminate the disease. In many cases the tuberculosis bacteria simply became dormant and in many of these cases never became active again.
>
> The tuberculosis bacterium, officially the mycobacterium *Tuberculosis humanis*, is closely associated with the bacterium that causes leprosy. The bacteria can live outside the body for long periods (6 to 8 months) depending on the conditions (they must have oxygen to survive), and they reproduce in dark moist environments) thus its propensity to develop in the lungs). Individuals are usually infected through inhalation or by swallowing the bacteria. The slowly developing symptoms are not evident until the illness has a firm grip on the victim. symptoms include sporadic coughing that eventually leads to coughing blood in the split them, fevers, night sweats, tiredness, and play loss. While the lungs are the usual locus of infection, other parts of the body can also be infected and lead to death, such as the heart, joints, bones, stomach, and intestines.
>
> By the turn of the 20th century, treatments included traveling to and living in dry and or warm climates; residing in higher altitudes along mountain sides; the use of various mechanical devices and medicines/elixirs; surgical procedures to collapse the lungs semicolon and taking residents in a sanatorium, which provided rest, nourishing diets, fresh air, exercise, and attachment from the stresses of everyday life. The sanatoriums were usually located in rural, idyllic surroundings to isolate tuberculosis patients from possibly infecting others. Once the patients had recovered their strength, many took advantage of outdoor activities, such as hiking, to further strengthen their stamina. The sanatoriums could consist of large institutional buildings Sheltering hundreds of patients or groups in small cottages Housing a single patient or groups of residence. The number of sanatoriums had increased dramatically in this nation during the first quarter of the 20th century. 34 sanatoriums existed in the United States in 1900; this number had increased to 536 such facilities by 1925.

Southern California, and Los Angeles in particular, with its temperate climate and seaside views, was thought to be a particularly ideal place for patients with tuberculosis[56]:

> An aggressive advertising campaign led by the city's civic and business elites produced unprecedented growth in Los Angeles' economy and population in the early twentieth century. These boosters showcased the city's natural beauty, its moderate climate and its fertile soil, casting Los Angeles as a modern metropolis where dirty, overcrowded slums were replaced by sun-soaked single-family homes. They also emphasized the therapeutic effects of the city's climate, offering stories of thousands of residents whose ailments had been cured in the "balmy skies" of Southern California. Their efforts attracted over 500,000 new residents to the city between 1890 and 1920, including over 50,000 Jews. But rather than drawing only young, able-bodied workers, the boosters' campaign also attracted thousands of new residents suffering from the "white plague" (tuberculosis) and other chronic lung diseases, migrants whom business and civic leaders found less desirable as residents of their Paradise.

[56] Caroline Luce, "The White Plague in the City of Angels," Online Exhibition, Accessed January 26, 2023. https://scalar.usc.edu/hc/tuberculosis-exhibit/index

> Sent by doctors from the east and Midwest to seek relief in the warm, dry climates of the West, perhaps as many as one-quarter of the city's new arrivals had come to Southern California to get well in the health resorts, spas and hospitals of an emerging "sanitarium belt." With no effective medical treatment available, unable to work, and challenged to find suitable housing, these "tuberculars" became hopelessly dependent on local charities and relief programs. As a result, the well-established Jewish community of Los Angeles faced the first significant test of its rapidly growing size and diversity. Three cornerstone institutions emerged in the Jewish response to the white plague in the City of Angels - Kaspare Cohn Hospital (renamed Cedars of Lebanon Hospital), the Mt. Sinai Home for Incurables, and the Jewish Consumptive Relief Association's Duarte sanatorium (better known as the City of Hope).[57]

The wave of sanitarium building peaked in the pre-World War II years. Treatment innovations following the war, specifically the introduction of streptomycin in 1946, allowed the disease to be more easily treated in traditional hospitals. However, the rise of drug-resistant TB in the 1970s and 1980s means that TB continues to be a global health emergency to this day.

Los Angeles County Medical Examiner-Coroner's Office (1852–2020)

From the Los Angeles County Medical Examiner-Coroner's website:[58]

> Since California became a state, each County has had a coroner. The coroner was an elected official (often the Sheriff) who was charged with determining cause and manner of death in specific cases.
>
> In 1848, under the treaty of Guadalupe Hidalgo, the part of Mexico called Alta California became part of the United States. Two years later, California became a state including, among its original counties, Los Angeles County. The County seat was located in a town founded in 1777 and originally known as El Pueblo del Rio de Nuestra Senora la Reina de Los Angeles de Porciuncula.
>
> The first Coroner of Los Angeles County, Alpheus P. Hodges, was also the Mayor of the City of Los Angeles. During the administrative transition from Mexican law to United States law, it was difficult to police an area such as Los Angeles, which had no rail or telegraph connection with the rest of the country. The homicide rate between 1847 and 1870 averaged 158 per 100,000, which was about ten to twenty times the rate in New York.
>
> Coroner's cases were recorded in a ledger book, with each case given one line. Frequent causes of death included "consumption" (tuberculosis)," apoplexy" (sudden death with loss of consciousness) and "dropsy" (accumulation of excess fluid in the body). In 1850 all of the top ten causes of death were infectious diseases.
>
> The coroner's job was not at first a full-time job. In 1852 the duties of Coroner and Public Administrator were merged. The coroner, who reported to the County Clerk, determined the cause of death based on the available information. In difficult cases the coroner summoned an inquest jury, took testimony, and reported the jury's verdict.

57 Ibid.

58 "Department History," Los Angeles County Medical Examiner-Coroner, 2018. https://mec.lacounty.gov/department-history/

The Ft. Tejon earthquake (estimated magnitude 7.9) in 1857 is the most recent earthquake on the southern section of the San Andreas Fault. The recorded death toll was only two, as the County was sparsely populated.

A smallpox epidemic in 1863-64 decimated the Native American population of Los Angeles County, which had no natural immunity to the disease. In 1871, racial tensions led to the China Riots, in which 19 died. In 1905 Los Angeles County required formal death certificates to replace the often-incomplete records kept by local churches and courts.

In 1906, the District Attorney called for elimination of the coroner's jury, saying, "A Coroner's verdict binds no one. It cannot be used in court and might just as well be written in mud." Coroner-elect Dr. Roy Lanterman asked for a clerk and a detective to help with the overwhelming workload of the coroner. The first public morgue in Los Angeles County was established during Dr. Lanterman's tenure.

In 1911 the coroner's office acquired its first permanent home in room 902 of the Old Hall of Records, located at 220 N. Broadway in Los Angeles. The inquest was the main way of determining cause, manner, and responsibility for death. Autopsy was reserved for cases where the cause of death was unknown or where poisoning was suspected.

By the 1920s the Old Hall of Records was running out of space. The coroner, as well as other County agencies dealing with criminal cases, moved to the new Hall of Justice at 211 W. Temple in Los Angeles in 1926. The coroner's office, located in room 100, was equipped with facilities for scientific processing of cases, including autopsy tables, embalming tables, refrigeration, an inquest room, and a viewing room.

The worst multi-fatality incident in the history of Los Angeles County occurred on March 12, 1928, when the St. Francis Dam broke. Although the number of deaths is unknown, it was estimated at more than 400. In response to this disaster, the California State Legislature in 1929 updated the dam safety program and created the State Board of Registration for Civil Engineers.

With the discovery of penicillin in 1928 and streptomycin (for tuberculosis) in 1944, infectious diseases began to move out of the list of the top 10 causes of death. At the same time, with increased use of the automobile came an increase in motor vehicle deaths.

World War II was a period of rapid growth for Los Angeles County. In 1942 a toxicology laboratory was administratively transferred from the Health Department to the Coroner. The number of Coroner's cases was about 5500 per year. In 1954 the Model Postmortem Examinations Act was created, leading to a spurt in conversions from elected coroners to physician medical examiners.

1956 was an important year for the coroner's office. In that year, an amendment to the Los Angeles County Charter required that the coroner be a certified pathologist. The coroner's office was separated from the Public Administrator's Office. The Board of Supervisors appointed Dr. Theodore Curphey as the first Chief Medical Examiner-Coroner in 1957. Dr. Curphey had previously been the Chief Medical Examiner of Nassau County.

In 1959 the American Board of Pathology recognized forensic pathology as a specialty, allowing forensic pathologists to become board certified. In the late 1950s, Edwin Shneidman, Norman Farberow and Robert Litman developed the technique of

psychological autopsy in collaboration with Los Angeles County Coroner. This technique is used internationally to determine manner of death in equivocal cases.

Dr. Curphey retired from his position in 1966 and Dr. Thomas Noguchi, a staff pathologist at the coroner's office, became the Chief Medical Examiner-Coroner. During Dr. Noguchi's tenure, the coroner's office established positions for specialists in the investigation of forensic deaths (Coroner's investigators), and also established a forensic pathology fellowship for training pathologists in the subspecialty of forensic pathology.

In 1972 the office moved to the Forensic Science Center, located at 1104 N. Mission Rd. in Los Angeles on the grounds of LAC+USC Medical Center. This office contains offices, autopsy rooms, an in-house toxicology laboratory, and an electron microscopy laboratory (opened in 1973).

In 1983 Dr. Noguchi left the coroner's office for an academic position at the University of Southern California. Dr. Ronald Kornblum, former Chief Medical Examiner-Coroner of Ventura County, became Acting Chief Medical Examiner-Coroner and was appointed to the permanent post in 1987. Dr. Kornblum, a nationally recognized expert on chokehold deaths, presided over an office with a dramatically increased workload (over 17,000 cases in 1990-91). In the late 1980s anthropologist Dr. Judy Suchey, in collaboration with the Coroner's office, developed the Suchey-Brooks system of skeletal aging. This is currently a standard system used in forensic identification of skeletons.

Upon Dr. Kornblum's retirement in 1990, the Board of Supervisors appointed an acting Chief Medical Examiner-Coroner, Dr. J. Lawrence Cogan, and a Director, Ilona Lewis, as heads of the Department. Dr. Cogan was responsible for medical matters and the statutory functions of the Coroner, while Ms. Lewis was responsible for all other Department functions. During this period the Coroner's office developed its first Department wide computer system.

In 1992, Dr. Lakshmanan Sathyavagiswaran, who was the Chief of Forensic Medicine at the Coroner's office, was appointed permanent Chief Medical Examiner-Coroner. Upon Ilona Lewis' retirement in 1993, Anthony T. Hernandez was appointed Director.

The ensuing years saw increasing computerization of the Department, including a major computer upgrade in 2000, an Internet site, participation in the State's Electronic Death Registration System in 2008, and a multi-year program to digitize the coroner's case files. The coroner's office physically expanded to include adjacent office buildings at 1102 N. Mission Rd. and in the County Hospital's Old Administration Building.

In March 2012, the Director, Anthony T. Hernandez, retired and Dr. Sathyavagiswaran was appointed Chief Medical Examiner-Coroner/Interim Director. Upon Dr. Sathyavagiswaran's retirement in 2013, the Board of Supervisors established a single department head, the Chief Medical Examiner-Coroner. Dr. Mark Fajardo, previously Chief of Medicine at Riverside County Coroner, was appointed to this position in August 2013.

After three years with the office, Dr. Fajardo left Los Angeles County service in 2016. The next year, the Board of Supervisors hired Dr. Jonathan R. Lucas to lead the department. He served as the Chief Medical Examiner-Coroner until November 2022.

Dr. Lucas was succeeded by Dr. Odey C. Ukpo, who was appointed by the Board to serve as Interim Chief Medical Examiner-Coroner. Dr. Ukpo is the first African American to serve as Chief Medical Examiner-Coroner since the office was established in 1850.

4.4 Architectural Style Context Statement

Mid-Century Modernism (1945–1975)

The Mira Loma Hospital includes elements of the Mid-Century Modern Style. The City of Los Angeles' *SurveyLA Citywide Historic Context Statement* included the Los Angeles Modernism, 1919–1980 sub-context. As Lancaster does not have such an in-depth context statement, information from the SurveyLA presented here for the purposes of this report.[59] It is as follows:

> Mid-Century Modern style architecture is a regional derivative of the International Style and was widely constructed in Post-World War II Los Angeles and its environs. It was used for both residential and commercial buildings. High or International Style modernism conforms to specific character defining features as discussed by Henry-Russell Hitchcock and Phillip Johnson in their seminal 1932 publication, *The International Style*, and state that buildings must have a rectilinear form, open floor plan articulated through materials, and lack of ornamentation. The International Style tenants diffused in local culture. In 1945, John Entenza initiated the Case Study program in Los Angeles through his magazine, *Arts & Architecture*, in an effort to bring High Style modernist design to the masses through affordable and functional housing. In addition, modernist architectural design was suitable to the Southern California climate through its use of glass to emulate an ideal of indoor/outdoor living. Local and vernacular interpretations of the International Style allowed for less formality through the use of materials, forms, and spatial arraignments. Mid-Century Modern architecture is more modest than the International Style and emphasis is often placed on stylized architectural focal points and features.
>
> As the Mid-Century Modern style matured and became the dominant mode of postwar architecture, its vocabulary was increasingly adapted to other types of properties. That the style made use of standardized, prefabricated materials and emphasized efficiency and economy meant that it had widespread appeal and could easily be manipulated to meet the needs of almost any client and property type. Its association with modernity was also favored by businesses that sought to visually align themselves with the latest trends, and by public and private institutions that set out to expand and modernize their facilities to keep pace with postwar growth.
>
> Mid-Century Modern design used sleek, simplified geometry and asymmetrical, intersecting angular planes of masonry volumes and glass curtain walls, locked together by a flat planar roof. Designers embraced the optimistic spirit of the time, experimenting with the newest technologies and materials in building, such as concrete and aluminum, and incorporating futuristic elements. The features of the Mid-Century Modern style are simple geometric forms, post-and-beam construction, flat or low-pitched gabled roofs often with overhanging eaves, flush mounted steel framed windows or large single-paned wood-framed windows, and brick or stone often used as primary accent material.

Examples of Mid-Century Modern buildings in the Greater Los Angeles Area include the Altadena Public Library (**Figure 16)**, the former IBM Aerospace Headquarters (**Figure 17**), the Mulder-Gregg Medical Building (**Figure 18**), and the American Cement Building (**Figure 19**).

[59] City of Los Angeles Department of City Planning, Office of Historic Resources, "Los Angeles Citywide Historic Context Statement, Context: Architecture and Engineering, Sub-Context: L.A. Modernism, 1919-1980," 134-135.



SOURCE: Los Angeles Conservatory

Historic Resources Assessment for 44900 N. 60th St., W

Figure 16
Altadena Public Library, Architects Boyd Georgie and Eriksson Peters and Thoms, 1967



SOURCE: Architectural Resources Group via Los Angeles Conservancy

Historic Resources Assessment for 44900 N. 60th St., W

Figure 17
IBM Aerospace Headquarters (now Otis College of Art & Design), Architect Jones & Emmons and Eliot Noyes, 1964



SOURCE: Architectural Resources Group via Los Angeles Conservancy

Historic Resources Assessment for 44900 N. 60th St., W

Figure 18
Mulder-Gregg Medical Building, Smith and Williams, 1958.



SOURCE: Larry Underhill via Los Angeles Conservancy

Historic Resources Assessment for 44900 N. 60th St., W

Figure 19
American Cement Building, DMJM, 1961

4.5 History of the Subject Property

Occupancy and Construction History

Torrance-area directories and phone books, as well as historical newspaper articles and other records were reviewed to determine if the Subject Property has any significant associations with the productive lives of historic personages. 44900 60th Street West has been operated by various departments of Los Angeles County since its dedication in 1961. It was originally known as the Mira Loma Tubercular Hospital and Recalcitrant Unit, which was later adapted to Mira Loma Hospital. Circa 1985, the name was changed to High Desert Hospital, which was the name in use until the hospital shuttered its doors in 2008.

Mira Loma Tubercular Hospital and Recalcitrant Unit (1958 – ca. 1985)

The first announcement of the construction of a hospital in this location was in March of 1958, when the *Valley Times*, which reported that schematic drawings for a 200-bed "segregation hospital and recalcitrant unit at the sheriff's Mira Loma Facility at Lancaster" had been submitted to the county.[60] Recalcitrant units were often built at state hospitals for patients who were

[60] "Mira Loma Hospital On Plan List," *Valley Times*, March 5, 1958, 28.

difficult or refused treatment.[61] Segregation, in this context, related to the transmission of tuberculosis and did not refer to any racial segregation of patients. The article detailed plans for a 100-bed segregation hospital and room to add another 100 beds in the future. The original architectural plans were drafted by Adrian Wilson and Associates and submitted to Los Angeles County in 1959.

The hospital was dedicated on November 29, 1961, at 10:30 a.m. as the "Mira Loma Tubercular Hospital and Recalcitrant Unit" and was advertised as a 200-bed hospital.[62] The hospital would be operated in a joint venture where the Los Angeles County's "Charities Department personnel will be responsible for all patient care, while the Sheriff's Department will be responsible for security functions."[63] Original schematics detail that the northeast wing of the hospital was designed for the "segregation" unit, which would be for tubercular patients. Specific isolation rooms and tuberculosis-specific laboratories were designed. The southeast wing of the hospital was designed for "recalcitrant" prisoners; architectural drawings indicate that the exterior elevations of this wing originally contained barbed wire around the windows.

The hospital took in an influx of patients in 1971, when the San Fernando earthquake destroyed the nearby Olive View Medical Center in Sylmar. Likely because of this shifting need, the hospital underwent a large-scale renovation in 1972 where the recalcitrant prisoner unit was converted to an in-patient hospital, At the same time, a surgical center and pharmacy were added to the central wing of the hospital, and a large out-patient clinic was built as well.

The year 1974 saw sporadic, small hunger strikes by tuberculosis patients because of the quality of the food provided by the Sheriff's Department.[64] The year 1974 also brought the first of what would be many conversations about the fiscal sustainability of maintaining the facility in Lancaster in light of the needs of the LA County budget. City officials worked to trim the budget and limit excess spending as Los Angeles grappled with the pressures of the economic recession, which began with the stock market crash of January 1973.[65] The overall county health budget was recommended to be reduced from $583 million to $411.4 million, and a note was made that there was "no further construction [projected] at the county's Mira Loma Hospital, Lancaster."[66] Research was unable to find the exact date or rationale behind the name change of the hospital. In 1975, the Los Angeles county budget faced more proposed cuts, and the closing of in-patient services at Mira Loma Hospital was proposed.[67] These cuts would come to fruition in 1976, when the Los Angeles Times reported that in-patient services would be discontinued at Mira Loma

61 Russ Farrell, interview by Neal Holtan, April 11, 2014, transcript, Anoka State Hospital and Oral History Project, Anoka County Historical Society, Anoka, MN.

62 "Dedication Set for Hospital in Antelope Valley," *Los Angeles Times*, October 29, 1961, 73

63 "Dedication Set for Hospital," *Valley Times*, November 18, 1961, 11.

64 Cancer Centers Consider Merger," *Los Angeles Times*, February 24, 1972, 2.

65 "1973-1975 Recession," Statista, Accessed March 27, 2023. https://www.statista.com/topics/8095/the-1973-1975-recession

66 Ray Zeman, "L.A. County Hospital Construction Cut Urged," *Los Angeles Times*, April 1, 1974, 28.

67 Ray Zeman, "Supervisors Propose Major Budget Cuts," *Los Angeles Times*, June 10, 1975, 32.

Hospital, which would be a reduction in the budget of $264,800.[68] By 1982, the *Los Angeles Times* was describing the hospital as having a "more limited range of care" than the other hospitals and the hospital was reported to have 179 beds and no emergency room.[69]

High Desert Hospital (ca. 1985–2008)

The first reference to the name "High Desert Hospital" is in a job posting for a Speech Pathologist in June of 1985 in the Los Angeles Times. After this, the only references to Mira Loma Hospital are found in obituaries of former staff of the hospital.

In January of 1986, Elizabeth Bouvia filed a $10 million lawsuit against High Desert Hospital. Bouvia, who was nearly completely paralyzed with cerebral palsy and in significant pain, had checked herself into the Riverside General Hospital and requested that she be allowed to starve to death in 1983. Los Angeles County health officials transferred her to High Desert Hospital, where doctors inserted a nasogastric tube against her will.

> Bouvia said she had suffered a demanding and sometimes punitive environment at High Desert Hospital since agreeing to be transferred there. She said hospital personnel have told her the morphine is unnecessary and have threatened to disconnect it if she does not cooperate in her rehabilitation.[70]

The lawsuit would wind its way through various district courts until 1986, where her right to "set the course of her own medical care" was decided by a state appeals court.[71] Bouvia was subsequently transferred to County-USC Hospital.[72] Also in 1986, the reduction of services at the High Desert Hospital was subject to discussions surrounding additional proposed budget cuts.[73] Those cuts come to fruition in 1987, when the outpatient clinic at the High Desert Hospital was cut as a part of a $8 million reduction in County Health services.[74]

By the mid-1990s, in light of more budget cuts, a report was prepared by the LA County Department of Health Services that "the closure of High Desert Hospital in Lancaster would create possible life-threatening health care shortages in the remote area."[75] The year 1995, however, brought a flurry of discussions about the potential closure of the hospital. Stories in the *Los Angeles Times* reported on mismanagement and low staff morale, fears among employees of sudden layoffs, the potential for staff to be transferred to other county hospitals and a potential full-hospital closure discussed by the County Board of Health.[76, 77, 78, 79] During this time, the

68 "BUDGET: State Aid," *Los Angeles Times*, April 28, 1981, 25.

69 John L. Mitchell, "Working Poor Handed Longer Trips for Medical Treatment," *Los Angeles Times*, December 16, 1982, 306

70 "Quadriplegic Bouvia files $10 million suit," *Santa Maria Times*, January 22, 1986, 25.

71 "Right-to-die patient alive, well," *The Modesto Bee*, April 16, 1987., 18.

72 Ibid.

73 Robert Knowles, "Cuts in health services proposed for county budget," *News-Pilot*, July 15, 1986.

74 "COUNTY: Health Cutes Restored," *Los Angeles Times*

75 Timothy Williams, "Cuts Threaten Health Care for Poor, Studies Say: Budget: Reports conclude that if High Desert Hospital in Lancaster closes, private facilities could not pick up the slack," *Los Angeles Times*, July 2, 1995. https://www.latimes.com/archives/la-xpm-1995-07-02-me-19550-story.html

76 Timothy Williams, "Area Hospital Jobs Targeted in County Plan," *Los Angeles Times*, March 20, 1995, 47.

hospital was capable of operating with 170 beds, but was only using "about 120."[80] Also during this time, it was reported that the current operations at the hospital had "outgrown its original facility, and most of its departments […] operate inside trailers."[81] Reports indicated that the closing of the High Desert Hospital would contribute $35 million in savings for the county.[82] Ultimately, the hospital was spared in budget cuts because of fears about the resulting access to healthcare for rural residents of Los Angeles County, though services were highly reduced.[83]

However, discussions about the fiscal sustainability of High Desert Hospital continued into 1996, with plans to cut hospital beds throughout the county to receive aid packages from the Clinton administration.[84] The County began to solicit "concept papers for the privatization" of the hospital in September of that year.[85] A continued financial issue was High Desert Hospital's requirement to serve the poor and indigent via Medi-Cal and MediCare, which a privatized hospital would not have to accept.[86] However, no company agreed to assume operations, and the County continued to operate the hospital.

County health discussions again concerned High Desert Hospital in 2002, when it was proposed to transition the facility to "a beefed-up outpatient clinic."[87] By this time, the hospital was only operating with 75 beds and no emergency room, a far cry from the 200 beds it was constructed with.[88] The County proceeded with this plan in mid-2003, though the hospital filed a federal lawsuit to protect inpatient services.[89]

Ultimately, the hospital closed all services in 2008 and has remained vacant since.[90] Discussions in the late 2010s concerned the status of the empty hospital, with significant local advocacy in

77 "LAYOFFS: 300 County Health-Care Workers to Be Let Go," *Los Angeles Times*, March 22, 1995, 53.

78 Phil Sneiderman and Timothy Williams, "Mismanagement, Low Morale Cited in Hospital Investigation," *The Los Angeles Times*, April 20, 1995, 63.

79 "GATES: Cutbacks in Health Care Loom," *Los Angeles Times*, May 26, 1995, 78.

80 Phil Sneiderman and Timothy Williams, "Mismanagement, Low Morale Cited in Hospital Investigation," *The Los Angeles Times*, April 20, 1995, 63.

81 "DOCTOR: High Desert Pediatrician," *Los Angeles Times*, April 25, 1995, B6.

82 Lucille Renwick, "Proposed Cuts to Wreak Heavy Toll in County, Officials Predict," *Los Angeles Times*, June 1, 1995, 52.

83 Timothy Williams and Nicholas Riccardi, "Fiscal Plan Would Close 6 Valley Clinics," *Los Angeles Times*, June 20, 1995, 31.

84 Josh Meyer and Jack Cheevers, "County to Eliminate a Third of Hospital Beds to Get U.S. Bailout," *Los Angeles Times*, February 27, 1996, 17.

85 "RFCP FOR THE PRIVITZATION OF HIGH DESERT HOSPITAL," *Los Angeles Times*, September 26, 1996, 83.

86 "HOSPITAL: Fate of Hi Desert – and its Poor Patients," *Los Angeles Times*, October 10, 1996, 46.

87 Nicholas Riccardi and Garrett Therolf, "County Health System Faces Dire Options," *Los Angeles Times*, May 23, 2002, 30.

88 Richard Fausset, "Poor Could Suffer Most from Cuts," *Los Angeles Times*, June 18, 2002, 66.

89 "Hospital Files Suit to Protect Services," *Los Angeles Times*, June 3, 2003, 21.

90 "Palmdale Regional Medical Center," *The Signal*, January 6, 2009, 5.

Lancaster to adapt the former hospital into a homeless shelter.[91] As of January 2023, the Hospital Building and surrounding buildings remain owned by the County of Los Angeles. The only buildings in operation on the Project Site are the Coroner's Building and the former hospital's morgue.

Project Site Development and Construction History

Previous to the construction of the hospital, the Project Site was improved with the tarmac for the Regal Field airport, which was located just north of the present hospital. The Airfield ceased operations in the late 1940s and had been converted to a Los Angeles County Sheriff's detention facility in 1954.[92] The Project Site has housed the Hospital Building since 1961; however, the hospital underwent a large renovation in 1972 and was closed in 2008. Today, the Project Site is currently composed of the former Hospital Building, which has multiple wings, parking lots, and mature trees from the previous landscaping. A construction history of the subject property was developed using aerial photographs and original blueprints obtained during the Subject Property site visit on January 24, 2023. Major construction and alterations are described as a written narrative below. No building permits were able to be obtained by the research team after inquiries with the City of Lancaster and Los Angeles Department of Water and Power, the current owners.

Initial construction of the hospital established the current footprint in 1961. The original footprint of the building from its 1961 construction is similar to what is extant today with two H-shaped wings off a central corridor; however, the original rear of the hospital featured an open courtyard. There are no outbuildings visible in the 1968 aerial photograph (**Figure 20**). Original architectural plans illustrate a one-story building constructed of concrete masonry units that measured 8 inches long (**Figure 21**). The hospital had one main entrance on the northwest elevation, and originally contained two separate facilities, each divided via northeastern or southwestern wing, for recalcitrant or tuberculosis patients (**Figures 22 and 23**). Windows were one-over-one and featured obscured glass panes. These plans also show that the windows and walls of the recalcitrant prisoner side were covered in barbed wire (**Figure 24**). Other unique attributes of that wing of the hospital include a non-contact visiting area where prisoners and their guests would be able to communicate via a telephone with a glass partition separating them (**Figure 25**). Aerial photographs and architectural drawings indicate the presence of four croquet courts for outdoor recreation, two on each wing in between the legs of the H-like footprint (**Figure 26**).

The central wing of the hospital underwent a large renovation in 1972. The hospital was restructured from housing recalcitrant prisoners to a general hospital with two patient wings, though it appears that tuberculosis facilities were kept for some time. Walls on the rear elevation were demolished (**Figure 27**) and the rear wing was rebuilt to include an outpatient clinic, a surgical unit, and a pharmacy (**Figure 28**). These changes are evident in the aerial photograph

91 John Cadiz Klemack, "Lancaster Pushes to Reuse Abandoned Hospital For Homeless Shelter," NBC Los Angeles, September 30, 2015, https://www.nbclosangeles.com/news/local/lancaster-pushes-to-reuse-abandoned-hospital-for-homeless-shelter/1985386/

92 Paul Freeman, "Abandoned & Little-Known Airfields: California: Northern Palmdale Area."

from 1974, especially the addition of a loading ramp in the back (**Figure 29**). The carpentry building, to the southeast of the hospital, is also first evident in this aerial photograph (**Figure 30**).

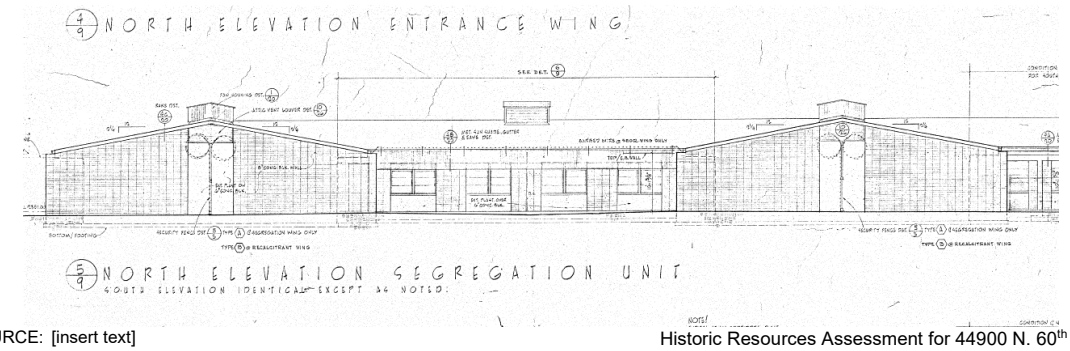
A 1977 aerial photograph shows no major construction changes to the main Hospital Building or the Carpentry Building; however, the present-day coroner's office is present in this photograph (**Figure 31**). The 1980 aerial photograph shows the construction of more outbuildings, including a structure with a square footprint that is southeast of the Coroner's Building (**Figure 32**). That structure is no longer present in the 1989 aerial; however, the footprint of the Coroner's Building has changed, and it appears the building has been enlarged (**Figure 33**). A 1994 aerial shows the addition of multiple outbuildings that are temporary trailers, especially on the north, west, and southwest of the Hospital Building (**Figure 34**). In 2002, the office spaces to the southwest have been connected to the main structure via a covered walkway. In addition, several storage containers have been added to the Project Site to the east and south of the hospital structure (**Figure 35**). There are no noticeable changes in the 2005 aerial (**Figure 36**), but the 2009 aerial, after the closure of the hospital, shows that the croquet courts have been allowed to become overgrown (**Figure 37**). There are no significant structural changes evident on aerials from 2012 to 2020 (**Figures 38 and 39**).



SOURCE: Teledyne via EDR

Historic Resources Assessment for 44900 N. 60th St., W

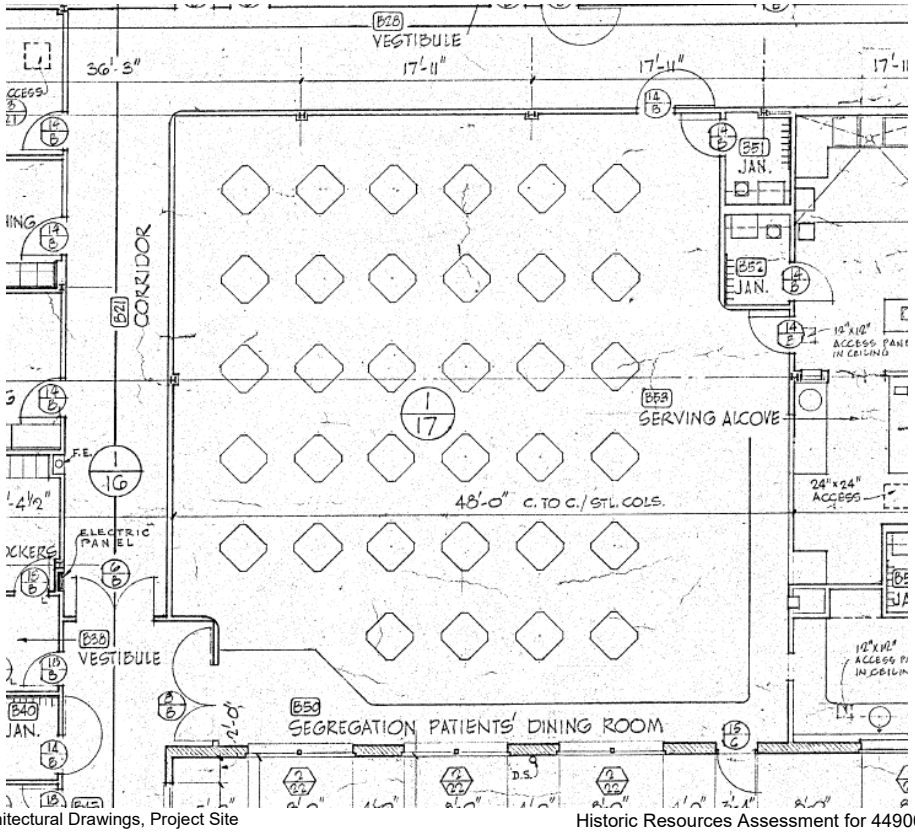
Figure 20
Project Site in detail from aerial photograph, 1968



SOURCE: [insert text]

Historic Resources Assessment for 44900 N. 60th St., W

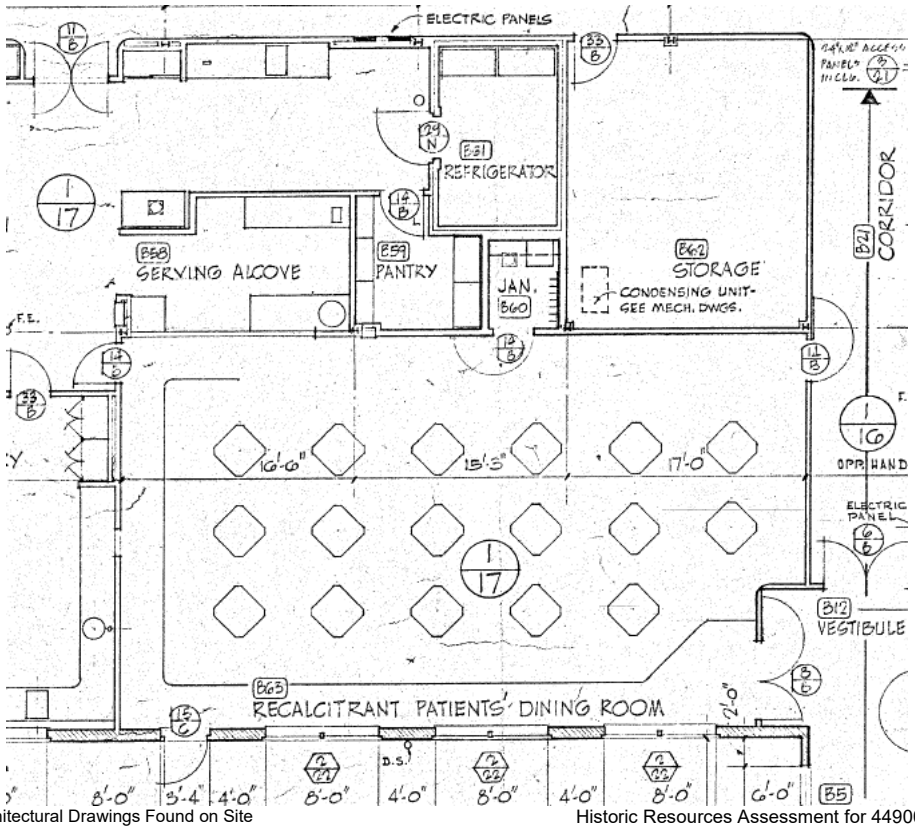
Figure 21
North Elevation



SOURCE: Architectural Drawings, Project Site

Historic Resources Assessment for 44900 N. 60th St., W

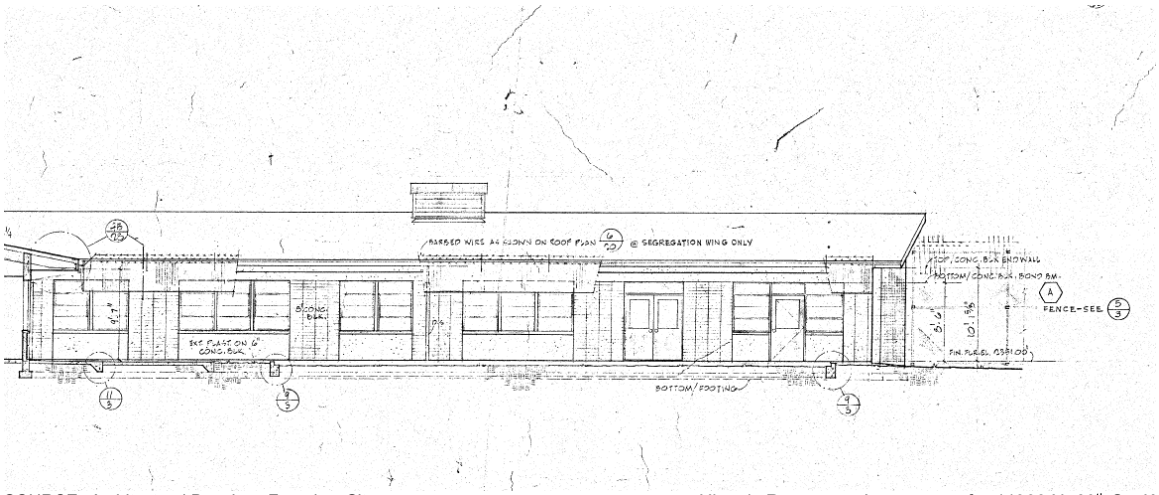
Figure 22
Original architectural drawings, segregation patients dining room



SOURCE: Architectural Drawings Found on Site

Historic Resources Assessment for 44900 N. 60th St., W

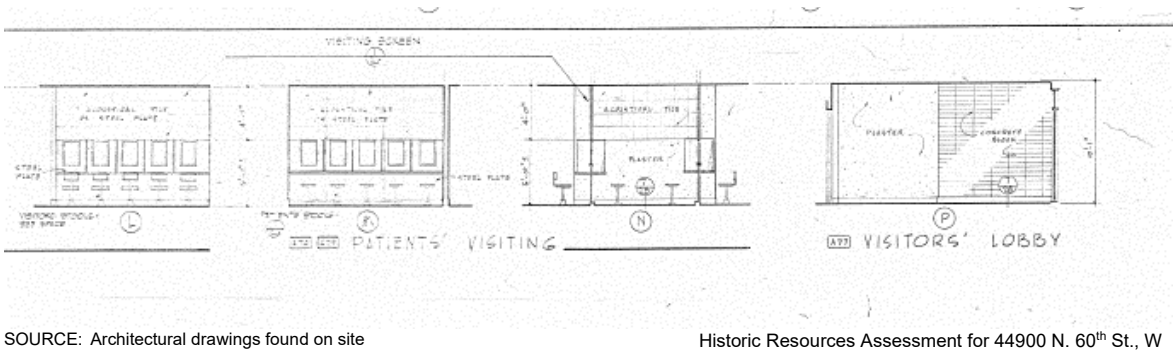
Figure 23
Original architectural drawings, recalcitrant patients dining room



SOURCE: Architectural Drawings Found on Site

Historic Resources Assessment for 44900 N. 60th St., W

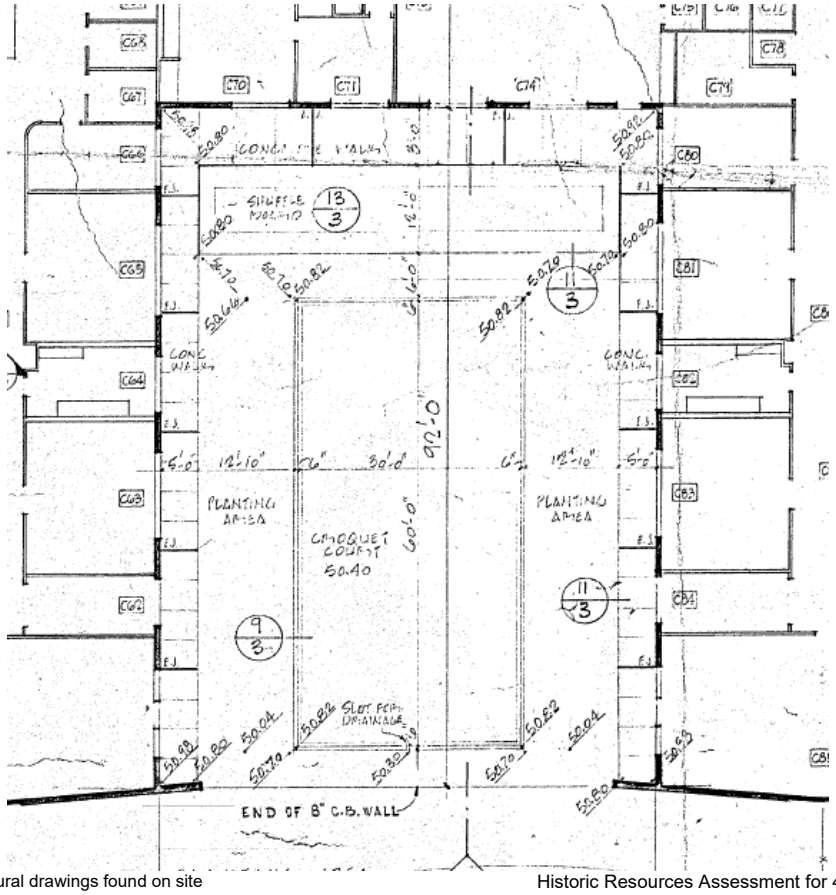
Figure 24
Original architectural drawings detailing barbed wire on recalcitrant prisoner wing



SOURCE: Architectural drawings found on site

Historic Resources Assessment for 44900 N. 60th St., W

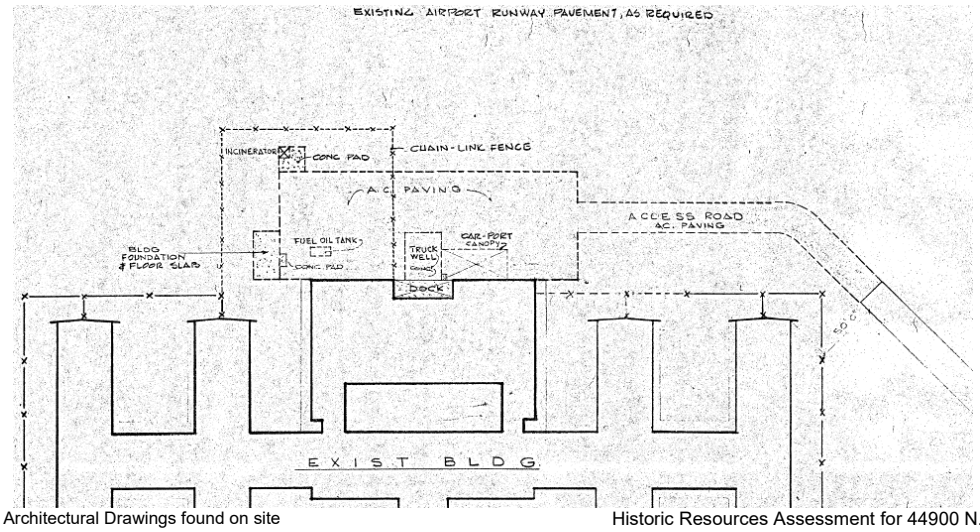
Figure 25
Patients' visiting area with visiting screen



SOURCE: Architectural drawings found on site

Historic Resources Assessment for 44900 N. 60th St., W

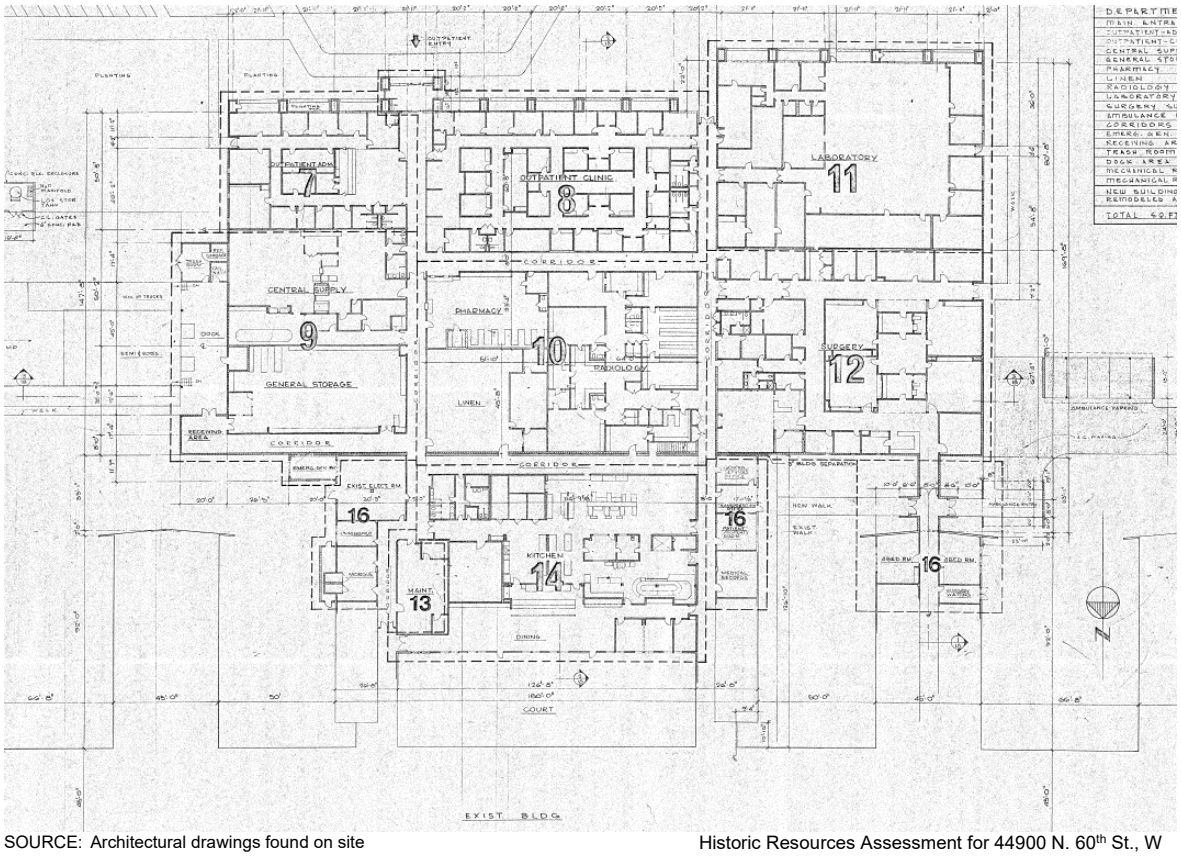
Figure 26
Original architectural plans, showing plans for croquet court



SOURCE: Architectural Drawings found on site

Historic Resources Assessment for 44900 N. 60th St., W

Figure 27
Architectural drawings showing areas to be demolished and remodeled, 1971



SOURCE: Architectural drawings found on site

Historic Resources Assessment for 44900 N. 60th St., W

Figure 28
1971 architectural drawings showing plans for the outpatient clinic, a surgical unit, and a pharmacy



SOURCE: USGS via EDR

Historic Resources Assessment for 44900 N. 60th St. W

Figure 29
Aerial photograph showing new construction on rear (southeast) elevation, red arrow pointing to loading dock added during renovation, 1974



SOURCE:EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 30
Addition of Carpentry Building to Project Site, outlined in yellow, from aerial photograph, 1972



SOURCE: EDR Proprietary Brewster Pacific

Historic Resources Assessment for 44900 N. 60th St., W

Figure 31
Detail of 1977 aerial photograph showing addition of present-day Coroner's Building with smaller footprint (outlined in yellow)



SOURCE: UCSB FrameFinder

Historic Resources Assessment for 44900 N. 60th St., W

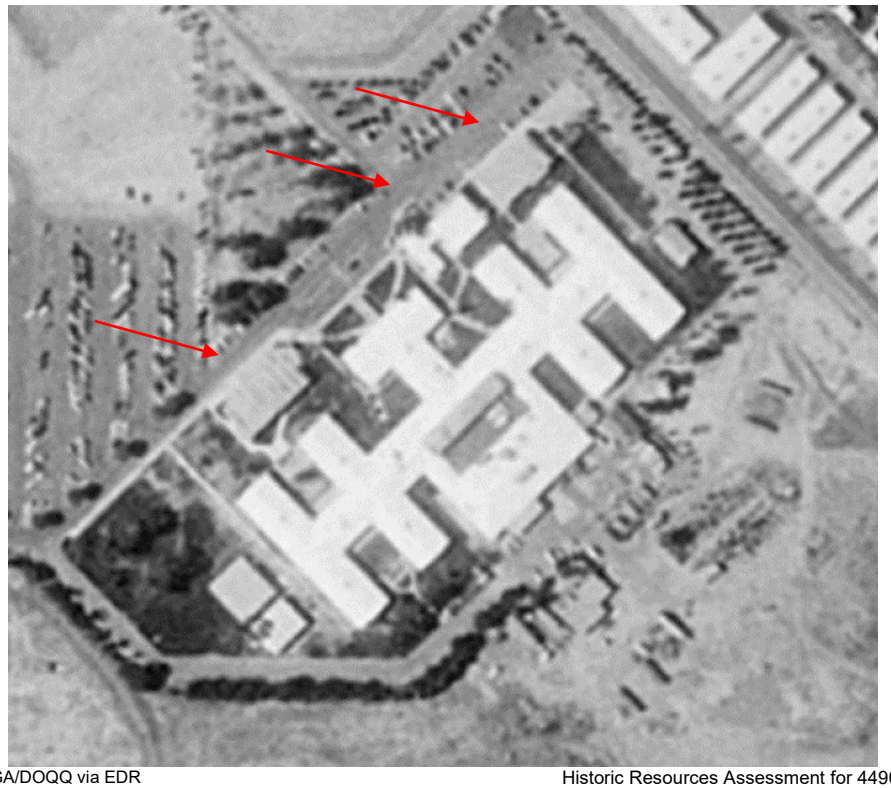
Figure 32
Detail of 1980 aerial photograph showing a large structure to the southeast of the hospital and Coroner's Building, no longer extant, highlighted in yellow



SOURCE: USDA via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 33
Detail of 1989 aerial photograph showing the enlarged footprint of the Coroner's Building, outlined in yellow



SOURCE: USDGA/DOQQ via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 34
Detail of 1994 aerial photograph showing addition on temporary trailers to the north and northwest of the main Hospital Building, red arrows pointing



SOURCE: USDA via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 35
Detail of 2002 aerial photograph showing addition of covered walkway in the southwest (blue arrow) and more added storage containers (red arrows)



SOURCE: USDA/NAIP via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 36
Detail of 2005 aerial



SOURCE: USDA/NAIP via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 37
Detail of aerial photograph from 2009, 1 year after hospital closure, showing the overgrown croquet courts and landscaping



SOURCE: USDA/NAIP via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 38
Detail of 2012 aerial photographs



SOURCE: EDR, 2022.

Historic Resources Assessment for 44900 N. 60th St., W

Figure 39
Detail of 2020 aerial photograph

Architect: Adrian Wilson and Associates (1961 Construction)

Adrian Wilson was a draftsman and architect who is well known for his contributions to large-scale mid-century designs throughout Los Angeles County. His work ranged from housing projects to civic centers, single-family dwellings, hospitals, and more. Wilson was born in Missouri in 1898 and served as a draftsman during World War I, then continued his work studying both architecture, structural, and mechanical engineering in Washington University in Saint Louis.[93] Upon arriving in Los Angeles, he joined the architectural firm of Dodd &

93 "Adrian Jennings Wilson (architect)," Pacific Coast Architectural Database, Accessed January 18, 2023. https://pcad.lib.washington.edu/person/615/

Richards. There, he met Erle Webster, and the two began a partnership that lasted throughout the 1930s.

Wilson and Webster were the primary architects of the reconstruction of "New Chinatown", where the two men worked successfully to combine the elements of Chinese designs on essentially modern buildings."[94] Both the East and West gates to Chinatown, designed by Wilson and Webster, were named a Los Angeles Cultural Landmark (**Figure 40**). The two also designed private residents in the modern style, including the Wade House in Hollywood, the Ian Campbell House in Pasadena, and the Motorcourt House in the Hollywood Hills, in addition to the Ship in the Desert home in Palm Springs (**Figure 41**).[95]

In the 1940s, Wilson designed a series of public housing projects for Los Angeles County, including the Watts Housing Development in the Watts neighborhood in Los Angeles and the Pueblo del Rio Public Housing Project in Vernon, California in 1942 (**Figure 42**). For both of these projects, he worked alongside notable architects Richard Neutra and Paul Revere Williams. The Pueblo del Rio is currently registered as a Historic District with the City of Los Angeles.

An article in the *Los Angeles Times*, published in 1962, highlighted Wilson's forays into hospital design, highlighting his work to give Lancaster's Mira Loma Hospital "functional perfection," his work on the development of the [Los Angeles] County General Hospital, and his contributions to the 600-bed Harbor General Hospital in Torrance.[96]

Notable other works Wilson was the primary architect for include the Stanley Mosk Courthouse, the Anaheim Convention Center, the Los Angeles County Hall of Administration, and the Schoenberg Center at USC.[97]

Wilson also serviced as president of the Southern California chapter of the American Institute of Architects.[98] In later years, he engaged in a well-publicized effort to open offices of his architectural firm, Adrian Wilson & Associates, in a variety of international locations, including Japan, Vietnam, South Korea, the Philippines, Turkey, and Thailand.[99] His architectural firm was sold to TI Corp in 1970, where he remained as a consultant. He died in 1988.[100]

94 Claire de Louraille, "How L.A. Works: Chinatown's Grand Entrance," Los Angeles Magazine, March 10, 2015. https://www.lamag.com/citythinkblog/l-works-chinatowns-grand-entrance/

95 Alan Hess, "Hidden in Plain Sight," Crosby Doe Associates, Accessed January 21, 2023. https://crosbydoe.com/afsquarterly/hidden-plain-sight/

96 Bob Boich, "His Designing Ways Add to City's Stature," *Los Angeles Times*, July 22, 1962, 103.

97 "Adrian Wilson; Architect for L.A. Buildings," *Los Angeles Times*, February 6, 1988, https://www.latimes.com/archives/la-xpm-1988-02-06-mn-10541-story.html.

98 Ibid.

99 Ibid.

100 Ibid.



SOURCE: Calilsphere, Los Angeles Public Library

Historic Resources Assessment for 44900 N. 60th St., W

Figure 40
Chinatown, West Gate



SOURCE: Palm Springs Life

Historic Resources Assessment for 44900 N. 60th St., W

Figure 41
View of 1937-built Streamline Moderne Ship of the Desert, designed by Webster and Wilson



SOURCE: Calilsphere, Los Angeles Public Library

Historic Resources Assessment for 44900 N. 60th St., W

Figure 42
View of the Pueblo del Rio Housing Project, built between 1940 and 1942

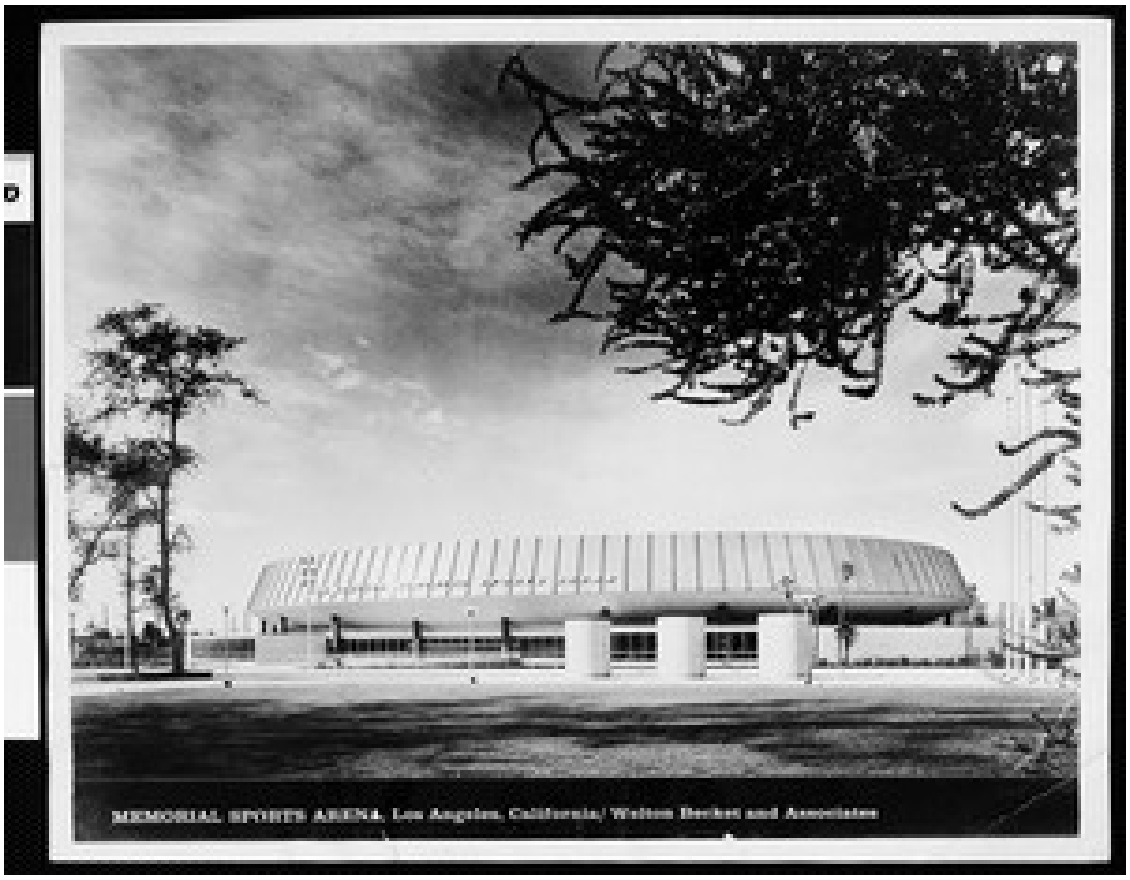
Structural Engineers: Brandow & Johnston (1961 Construction)

From the Brandow & Johnston Website:

> Two visionary and legendary structural engineers – George Brandow and Roy Johnston – started as partners in 1945 to engineer the first height-limited buildings constructed in Los Angeles after WWII, the first over-height building allowed by ordinance, the first all-welded structural steel office building, and the city's first major high rise.[101]

Notable early projects the firm completed include the UCLA Business Administration Building, the Los Angeles Sports Arena (**Figure 43**), the Los Vegas Convention Center (with Adrian Wilson, architect) (**Figure 44**), Occidental USC Tower, Tishman Towers, the Keck Building, and the main library at the University of California – San Diego **(Figure 45**). The firm is still in operation as of 2023.[102]

[101] "About," Brandow & Johnston, Accessed January 27, 2023, https://www.bjsce.com/about
[102] "Who We Are," Brandow & Johnstown, Accessed January 27, 2023, https://www.bjsce.com/about-1



SOURCE: Calisphere, USC Libraries

Historic Resources Assessment for 44900 N. 60th St., W

Figure 43
1959 photograph of the Los Angeles Memorial Sports Arena



SOURCE: Brandown & Johnson Associates

Historic Resources Assessment for 44900 N. 60th St., W

Figure 44
Original Las Vegas Convention Center, constructed 1950, designed by Adrian Wilson (architect)



SOURCE: Brandow & Johnston

Historic Resources Assessment for 44900 N. 60th St., W

Figure 45
UCSD Library, constructed 1970; William Pereira,

architect (renamed Geisel Library in 1993)

Architect: Howard R. Kane, A.I.A. Associates

Howard R. Kane, A.I.A. Associates is listed as the architect of record on the blueprints for the 1971 renovation of the rear wing of the hospital. Research was unable to uncover other buildings designed by this firm.

4.6 Architectural Description

Building 1: Former High Desert Hospital Building

Building 1, the Former High Desert Hospital, is a sprawling one-story structure in a restrained and institutional mid-century modern style, with a flat roof and horizontal massing. It has an irregular footprint consisting of two H-shaped wings attached to a central wing with the main entry centered on the front façade of the central wing (**Figure 46**). The floorplan has remained relatively consistent since initial construction (**Figures 47–49**). The Subject Property is located approximately 6 miles west of the core of the city of Lancaster in a mostly undeveloped rural area. To the northeast of the Subject Property is a former jail facility. The Subject Property is presently unoccupied and has not been in use as a hospital since 2008; the vast majority of windows and doors, including the main entrance, are currently covered in plywood and inaccessible.

The building is oriented in the northwest direction, facing 60th Street West, with one outer wing that projects to the northeast and a second wing that projects to the southwest. The building is surrounded by multiple mature trees and shows evidence of formal landscaping, which has been maintained in a limited fashion (**Figure 50**). There is a surface parking lot to the north and northwest of the structure, and the rear (southeast) of the structure features two outbuildings (the Carpentry Building and Coroner's Building, described below).

The building has design features characteristic of the mid-century modern style, especially the use of clean, geometric lines in the design of the wings and use of horizontally oriented windows. The exterior of the building shows minimal ornamentation, primarily seen in the use of concrete masonry units (CMUs) in a Roman Brick pattern and a painted rectangular block on the end of each wing in a matching color to the steel doors around the exterior (**Figure 51**). The limited decoration on the building is found on the primary façade: a concrete brise soleil in a typical mid-century geometric pattern (**Figures 52 and 53**).

The building features a flat roof constructed of a membrane roofing material with significant HVAC equipment visible near the center. The exterior walls are constructed from painted concrete blocks the size and shape of Roman bricks (**Figure 54**). The primary entrance is centered on the front elevation of the central wing; it is located behind a concrete walkway and patio covered by a corrugated metal roof. The portion of the front façade visible between the two brise soleils consists of a wall of plate glass in steel framing, with two sets of double leaf glazed doors centered on the façade (**Figure 55**). The two outer wings have a low-pitched, gently sloping gable roof and each end of wing features an unadorned gable; however, the eaves project slightly to be wider at the center. The entryway is centered within the two wings and the covered

entryway is centered within. The gables on the front wing are slightly off-center; the gables on the rest of the building are symmetrical.

The wings feature a similar clean line and lack of ornamentation, along with a hanging frieze of vertically corrugated metal. Each window opening originally housed three horizontally oriented pane windows but are presently boarded up with plywood and the majority of windows on the side and rear elevations have vertical, boxed metal hanging louvers over the windows with visible support brackets (**Figure 56**). Doors on the rear and primary elevations are slab metal doors and appear to be original, though any glazing has been boarded and transom windows on the wings are wider than the doors; these are all covered in plywood (**Figure 57**). There are some inset entries on the wings and most exterior walls are CMUs in Roman Brick styling with some portions that are smooth stucco. The rear elevation of the building features a loading dock (**Figure 58**).

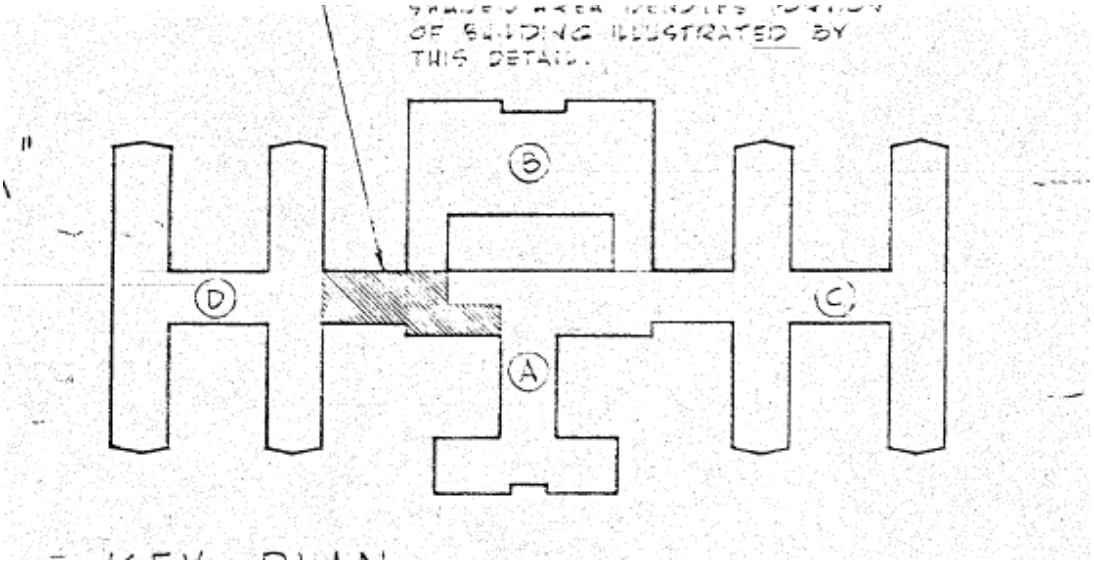
Within the legs of the H-shaped wings are concrete detailing that are the remnants of original croquet courts (**Figure 59**). Low concrete planter boxes, some with concrete benches, are scattered throughout the Project Site (**Figure 60**). A concrete walkway runs around the majority of perimeter of the building and near the primary entrance, the landscaping is contained by a ground level wall with concrete stamped in a soldier course pattern (**Figure 61**).



SOURCE: Google Earth

Historic Resources Assessment for 44900 N. 60th St., W

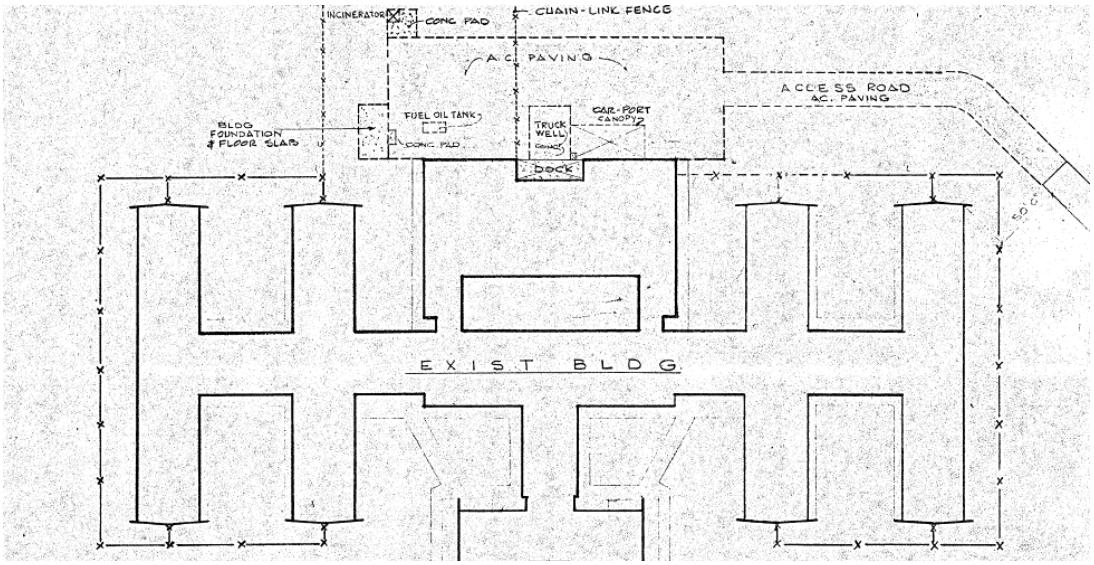
Figure 46
Aerial view of main Hospital Building shopping irregular footprint with H-shaped wings



SOURCE: Original architectural drawings found during site visit

Historic Resources Assessment for 44900 N. 60th St., W

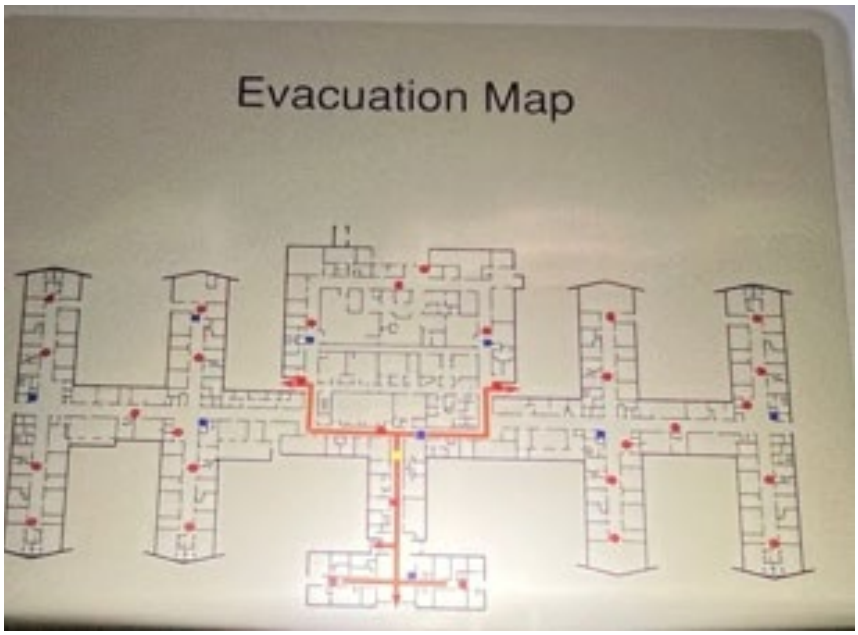
Figure 47
Footprint of hospital from architectural drawings, 1959



SOURCE: Original architectural drawings found during site visit

Historic Resources Assessment for 44900 N. 60th St., W

Figure 48
Footprint of hospital from architectural drawings, 1972



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 49
Panel showing floorplan of hospital, ca. 2008



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 50
Mature trees and minimal landscaping, view to north



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

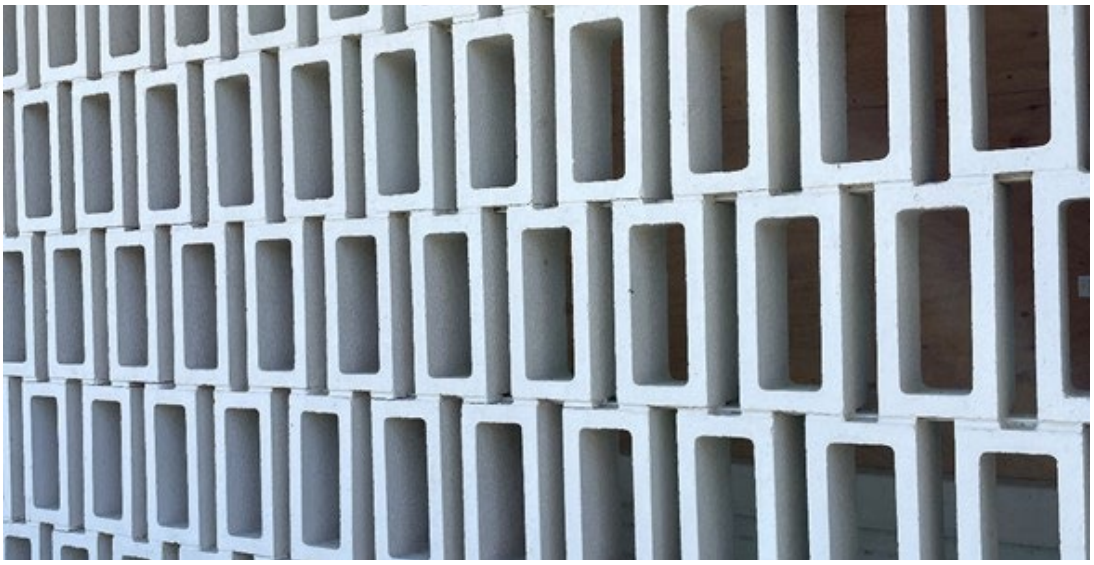
Figure 51
Detail of end of wing showing minimal decoration and low sloping gabeled roof, view to northwest



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 52
View of primary (northwest) façade showing covered entranceway and brise-soleil, view to northeast



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 53
Detail of decorative brise-soleil



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 54
Exterior walls showing construction smaller-than-typical CMUs, view to northwest



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 55
View of primary (northwest) façade showing horizontal massing and centered entryway, view to southeast



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 56
View of secondary (southwest) elevation showing series of windows with vertical metal louvers and corrugated metal frieze, view to north



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 57
View of secondary (southeast) elevation showing slab metal doors, boarded, view to southeast



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 58
View of loading dock on rear elevation, view to northwest



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 59
View of former croquet court, inset entries, and concrete walkways within the legs of H-wing, view to northwest



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 60
Low concrete planter boxes and benches



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 61
Landscaping contained by cement pathways and low concrete walls with stamped stretcher course

Building 2: Los Angeles County Coroner's Office

Building 2, which presently houses the Coroner's Office, first appears in aerial photographs in 1974. It has a rectangular footprint and features a side-gabled roof covered in asphalt shingles and an exterior clad in stucco (**Figure 64**). The primary (northwest) elevation features a single-leaf wood door with a small glazing panel on the northeast side, covered by a gabled pediment and a set of double-leaf slab metal doors on the northwest side on the main bay. The northwest bay features two slab doors, one metal, one wooden, and a roll-up garage door (**Figure 65**). The gable on the primary elevation is asymmetrical and shows evidence of a building expansion, which is confirmed by aerial photographs.



SOURCE: Google Earth

Historic Resources Assessment for 44900 N. 60th St., W

Figure 64
Aerial view of Coroner's Building, building outlined in yellow



SOURCE: Google Earth

Historic Resources Assessment for 44900 N. 60th St., W

Figure 65
Primary (northwest) elevation, view from southeast

Building 3: Carpentry Building

Building 3, Carpentry Building ("wood shop"), first appears on aerial photographs in 1974. This building is an unadorned, ready-made industrial building constructed of corrugated metal with a side gabled PBR metal panel roof which features a rectangular footprint which measures

approximately 35-feet by 50-feet (**Figure 62)**. There is a metal double-leaf slab door that appears to be original (**Figure 63)**.



SOURCE: Google Earth

Historic Resources Assessment for 44900 N. 60th St., W

Figure 62
Aerial view of Carpentry Building, outlined in yellow



SOURCE: Google Earth

Historic Resources Assessment for 44900 N. 60th St., W

Figure 63
Primary (northeast) façade of Carpentry Building, view to northeast

5.0 Evaluation

The property history, architectural description and historic context included in this report provide the background necessary to evaluate the historic and architectural significance of the Subject Property, including the history of its construction and alterations. In order to be eligible as a historical resource, a property must possess both significance and integrity.

5.1 Significance Evaluation – Building 1: Former High Desert Hospital

ESA evaluated the Subject Property against the criteria for listing in the National Register and the California Register, under the following contexts:

- Antelope Valley (1867–1970)
- City of Lancaster (1867–1980)
- Public and Private Health and Medicine in Los Angeles (1850–1980)

- The Los Angeles Department of Charities (1890–1966)
- Tuberculosis Hospitals in California (1880–1950)
- Mid-Century Modernism (1945–1975)

The period of significance for the former Mira Loma/High Desert Hospital is 1961, the date of its initial construction.

Broad Patterns of History

When examining the Subject Property in the context of broad patterns of history, the following are the relevant criteria:

- **National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.
- **California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- **Los Angeles Historic Cultural Monument Criterion 1:** Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community.

The Former High Desert Hospital was constructed in 1961 as a facility for recalcitrant prisoners as well as tuberculosis patients from the Los Angeles County prison system. While it was a unique resource in the history of Southern California Tuberculosis Hospitals, it was constructed in 1961 after the introduction of antibiotics, a discovery resulting in more consistent care for patients, and therefore its construction falls out of the period of significance for Tuberculosis Hospitals in Southern California, which begins in 1880 and ends in 1950. In addition, the hospital only served as a location for recalcitrant prisons for approximately a decade; significant interior and exterior renovations shifted the purpose of the hospital in 1971 to a general hospital. These alterations removed the structure's connection to its original dual purpose as a segregated tuberculosis treatment facility and a facility for recalcitrant prisoners, as the hospital began to serve any patient from the Antelope Valley area. Therefore, the hospital is not significant to the general history of the Los Angeles Department of Charities and its care for tuberculosis patients.

After the hospital transitioned to a general hospital, it was one of the only hospitals in the Antelope Valley that would take poor and indigent patients. However, it was not the first, nor the largest general hospital in the Antelope Valley or the city of Lancaster and therefore, it is not significant in the overall history of medical facilities and services in Lancaster and the larger Antelope Valley area.

Additionally, after the hospital transitioned to management by the Los Angeles County Health System, there was constant debate about a potential closure of the hospital because of budgetary concerns. These fiscal discussions continued through the 1980s and 1990s, and the hospital was finally shuttered in 2008. There are many other hospitals operated by the Los Angeles County health system that date from the same time period, including ones that were originally constructed by the County and remain in operation, including Harbor-UCLA Medical Center (originally

Harbor General Hospital) and the re-built Olive View-UCLA Medical Center in Sylmar. These are better examples to convey the history of the Los Angeles County Health Systems.

The Former High Desert Hospital Building. it is not associated with any scientific or medical advances, and research did not identify any local, state, or national historical events or notable innovations or discoveries that occurred at

Therefore, Building 1, Former High Desert Hospital does not meet the eligibility requirements under National Register Criterion A or California Register Criterion 1.

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

- **National Register Criterion B:** Is associated with the lives of persons significant in our past.
- **California Register Criterion 2:** Is associated with the lives of persons important in our past.
- **Los Angeles Historic Cultural Monument Criterion 2:** Is associated with the lives of historic personages important to national, state, city, or local history.

While Elizabeth Bouvia resided at the hospital during the majority of her lawsuit with the County of Los Angeles, the hospital has been renovated and used for a variety of different purposes and patients since then and is not easily associated with her lawsuit and medical history. Following that, the Former High Desert Hospital is not identified with historic personages in national or state local and is not associated with significant medical practitioners or patients during the time the hospital was in operation.

Therefore, Building 1, Former High Desert Hospital does not appear to meet the eligibility requirements under National Register Criterion B or California Register Criterion 2.

Architecture

Regarding the Subject Property's architecture, design, or construction, the following are the relevant criteria:

- **National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **California Register Criterion 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.

The original hospital structure was designed by the architectural firm owned by Adrian Wilson in 1961, with plans being drafted in 1958. Adrian Wilson was well-known as a Mid-Century Modern architect and his firm designed many private and public buildings throughout the greater Los Angeles Area. However, Adrian Wilson & Associates is an important architecture firm in the history of mid-century modern architecture in Los Angeles County. The firm's work on the Subject Property is not significant when taken in context of his entire career. In addition, the

original design for the Subject Property and its ability to convey its intended purposes have been compromised and changed due to the 1971 renovation and subsequent internal renovations.

The original structural engineers (Brando & Johnston) are also significant in the history of the built environment of Los Angeles County; however, their portfolio of buildings they contributed engineering designs to includes buildings that are much more historically significant than the former Mira Loma/High Desert hospital.

Howard Kane, the architect of record for the 1971 renovation, was a registered architect; however, the firm's work is not well known, and research did not identify additional projects constructed by Kane.

The building is designed in a vernacular mid-century modern style with character-defining features that include horizontal massing, a geometric decorative concrete brise-soleil on the primary façade, metal window louvers, and low-pitched gabled roofs. Although the building is a good representation of an institutional mid-century modern building However, there are many more significant examples of mid-century hospitals in Los Angeles County, including those designed by Adrian Wilson's firm are extant and still operating as a hospital, including the original hospital structure at Harbor-UCLA Medical Center in Torrance, CA.

Therefore, Building 1, Former High Desert Hospital does not appear to meet the eligibility requirements under National Register Criterion C or California Register Criterion 3.

Data

- **National Register Criterion D:** It yields, or may be likely to yield, information important in prehistory or history.
- **California Register Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4/D can also apply to buildings, structures, and objects that contain important information. For these types of properties to be eligible under Criterion D/4/D, they themselves must be, or must have been, the principal source of the important information. The Subject Property does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period in which it was constructed, its method of construction, or its design. The Subject Property reflects common building practices and materials of the early twentieth century, which have already been well documented.

Therefore, Building 1, Former High Desert Hospital does not appear to meet the eligibility requirements under National Register Criterion D or California Register Criterion 4.

5.2 Significance Evaluation – Los Angeles Coroner's Office

ESA evaluated the Subject Property against the criteria for listing in the National Register and the California Register, under the following contexts:

- Antelope Valley (1867–1970)
- City of Lancaster (1867–1980)
- Public and Private Health and Medicine in Los Angeles (1850–1980)
- Los Angeles County Medical Examiner-Coroner's Office (1852–2020)

Because the exact dates of construction were not able to be found for the two evaluated outbuildings, the date of significance is the building's first appearance in aerial photographs. For the Coroner's Building, that date is 1977.

Broad Patterns of History

When examining the Subject Property in the context of broad patterns of history, the following are the relevant criteria:

- **National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.
- **California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- **Los Angeles Historic Cultural Monument Criterion 1:** Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community.

Building 2 first appears on aerial photographs in 1974 and is not recorded in any architectural drawings found during the site visit. While the building is still in use by the Coroner's Office of Los Angeles County, it is one of many offices operated and used by the Coroner's Office of Los Angeles County and research did not identify any important work done at this location. Therefore, it is not a notable building in the historic or present operations of this department. The Coroner's Building is one of many outbuildings surrounding the former Mira Loma/High Desert Hospital. The hospital was constructed as a facility for recalcitrant prisoners as well as tuberculosis patients from the Los Angeles County prison system. The Mira Loma/High Desert hospital was built as a specialized facility and later transitioned to a general hospital. However, it was not the first, nor the largest general hospital in the Antelope Valley and the city of Lancaster and is not significant in the overall history of the city of Lancaster and the larger Antelope Valley area, nor in the general history of public health and medicine in Los Angeles.

Research did not identify any local, state, or national historical events that occurred at the Coroner's Building.

Therefore, Building 2, Los Angeles Coroner's Office does not appear to meet the eligibility requirements under National Register Criterion A or California Register Criterion 1.

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

- **National Register Criterion B:** Is associated with the lives of persons significant in our past.
- **California Register Criterion 2:** Is associated with the lives of persons important in our past.

Building 2 is not identified with historic personages. The property is presently occupied and used by the Los Angeles County Coroner's Office. No information was found connecting people involved with this building to important events in local, state, or national history.

Therefore, Building 2, Los Angeles Coroner's Office does not appear to meet the eligibility requirements under National Register Criterion B or California Register Criterion 2.

Architecture

Regarding the Subject Property's architecture, design, or construction, the following are the relevant criteria:

- **National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **California Register Criterion 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.

The original architect, firm, or individual responsible for the design and construction of the Building 2 is unknown although it does not appear to have been designed by a master architect or firm. The Coroner's Building is a simple vernacular building constructed for practical purposes and has little to no ornamentation. The structure was designed for utilitarian purposes and has no notable design features. In addition, aerial photographs indicate the footprint of the structure has been changed significantly since its initial construction.

Therefore, Building 2, Los Angeles Coroner's Office does not appear to meet the eligibility requirements under National Register Criterion C or California Register Criterion 3.

Data

- **National Register Criterion D:** It yields, or may be likely to yield, information important in prehistory or history.
- **California Register Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4/D can also apply to buildings, structures, and objects that contain important information. For these types of properties to be eligible under Criterion D/4/D, they themselves must be, or must have been, the principal source of the important information. The Subject Property does not appear to yield significant information that would expand our current knowledge or theories of design, methods of

construction, operation, or other information that is not already known about the period in which it was constructed, its method of construction, or its design. The Subject Property reflects common building practices and materials of the early twentieth century, which have already been well documented.

Therefore, Building 2, Los Angeles Coroner's Office does not appear to meet the eligibility requirements under National Register Criterion D or California Register Criterion 4.

5.3 Significance Evaluation – Carpentry Building

In order to be eligible as a historical resource, a property must possess both significance and integrity. ESA evaluated the Subject Property against the criteria for listing in the National Register and the California Register, under the following contexts:

- Antelope Valley (1867–1970)
- City of Lancaster (1867–1980)
- Public and Private Health and Medicine in Los Angeles (1850–1980)

Because the exact dates of construction were not able to be found for the two evaluated outbuildings, the date of significance is the building's first appearance in aerial photographs. For the Carpentry Building, that date is 1977.

Broad Patterns of History

When examining the Subject Property in the context of broad patterns of history, the following are the relevant criteria:

- **National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.
- **California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- **Los Angeles Historic Cultural Monument Criterion 1:** Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community.

The Carpentry Building first appears on aerial photographs in 1974 and is not recorded in any architectural drawings found during the site visit. It appears to have been used primarily as a workshop to support the larger Mira Loma/High Desert Hospital and is currently not in use. The Carpentry Building is one of multiple out-buildings constructed to support the Mira Loma/High Desert Hospital.

The Carpentry Building is a vernacular, ready-made workshop building that is not significant to the overall history or identity of the Mira Loma/High Desert Hospital. The hospital was constructed as a facility for recalcitrant prisoners as well as tuberculosis patients from the Los Angeles County prison system. The Mira Loma/High Desert hospital was built as a specialized facility and later transitioned to a general hospital. However, it was not the first, nor the largest

general hospital in the Antelope Valley and the city of Lancaster and is not significant in the overall history of the city of Lancaster and the larger Antelope Valley area, nor in the general history of public health and medicine in Los Angeles.

Research did not identify any local, state, or national historical events that occurred at the Carpentry Building.

Therefore, Building 3, Carpentry Building does not appear to meet the eligibility requirements under National Register Criterion A or California Register Criterion 1.

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

- **National Register Criterion B:** Is associated with the lives of persons significant in our past.
- **California Register Criterion 2:** Is associated with the lives of persons important in our past.

Building 3 is not identified with historic personages. The building was constructed to provide additional workshop space for the associated hospital. The property is presently unoccupied and unused. No information was found connecting people involved with this building to important events in local, state, or national history.

Therefore, Building 3, Carpentry Building does not appear to meet the eligibility requirements under National Register Criterion B or California Register Criterion 2.

Architecture

Regarding the Subject Property's architecture, design, or construction, the following are the relevant criteria:

- **National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **California Register Criterion 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.

The original architect, firm, or individual responsible for the design and construction of the Building 3 is unknown although it does not appear to have been designed by a master architect or firm. The Carpentry Building is a simple, vernacular, ready-made building that appears to have been constructed for practical purposes and has little to no ornamentation. The structure was designed for utilitarian purposes and has no notable design features.

Therefore, Building 3, Carpentry Building does not appear to meet the eligibility requirements under National Register Criterion C or California Register Criterion 3.

Data

- **National Register Criterion D:** It yields, or may be likely to yield, information important in prehistory or history.
- **California Register Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4/D can also apply to buildings, structures, and objects that contain important information. For these types of properties to be eligible under Criterion D/4/D, they themselves must be, or must have been, the principal source of the important information. The Subject Property does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period in which it was constructed, its method of construction, or its design. The Subject Property reflects common building practices and materials of the early twentieth century, which have already been well documented.

Therefore, Building 3, Carpentry Building does not appear to meet the eligibility requirements under National Register Criterion D or California Register Criterion 4.

5.4 Conclusion

As a result of research and survey investigations and through the application of the applicable federal, state, and local eligibility evaluation criteria, ESA finds that the former Mira Loma/High Desert Hospital, and the associated Carpentry and Coroner's Buildings do not meet the criteria for significance under National Register and California Register Criteria A/1, B/2, C/3, or D/4. Therefore, ESA recommends that the three Subject Properties be assigned a California Historical Resource Status Code of "6Z," meaning they were found ineligible for the National Register, California Register, or local designation through survey evaluation.

6.0 Bibliography

Antelope Valley Times. "AV named as a 2022 'Great American Defense Community." March 25, 2022. https://theavtimes.com/2022/03/25/av-named-as-a-2022-great-american-defense-community/

Boich, Bob. "His Designing Ways Add to City's Stature." *Los Angeles Times.* July 22, 1962.

Brandow & Johnston. "About." Accessed January 27, 2023. https://www.bjsce.com/about

——. "Who We Are." Accessed January 27, 2023. https://www.bjsce.com/about-1

Cadiz Klemack, John. "Lancaster Pushes to Reuse Abandoned Hospital For Homeless Shelter." NBC Los Angeles. September 30, 2015. https://www.nbclosangeles.com/news/local/lancaster-pushes-to-reuse-abandoned-hospital-for-homeless-shelter/1985386/

City of Lancaster, California. "History of Lancaster." Accessed January 20, 2023.

———. "Lancaster General Plan 2030." 2009. https://www.cityoflancasterca.org/home/showpublisheddocument/9323/635775792210230000

———. "Lancaster, CA to Become one of World's First Net Zero Cities Aided by Beautiful Earth Group." September 1, 2011, https://www.cityoflancasterca.org/Home/Components/News/News/2495/

City of Los Angeles Department of City Planning, Office of Historic Resources. "Los Angeles Citywide Historic Context Station, Context: Architecture and Engineering, Sub-Context, L.A. Modernism, 1919-1980."

Cousineau, Michael R. and Robert E. Traquada. *Crisis & Commitment: 150 years of Service by Los Angeles County Public Hospitals.* American Journal of Public Health 97. April 2007: 606-615.

CRM Tech. "Historic-Period Building Survey, Lancaster Downtown Specific Plan." May 13, 2008. https://www.laconservancy.org/sites/default/files/community_documents/Lancaster%20Period%20Building%20Survey%20from%20Downtown%20Lancaster%20Specific%20Plan%2C%202008.pdf

de Louraille, Claire. "How L.A. Works: Chinatown's Grand Entrance." Los Angeles Magazine. March 10, 2015. https://www.lamag.com/citythinkblog/l-works-chinatowns-grand-entrance/

Dignity Health. "Our History." Retrieved from California Hospital Medical Center: https://www.dignityhealth.org/socal/locations/californiahospital/about-us/history#

Edwards Air Force Base, US Air Force. "Edwards' History." Accessed January 20, 2023. https://www.edwards.af.mil/About/Fact-Sheets/Display/Article/393907/edwards-history/

Farrel, Russ, interview by Neal Holtan. Aopril 11, 2014, transcriot. Anoka State Hospital and Oral History Project, Anoka Country Historical Society. Anoka, MN.

Fausset, Richard. "Poor Could Suffer Most from Cuts." *Los Angeles Times*. June 18, 2002.

Freeman, Paul. "Abandoned & Little-Known Airfields: California: Northern Palmdale Area." November 27, 2021. http://www.airfields-freeman.com/ca/Airfields_CA_PalmdaleN.htm

Gurba, Norma. *Legendary Locals of the Antelope Valley*. Legendary Locals:2013.

Hess, Alan. "Hidden in Plain Sight," Crosby Doe Associates. Accessed January 21, 2023. https://crosbydoe.com/afsquarterly/hidden-plain-sight/

Knowles, Robert. "Cuts in health services proposed for county budget." *News-Pilot*. July 15, 1986.

Lancaster Museum of Art and History. “West Hotel Museum Self-Guided Tour.” 2020. https://www.lancastermoah.org/_files/ugd/e60af9_b024f49c353d4f74af2eb165975c6b8d.pdf

Libman, Gary. “L.A.'s French Hospital Grew From Settlers' Hiring of a Doctor.” *Los Angeles Times*. September 20, 1985.

Los Angeles Almanac. *First Hospital in Los Angeles.* Retrieved from Los Angeles Almanac: http://www.laalmanac.com/health/he03.php

Los Angeles Conservancy. “Lancaster.” Accessed January 25, 2023. https://www.laconservancy.org/communities/lancaster

Los Angeles County Department of Public Social Services. “DPSS History.” Accessed January 26, 2023. https://dpss.lacounty.gov/en/about/history.html

Los Angeles County Library. “Antelope Valley.” Accessed January 20, 2023. https://lacountylibrary.org/antelope-valley-local-history/

Los Angeles County Medical Examiner-Coroner. “Department History.” 2018. https://mec.lacounty.gov/department-history/

Los Angeles Times. “Cancer Centers Consider Merger.” February 24, 1972.

———. “Adrian Wilson; Architect for L.A. Buildings.” February 6, 1988. https://www.latimes.com/archives/la-xpm-1988-02-06-mn-10541-story.html.

———. “BUDGET: State Aid.” April 28, 1981.

———. “Dedication Set for Hospital in Antelope Valley/” October 29, 1961.

———. “DOCTOR: High Desert Pediatrician.” April 25, 1995.

———.. “GATES: Cutbacks in Health Care Loom.” May 26, 1995.

———. “Hospital Files Suit to Protect Services.” June 3, 2003.

———. “HOSPITAL: Fate of Hi Desert – and its Poor Patients.” October 10, 1996.

———. “LAYOFFS: 300 County Health-Care Workers to Be Let Go.” March 22, 1995.

———. “RFCP FOR THE PRIVITZATION OF HIGH DESERT HOSPITAL.” September 26, 1996.

———. “Security Guard Killed in Shooting Accident.” June 9, 1996.

———. “War Eagle Field Greets More Fledgling Fighters.” September 21, 1941.

Luce, Caroline. “The White Plague in the City of Angels.” Online Exhibition. Accessed January 26, 2023. https://scalar.usc.edu/hc/tuberculosis-exhibit/index

Meyer, Josh and Jack Cheevers. “County to Eliminate a Third of Hospital Beds to Get U.S. Bailout.” *Los Angeles Times*. February 27, 1996.

Mitchell, John L. “Working Poor Handed Longer Trips for Medical Treatment.” December 16, 1982.

National Register of Historic Places Registration Form: Oklahoma SP Eastern Oklahoma Tuberculosis Sanatorium. U.S. National Archives. October 26, 2020.https://catalog.archives.gov/id/86511345

Pacific Coast Architectural Database. “Adrian Jennings Wilson (architect).” Accessed January 18, 2023. https://pcad.lib.washington.edu/person/615/

Phil Sneiderman and Timothy Williams, “Mismanagement, Low Morale Cited in Hospital Investigation,” The Los Angeles Times, April 20, 1995, 63.

Rasmussen, Cecelia. “A Hospital that made History and Preserved It.” October 1, 2000.

Renwick, Lucille. “Proposed Cuts to Wreak Heavy Toll in County, Officials Predict.” *Los Angeles Time*s. June 1, 1995.

Riccardi, Nicholas and Garrett Therolf. “County Health System Faces Dire Options.” *Los Angeles Times*. May 23, 2002.

Sneiderman, Phil. and Timothy Williams, “Mismanagement, Low Morale Cited in Hospital Investigation.” *Los Angeles Times*. April 20, 1995.

Santa Maria Times. “Quadriplegic Bouvia files $10 million suit.” January 22, 1985.

Statsita. “1973-1975 Recession.” Accessed March 27, 2023. https://www.statista.com/topics/8095/the-1973-1975-recession

Southern California Regional Rocks and Roads. “SR-14: Antelope Valley Freeway. “Accessed January 20, 2023. https://www.socalregion.com/highways/la_highways/sr-14/

The BLVD Lancaster. “History.” Accessed January 20, 2023. https://www.theblvdlancaster.com/history.html

The Modesto Bee. “Right-to-die patient alive, well.” April 16, 1987.

The Signal. “Palmdale Regional Medical Center.” January 6, 2009.

U.S. National Archives. “National Register of Historic Places Registration Form: Oklahoma SP Eastern Oklahoma Tuberculosis Sanatorium.” October 26, 2020, https://catalog.archives.gov/id/86511345

USC News, “LAC USC retrospective spans 150 years of history.” Accessed September 15, 2022. https://news.usc.edu/18872/LAC-USC-retrospective-spans-150-years-of-history/

United States Census, 1980.

United States Census, 2020.

United States Geological Survey. "50 Years Later, an Earthquake's Legacy Continues." February 4, 2021, https://www.usgs.gov/news/featured-story/disaster-helped-nation-prepare-future-earthquakes-remembering-san-fernando.

Valley Times. "Dedication Set for Hospital." November 18, 1961.

———. "Mira Loma Hospital On Plan List." March 5, 1958.

Waste Management. "History of the Antelope Valley." Accessed January 20, 2023. https://www.wm.com/location/california/antelope-valley/la-county/community/history.jsp

Williams, Timothy. "Area Hospital Jobs Targeted in County Plan." *Los Angeles Times*. March 20, 1995.

———. "Cuts Threaten Health Care for Poor, Studies Say: Budget: Reports conclude that if High Desert Hospital in Lancaster closes, private facilities could not pick up the slack." *Los Angeles Times*. July 2, 1995. https://www.latimes.com/archives/la-xpm-1995-07-02-me-19550-story.html

Williams. Timothy and Nicholas Riccardi. "Fiscal Plan Would Close 6 Valley Clinics." *Los Angeles Times*. June 20, 1995.

Zeman, Ray. "L.A. County Hospital Construction Cut Urged." *Los Angeles Times.* April 1, 1974.

———. "Supervisors Propose Major Budget Cuts," *Los Angeles Times*. June 10, 1975.

Appendix A
Professional Qualifications

Margarita Jerabek-Bray, PhD

Historic Resources Director



EDUCATION

Ph.D., Art History, University of California, Los Angeles, 2005

M.A., Architectural History, School of Architecture, University of Virginia, 1991

Certificate of Historic Preservation, School of Architecture, University of Virginia, 1991

B.A., Art History, Oberlin College, 1983

36 YEARS' EXPERIENCE

AWARDS

2020 Award of Excellence, American Planning Association

2020 Gold Nugget Merit Award, PCBC, Best Rehabilitation Project

2018 Merit Award, Environmental Analysis Document, Association of Environmental Professionals

2016 Preservation Design Award, Interpretive Exhibit, California Preservation Foundation

2014 Preservation Award, Los Angeles Conservancy

2014 Westside Prize, Westside Urban Forum

2014 Design Award: Westside Urban Forum

Margarita Jerabek-Bray, Ph.D., has 36 years of professional practice in the United States with an extensive background in historic preservation and architectural history. She specializes in American Architecture, Modern and Contemporary Architecture, Urban History and Design, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Architectural History, and Archaeology. Margarita assists clients with strategic advice and historic preservation consultation services to support project success. Highly experienced and solution oriented, she provides historic resources management and preservation consultation services for all stages of project development, from due diligence through planning and design, to preparation of required documentation for environmental review and permitting. She provides expert historic preservation services for environmental review and, when necessary, implements mitigation requirements and preservation treatment measures. A highly experienced and respected authority in the evaluation, management and treatment of historic properties, she is expert in the preparation of legally defensible documentation for compliance with Sections 106 and 110 of the National Historic Preservation Act (NHPA), National Environmental Policy Act (NEPA), Section 4(f) of the Department of Transportation Act, California Environmental Quality Act (CEQA), and local ordinances and planning requirements. She has managed and conducted hundreds of projects for public and private clients throughout California and the United States, and as primary investigator she has authored numerous historic resources technical reports, plan reviews, HABS/HAER/HALS reports, salvage inventories, rehabilitation plans, relocation plans, construction monitoring reports, interpretive programs, as well as curated exhibits, provided input for interpretive websites and assisted in the development of content for documentary films.

Margarita Directs ESA's Southern California Historic Resources Practice, leading a team of highly qualified professional experts who are a part of ESA's more than 30-member Cultural Resources Group. Margarita currently manages ESA's on-call preservation consulting contracts with the cities of Santa Monica, Hermosa Beach, Long Beach, Los Angeles, West Hollywood, Pasadena, and South Pasadena, and serves as project manager and principal investigator for our on-call contracts with the City of Los Angeles's Department of Public Works Bureau of Engineering, and City of Los Angeles Recreation and Parks Department. She has contributed her strategic planning expertise to several projects including Lincoln Specific Plan (Whittier), and CPA-7 (Culver Studios). Her knowledge of preservation policy and law is also demonstrated in the Citywide Survey and General Plan Update for the City of Hermosa Beach, and the Culver City General Plan Update.

Margarita Jerabek-Bray, PhD (Continued)

Historic Resources Director

Relevant Experience

LAUSD On-Call Historic Resources Services, Los Angeles, CA. ***Task Manager.*** Margarita led the provision of historic resources assessments under a Master Services Agreement with LAUSD which included the historic analysis of more than 20 school sites. ESA assisted the LAUSD in meeting historic resources requirements pursuant to federal, state, and local regulations by providing high-quality technical surveys, building evaluations, preservation planning, and agency consultation. Our highly qualified and experienced staff conducted plan reviews, prepare character-defining features reports, assess project impacts, and provided preservation recommendations to assist the LAUSD in complying with the Secretary of the Interior's Standards, local ordinances, and the California Historical Building Code.

City of Santa Monica On-Call Historic Preservation Services, Santa Monica, CA. *Project Director/Principal Architectural Historian.* Dr. Jerabek is the primary point of contact and contract administrator for ESA's on-call contract for historic preservation services with the City of Santa Monica. Under her 12-year tenure, ESA's historic division has prepared hundreds of studies including preliminary assessments, landmark assessments, structure of merit assessments, Secretary of the Interior's Standards plan reviews and preservation recommendations, landscape assessments, character-defining features reports and CEQA impacts analyses.

Historic Resources and Preservation Consultation Services for Santa Monica City Hall, City of Santa Monica, CA. *Project Director/Principal Architectural Historian.* Dr. Jerabek was the primary point of contact, provided project management and agency coordination, and served as principal architectural historian for the project. ESA prepared a Section 106 Effects Evaluation report and provided mitigation services pursuant to a Memorandum of Agreement for Structural Seismic Upgrades, ADA Improvements, Relocation of Wood Paneling, and Adaptive Re-use of the Historic Jail under a grant from the Federal Emergency Management Administration (FEMA). ESA prepared a HABS report for the historic jail located in the northeast wing of City Hall; conducted plan reviews and provided preservation recommendations for the seismic upgrades; reviewed proposed ADA improvements and provided recommendations to avoid impacts; reviewed the wood paneling relocation plans and worked with the City to select a qualified master craftsman and conducted construction monitoring for the project; reviewed the jail rehabilitation project for conversion of the two-story jail into an IT Center and offices and provided design consultation for conformance with the Standards; curated, designed and oversaw installation of an interpretive exhibit in the IT Center lobby. Follow-on services for the City included preservation consultation and monitoring for restoration of the entrance to City Hall, and paint analysis and color recommendations for repainting City Hall. Dr. Jerabek also conducted a landscape analysis and provided plan reviews for the City's Ken Genser Square and Tongva Park projects that received a 2014 Design Award from the Westside Urban Forum.

City of Hermosa Beach On-Call Historic Preservation Services. *Project Director.* ESA has performed surveys, evaluations, Certificate of Appropriateness and CEQA compliance reviews for historic structures while serving as a historic preservation consultant for the City of Hermosa Beach. Projects include historic resources surveys on three of the oldest commercial buildings in the downtown area of Hermosa Beach for the City of Hermosa Beach: Bank of America building at 90 Pier Avenue, the Hermosa Hotel at 26 Pier Avenue, Art Deco-style Community Center, and the Neoclassical Revival-style Bijou Theatre located at 1221-1227 Hermosa Avenue. ESA prepared a comprehensive assessment of each building and reviewed all plans for compliance under the local preservation ordinance and CEQA, which stipulate the use of the Secretary of the Interior's Standards for Rehabilitation as mitigation. Upon implementation of rehabilitation work on the Bijou, ESA also monitored all construction work until final completion. ESA was later commissioned to undertake a Certificate of Appropriateness and CEQA compliance review of interior tenant improvements to the Bijou Theater for

conformance with the Secretary of the Interior's Standards. ESA has carried out site reviews of the work to examine the scope and nature of selective demolition and new construction, provided guidance on technical preservation matters, and undertook a substantial completion review of the works. Most recently, ESA provided project review for tenant improvements, and conducting construction monitoring and oversight for restoration of ornamental plasterwork in the Bijou Building. Additionally, ESA provided paint analysis and restoration treatment recommendations for the Art Deco-style Hermosa Beach Community Center.

Hermosa Beach General Plan Update and EIR, City of Hermosa Beach, CA. *Project Director for Cultural Resources/Principal Architectural Historian.* Managed ESA's Cultural Resources scope of work and collaborated with Raimi & Associates and PMC to provide consulting services to the City of Hermosa Beach for preparation of a Comprehensive Integrated General Plan and Coastal Land Use Plan Update and EIR Focused on Sustainability and Low Carbon Future. Directed city-wide reconnaissance survey to identify potentially eligible historical resources. Developed historic contexts and themes for the City's historical resources. Reviewed and provided recommendations for revisions to the preservation ordinance. Provided input for preparation of historic preservation goals and policies for the General Plan update. Managed preparation of the cultural resources technical report, and oversaw preparation of the historic resources, archaeological and paleontological discussions and analyses for the EIR.

City of South Pasadena, Historic Preservation Services, South Pasadena, CA. *Project Director/Principal Architectural Historian.* Dr. Jerabek has served as the primary point of contact and contract administrator for ESA's historic preservation services for project applicants in the City of South Pasadena. ESA's historic resources group has prepared numerous of studies including historic resources assessments, Secretary of the Interior's Standards (SOI) plan reviews and preservation recommendations, character-defining features reports and CEQA impacts analyses. These include historic resource assessments for 1622 Bank Street, 808 Adelaine Avenue, and 1101-1115 Mission Street, and SOI Standards reviews for 260 St. Albans, 625 Milan, 2037 Primrose Avenue, 1305 Monterey Road, 1708 Fletcher Avenue, 1812 Fletcher Avenue, and 1020 Milan Avenue.

City of Long Beach, Environmental Consultation and HABS Documentation. *Project Manager/Principal Architectural Historian.* Margarita has assisted the City of Long Beach by preparing documentation for the City Hall and Library Complex HABS and associated landscape plaza; she provided historic resources support for the City's EIR, and prepared documentation for the Atlantic Theater HABS and an Interpretive Exhibit for installation in the new North Long Beach Public Library.

City of Whittier, Preservation Consultation Services for the Public Library Rehabilitation Project. *Project Director/Principal Architectural Historian.* Margarita led a Historical Resources Assessment and Impacts Analysis and provided design consultation for rehabilitation of the Modern-style Whittier Library. Constructed in 1958, the property is significant for its association with Mid-Century Modernism, postwar period institutional properties, and architect William Henry Harrison. ESA found that the library possesses sufficient historical significance and architectural merit to convey its significant as an individual resource under National Register Criteria A and C. Margarita's role on the project was to direct and manage the ESA project team, coordinate with the architect and City, provide review and internal quality assurance/quality control to the ESA team in the preparation of both the Historic Resources Assessment to evaluate the significance and integrity of the building, as well as for the plan review that was conducted to evaluate the proposed project's conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and hearing attendance. ESA is currently completing a HABS report as baseline documentation for the rehabilitation project.

Margarita Jerabek-Bray, PhD (Continued)

Historic Resources Director

City of Burbank, Historic Preservation Consultation Services. *Project Manager/Principal Architectural Historian.* Margarita directed preparation of ESA's historic resources technical report and CEQA impacts analysis and prepared the historic section of the IS/MND for the Burbank Reservoir No. 1 Replacement Project, which evaluated the eligibility of the Burbank Reservoir facility and analyzed the potential impacts of the Project for compliance with the CEQA. Margarita directed preparation of ESA's historic resources technical report and historic resources EIR section for the Burbank Bob Hope Airport Replacement Terminal Project EIR, which evaluated the eligibility of the buildings and structures for eligibility as a potential historic district and as individual resources and analyzed the potential impacts of the Project for compliance with the CEQA. While the Airport did not appear eligible as a historic district, ESA evaluated 11 hangars and buildings over 45 years in age as potential individual resources. The majority of the buildings and structures were found ineligible, however, Hangars 1 and 2, which are the earliest intact hangars, were recommended eligible for the National Register, California Register, and for local listing. Under contract with the City of Burbank, Margarita managed and conducted a historic resource impacts analysis and plan review for Rehabilitation of the Casting Building as a Fitness Center, by Marmol Radziner and Associates, AIA, located in the Disney Studio's Historic District. The Project repurposed and expanded the existing 4,000 square feet Casting Building on the Studio Lot by about 8,700 square feet for an Employee Fitness Center adjacent to the historic Commissary. Margarita provided design consultation for conformance with the Secretary of the Interior's Standards to rehabilitate the Casting Building as a fitness center. To reduce potential impacts, Margarita prepared a HABS report to record the Casting Building in professional large format HABS photographs and a narrative history and description of the building.

SoCal Historic Resource Surveys. *Project Manager/Principal Architectural Historian.* Margarita has managed and conducted several large historic resources survey projects including three surveys for the Adelante-Eastside (Boyle Heights), Wilshire Center/Koreatown, and Normandie 5 redevelopment areas that were among the earliest to utilize SurveyLA tools and methods and to employ the Multiple Property Documentation Approach, working in close collaboration with the Los Angeles Office of Historic Resources. These surveys have been incorporated into the Los Angeles Citywide Survey. Other notable accomplishments include Hermosa Beach Citywide Survey, and Santa Monica North of Wilshire Survey for which she served as Project Director.

City of Los Angeles, Historic Preservation Consulting Services. *Project Director/Principal Architectural Historian.* Dr. Jerabek has served as the primary point of contact and contract administrator for ESA's historic preservation services for project applicants in the City of Los Angeles. ESA's historic resources group has prepared numerous of studies including historic resources assessments (HRAs), Secretary of the Interior's Standards (SOI) plan reviews and preservation recommendations, character-defining features reports and CEQA impacts analyses. Some recent projects have included 1030 Woodland Drive HRA, 2720 Monte Mar Terrace HRA, 6535 W. Wilshire Blvd. HRA, 337 Hawthorne HRA, 1116 and 1122 S. Westmoreland HRA, 1274-1284 S Beverly Glen, 1054-1056 S. Orange Grove, 1661 Comstock HRA, 8150 Sunset Mixed-Use Project, Northrop Grumman Campus HRA, 2616 Ellendale Avenue HRA; 1717 N. Bronson HRA, Brine Project HRA, 1642 Central Avenue HRA, Daly Street Residential Project HRA, 1509-1515 Gramercy Place HRA, 1301-1307 Cherokee Ave HRA, 714-720 Washington Pierce Brothers Mortuary Adaptive Reuse/Washington View Project, 6362 Hollywood Blvd../Palmer Hotel HRA, 4351-4373 Melrose Ave. HRA.

6250 Sunset Project EIR and Earl Carroll Theatre Historic Preservation Project, Hollywood, Los Angeles, CA. *Principal Investigator/Project Manager for Historical Resources Investigations.* Margarita prepared the historical resources investigations for the 6250 Sunset Project EIR for Essex Hollywood, a seven-story mixed-use development with 200 residential units, 5,000 square feet of ground floor commercial uses, and subterranean parking just west of the historic

Margarita Jerabek-Bray, PhD (Continued)

Historic Resources Director

Earl Carroll Theater (ECT) in Hollywood on Sunset Boulevard. The EIR included a historic resources technical report and analysis evaluating the Streamline Moderne-style Earl Carroll Theatre (1938), and after Carroll's death became the Moulin Rouge, and in the 1960s revived as the "Hullabaloo", and the Aquarius Theater. Its last theater use was in 1984 after which it was purchased by Sunset Gower Studios for television soundstage use and functioned as Nickelodeon studio from 1997 to 2017. While the ECT Building would be retained and not directly impacted by the project, ESA determined that to maintain its historical and architectural significance, a clear separation between new construction and the ECT Building was needed and was accomplished by inserting a public paseo between the two sites. ESA also prepared a Historic-Cultural Monument nomination that was approved in September 2016. Margarita is currently preparing a Historic Structure Report to support rehabilitation of the ECT Building and providing preservation consultation for its exterior preservation. The EIR received the Merit Award from the California Association of Environmental Professionals in 2018.

Environmental Documentation and Compliance with CEQA. Margarita has prepared a full range of CEQA documentation for historic preservation projects throughout greater Los Angeles including Categorical Exemption Letters, assessments and plan reviews for Certificates of Appropriateness, Initial Studies/MNDs, Focused EIRs, and EIRs. A partial list of important environmental documents for projects in Los Angeles involving substantial historical analysis completed by Dr. Jerabek includes the LAX Specific Plan Amendment Study EIR, Academy of Motion Pictures Project EIR, The New Century Plan EIR for Westfield, Sunset Doheny Mixed-Use EIR, One Santa Fe Mixed-Use MND, Lindbrook & Gayley Mixed-Use MND, Hollywood Center EIR, Palladium EIR, Sunset and Crescent Heights EIR, and Yucca and Argyle EIR.

Historical Resources and Preservation Consulting Services for The Culver Studios, Culver City, CA. *Project Manager/Principal Architectural Historian.* ESA' s Historic Resources Practice has provided a suite of services including historical resources evaluation, environmental review and documentation, and historic preservation consultation services for the CPA-6 Specific Plan, and the CPA-7 Specific Plan known as "The Innovation Plan," a blueprint for the future of The Culver Studios. Dr. Jerabek is the point of contact for historic services, attends client and city meetings, attends public hearings, provides technical direction and advice, directs and conducts the preparation of report deliverables, directs and conducts construction monitoring, and acts as the City's preservation officer for the Innovation Plan. The Plan will transform the 14.3-acre Studio into a new media production hub, keeping the Studio on the vanguard of changing production practices in the entertainment industry. The Culver Studios is a motion picture studio in downtown Culver City established in 1919 by Thomas Ince, and eventually became the home of RCA, one of the "Big Eight" major motion picture companies in the Los Angeles metropolitan area. The Studio was the production site of historically significant motion pictures like King Kong, Gone with the Wind, and Citizen Kane. The Innovation Plan will restore and re-group historic structures adjacent to the Mansion, build new support buildings near existing historic soundstages, and establish a creative campus in the core of the 14.3-acre studio lot. The Studio's 100-year history will be showcased, historic bungalows will be preserved, and original landscaping in front of the Mansion will be restored. The Innovation Plan balances the need to provide state-of-the-art studio facilities, while retaining the Studio's unique ambiance and prominent place in the community. ESA surveyed and evaluated the Studio's historical resources, provided input to the development of The Plan to reduce impacts to historical resources, completed HABS report for Bungalows S, T, U and V, prepared a Relocation and Rehabilitation Plan for the bungalows, conducted construction monitoring for relocation of the bungalows, conducted plan reviews for tenant improvements to the Mansion and associated historic buildings in the historic core, conducted a landscape analysis, and provided documentation and input for the landscape restoration. ESA also prepared the environmental documentation for The Innovation Plan EIR

and is implementing the mitigation program for historical resources including HABS documentation of Stages 2/3/4 and a salvage program, preparation of a preservation plan for the Studio, and development of an interpretive program for the Studio. The Culver Studios Innovation Plan EIR received an Award of Excellence from the American Planning Association (2020).

Historic Resources and Preservation Consultation Services for the Redevelopment of the Fred C. Nelles State Reform School, Whittier, CA. *Project Manager/Principal Architectural Historian.* The Fred C. Nelles Correctional Facility is a listed California State Landmark and is significant as the state's first reform school for boys. Under the project the 1920s-1930s Tudor Revival-style campus was redeveloped as a multi-use residential and commercial project, "The Groves", that was entitled under the certified Lincoln Specific Plan EIR. Work included preparation of a historic resources assessment report, preparation of feasibility studies for adaptive reuse or relocation, preparation of rehabilitation plans for the four individual resources to be retained and adaptively reused, a HABS/HALS for the campus, and a documentary film. ESA assisted with implementation of a full suite of mitigation measures including a heritage trail, a signage program, oral histories, salvage program, and construction monitoring for rehabilitation of the historic buildings in conformance with the Secretary of the Interior's Standards. The recently completed adaptive reuse of the school's Commissary as a community center (The Commons), received a Gold Nugget merit award (2020) for best rehabilitation project from Pacific Coast Builders Conference (PCBC).

Home Savings and Loan Art and Architecture Conservation Services, Interpretive Exhibit, Montebello, CA. *Project Manager/Principal Architectural Historian.* Constructed in 1973, the Montebello branch was designed by Millard Sheets (1907–1989), an accomplished, nationally prominent artist and designer, with integrated art works by the Millard Sheets Design Company. The building and art works were preserved in preparation for the building's new use as a medical office by PIH Health. ESA provided oversight for the conservation work undertaken by our subconsultant Preservation Arts. Additionally, ESA assisted with the development of a project schedule, conducted conservation monitoring and documentation, and provided project oversight during the implementation of the conservation project to ensure that the cleaning and repair of the art works and exterior architectural materials was conducted in accordance with accepted standards for art and architectural conservation work, that the work completed is of acceptable quality, and that the project stayed on schedule and within budget. After the conservation work was completed, ESA developed an interpretive exhibit to beautify the interior and interpret the building's important art, architecture, and history. The exhibit contains professionally mounted permanent narrative panels and photographic enlargements with captions illustrating the key information about the Montebello Branch and its historic use. One of the highlights of the interpretive exhibit is a reproduction of the original tapestry hung its original location for which ESA coordinated with the Mingei International Museum. The project was the recipient of a prestigious 2016 Preservation Design Award from the California Preservation Foundation.

Rancho Los Amigos South Campus EIR, County of Los Angeles, Department of Public Works, Downey. CA. *Project Manager for Historic Resource/Principal Architectural Historian.* ESA prepared the Rancho Los Amigos South Campus Project EIR (State Clearinghouse No. 2017081017) for LADPW. The project site is located on County-owned land in the westernmost part of the city of Downey. The project would develop three new County administrative buildings within the 35-acre development area of the 74-acre project site and would demolish 105 buildings and landscape features throughout the project site. ESA's environmental analysis found the project would result in a variety of significant and unavoidable impacts including cultural and historic resources, air, noise, and greenhouse gas impacts. ESA's highly qualified technical experts developed a range of feasible alternatives to avoid or reduce impacts and conducted the

Margarita Jerabek-Bray, PhD (Continued)

Historic Resources Director

public review process. For cultural and historic resources, ESA supported County objectives by providing intensive and highly complex archaeological, paleontological, and historic architectural studies, facilitating the County's AB 52 process, participating in key consultation meetings, assisting in areas of concern to local tribes, and developing comprehensive construction-phase historic, archaeological and paleontological mitigation. ESA conducted an intensive-level survey update of over 68 historic architectural resources in the National Register–eligible and California Register–listed historic district. Currently abandoned and in poor condition, the district poses an on-going public safety hazard; work included several emergency fire damage assessments during the project. Through rigorous research, ESA's architectural historians identified flaws and gaps in previous studies. Consequently, ESA conducted in-depth research and refined the period of significance, expanded and developed the historic contexts and themes, and corrected information on previously identified resources. ESA then reassessed the district through intensive integrity assessments and comprehensive analysis of district characteristics. ESA's historical resources experts further provided substantial project support for the development of project alternatives for the EIR, including extensive architectural and economic feasibility studies on the adaptive reuse and rehabilitation of the eligible historic structures, and conducted several public outreach meetings with community stakeholders and preservation advocates. ESA's expert services benefited the Client through rigorous technical studies, strategic planning, feasibility studies, community outreach, stakeholder consultation, and preparation of legally defensible documentation withstanding high levels of scrutiny.

Shannon L. Papin

Cultural Resource Specialist IV



EDUCATION

M.A., in Historic Preservation (American Studies Department) George Washington University Washington, DC, 2020

B.A., in English (Writing) Rhodes College Memphis, TN, 1994

25 YEARS' EXPERIENCE

CERTIFICATIONS/ REGISTRATION

Approved Consultant, California Historical Resources Information System Consultant List (History & Architectural History)

Certified Historian & Architectural Historian, New Mexico SHPO Directory

Approved Historian, City of Santa Fe, NM

PROFESSIONAL AFFILIATIONS

Society of Architectural Historians, Member

National Trust for Historic Preservation and NTHP Forum, Member

Preservation Action, Member

Shannon is a Senior Architectural Historian and Cultural Resource Specialist with 25 years of professional experience in architectural history, cultural resource management, and historic preservation planning, policy, and economics. She has authored historic resource assessment, State and National Register Nominations, historic structure reports, CEQA Impacts Analysis, feasibility studies, LAHCM nominations, and HABS/HAER reports.

Relevant Experience

Los Angeles Department of Water and Power On-Call Historic Resources Services:

Sunshine House Historic Structure Report, Los Angeles, CA. *Project Manager.* Shannon prepared a structural assessment, documentation, and evaluation of the Sunshine House, the former caretaker's residence at the Silver Lake Reservoir Complex, owned by LADWP.

Garvanza Pump Station Historic Structure Report, Los Angeles, CA. *Project Manager.* Shannon prepared a structural assessment, documentation, and evaluation of the Garvanza Pump Station, a historic property associated with the Garvanza Reservoir in northeast Los Angeles, owned by LADWP.

Los Angeles County Public Works On-Call Historic Resources Services:

High Desert Hospital, Historic Resource Assessment, Lancaster, CA. *Project Manager.* Shannon prepared a documentation and evaluation of High Desert Hospital and Coroner's Office, a historic property owned by the LADPW. The Report included a CEQA impacts analysis in preparation for a planned redevelopment.

EWMP Addendum, Compton Boulevard Historic Survey, Compton, CA. *Project Manager.* Shannon conducted an architectural survey of a including, identification of potentially significant resources for state, local and national eligibility, integrity evaluation, and research and writing of an accompanying historic context. The Report included a CEQA impacts analysis in preparation for a planned redevelopment.

Los Angeles Unified School District On-Call Historic Resources Services:

Seismic Retrofit Project, Lockwood Elementary School, Los Angeles, CA. *Project Manager*. Shannon managed a documentation project for LAUSD campus in Hollywood in preparation for a planned seismic retrofit. Project deliverables includes character-defining matrixes and California DPR forms for multiple historical resources.

Seismic Retrofit Project, First Street Elementary School, Los Angeles, CA. *Project Manager*. Shannon managed a documentation project for LAUSD campuses in Boyle heights in preparation for a planned seismic retrofit. Project deliverables includes character-defining matrixes and California DPR forms for multiple historical resources.

City of Pasadena On-Call Historic Resources Services, Mayfield Junior School Historic Resource Evaluation, Pasadena, CA. *Project Manager.* Shannon surveyed entire campus

and prepared an evaluation of three historic resources, including CEQA impacts analysis for a proposed master plan.

City of Los Angeles Department of Recreation and Parks On-Call Historic Resources Services, Historic Structure Report, Isadore House, Los Angeles, CA. *Project Manager.* Shannon prepared a structural assessment, documentation, and evaluation of Isadore House, a historic property owned by the LA RAP. The Report included a CEQA impacts analysis in preparation for a planned redevelopment.

8025 Santa Monica Boulevard Historic Resource Assessment and CEQA Impacts Analysis, West Hollywood, CA. *Project Manager.* Shannon analyzed the potential impacts of construction of a 24-story, mixed-use project in Hollywood, adjacent to the historic Lombardi House for compliance with CEQA impacts threshold and for conformance with the SOI Standards.

1715 – 1739 Bronson Avenue, CEQA Impacts Analysis, Los Angeles, CA. *Project Manager.* Shannon analyzed the potential impacts of construction of a 24-story, mixed-use project in Hollywood, adjacent to the historic Lombardi House for compliance with CEQA impacts threshold and for conformance with the SOI Standards.

3623 Hayden Place Historic Resource Assessment and MND, Culver City, California. *Senior Architectural Historian.* Shannon authored a historic resource assessment of a large industrial site located on the border of Los Angeles and Culver City for a proposed redevelopment. Work involved research on the property and its history as well as an evaluation of the site's eligibility.

Related Bristol Historic Resource Assessment and EIR, Santa Ana, California. *Senior Architectural Historian.* Shannon authored a historic resource assessment of a large industrial site located on the border of Los Angeles and Culver City for a proposed redevelopment. Work involved research on the property and its history as well as an evaluation of the site's eligibility.

Culver Crossings Historic Resource Assessment and EIR, Culver City and Los Angeles, California. *Senior Architectural Historian.* Shannon authored a historic resource assessment of a large industrial site located on the border of Los Angeles and Culver City for a proposed redevelopment. Work involved research on the property and its history as well as an evaluation of the site's eligibility.

910 North Roxbury Drive Historic Resource Assessment, Beverly Hills, CA. *Project Manager Shannon* assessed the eligibility of an American Colonial Revival residence designed by master architect Robert V. Derrah in Beverly Hills. The report involved digital and archival research and an assessment of the home's integrity using historic plans and images.

1707 Tropical Drive Historic Resource Assessment, Beverly Hills, CA. *Architectural Historian.* Claire assessed the eligibility of an American Colonial Revival residence built by Carleton Lyle Burgess and occupied by Edward Paul Dentzel. Research included a construction chronology and identification of alterations, research on the builder and occupants, and analysis of neighborhood integrity.

448 West Cypress Historic Resource Assessment, Glendale, CA. *Project Manager* Shannon authored a Historic Resource Assessment of an industrial warehouse constructed in the Tropico neighborhood of Glendale in 1908. Research included an integrity evaluation, research on Tropico's history as an early agricultural center, and the strawberry industry.

28307 Agoura Road Historic Resource Assessment, Agoura Hills, CA. *Project Manager.* Shannon authored a Historic Resource Assessment for a 1940s commercial property in Agoura Hills. Work involved researching the rural character and

history of Agoura Hills, conducting research at the Agoura Hills Library and Building Division, identifying occupants of the structure, and assessing the property's eligibility.

Kun House II Los Angeles Historic Cultural Monument Nomination, Los Angeles, CA. *Project Manager.* Shannon prepared LAHCM nomination for the Joseph Kun House II, 1950 residence designed by Richard Neutra and presented the nomination to the Cultural Heritage Commission.

1828 Edgemont Street Los Angeles Historic Cultural Monument Nomination,, Hollywood, CA. *Project Manager.* Shannon prepared LAHCM nomination for a 1940 Garden Apartment complex in Hollywood and presented the nomination to the Cultural Heritage Commission.

Silver Lake Reservoir Complex EIR and Impacts Analysis, Los Angeles, CA. *Senior Architectural Historian.* Shannon conducted research on the historic development of the Silver Lake Reservoir Complex and identified all previously identified historic resources within 0.25-mile of the perimeter of the site to conduct a direct, indirect, and cumulative impacts analysis for the Complex's proposed master plan.

1600 Naud and 1635 – 1639 Main Street Historic Resource Assessment and MND, Los Angeles, CA. *Senior Architectural Historian.* Shannon managed cultural portion of CEQA environmental review process, focusing on ten cold-storage facilities as potential historic resources, including eligibility evaluations, analysis of projects impacts and recommendations on adaptive reuse and mitigation.

Historic Structure Report, New Mexico Veteran's Home, Truth or Consequences. *Project Manager.* Shannon served as the Project Manager on the preparation of an Historic Structure Report for a 1937 hospital for crippled children, including historic narrative and context, evaluation of significance, documentation of original construction and later modifications, and historic preservation recommendations.

State & National Register Nomination, Ashley Pond Residence (535 East Palace Avenue), Santa Fe, NM. *Project Manager.* Shannon prepared State and National Register nomination of a 1925 residence and compound designed by John Gaw Meem.

Multiple Property Documentation Form for the Cañon neighborhood, Taos, NM. *Project Manager.* Shannon performed the initial neighborhood survey, individual nominations for three resources, and associated historic context. The properties listed included a residential compound, a guesthouse/hotel and a community chapel.

Architectural Survey of the Sioux Falls Historic District & Pettigrew Heights neighborhood, Sioux Falls, SD. *Project Manager.* Shannon served as the Project Manager on the re-survey of a 1974 National Register district, including approximately 240 residential resources. New survey of an adjoining neighborhood with approximately 120 residential resources. She also prepared survey reports with recommendations on district expansion and new district possibilities.

County-wide Architectural Surveys, South Dakota. *Project Manager.* Shannon served as the Project Manager on four county-wide architectural surveys, including integrity evaluation, identification of potentially significant resources for inclusion in the National Register of Historic Places; research and writing of an accompanying historic context.

- Tripp County: 1,617 square miles, 351 surveyed resources.
- McPherson County: 1,152 square miles, 168 surveyed resources.
- Walworth County: 745 square miles, 211 surveyed resources.
- Moody County: 521 square miles, 204 surveyed resources

Shannon L. Papin (Continued)

Cultural Resource Specialist IV

Cultural Resource Surveys. Shannon performed cultural resource surveys for a variety of compliance documents including Environmental Impacts Reports, Section 106, Section 4F, and NEPA compliance. Project duties included consultation with states, local municipalities, tribes and planning consultants, as well as overseeing the archaeological portion of the survey.

- Cold War Era Properties Survey, Shaw Air Force Base, Sumter, SC
- Property Surveys for EA, Fort Bliss Army Base, El Paso, TX
- Portales Railroad Depot Focus Area, Portales, NM
- Washington Avenue Pedestrian Improvements, Lovington, NM
- Environmental Assessment, Water Control Facilities, Montezuma, NM
- Interstate 25 Landscape Improvements, Glorieta/Rowe, NM
- 12.68-mile Pipeline Expansion, Bosque, NM
- Housing Rehabilitation Project, Santo Domingo Pueblo
- NM Visual Impact Assessment, various Plateau Cell Towers, NM
- Construction at Day School Complex, Picuris Pueblo, Penasco, NM
- Santa Fe County Courthouse, Santa Fe, NM

Historic American Building Surveys, Walker Air Force Base, Roswell, NM. *Project Manager*. Shannon prepared the building documentation (HABS Level III standard) of three buildings at the former Walker Air Force Base as well as the former Roswell Airfield Terminal Building

Historic American Building Surveys, Kirtland Air Force Base, Albuquerque, NM. *Project Manager*. Shannon prepared the building documentation (HABS Level II standard) of the 21st EOD Headquarters at Kirtland Air Force Base.

Historic American Building Surveys, White Sands Missile Range, Alamogordo, New Mexico. Shannon prepared the building documentation (HABS Level II standards) of the old Officer's Club at White Sands Missile Range.

National Conference of State Historic Preservation Officers,Washington D.C. *Director of Communications and State Services.* Shannon served as the primary liaison and resource for all fifty-nine State Historic Preservation Offices and represented NCSHPO to Congress and the federal government as well as the press, partner organizations and general public. Worked extensively with the National Park Service and the Advisory Council onHistoric Preservation and served on task forces dealing with the Section 106 review process, the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, and National Register Criteria and Processes.

CarrAmerica Urban Development, Inc., Washington, DC. *Development Assistant.* Shannon was the assistant for multiple downtown development projects including a mixed-use project of approximately 450,000 square feet combining office, residential andpreferred arts retail in three historic buildings along with new construction. Duties included assistance with project approvals, design review, due diligence,acquisition and development documents, pro forma analysis as well as workingwith public and private groups to garner support and necessary approvals.

Antonette M. Hrycyk

Architectural Historian



EDUCATION

MA, History, San Diego State University (*in progress)*

MS, Museum and Field Studies, The University of Colorado-Boulder

BS, Anthropology, The Ohio State University

PROFESSIONAL AFFILIATIONS

Society of Architectural Historians, Member

AWARDS

Museum Student Research Award, 2013

Antonette is an architectural historian with a background in historic research, museum collections, exhibit design, and educational outreach. Her work with historic research and cultural heritage in California has included authoring and contributing research to historic resource assessments, National Register Nomination, visitor studies of museums and public history sites, in addition to extensive archival research. Antonette applies her understanding of urban development and historic research to inform evaluation assessments of historic resources in the Southern California area.

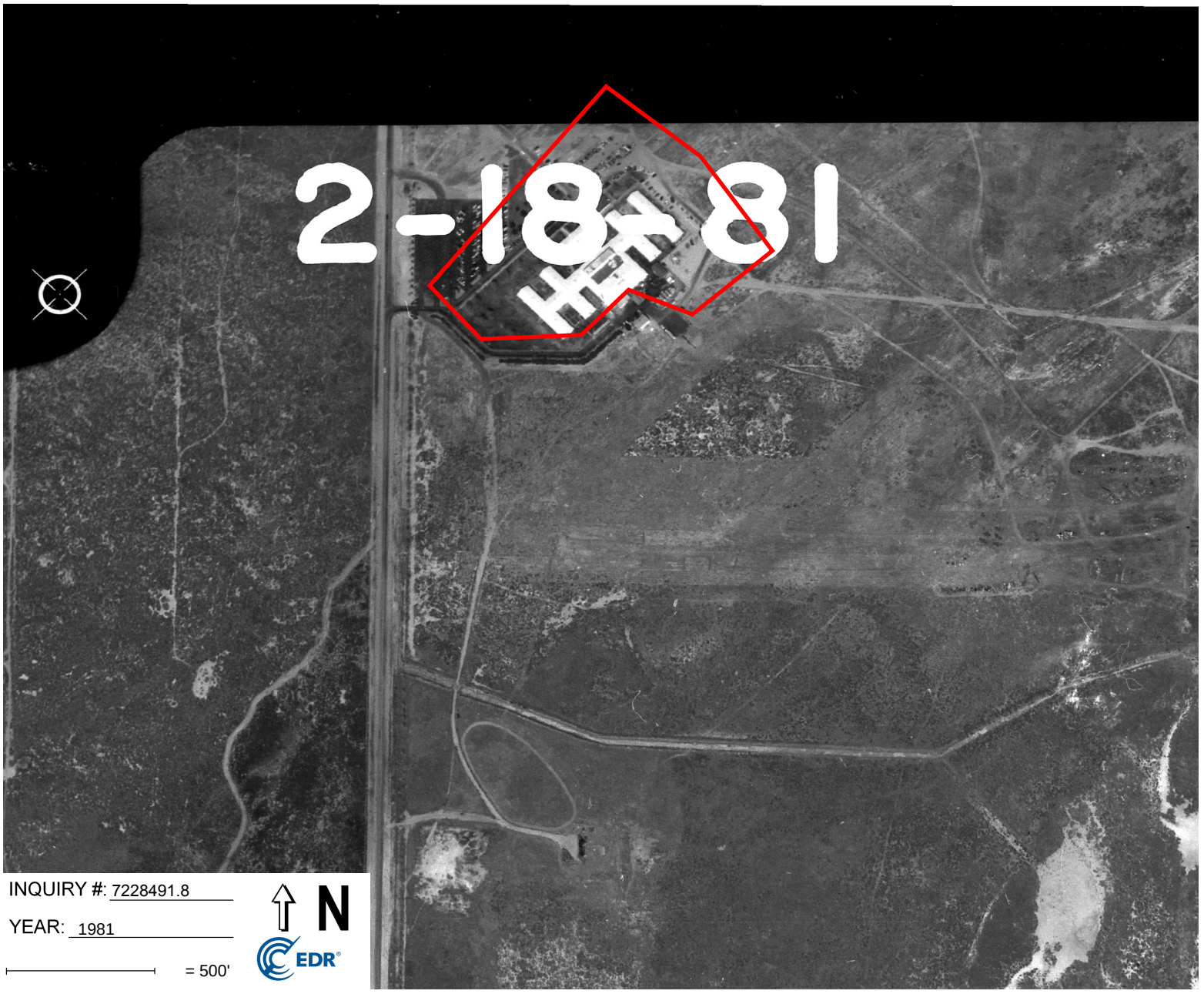
Relevant Experience

1845, 1853, and 1857 Taft Avenue Historic Resources Assessment, Hollywood, Los Angeles, CA. *Architectural Historian.* Antonette was the lead author of the Historic Resources Assessment which determined that the three Craftsman homes were each significant as an individual resource under National and California Register C. Constructed in 1912 and 1915, these three homes are significant for their association with the Craftsman style, a previously common style in the residential development of Hollywood. Antonette assembled the construction and occupancy history of the properties and wrote the significance and integrity evaluation.

Compton Boulevard, Et Al, Historic Resource Assessment, Compton, CA. *Senior Architectural Historian.* Antonette was the primary researcher of this Historic Resource Assessment, which resulted in three diverse properties being submitted for nomination on the National and California Register. These properties included Dale's Donuts under criteria A/1 for its significance to Compton's neighborhood identity and criteria C/3 as a rare extant example of a programmatic drive-thru restaurant; Colin P. Kelly Elementary School under criteria A/1 for its significance to the educational history of the City of Compton; and East Rancho Dominguez Park under criteria B/2 for its historic and continued association with the tennis history of Venus and Serena Williams. Antonette conducted supplemental in-depth research and assisted with the significance and integrity evaluation.

Project Bristol, Historic Research Assessment, Santa Ana, California. *Architectural Historian.* Antonette was a contributing author and primary researcher of the historic significance evaluation determination for Project Bristol, a planned demolition of seven contemporary Spanish Colonial Revival strip mall buildings, banks, and other commercial buildings. Antonette researched and wrote the historic context on the development of the strip mall in Southern California and researched and wrote a detailed construction chronology and occupancy history for each of the seven buildings in the project.

Appendix B
Aerial Photographs



INQUIRY #: 7228491.8

YEAR: 1981

= 500'

N

EDR



INQUIRY #: 7228491.8

YEAR: 1977

= 500'

N

EDR



INQUIRY #: 7228491.8

YEAR: 1974

= 500'

N

EDR


CERTIFIED
HISTORIC
AERIALS
1965
NETRonline



INQUIRY #: 7228491.8

YEAR: 1968

= 500'

N

EDR



INQUIRY #: 7228491.8

YEAR: 1953

= 500'

N

EDR



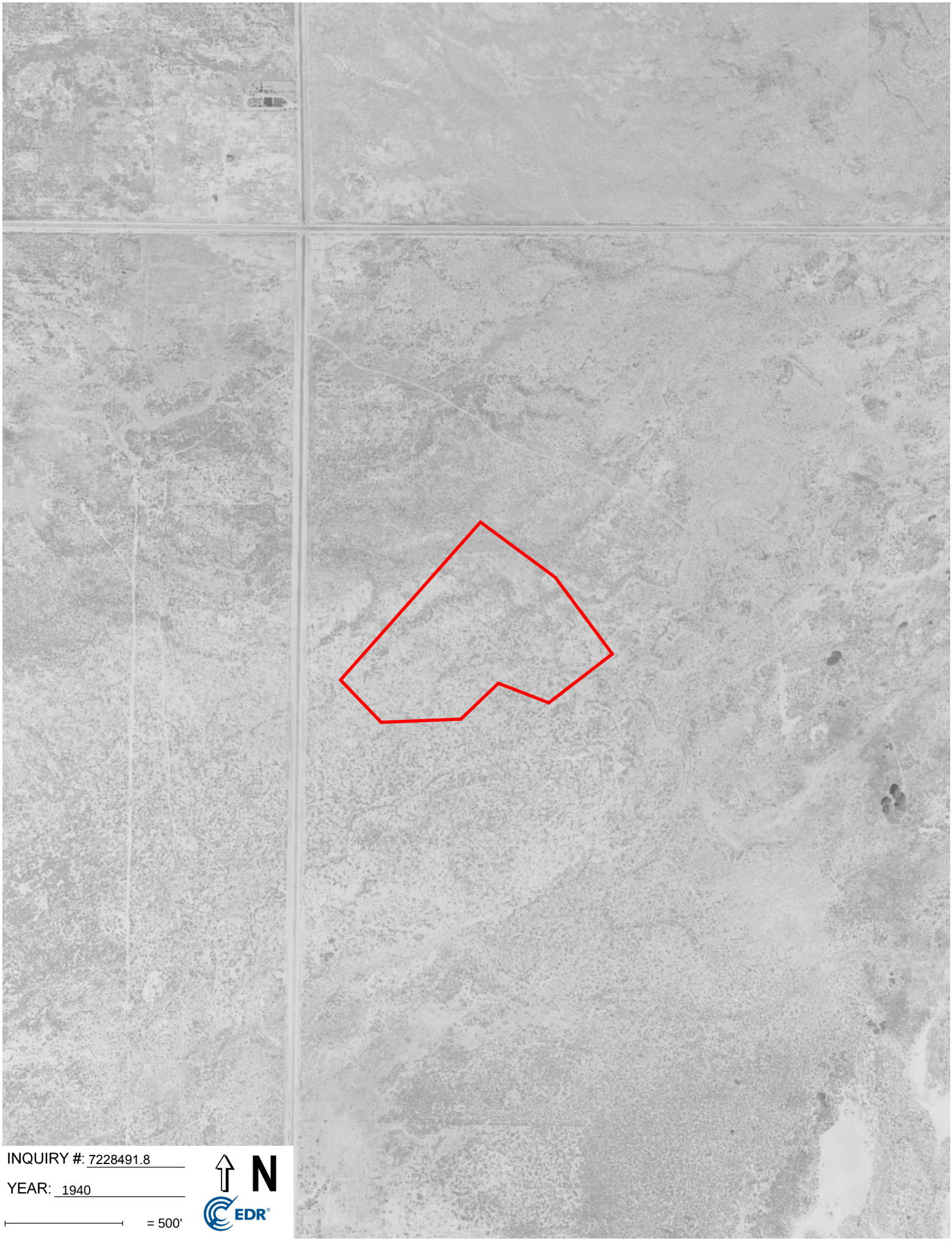
INQUIRY #: 7228491.8

YEAR: 1948

= 500'

N

EDR



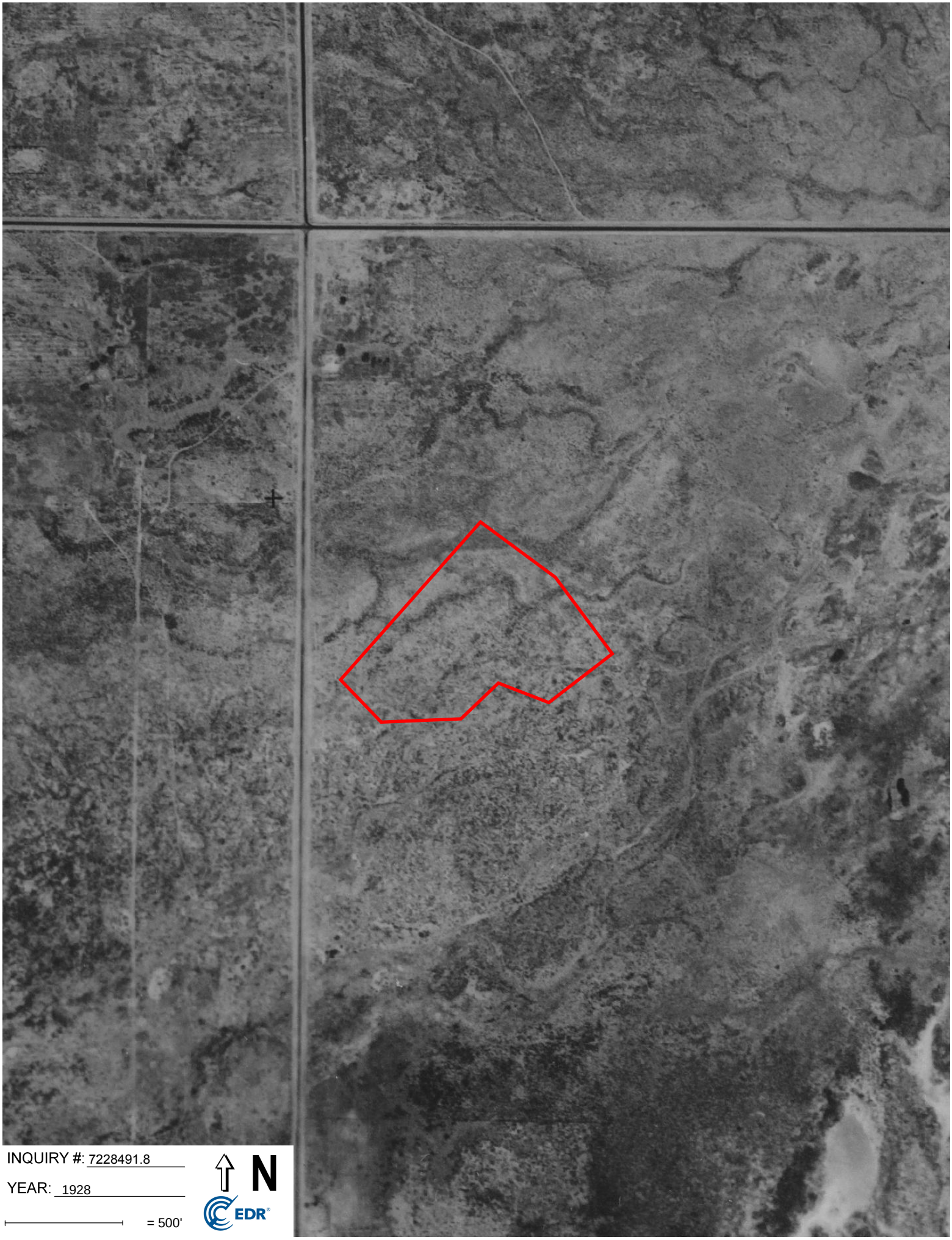
INQUIRY #: 7228491.8

YEAR: 1940

= 500'

N

EDR



INQUIRY #: 7228491.8

YEAR: 1928

= 500'

N

EDR

Lancaster Hospital

44900 N 60th St., W.

Lancaster, CA 93536

Inquiry Number: 7228491.8

January 18, 2023

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

01/18/23

Site Name:

Lancaster Hospital
44900 N 60th St., W.
Lancaster, CA 93536
EDR Inquiry # 7228491.8

Client Name:

ESA
626 Wilshire Blvd
Los Angeles, CA 90017
Contact: Antonette Hrycyk

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	*Scale*	*Details*	*Source*
2020	1"=500'	Flight Year: 2020	USDA/NAIP
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2002	1"=500'	Flight Date: June 07, 2002	USDA
1994	1"=500'	Acquisition Date: May 31, 1994	USGS/DOQQ
1989	1"=500'	Flight Date: August 22, 1989	USDA
1981	1"=500'	Flight Date: February 18, 1981	EDR Proprietary Brewster Pacific
1977	1"=500'	Flight Date: February 14, 1977	EDR Proprietary Brewster Pacific
1974	1"=500'	Flight Date: April 13, 1974	USGS
1968	1"=500'	Flight Date: April 04, 1968	Teledyne
1953	1"=500'	Flight Date: September 04, 1953	USDA
1948	1"=500'	Flight Date: November 20, 1948	USDA
1940	1"=500'	Flight Date: May 02, 1940	USDA
1928	1"=500'	Flight Date: January 01, 1928	FAIR

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, LLC. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. This Report is provided on an "AS IS", "AS AVAILABLE" basis. NO WARRANTY EXPRESS OR IMPLIED IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, LLC AND ITS SUBSIDIARIES, AFFILIATES AND THIRD PARTY SUPPLIERS DISCLAIM ALL WARRANTIES, OF ANY KIND OR NATURE, EXPRESS OR IMPLIED, ARISING OUT OF OR RELATED TO THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES REGARDING ACCURACY, QUALITY, CORRECTNESS, COMPLETENESS, COMPREHENSIVENESS, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, NON-INFRINGEMENT, MISAPPROPRIATION, OR OTHERWISE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, LLC OR ITS SUBSIDIARIES, AFFILIATES OR THIRD PARTY SUPPLIERS BE LIABLE TO ANYONE FOR ANY DIRECT, INCIDENTAL, INDIRECT, SPECIAL, CONSEQUENTIAL OR OTHER DAMAGES OF ANY TYPE OR KIND (INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS, LOSS OF USE, OR LOSS OF DATA), ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT.

Any analyses, estimates, ratings, environmental risk levels, or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only an assessment performed by a qualified environmental professional can provide findings, opinions or conclusions regarding the environmental risk or conditions in, on or at any property.

Copyright 2023 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, LLC or its affiliates. All other trademarks used herein are the property of their respective owners.



INQUIRY #: 7228491.8

YEAR: 2020

= 500'

N

EDR



INQUIRY #: 7228491.8

YEAR: 2016

= 500'

N

EDR



INQUIRY #: 7228491.8

YEAR: 2012

= 500'

N

EDR



INQUIRY #: 7228491.8

YEAR: 2009

= 500'

N

EDR



INQUIRY #: 7228491.8

YEAR: 2005

= 500'

N

EDR


INQUIRY #: 7228491.8
YEAR: 2002
= 500'
N
EDR



INQUIRY #: 7228491.8

YEAR: 1994

= 500'

N

EDR


INQUIRY #: 7228491.8
YEAR: 1989
= 500'
N
EDR


CERTIFIED
HISTORIC
AERIALS
1990
NETRonline


CERTIFIED
HISTORIC
AERIALS
1987
NETRonline

Appendix C
Selected Architectural Drawings

LEGEND

= REPAIR EXIST CERAMIC FLOORS

= REMOVE EXIST CONCRETE FLOOR FOR NEW QUARRY TILE FLOOR

= REMOVE EXIST. QUARRY AND/OR CERAMIC TILE FLOOR & FILL W/ CONC. FOR V.A. TILE FLOOR

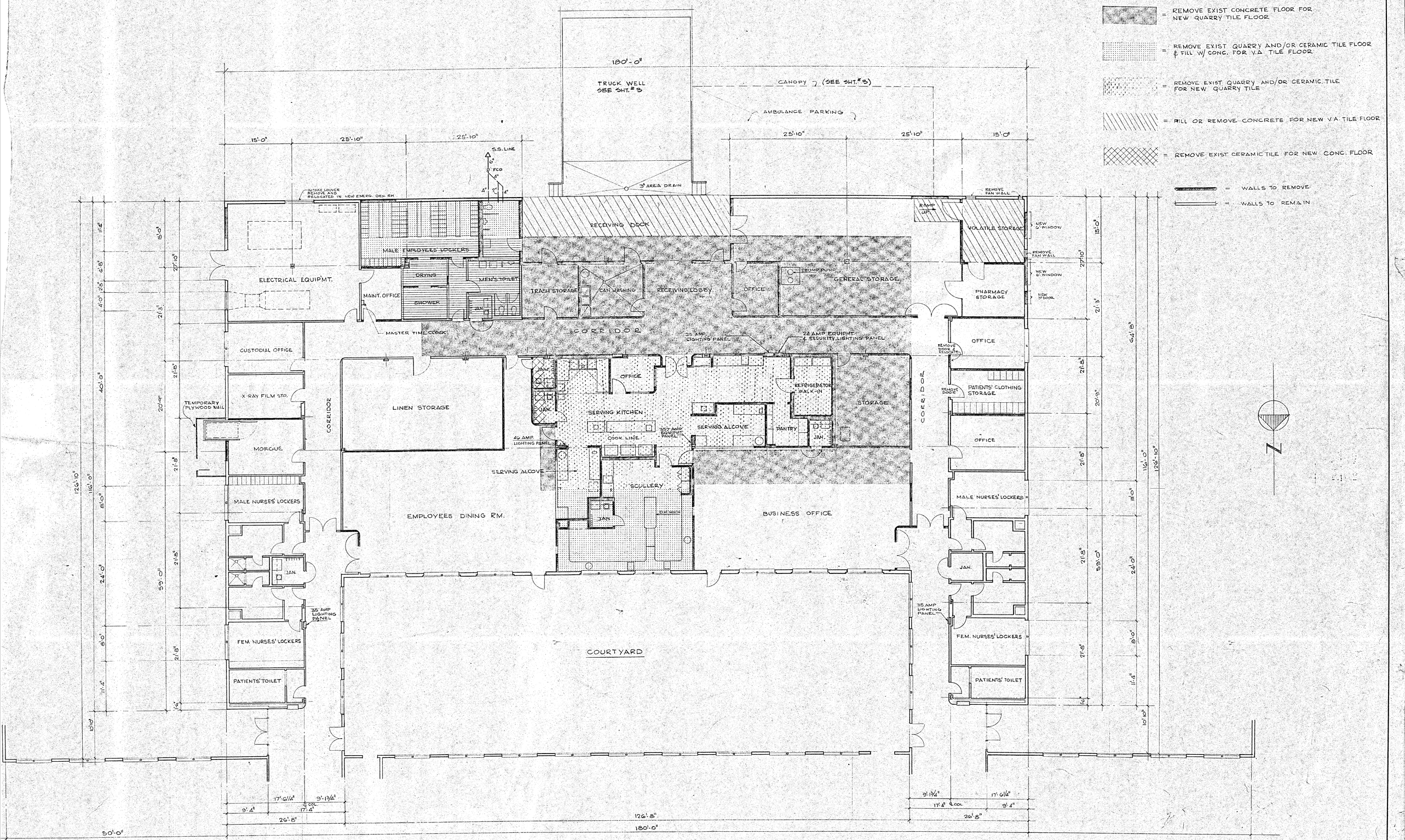
= REMOVE EXIST QUARRY AND/OR CERAMIC TILE FOR NEW QUARRY TILE

= FILL OR REMOVE CONCRETE FOR NEW V.A. TILE FLOOR

= REMOVE EXIST CERAMIC TILE FOR NEW CONC. FLOOR

= WALLS TO REMOVE

= WALLS TO REMAIN



DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

"DESIGN DEVELOPMENT"

APPROVED FOR OWNER / FOR ARCHITECT	HOWARD R. LANE, A.I.A. & ASSOCIATES ARCHITECTS	16533 VENTURA BLVD. ENCINO, CALIFORNIA PHONE: STATE 8-4560	MIRA LOMA HOSPITAL CLINICAL UNIT, SURGERY & PHARMACY LANCASTER, CALIFORNIA	CAPITAL PROJ. 66656.14 SPECIFICATIONS 3233	DEMOLITION PLAN DRAWN L.P. JOB NO. 7101 CHECKED M.D.C. DATE MAY 15 '72

6

DIETERICH-POST "CLEARPRINT" 2005

PARKING - SEE PLOT PLAN SHT. 2

A.C. PAVING

PLANTING

322'-3

72'-0" 21'-11" 21'-11" 21'-11" 20'-2" 20'-2" 20'-2" 20'-2" 20'-2" 20'-2" 7'-9" 21'-8" 21'-11" 21'-11" 21'-11" 21'-11" 21'-0"

OUTPATIENT ENTRY

STORAGE BUILDING N.I.C.

STORAGE BUILDING N.I.C.

O_2 RESERVE MANIFOLD

CONC. BLK. ENCLOSURE

N_2O MANIFOLD

LOX STOR. TANK

C.L. GATES

6" CONC. PAD

OUTPATIENT ADM. 7

OUTPATIENT CLINIC 8

LABORATORY 11

CORRIDOR

REF. GARBAGE

TRASH ROOM

CAN WASH

CENTRAL SUPPLY 9

PHARMACY 10

RADIOLOGY

SURGERY 12

DICK UP TRUCKS

DOCK

SEMI & BOB'S

CONC. RAMP

GENERAL STORAGE

LINEN

WALK

RECEIVING AREA

CORRIDOR

AMBULANCE PARKING

A.C. PAVING

EMERG. GEN. RM.

EXIST. ELECT. RM.

3" BLDG SEPARATION

GENERAL SERVICES OFFICE

TRANSPORTATION OFFICE

PATIENT INDUSTRY ROOM

16 UNASSIGNED

MORGUE

MAINT. 13

KITCHEN 14

MEDICAL RECORDS

NEW WALK

EXIST. WALK

4 BED RM. 16

4 BED RM.

SURGERY WAITING

AMBULANCE ENTRY

DINING

COURT

EXIST. BLDG.

N

MASTER FLOOR PLAN

SCALE: 1/16" = 1'-0"

AREA TABULATIONS

DEPARTMENT	SQ. FT.
MAIN ENTRANCE	330
OUTPATIENT-ADMINISTRATIVE	3,999
OUTPATIENT-CLINIC	7,195
CENTRAL SUPPLY	3,650
GENERAL STORAGE	2,926
PHARMACY	1,732
LINEN	2392
RADIOLOGY	5056
LABORATORY	9378
SURGERY SUITE	10,146
AMBULANCE ENTRANCE	336
CORRIDORS	4165
EMERG. GEN. RM.	240
RECEIVING AREA	346
TRASH ROOM	346
DOCK AREA	1150
MECHANICAL ROOM #1	3631
MECHANICAL ROOM #2	259
NEW BUILDING ADDITION	57,478
REMODELED AREA	15,480
TOTAL SQ. FT. AREA	72,958

LEGEND

5 - 1/4" SCALE SHT. NUMBER

"DESIGN DEVELOPMENT"

APPROVED
FOR OWNER
FOR ARCHITECT

HOWARD R. LANE, A.I.A. & ASSOCIATES
ARCHITECTS

16633 VENTURA BLVD.
ENCINO, CALIFORNIA
PHONE: STATE 8-4560

MIRA LOMA HOSPITAL
CLINICAL UNIT. SURGERY & PHARMACY
LANCASTER, CALIFORNIA

CAPITAL PROJ. 8686-14
SPECIFICATIONS 3233

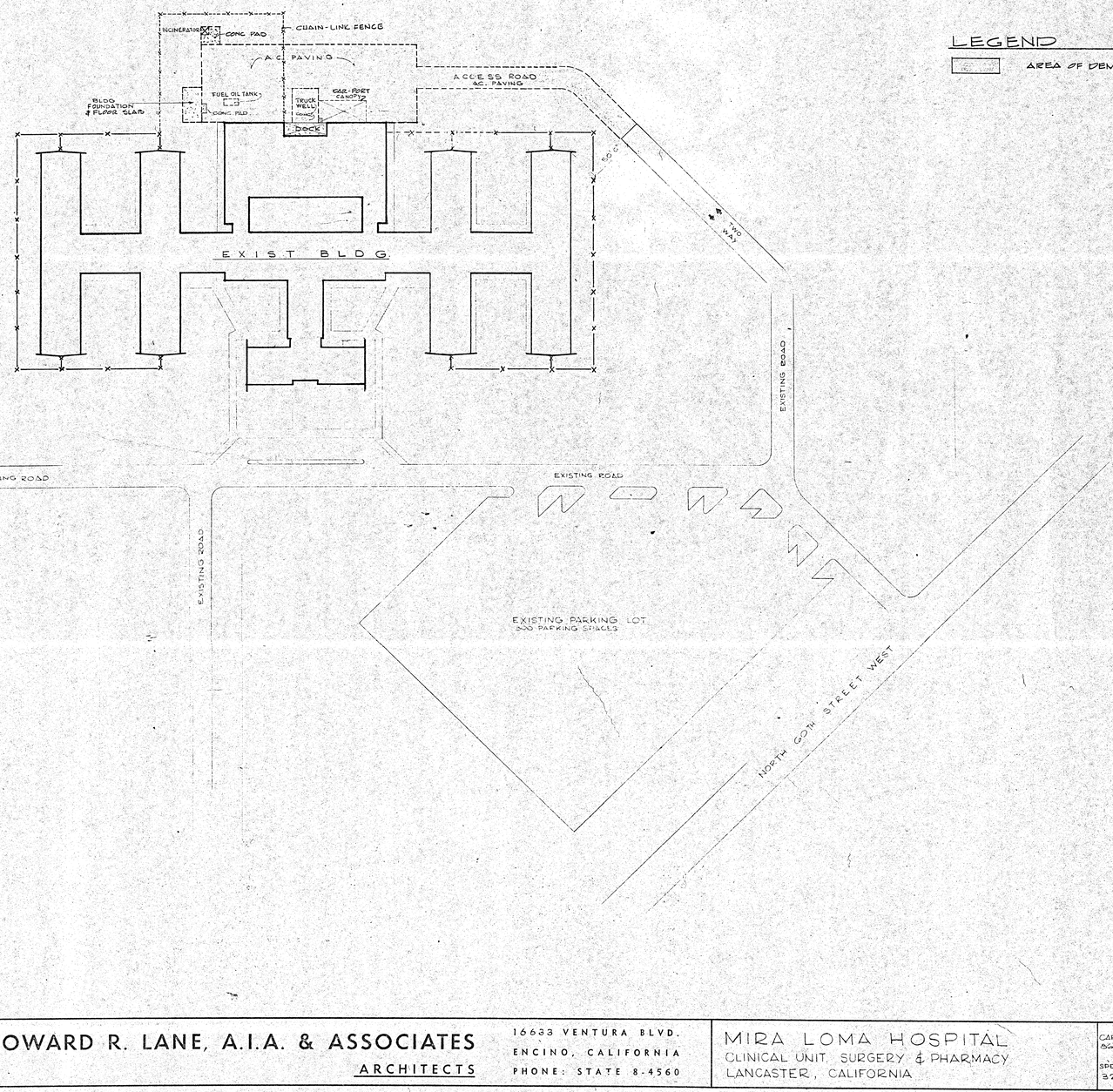
MASTER FLOOR PLAN

DRAWN L.P. JOB NO. 7101
CHECKED MDC. DATE MAY 15/72

5

5/69 DIETERICH-POST CLEARPRINT 1020

EXISTING AIRPORT RUNWAY PAVEMENT, AS REQUIRED



LEGEND

AREA OF DEMOLITION

"DESIGN DEVELOPMENT"

APPROVED
FOR OWNER
FOR ARCHITECT

HOWARD R. LANE, A.I.A. & ASSOCIATES
ARCHITECTS

16633 VENTURA BLVD.
ENCINO, CALIFORNIA
PHONE: STATE 8-4560

MIRA LOMA HOSPITAL
CLINICAL UNIT, SURGERY & PHARMACY
LANCASTER, CALIFORNIA

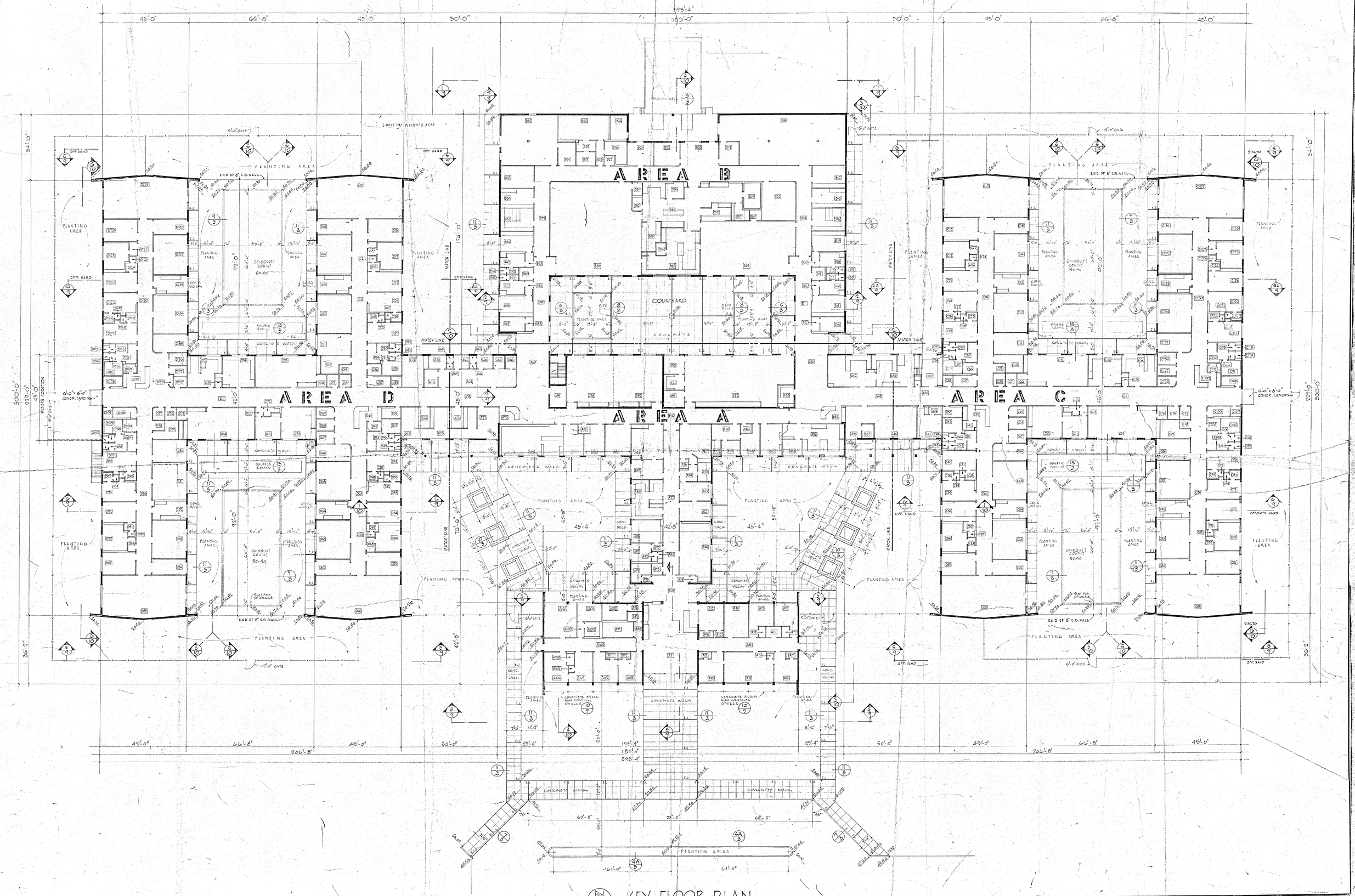
CAPITAL PROJ. 66B6, 14
SPECIFICATIONS 3233

EXTERIOR DEMOLITION PLAN

DRAWN L.R. JOB NO. 7101
CHECKED O.L. DATE MAY 15/72

3

5-73 D ETERICH-POLE CLEARPRINT 1070



KEY FLOOR PLAN

SCALE: 1/16" = 1'-0"

NOTE: THE PURPOSE OF THIS PLAN IS GENERALLY TO DEPICT THE ENTIRE BLDG. WITH OVERALL DIMENSIONS, MATCH LINES, ETC. FOR PLAN INFORMATION, SEE 1/8" & 1/4" FLOOR PLANS.
FOR FENCE TYPES & LOCATIONS, SEE PLOT PLAN SHEET 2

REVISIONS:

SPECIFICATION NO. 1992 OF 1958
CAPITAL PROJECT NO 8686
L. A. CO. NO. 4554

BRANDOW AND JOHNSTON — STRUCTURAL ENGINEERS
LEVINE AND McCANN — MECHANICAL ENGINEERS
NEIL ROUNDS — ELECTRICAL ENGINEER

ADRIAN WILSON AND ASSOCIATES
ARCHITECTS - ENGINEERS
816 WEST FIFTH STREET LOS ANGELES, CALIFORNIA TEL. MA 6-8171

KEY FLOOR PLAN

JOB NO. 1414
DRAWN AL. H.
CHECKED AA
DATE 22 JUNE '59

TUBERCULAR SEGREGATION HOSPITAL AND RECALCITRANT UNIT
MIRA LOMA FACILITY LANCASTER, CALIFORNIA
FOR THE
COUNTY OF LOS ANGELES, CALIFORNIA

AS BUILT CORRECTIONS

SHEET NO. 4 OF 75 SHEETS

FLOOR PLAN - AREA "B"

SCALE: 1/8" = 1'-0"

SEE NOTED DETAILS FOR 1/4" SCALE FLOOR PLANS, DIMENSIONS, NOTES, ETC.
FOR WALKS, PAVING, ETC., SEE 1/16" KEY FLOOR PLAN, SHEET NO. 4

KEY PLAN
NO SCALE

REVISIONS:

SPECIFICATION NO. 1992 OF 1958
CAPITAL PROJECT NO 5886
L. A. CO. NO. 4554

ADRIAN WILSON AND ASSOCIATES
ARCHITECTS - ENGINEERS
816 WEST FIFTH STREET LOS ANGELES, CALIFORNIA TEL. MA 6-8171

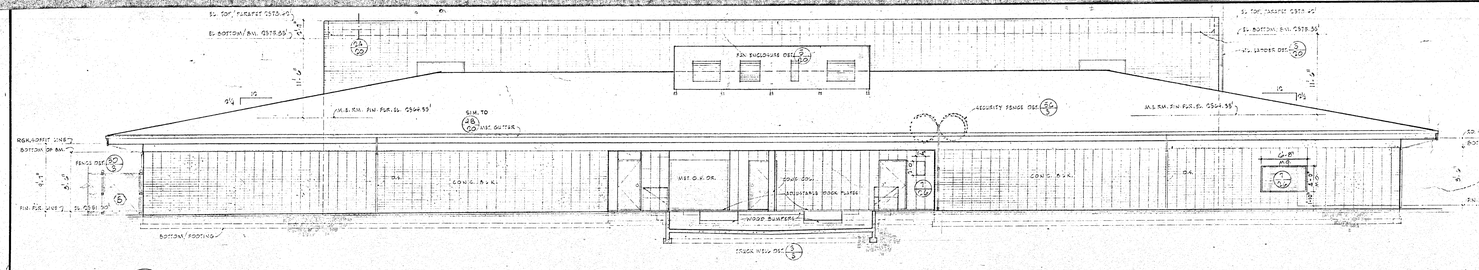
FLOOR PLAN - AREA "B"

BRANDOW AND JOHNSTON — STRUCTURAL ENGINEERS
LEVINE AND McCANN — MECHANICAL ENGINEERS
NEIL ROUNDS — ELECTRICAL ENGINEER

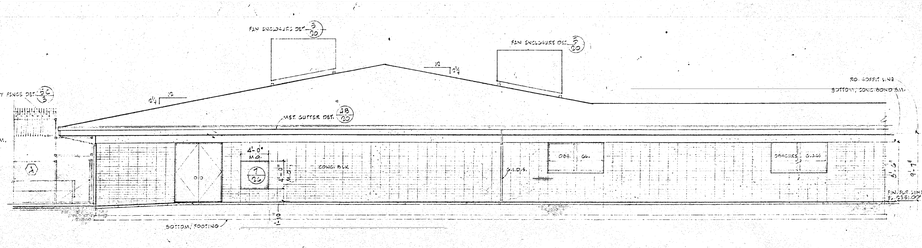
JOB NO. 414
DRAWN J.C.
CHECKED A.G.
DATE 22 JUNE '59 — AS BUILT CORRECTIONS

TUBERCULAR SEGREGATION HOSPITAL AND RECALCITRANT UNIT
MIRA LOMA FACILITY LANCASTER, CALIFORNIA
FOR THE
COUNTY OF LOS ANGELES, CALIFORNIA

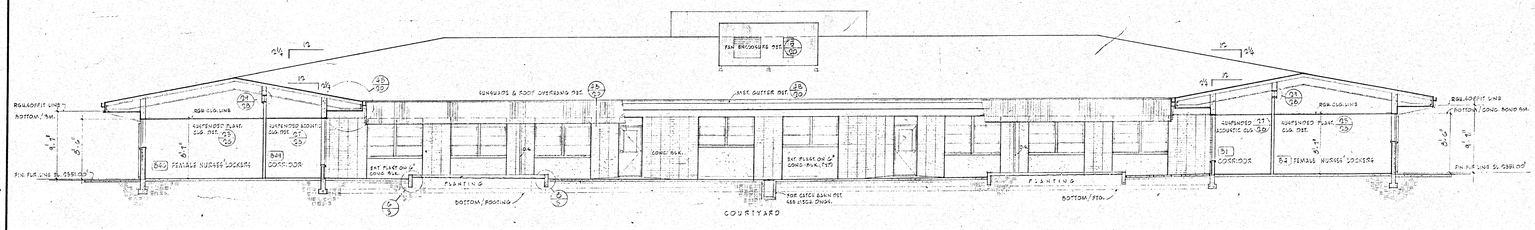
SHEET NO. 6 OF 75 SHEETS



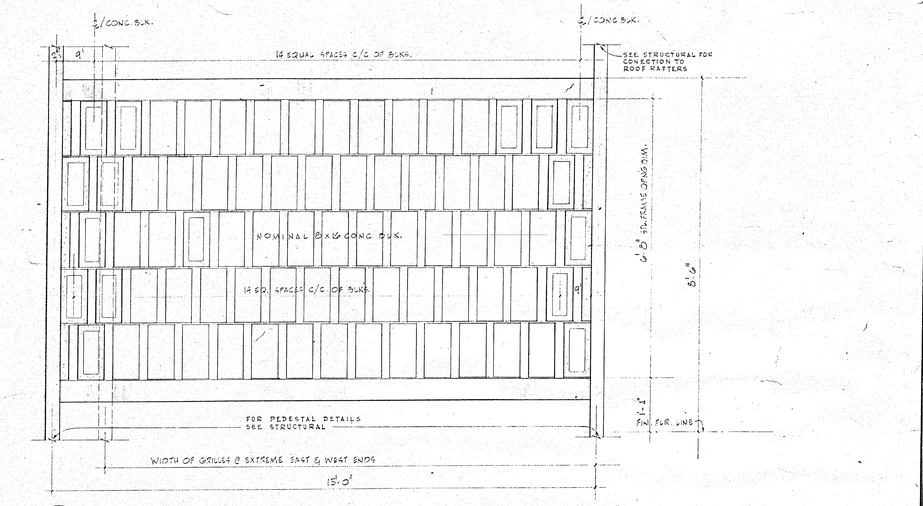
1/9 SOUTH ELEVATION AT STORAGE WING



9/9 EAST ELEVATION AT STORAGE WING

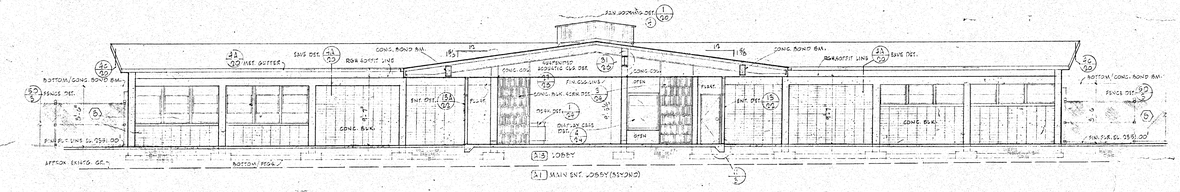


2/9 SECTIONS & NORTH ELEVATION OF DINING AREA

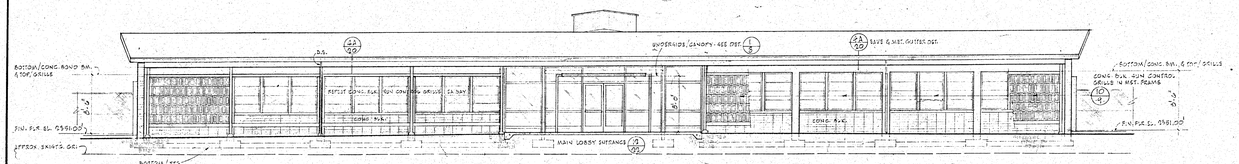


10/9 SUN CONTROL GRILLE ELEVATION

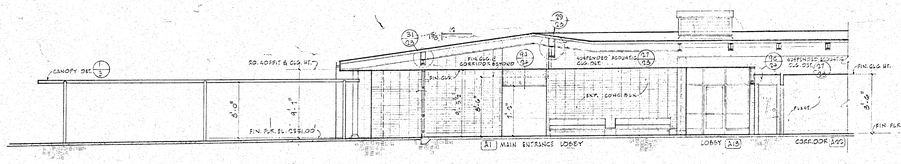
sc. - 3/4"=1'-0"



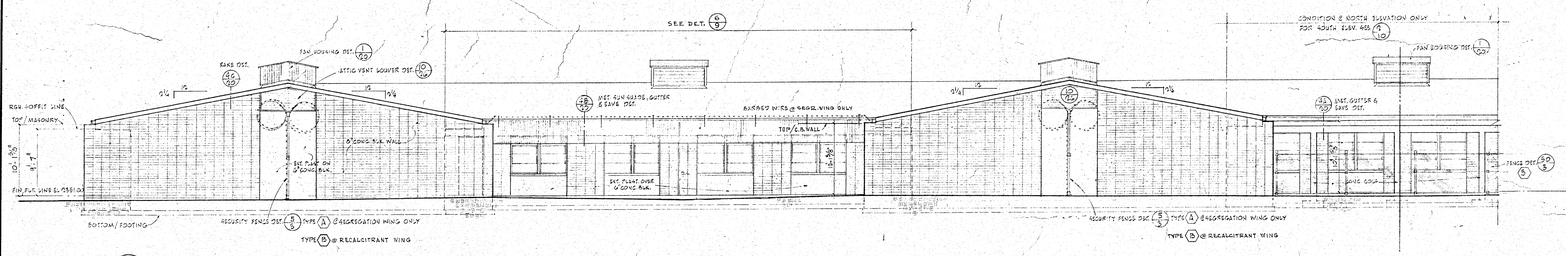
5/9 SECTION & SOUTH ELEV. ENTRANCE WING



4/9 NORTH ELEVATION ENTRANCE WING

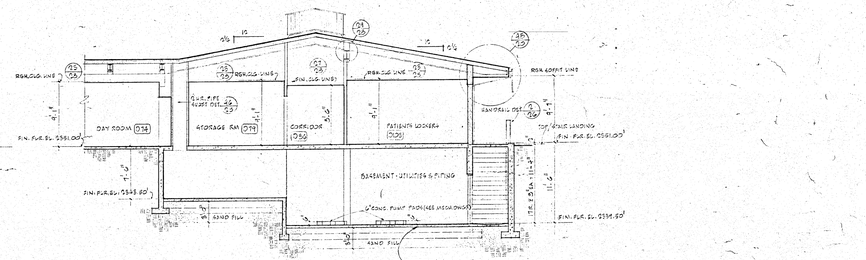


8/9 MAIN ENTRANCE SECTION

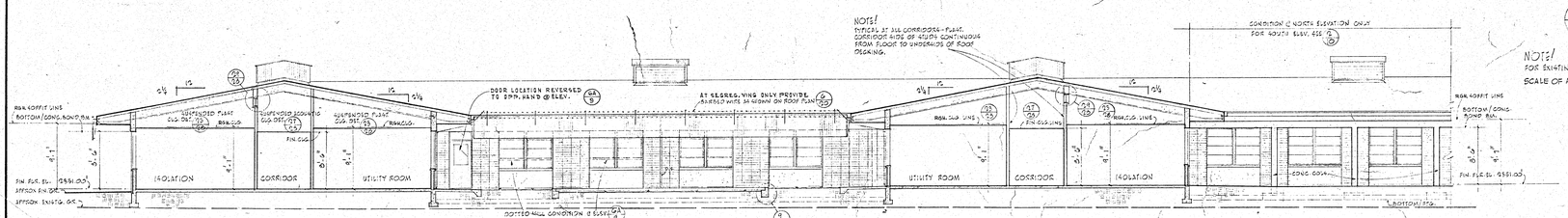


5/9 NORTH ELEVATION SEGREGATION UNIT

SOUTH ELEVATION IDENTICAL EXCEPT AS NOTED:



7/9 BASEMENT SECTION



6/9 SECTION & ELEVATION

6A/9 SEE WINDOW DET. 5/32 FOR ROOMS D2 D4 C2 C4

NOTE!
FOR EXISTING & FINISH GR. ELEVATIONS SEE PLOT PLAN SHTG.

SCALE OF ALL DRAWINGS 1/8"= 1'-0" EXCEPT AS NOTED

REVISIONS:	
SPECIFICATION NO. 1992 OF 1958	
CAPITAL PROJECT NO 8686	
L. A. CO. NO. 4554	

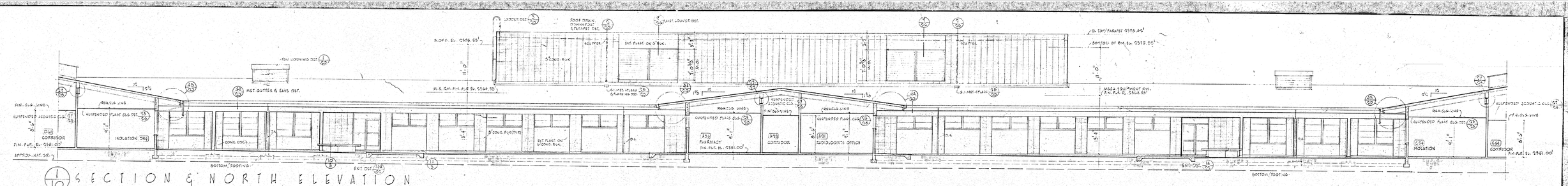
ADRIAN WILSON AND ASSOCIATES
ARCHITECTS - ENGINEERS
816 WEST FIFTH STREET LOS ANGELES, CALIFORNIA TEL. MA 6-8171

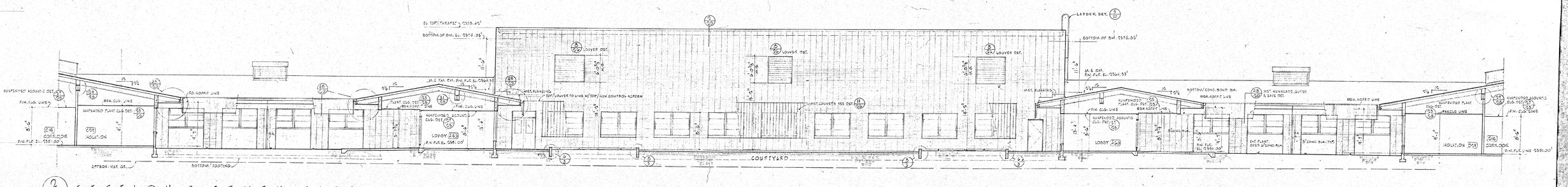
SECTIONS & EXTERIOR ELEVATIONS

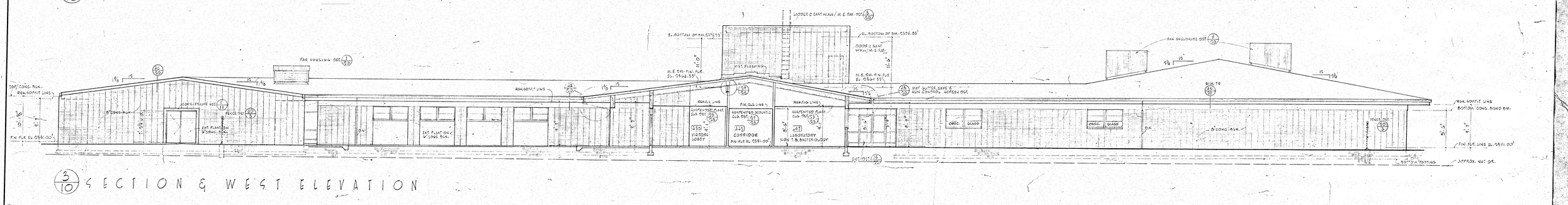
BRANDOW AND JOHNSTON	STRUCTURAL ENGINEERS
LEVINE AND McCANN	MECHANICAL ENGINEERS
NEIL ROUNDS	ELECTRICAL ENGINEER

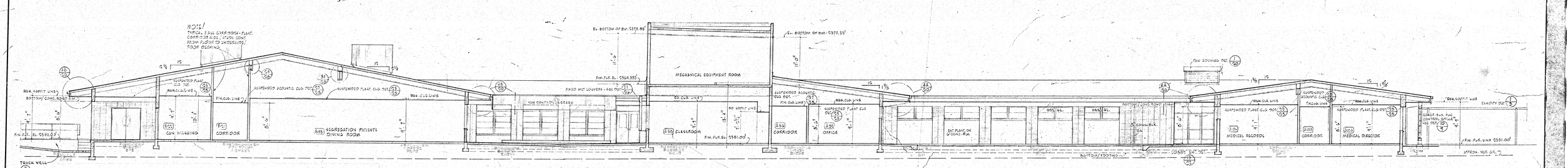
TUBERCULAR SEGREGATION HOSPITAL AND RECALCITRANT UNIT
MIRA LOMA FACILITY LANCASTER, CALIFORNIA
FOR THE
COUNTY OF LOS ANGELES, CALIFORNIA

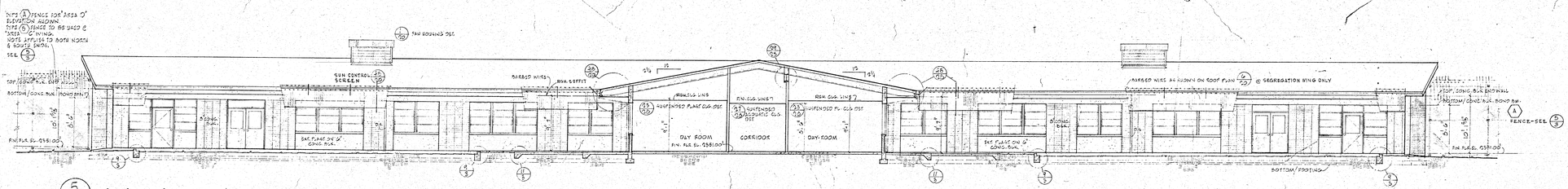
JOB NO.	414
DRAWN	J.C.
CHECKED	A.C.
DATE	22 JUNE '59
AS BUILT CORRECTIONS	
SHEET NO.	9
OF SHEETS	76

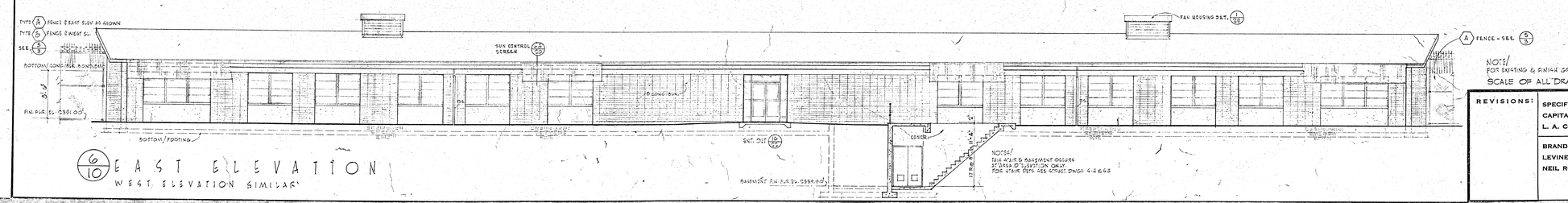












NOTE/
FOR EXISTING & FINISH GRADE ELEVATIONS SEE PLOT PLAN SHT. NO. 2

SCALE OF ALL DRAWINGS = 1/8" = 1'-0"

REVISIONS:

SPECIFICATION NO. 1992 OF 1958
CAPITAL PROJECT NO 8686
L. A. CO. NO. 4654

BRANDOW AND JOHNSTON — STRUCTURAL ENGINEERS
LEVINE AND McCANN — MECHANICAL ENGINEERS
NEIL ROUNDS — ELECTRICAL ENGINEER

ADRIAN WILSON AND ASSOCIATES
ARCHITECTS - ENGINEERS
816 WEST FIFTH STREET LOS ANGELES, CALIFORNIA TEL. MA 6-8171

SECTIONS & EXTERIOR ELEVATIONS

JOB NO. 414
DRAWN J.C.
CHECKED A.G.
DATE 22 JUNE '59

TUBERCULAR SEGREGATION HOSPITAL AND RECALCITRANT UNIT
MIRA LOMA FACILITY LANCASTER, CALIFORNIA
FOR THE
COUNTY OF LOS ANGELES, CALIFORNIA

AS BUILT CORRECTIONS

SHEET NO. 10 OF 75 SHEETS

FOR CONTINUATION SEE 1/6

A60 LOBBY

A68 DRESSING ROOM

A69 DRESSING ROOM

A70 INTERVIEW

A67 EXAM. RM.

A64 EXAM. RM.

A61 PATIENTS' PROPERTY STORAGE

A72 INMATE WELFARE OFFICE

A71 INTERVIEW

A69 SHOWER

A66 SHOWER

A62 SHERIFF'S RECEPTION CENTER

A63 TOILET

A78 CORRIDOR

FOR CONTINUATION SEE 1/8

FOR INFORMATION THIS AREA, SEE 1/5

A74 PATIENTS VISITING

A75 PATIENTS VISITING

A76 VISITING ROOM

A77 VISITORS' LOBBY

A73 CONTROL STATION

A79 PATIENTS' LIBRARY

A80 OFFICE

A82 OFFICE

A83 OFFICE

A56 CORRIDOR

A81 JAN.

FOR CONTINUATION SEE 1/12

ENTRANCE DET. 3A/22

CONCR. COL. SEE STRUCTURAL

NOTE: SHADED AREA INDICATES APPROX. EXTENT OF FLOORING ILLUSTRATED BY THIS DETAIL.

1/13 PARTIAL FLOOR PLAN - AREA "A"

SCALE: 1/4" = 1'-0"

KEY PLAN
NO SCALE

A72 INMATE WELFARE — A63 TOILET — A81 JANITOR — A79 PATIENTS' LIBRARY

A79 — A76 VISITING ROOM — A74 A75 PATIENTS' VISITING — A77 VISITORS' LOBBY

AG1 PATIENTS' PROP. STOR.

REVISIONS:	SPECIFICATION NO. 1992 OF 1958 CAPITAL PROJECT NO. 8686 L. A. CO. NO. 4564	ADRIAN WILSON AND ASSOCIATES ARCHITECTS - ENGINEERS 816 WEST FIFTH STREET LOS ANGELES, CALIFORNIA TEL. MA 6-8171
	BRANDOW AND JOHNSTON — STRUCTURAL ENGINEERS LEVINE AND McCANN — MECHANICAL ENGINEERS NEIL ROUNDS — ELECTRICAL ENGINEER	PARTIAL FLOOR PLAN & INTERIOR ELEV. - AREA "A" JOB NO. 414 · DRAWN S.D. · CHECKED A.C. TUBERCULAR SEGREGATION HOSPITAL AND RECALCITRANT UNIT MIRA LOMA FACILITY LANCASTER, CALIFORNIA FOR THE COUNTY OF LOS ANGELES, CALIFORNIA SHEET NO. 13 OF 75 SHEETS DATE 22 JUNE '59 — AS BUILT CORRECTIONS

Appendix D
DPR Forms

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

Page 1 of 37 ***Resource Name or #:** Former High Desert Hospital
P1. Other Identifier: Mira Loma Tubercular Hospital and Recalcitrant Unit, Mira Loma Hospital, High Desert Hospital
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Los Angeles
***b. USGS 7.5' Quad** Lancaster West, CA **Date** 2018 **T** 7N ; **R** 13W ; ¼ **of** ¼ **of Sec** 14 ; **B.M.** SB
c. Address 44900 60th Street West City Lancaster **Zip** 93536
d. UTM: Zone 11S, 386976.08mE/ 3840351.53 mN
e. Other Locational Data:

***P3a. Description:**
The Subject Property is a sprawling one-story structure in a restrained and institutional mid-century modern style, with a flat roof and horizontal massing

See continuation sheet

***P3b. Resource Attributes:** HP41 – Hospital
***P4. Resources Present:** ☐ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: Primary (northwest) elevation, view from southeast (ESA, 2023)

***P6. Date Constructed/Age and Source:**
1959 / Architectural Drawings found on site
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**
Los Angeles Department of Water and Power

P8. Recorded by:
Antonette Hrycyk, M.S. & Shannon Papin, M.A.
ESA
626 Wilshire Boulevard, Suite 110
Los Angeles, CA 90017

***P9. Date Recorded:** January 24, 2023

***P10. Survey Type:** Intensive Pedestrian

***P11. Report Citation**: Papin, Shannon and Antonette Hrycyk, *Former High Desert Hospital Historic Resources Assessment*, Prepared by Environmental Science Associates, Los Angeles, CA, Prepared for the Los Angeles Department of Power and Water, May 2023.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #** Former High Desert HospitalNRHP Status Code** 6Z
Page 2 **of** 37
B1. Historic Name: , Mira Loma Hospital
B2. Common Name: Lancaster Hospital
B3. Original Use: Hospital B4. Present Use: Abandoned
***B5. Architectural Style:** Mid-Century Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)
See continuation sheet

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: Adrian Wilson & Associates b. Builder: Brandow &* Johnston (structural engineers)
***B10. Significance: Theme Area**
Period of Significance **Property Type** **Applicable Criteria** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

ESA evaluated the subject property against the criteria for listing in the National Register and the California Register, under the following contexts:

- Antelope Valley (1867 – 1970)
- City of Lancaster (1867 – 1980)
- Public and Private Health and Medicine in Los Angeles (1850-1980)
- The Los Angeles Department of Charities (1890 – 1966)
- Tuberculosis Hospitals in California (1880 – 1950)
- Mid-Century Modernism (1945-1975)

The date of significance for the Former High Desert Hospital is 1961, the date of its initial construction
See continuation sheet

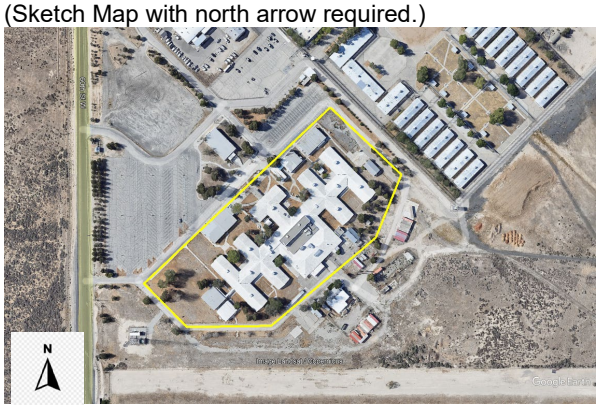
B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**

See continuation sheet

B13. Remarks:

***B14. Evaluator:** Antonette Hrycyk, M.S. & Shannon Papin, M.A.
***Date of Evaluation:** January 24, 2023

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

***P3a. Description:** (Continued from page 1)

. It has an irregular footprint consisting of two H-shaped wings attached to a central wing with the main entry centered on the front façade of the central wing (**Figure 2**). The floorplan has remained relatively consistent since initial construction (**Figures 3–4**). The Subject Property is located approximately 6 miles west of the core of the city of Lancaster in a mostly undeveloped rural area. To the northeast of the Subject Property is a former jail facility. The Subject Property is presently unoccupied and has not been in use as a hospital since 2008; the vast majority of windows and doors, including the main entrance, are currently covered in plywood and inaccessible.

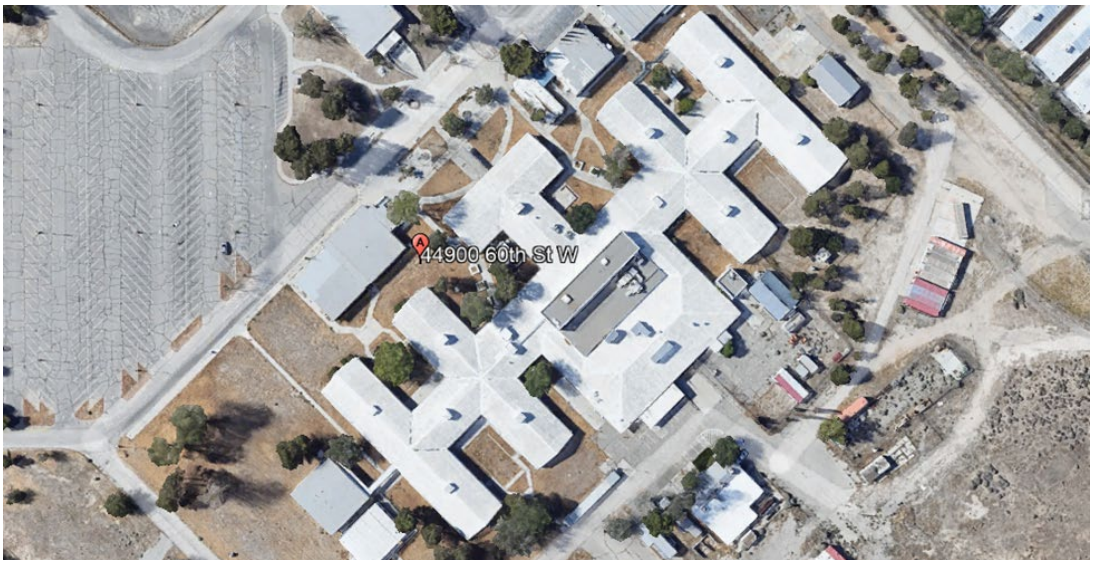
The building is oriented in the northwest direction, facing 60th Street West, with one outer wing that projects to the northeast and a second wing that projects to the southwest. The building is surrounded by multiple mature trees and shows evidence of formal landscaping, which has been maintained in a limited fashion (**Figure 5**). There is a surface parking lot to the north and northwest of the structure, and the rear (southeast) of the structure features two outbuildings (the Carpentry Building and Coroner's Building, described below).

The building has design features characteristic of the mid-century modern style, especially the use of clean, geometric lines in the design of the wings and use of horizontally oriented windows. The exterior of the building shows minimal ornamentation, primarily seen in the use of concrete masonry units (CMUs) in a Roman Brick pattern and a painted rectangular block on the end of each wing in a matching color to the steel doors around the exterior (**Figure 6**). The limited decoration on the building is found on the primary façade: a concrete brise soleil in a typical mid-century geometric pattern (**Figures 7 and 8**).

The building features a flat roof constructed of a membrane roofing material with significant HVAC equipment visible near the center. The exterior walls are constructed from painted concrete blocks the size and shape of Roman bricks (**Figure 9**). The primary entrance is centered on the front elevation of the central wing; it is located behind a concrete walkway and patio covered by a corrugated metal roof. The portion of the front façade visible between the two brise soleils consists of a wall of plate glass in steel framing, with two sets of double leaf glazed doors centered on the façade (**Figure 10**). The two outer wings have a low-pitched, gently sloping gable roof and each end of wing features an unadorned gable; however, the eaves project slightly to be wider at the center. The entryway is centered within the two wings and the covered entryway is centered within. The gables on the front wing are slightly off-center; the gables on the rest of the building are symmetrical.

The wings feature a similar clean line and lack of ornamentation, along with a hanging frieze of vertically corrugated metal. Each window opening originally housed three horizontally oriented pane windows but are presently boarded up with plywood and the majority of windows on the side and rear elevations have vertical, boxed metal hanging louvers over the windows with visible support brackets (**Figure 10**). Doors on the rear and primary elevations are slab metal doors and appear to be original, though any glazing has been boarded and transom windows on the wings are wider than the doors; these are all covered in plywood (**Figure 11**). There are some inset entries on the wings and most exterior walls are CMUs in Roman Brick styling with some portions that are smooth stucco. The rear elevation of the building features a loading dock (**Figure 12**).

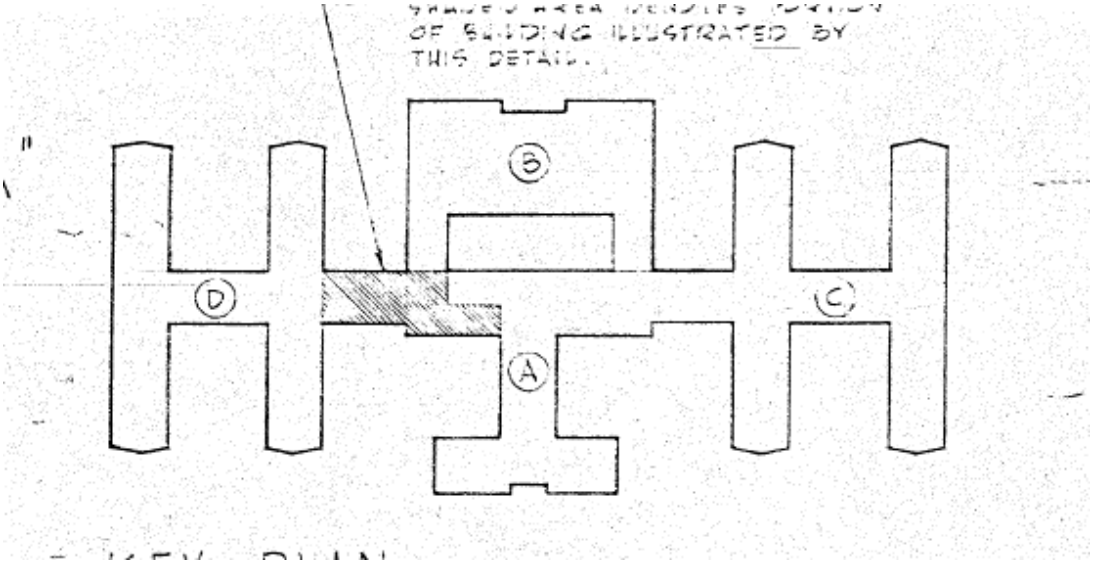
Within the legs of the H-shaped wings are concrete detailing that are the remnants of original croquet courts (**Figure 13**). Low concrete planter boxes, some with concrete benches, are scattered throughout the Project Site (**Figure 14**). A concrete walkway runs around the majority of perimeter of the building and near the primary entrance, the landscaping is contained by a ground level wall with concrete stamped in a soldier course pattern (**Figure 15**).



SOURCE: Google Earth

Historic Resources Assessment for 44900 N. 60th St., W

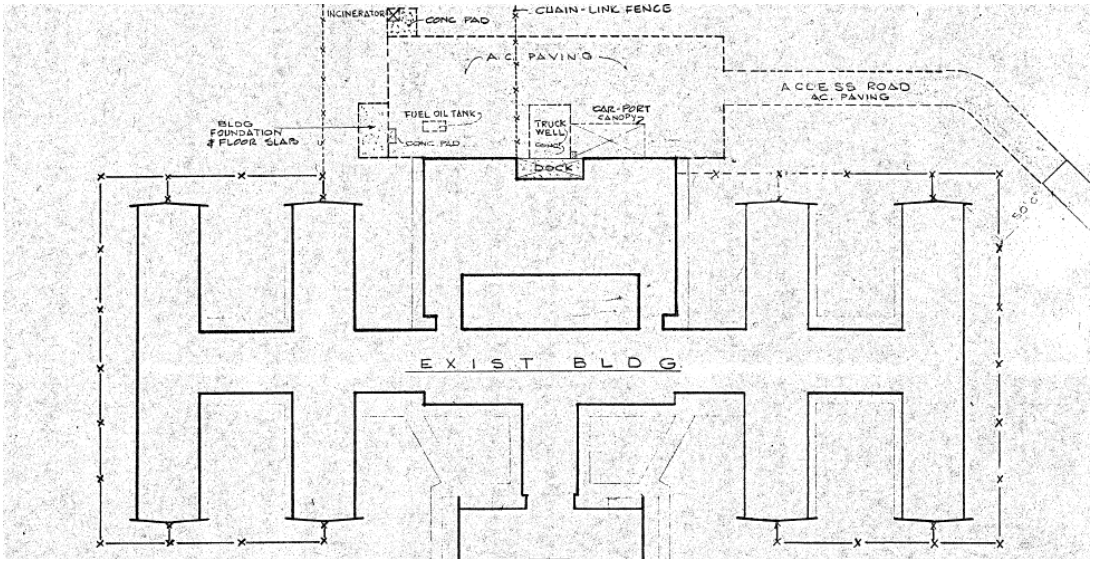
Figure 1
Aerial view of main Hospital Building shopping irregular footprint with H-shaped wings



SOURCE: Original architectural drawings found during site visit

Historic Resources Assessment for 44900 N. 60th St., W

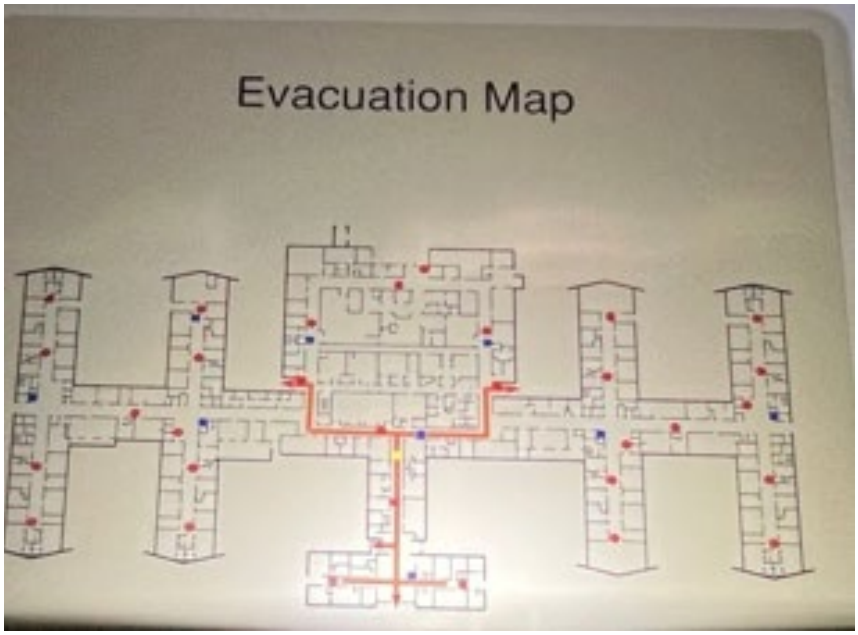
Figure 2
Footprint of hospital from architectural drawings, 1959



SOURCE: Original architectural drawings found during site visit

Historic Resources Assessment for 44900 N. 60th St., W

Figure 3
Footprint of hospital from architectural drawings, 1972



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 4
Panel showing floorplan of hospital, ca. 2008



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 5
Mature trees and minimal landscaping, view to north



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

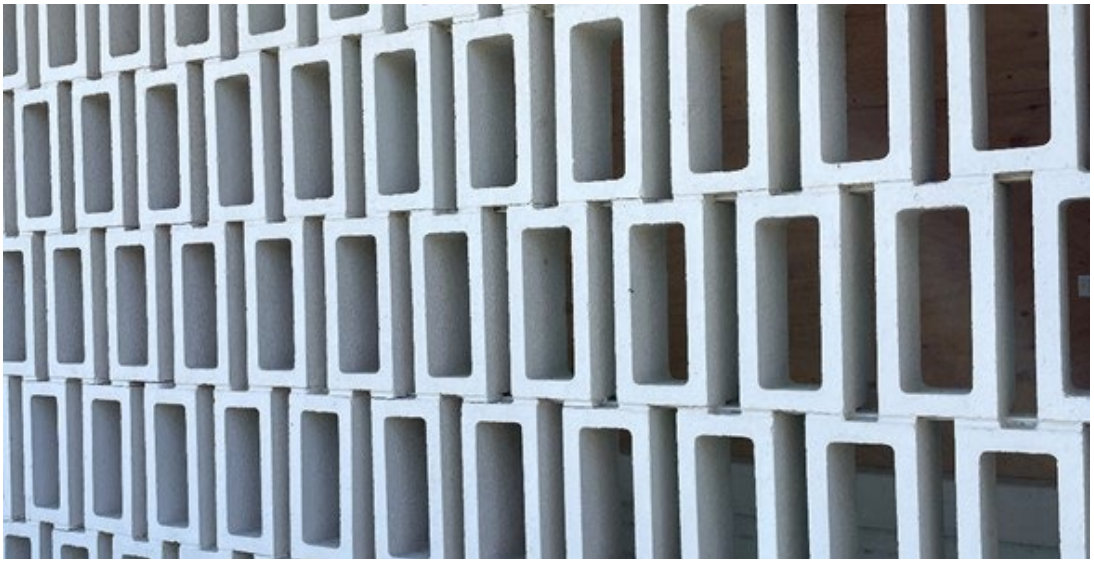
Figure 6
Detail of end of wing showing minimal decoration and low sloping gabeled roof, view to northwest



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 7
View of primary (northwest) façade showing covered entranceway and brise-soleil, view to northeast



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 8
Detail of decorative brise-soleil



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 9
Exterior walls showing construction smaller-than-typical CMUs, view to northwest



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 10
View of primary (northwest) façade showing horizontal massing and centered entryway, view to southeast



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 11
View of secondary (southwest) elevation showing series of windows with vertical metal louvers and corrugated metal frieze, view to north



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 12
View of secondary (southeast) elevation showing slab metal doors, boarded, view to southeast



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 13
View of loading dock on rear elevation, view to northwest



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 14
View of former croquet court, inset entries, and concrete walkways within the legs of H-wing, view to northwest



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 15
Low concrete planter boxes and benches



SOURCE: ESA, 2023

Historic Resources Assessment for 44900 N. 60th St., W

Figure 16
Landscaping contained by cement pathways and low concrete walls with stamped solider course

***B6. Construction History** (Continued from page 2)

Project Site Development and Construction History

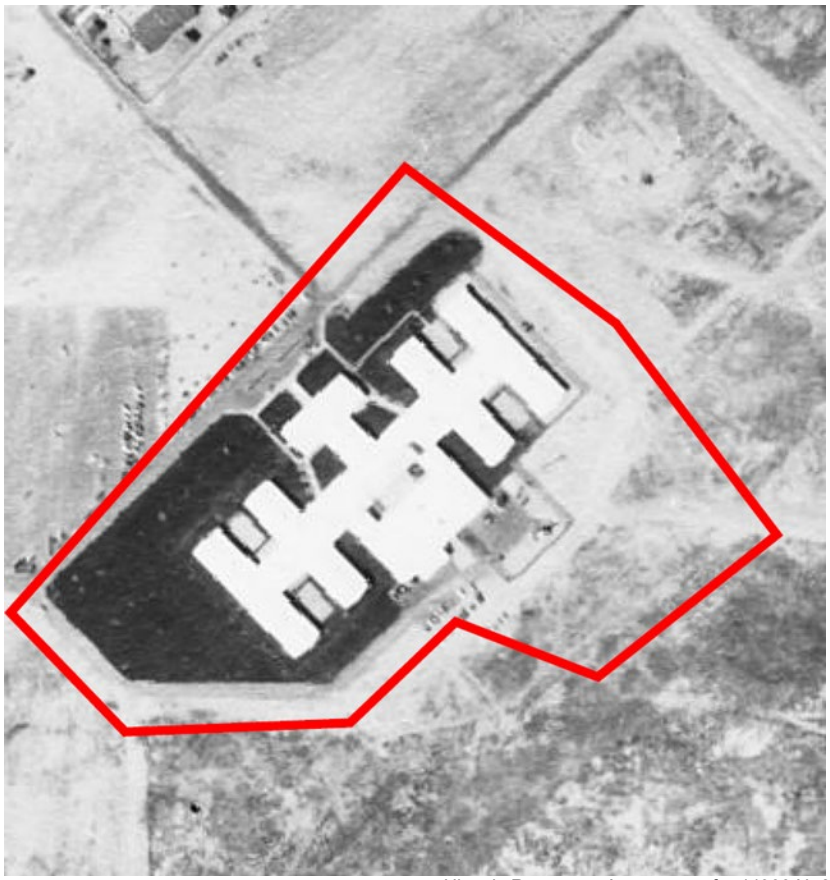
Previous to the construction of the hospital, the Project Site was improved with the tarmac for the Regal Field airport, which was located just north of the present hospital. The Airfield ceased operations in the late 1940s and had been converted to a Los Angeles County Sheriff's detention facility in 1954.[1] The Project Site has housed the Hospital Building since 1961; however, the hospital underwent a large renovation in 1972 and was closed in 2008. Today, the Project Site is currently composed of the former Hospital Building, which has multiple wings, parking lots, and mature trees from the previous landscaping. A construction history of the subject property was developed using aerial photographs and original blueprints obtained during the Subject Property site visit on January 24, 2023. Major construction and alterations are described as a written narrative below. No building permits were able to be obtained by the research team after inquiries with the City of Lancaster and Los Angeles Department of Water and Power, the current owners.

Initial construction of the hospital established the current footprint in 1961. The original footprint of the building from its 1961 construction is similar to what is extant today with two H-shaped wings off a central corridor; however, the original rear of the hospital featured an open courtyard. There are no outbuildings visible in the 1968 aerial photograph (**Figure 17**). Original architectural plans illustrate a one-story building constructed of concrete masonry units that measured 8 inches long (**Figure 18**). The hospital had one main entrance on the northwest elevation, and originally contained two separate facilities, each divided via northeastern or southwestern wing, for recalcitrant or tuberculosis patients (**Figures 19 and 20**). Windows were one-over-one and featured obscured glass panes. These plans also show that the windows and walls of the recalcitrant prisoner side were covered in barbed wire (**Figure 21**). Other unique attributes of that wing of the hospital include a non-contact visiting area where prisoners and their guests would be able to communicate via a telephone with a glass partition separating them (**Figure 22**). Aerial photographs and architectural drawings indicate the presence of four croquet courts for outdoor recreation, two on each wing in between the legs of the H-like footprint (**Figure 23**).

The central wing of the hospital underwent a large renovation in 1972. The hospital was restructured from housing recalcitrant prisoners to a general hospital with two patient wings, though it appears that tuberculosis facilities were kept for some time. Walls on the rear elevation were demolished (**Figure 24**) and the rear wing was rebuilt to include an outpatient clinic, a surgical unit, and a pharmacy (**Figure 25**). These changes are evident in the aerial photograph from 1974, especially the addition of a loading ramp in the back (**Figure 26**). The carpentry building, to the southeast of the hospital, is also first evident in this aerial photograph (**Figure 27**).

A 1977 aerial photograph shows no major construction changes to the main Hospital Building or the Carpentry Building; however, the present-day coroner's office is present in this photograph (**Figure 28**). The 1980 aerial photograph shows the construction of more outbuildings, including a structure with a square footprint that is southeast of the Coroner's Building (**Figure 29**). That structure is no longer present in the 1989 aerial; however, the footprint of the Coroner's Building has changed and it appears the building has been enlarged (**Figure 30**). A 1994 aerial shows the addition of multiple outbuildings that are temporary trailers, especially on the north, west, and southwest of the Hospital Building (**Figure 31**). In 2002, the office spaces to the southwest have been connected to the main structure via a covered walkway. In addition, several storage containers have been added to the Project Site to the east and south of the hospital structure (**Figure 32**). There are no noticeable changes in the 2005 aerial (**Figure 33**), but the 2009 aerial, after the closure of the hospital, shows that the croquet courts have been allowed to become overgrown (**Figure 34**). There are no significant structural changes evident on aerials from 2012 to 2020 (**Figures 35 and 36**).

[1] Paul Freeman, "Abandoned & Little-Known Airfields: California: Northern Palmdale Area."



SOURCE: Teledyne via EDR

Historic Resources Assessment for 44900 N. 60th St., W

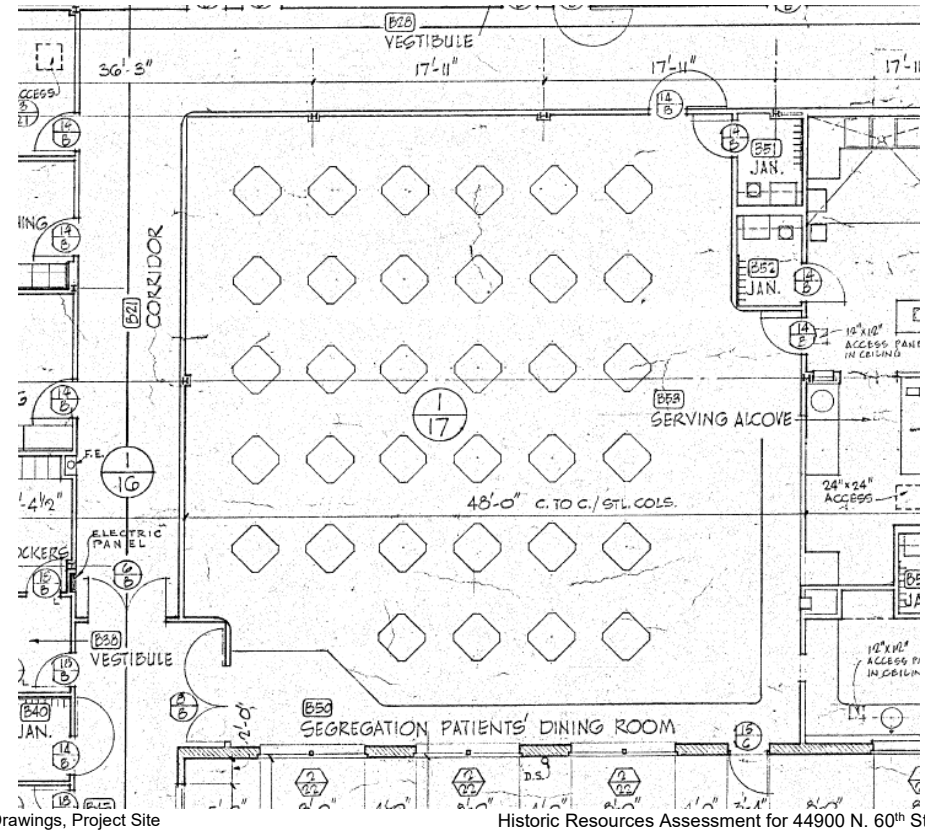
Figure 17
Project Site in detail from aerial photograph, 1968



SOURCE: [insert text]

Historic Resources Assessment for 44900 N. 60th St., W

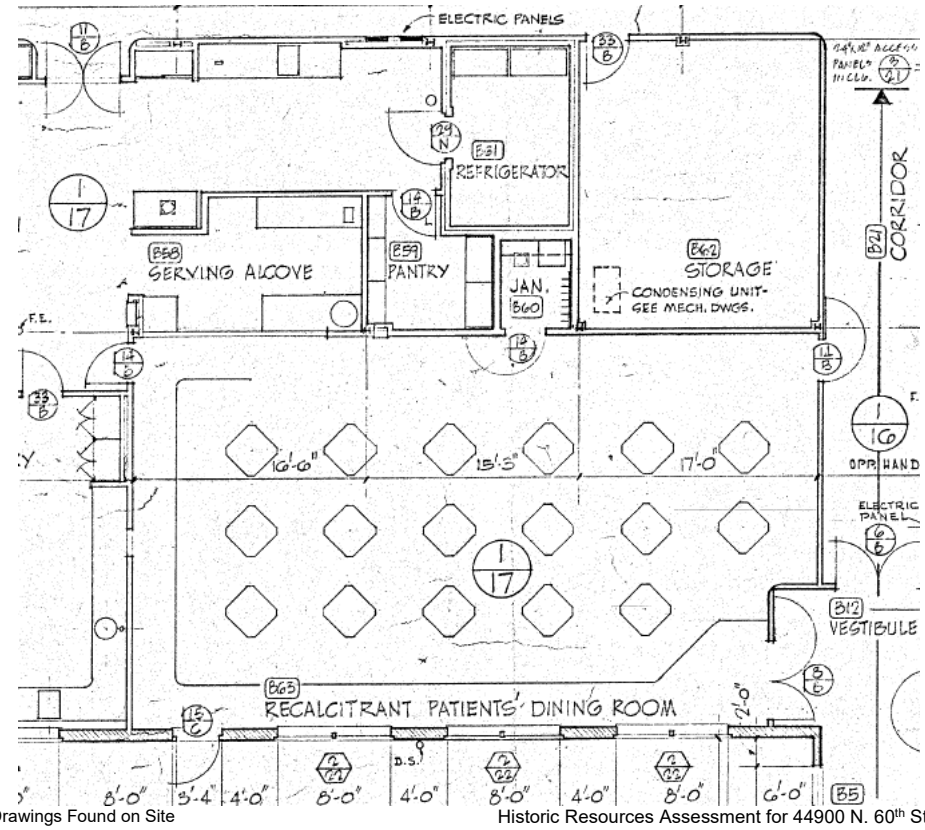
Figure 18
North Elevation



SOURCE: Architectural Drawings, Project Site

Historic Resources Assessment for 44900 N. 60th St., W

Figure 19
Original architectural drawings, segregation patients dining room



SOURCE: Architectural Drawings Found on Site

Historic Resources Assessment for 44900 N. 60th St., W

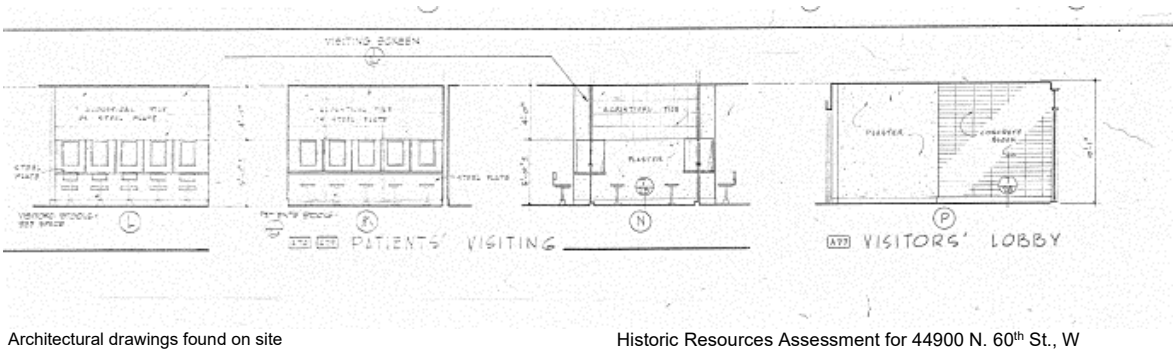
Figure 20
Original architectural drawings,
recalcitrant patients dining room



SOURCE: Architectural Drawings Found on Site

Historic Resources Assessment for 44900 N. 60th St., W

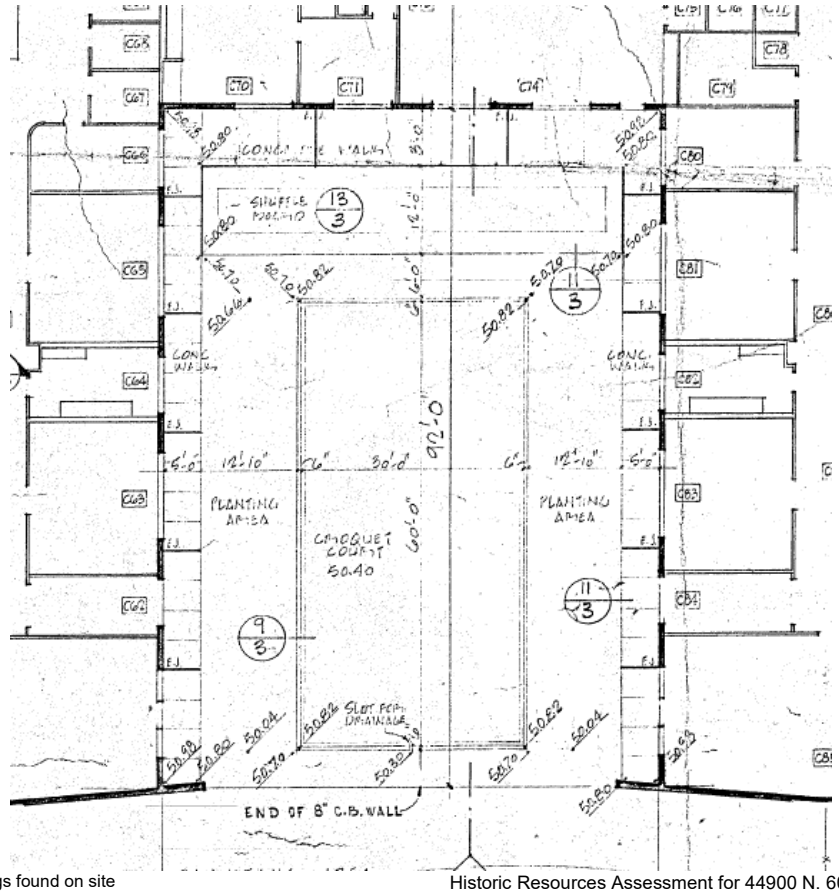
Figure 21
Original architectural drawings detailing
barbed wire on recalcitrant prisoner wing



SOURCE: Architectural drawings found on site

Historic Resources Assessment for 44900 N. 60th St., W

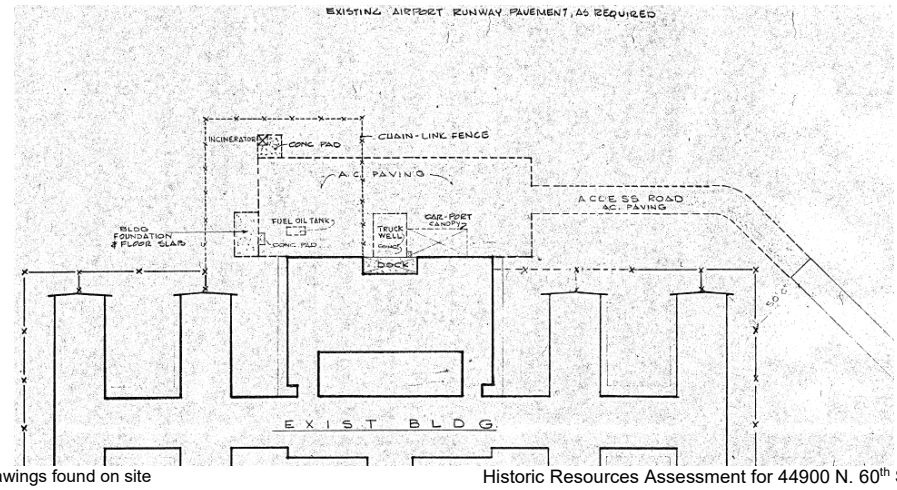
Figure 22
Patients' visiting area with visiting screen



SOURCE: Architectural drawings found on site

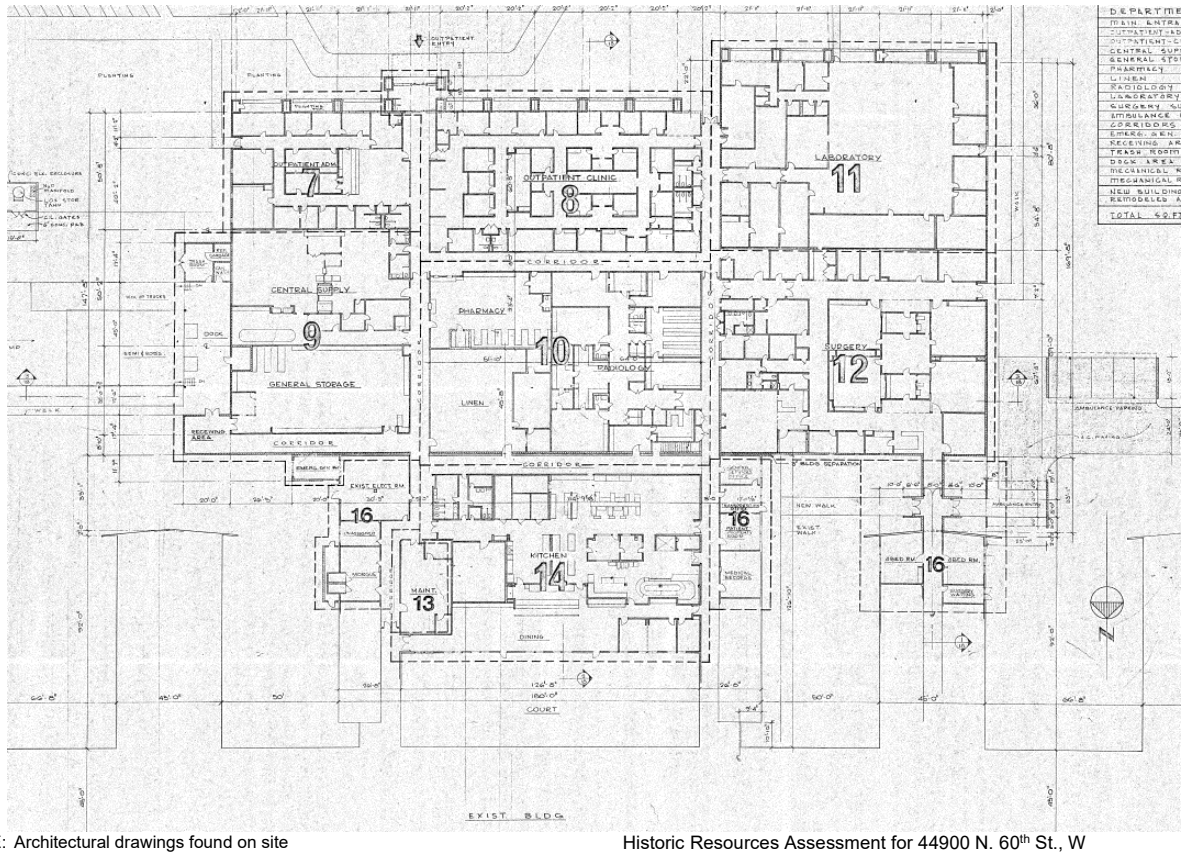
Historic Resources Assessment for 44900 N. 60th St., W

Figure 23
Original architectural plans, showing plans for croquet court



SOURCE: Architectural Drawings found on site Historic Resources Assessment for 44900 N. 60th St., W

Figure 24
Architectural drawings showing areas to be demolished and remodeled, 1971



SOURCE: Architectural drawings found on site

Historic Resources Assessment for 44900 N. 60th St., W

Figure 25
1971 architectural drawings showing plans for the outpatient clinic, a surgical unit, and a pharmacy



SOURCE: USGS via EDR

Historic Resources Assessment for 44900 N. 60th St. W

Figure 26
Aerial photograph showing new construction on rear (southeast) elevation, red arrow pointing to loading dock added during renovation, 1974



SOURCE:EDR]

Historic Resources Assessment for 44900 N. 60th St., W

Figure 27
Addition of Carpentry Building to Project Site, outlined in yellow, from aerial photograph, 1972



SOURCE: EDR Proprietary Brewster Pacific

Historic Resources Assessment for 44900 N. 60th St., W

Figure 28
Detail of 1977 aerial photograph showing addition of present-day Coroner's Building with smaller footprint (outlined in yellow)



SOURCE: UCSB FrameFinder

Historic Resources Assessment for 44900 N. 60th St., W

Figure 29
Detail of 1980 aerial photograph showing a large structure to the southeast of the hospital and Coroner's Building, no longer extant, highlighted in yellow



SOURCE: USDA via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 30
Detail of 1989 aerial photograph showing the enlarged footprint of the Coroner's Building, outlined in yellow



SOURCE: USDGA/DOQQ via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 31
Detail of 1994 aerial photograph showing addition on temporary trailers to the north and northwest of the main Hospital Building, red arrows pointing



SOURCE: USDA via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 32
Detail of 2002 aerial photograph showing addition of covered walkway in the southwest (blue arrow) and more added storage containers (red arrows)



SOURCE: USDA/NAIP via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 33
Detail of 2005 aerial



SOURCE: USDA/NAIP via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 34
Detail of aerial photograph from 2009,
1 year after hospital closure, showing the
overgrown croquet courts and landscaping



SOURCE: USDA/NAIP via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 35
Detail of 2012 aerial photographs



SOURCE: EDR, 2022.

Historic Resources Assessment for 44900 N. 60th St., W

Figure 36
Detail of 2020 aerial photograph

***B10. Significance:** (Continued from page 2)

Broad Patterns of History

When examining the Subject Property in the context of broad patterns of history, the following are the relevant criteria:

- **National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.
- **California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

- **Los Angeles Historic Cultural Monument Criterion 1:** Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community.

The Former High Desert Hospital was constructed in 1961 as a facility for recalcitrant prisoners as well as tuberculosis patients from the Los Angeles County prison system. While it was a unique resource in the history of Southern California Tuberculosis Hospitals, it was constructed in 1961 after the introduction of antibiotics, a discovery resulting in more consistent care for patients, and therefore its construction falls out of the period of significance for Tuberculosis Hospitals in Southern California, which begins in 1880 and ends in 1950. In addition, the hospital only served as a location for recalcitrant prisons for approximately a decade; significant interior and exterior renovations shifted the purpose of the hospital in 1971 to a general hospital. These alterations removed the structure's connection to its original dual purpose as a segregated tuberculosis treatment facility and a facility for recalcitrant prisoners, as the hospital began to serve any patient from the Antelope Valley area. Therefore, the hospital is not significant to the general history of the Los Angeles Department of Charities and its care for tuberculosis patients.

After the hospital transitioned to a general hospital, it was one of the only hospitals in the Antelope Valley that would take poor and indigent patients. However, it was not the first, nor the largest general hospital in the Antelope Valley or the city of Lancaster and therefore, it is not significant in the overall history of medical facilities and services in Lancaster and the larger Antelope Valley area.

Additionally, after the hospital transitioned to management by the Los Angeles County Health System, there was constant debate about a potential closure of the hospital because of budgetary concerns. These fiscal discussions continued through the 1980s and 1990s, and the hospital was finally shuttered in 2008. There are many other hospitals operated by the Los Angeles County health system that date from the same time period, including ones that were originally constructed by the County and remain in operation, including Harbor-UCLA Medical Center (originally Harbor General Hospital) and the re-built Olive View-UCLA Medical Center in Sylmar. These are better examples to convey the history of the Los Angeles County Health Systems.

The Former High Desert Hospital Building. it is not associated with any scientific or medical advances, and research did not identify any local, state, or national historical events or notable innovations or discoveries that occurred at

Therefore, the Former High Desert Hospital does not meet the eligibility requirements under National Register Criterion A or California Register Criterion 1.

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

- **National Register Criterion B:** Is associated with the lives of persons significant in our past.
- **California Register Criterion 2:** Is associated with the lives of persons important in our past.
- **Los Angeles Historic Cultural Monument Criterion 2:** Is associated with the lives of historic personages important to national, state, city, or local history.

While Elizabeth Bouvia resided at the hospital during the majority of her lawsuit with the County of Los Angeles, the hospital has been renovated and used for a variety of different purposes and patients since then and is not easily associated with her lawsuit and medical history. Following that, the Mira Loma Hospital/High Desert Hospital is not identified with historic

personages in national or state local and is not associated with significant medical practitioners or patients during the time the hospital was in operation.

Therefore, the Former High Desert Hospital does not appear to meet the eligibility requirements under National Register Criterion B or California Register Criterion 2.

Architecture

Regarding the Subject Property's architecture, design, or construction, the following are the relevant criteria:

- **National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **California Register Criterion 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.

The original hospital structure was designed by the architectural firm owned by Adrian Wilson in 1961, with plans being drafted in 1958. Adrian Wilson was well-known as a Mid-Century Modern architect and his firm designed many private and public buildings throughout the greater Los Angeles Area. However, Adrian Wilson & Associates is an important architecture firm in the history of mid-century modern architecture in Los Angeles County. The firm's work on the Subject Property is not significant when taken in context of his entire career. In addition, the original design for the Subject Property and its ability to convey its intended purposes have been compromised and changed due to the 1971 renovation and subsequent internal renovations.

The original structural engineers (Brando & Johnston) are also significant in the history of the built environment of Los Angeles County; however, their portfolio of buildings they contributed engineering designs to includes buildings that are much more historically significant than the former Mira Loma/High Desert hospital.

Howard Kane, the architect of record for the 1971 renovation, was a registered architect; however, the firm's work is not well known, and research did not identify additional projects constructed by Kane.

The building is designed in a vernacular mid-century modern style with character-defining features that include horizontal massing, a geometric decorative concrete brise-soleil on the primary façade, metal window louvers, and low-pitched gabled roofs. Although the building is a good representation of an institutional mid-century modern building However, there are many more significant examples of mid-century hospitals in Los Angeles County, including those designed by Adrian Wilson's firm are extant and still operating as a hospital, including the original hospital structure at Harbor-UCLA Medical Center in Torrance, CA.

Therefore, the Former High Desert Hospital does not appear to meet the eligibility requirements under National Register Criterion C or California Register Criterion 3.

Data

- **National Register Criterion D:** It yields, or may be likely to yield, information important in prehistory or history.
- **California Register Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4/D can also apply to buildings, structures, and objects that contain important information. For these types of properties to be eligible under Criterion D/4/D, they themselves must be, or must have been, the principal source of the important information.

The Subject Property does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period in which it was constructed, its method of construction, or its design. The Subject Property reflects common building practices and materials of the early twentieth century, which have already been well documented.

Therefore, the Former High Desert Hospital Building does not appear to meet the eligibility requirements under National Register Criterion D or California Register Criterion 4.

As a result of research and survey investigations and through the application of the applicable federal, state, and local eligibility evaluation criteria, ESA finds that the Former High Desert Hospital does not meet the criteria for significance under National Register and California Register Criteria A/1, B/2, C/3, or D/4. Therefore, ESA recommends that the Mira Loma/High Desert Hospital assigned a California Historical Resource Status Code of "6Z," meaning it was found ineligible for the National Register, California Register, or local designation through survey evaluation.

***B12. References:** (Continued from page 2)

Antelope Valley Times. "AV named as a 2022 'Great American Defense Community." March 25, 2022. https://theavtimes.com/2022/03/25/av-named-as-a-2022-great-american-defense-community/

Boich, Bob. "His Designing Ways Add to City's Stature." *Los Angeles Times.* July 22, 1962.

Brandow & Johnston. "About." Accessed January 27, 2023. https://www.bjsce.com/about

——. "Who We Are." Accessed January 27, 2023. https://www.bjsce.com/about-1

Cadiz Klemack, John. "Lancaster Pushes to Reuse Abandoned Hospital For Homeless Shelter." NBC Los Angeles. September 30, 2015. https://www.nbclosangeles.com/news/local/lancaster-pushes-to-reuse-abandoned-hospital-for-homeless-shelter/1985386/

City of Lancaster, California. "History of Lancaster." Accessed January 20, 2023.

——. "Lancaster General Plan 2030." 2009. https://www.cityoflancasterca.org/home/showpublisheddocument/9323/635775792210230000

——. "Lancaster, CA to Become one of World's First Net Zero Cities Aided by Beautiful Earth Group." September 1, 2011, https://www.cityoflancasterca.org/Home/Components/News/News/2495/

City of Los Angeles Department of City Planning, Office of Historic Resources. "Los Angeles Citywide Historic Context Station, Context: Architecture and Engineering, Sub-Context, L.A. Modernism, 1919-1980."

Cousineau, Michael R. and Robert E. Traquada. *Crisis & Commitment: 150 years of Service by Los Angeles County Public Hospitals.* American Journal of Public Health 97. April 2007: 606-615.

CRM Tech. "Historic-Period Building Survey, Lancaster Downtown Specific Plan." May 13, 2008. https://www.laconservancy.org/sites/default/files/community_documents/Lancaster%20Period%20Building%20Survey%20from%20Downtown%20Lancaster%20Specific%20Plan%2C%202008.pdf

de Louraille, Claire. "How L.A. Works: Chinatown's Grand Entrance." Los Angeles Magazine. March 10, 2015. https://www.lamag.com/citythinkblog/l-works-chinatowns-grand-entrance/

Dignity Health. "Our History." Retrieved from California Hospital Medical Center: https://www.dignityhealth.org/socal/locations/californiahospital/about-us/history#

Edwards Air Force Base, US Air Force. "Edwards' History." Accessed January 20, 2023. https://www.edwards.af.mil/About/Fact-Sheets/Display/Article/393907/edwards-history/

Farrel, Russ, interview by Neal Holtan. Aopril 11, 2014, transcriot. Anoka State Hospital and Oral History Project, Anoka Country Historical Society. Anoka, MN.

Fausset, Richard. "Poor Could Suffer Most from Cuts." *Los Angeles Times*. June 18, 2002.

Freeman, Paul. "Abandoned & Little-Known Airfields: California: Northern Palmdale Area." November 27, 2021. http://www.airfields-freeman.com/ca/Airfields_CA_PalmdaleN.htm

Gurba, Norma. *Legendary Locals of the Antelope Valley*. Legendary Locals:2013.

Hess, Alan. "Hidden in Plain Sight," Crosby Doe Associates. Accessed January 21, 2023. https://crosbydoe.com/afsquarterly/hidden-plain-sight/

Knowles, Robert. "Cuts in health services proposed for county budget." *News-Pilot*. July 15, 1986.

Lancaster Museum of Art and History. "West Hotel Museum Self-Guided Tour." 2020. https://www.lancastermoah.org/_files/ugd/e60af9_b024f49c353d4f74af2eb165975c6b8d.pdf

Libman, Gary. "L.A.'s French Hospital Grew From Settlers' Hiring of a Doctor." *Los Angeles Times*. September 20, 1985.

Los Angeles Almanac. *First Hospital in Los Angeles.* Retrieved from Los Angeles Almanac: http://www.laalmanac.com/health/he03.php

Los Angeles Conservancy. "Lancaster." Accessed January 25, 2023. https://www.laconservancy.org/communities/lancaster

Los Angeles County Department of Public Social Services. "DPSS History." Accessed January 26, 2023. https://dpss.lacounty.gov/en/about/history.html

Los Angeles County Library. "Antelope Valley." Accessed January 20, 2023. https://lacountylibrary.org/antelope-valley-local-history/

Los Angeles County Medical Examiner-Coroner. "Department History." 2018. https://mec.lacounty.gov/department-history/

Los Angeles Times. "Cancer Centers Consider Merger." February 24, 1972.

——. "Adrian Wilson; Architect for L.A. Buildings." February 6, 1988. https://www.latimes.com/archives/la-xpm-1988-02-06-mn-10541-story.html.

——. "BUDGET: State Aid." April 28, 1981.

——. "Dedication Set for Hospital in Antelope Valley/" October 29, 1961.

——. "DOCTOR: High Desert Pediatrician." April 25, 1995.

——.. "GATES: Cutbacks in Health Care Loom." May 26, 1995.

——. "Hospital Files Suit to Protect Services." June 3, 2003.

——. "HOSPITAL: Fate of Hi Desert – and its Poor Patients." October 10, 1996.

——. "LAYOFFS: 300 County Health-Care Workers to Be Let Go." March 22, 1995.

——. "RFCP FOR THE PRIVITZATION OF HIGH DESERT HOSPITAL." September 26, 1996.

——. "Security Guard Killed in Shooting Accident." June 9, 1996.

——. "War Eagle Field Greets More Fledgling Fighters." September 21, 1941.

Luce, Caroline. "The White Plague in the City of Angels." Online Exhibition. Accessed January 26, 2023. https://scalar.usc.edu/hc/tuberculosis-exhibit/index

Meyer, Josh and Jack Cheevers. "County to Eliminate a Third of Hospital Beds to Get U.S. Bailout." *Los Angeles Times*. February 27, 1996.

Mitchell, John L. "Working Poor Handed Longer Trips for Medical Treatment." December 16, 1982.

National Register of Historic Places Registration Form: Oklahoma SP Eastern Oklahoma Tuberculosis Sanatorium. U.S. National Archives. October 26, 2020.https://catalog.archives.gov/id/86511345

Pacific Coast Architectural Database. "Adrian Jennings Wilson (architect)." Accessed January 18, 2023. https://pcad.lib.washington.edu/person/615/

Phil Sneiderman and Timothy Williams, "Mismanagement, Low Morale Cited in Hospital Investigation," The Los Angeles Times, April 20, 1995, 63.

Rasmussen, Cecelia. "A Hospital that made History and Preserved It." October 1, 2000.

Renwick, Lucille. "Proposed Cuts to Wreak Heavy Toll in County, Officials Predict." *Los Angeles Time*s. June 1, 1995.

Riccardi, Nicholas and Garrett Therolf. "County Health System Faces Dire Options." *Los Angeles Times*. May 23, 2002.

Sneiderman, Phil. and Timothy Williams, "Mismanagement, Low Morale Cited in Hospital Investigation." *Los Angeles Times*. April 20, 1995.

Santa Maria Times. "Quadriplegic Bouvia files $10 million suit." January 22, 1985.

Statsita. "1973-1975 Recession." Accessed March 27, 2023. https://www.statista.com/topics/8095/the-1973-1975-recession

Southern California Regional Rocks and Roads. "SR-14: Antelope Valley Freeway. "Accessed January 20, 2023. https://www.socalregion.com/highways/la_highways/sr-14/

The BLVD Lancaster. "History." Accessed January 20, 2023. https://www.theblvdlancaster.com/history.html

The Modesto Bee. "Right-to-die patient alive, well." April 16, 1987.

The Signal. "Palmdale Regional Medical Center." January 6, 2009.

U.S. National Archives. "National Register of Historic Places Registration Form: Oklahoma SP Eastern Oklahoma Tuberculosis Sanatorium." October 26, 2020, https://catalog.archives.gov/id/86511345

USC News, "LAC USC retrospective spans 150 years of history." Accessed September 15, 2022. https://news.usc.edu/18872/LAC-USC-retrospective-spans-150-years-of-history/

United States Census, 1980.

United States Census, 2020.

United States Geological Survey. "50 Years Later, an Earthquake's Legacy Continues." February 4, 2021, https://www.usgs.gov/news/featured-story/disaster-helped-nation-prepare-future-earthquakes-remembering-san-fernando.

Valley Times. "Dedication Set for Hospital." November 18, 1961.

——. "Mira Loma Hospital On Plan List." March 5, 1958.

Waste Management. "History of the Antelope Valley." Accessed January 20, 2023. https://www.wm.com/location/california/antelope-valley/la-county/community/history.jsp

Williams, Timothy. "Area Hospital Jobs Targeted in County Plan." *Los Angeles Times*. March 20, 1995.

——. "Cuts Threaten Health Care for Poor, Studies Say: Budget: Reports conclude that if High Desert Hospital in Lancaster closes, private facilities could not pick up the slack." *Los Angeles Times*. July 2, 1995. https://www.latimes.com/archives/la-xpm-1995-07-02-me-19550-story.html

Williams. Timothy and Nicholas Riccardi. "Fiscal Plan Would Close 6 Valley Clinics." *Los Angeles Times*. June 20, 1995.

Zeman, Ray. "L.A. County Hospital Construction Cut Urged." *Los Angeles Times*. April 1, 1974.

——. "Supervisors Propose Major Budget Cuts," *Los Angeles Times*. June 10, 1975.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** Los Angeles County Coroner's Office - Lancaster
P1. Other Identifier:
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Los Angeles
***b. USGS 7.5' Quad** Lancaster West, CA **Date** 2018 **T** 7N ; **R** 13W ; ¼ **of** ¼ **of Sec** 14 ; **B.M.** SB
c. Address 44900 60th Street West City Lancaster **Zip** 93536
d. UTM: Zone 11S, 387017.90 mE/ 3840277.51 mN
e. Other Locational Data:

***P3a. Description:**
The building that presently houses the coroner's office first appears of aerial photographs in 1974. It has a rectangular footprint and features a single, side-gabled roof with stucco exterior. The primary elevation features a partially glazed door on the northeast side, covered by a gabled pediment and a set of double unglazed metal doors on the northwest side on the main bay. The northwest bay features two unglazed doors, one metal, one wooden, and a roll-up garage door. The gabeling on the primary is asymmetrical and shows evidence of a building renovation to expand this footprint, which is confirmed by aerial photographs.

***P3b. Resource Attributes:** HP4 – Ancillary Building
***P4. Resources Present:** ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: Primary (southeast) elevation, view from northwest (ESA, 2023)

***P6. Date Constructed/Age and Source:**
Unknown, pre-1974 / Aerial photographs
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**
Los Angeles Department of Water and Power

P8. Recorded by:
Antonette Hrycyk, M.S. & Shannon Papin, M.A.
ESA
626 Wilshire Boulevard, Suite 110
Los Angeles, CA 90017

***P9. Date Recorded:** January 24, 2023

***P10. Survey Type:** Intensive Pedestrian

***P11. Report Citation**: Papin, Shannon and Antonette Hrycyk, *Former High Desert Hospital Historic Resources Assessment*, Prepared by Environmental Science Associates, Los Angeles, CA, Prepared for the Los Angeles Department of Power and Water, May 2023.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Los Angeles County Coroner's Office, Lancaster, CA ***NRHP Status Code** 6Z

B1. Historic Name:,
B2. Common Name:
B3. Original Use: Unknown B4. Present Use: Coroner's Office
***B5. Architectural Style:** Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)
See continuation sheet

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** **Area**
Period of Significance **Property Type** **Applicable Criteria** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

ESA evaluated the subject property against the criteria for listing in the National Register and the California Register, under the following contexts:

- Antelope Valley (1867 – 1970)
- City of Lancaster (1867 – 1980)
- Public and Private Health and Medicine in Los Angeles (1850-1980)
- Los Angeles County Medical Examiner-Coroner's Office (1852 – 2020)

The date of significance is the building's first appearance in aerial photographs. For the Coroner's Office, that date is 1977.

See continuation sheet

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**

See continuation sheet

B13. Remarks:

***B14. Evaluator:** Antonette Hrycyk, M.S. & Shannon Papin, M.A.
***Date of Evaluation:** January 24, 2023

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

***B6. Construction History** (Continued from page 2)

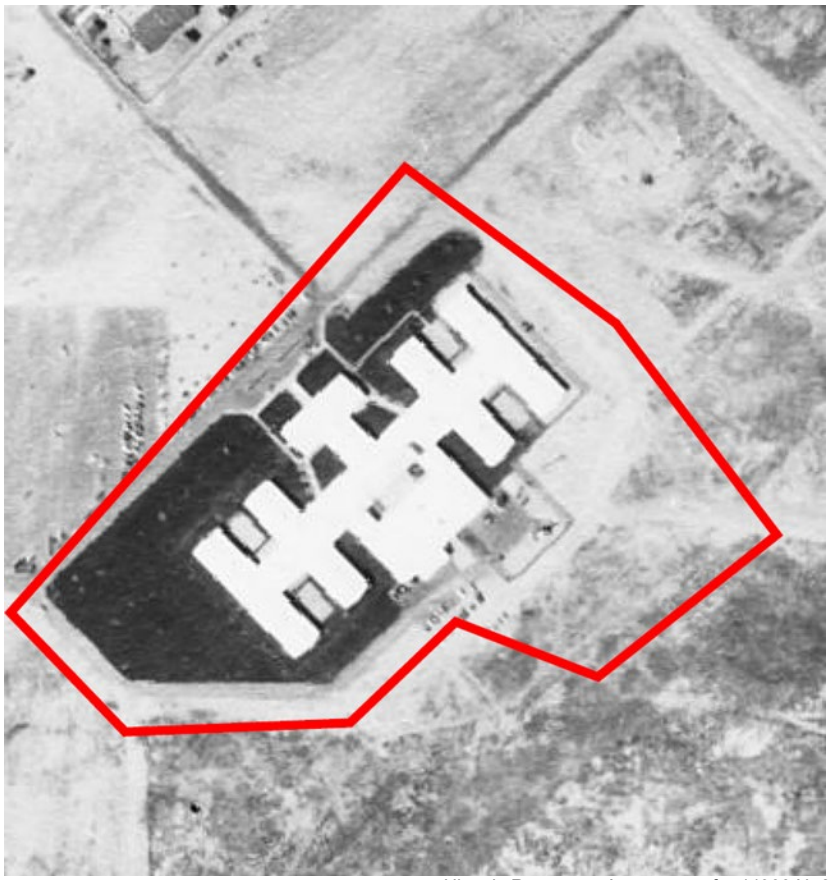
Previous to the construction of the hospital, the Project Site was improved with the tarmac for the Regal Field airport, which was located just north of the present hospital. The Airfield ceased operations in the late 1940s and had been converted to a Los Angeles County Sheriff's detention facility in 1954.[1] The Project Site has housed the Hospital Building since 1961; however, the hospital underwent a large renovation in 1972 and was closed in 2008. Today, the Project Site is currently composed of the former Hospital Building, which has multiple wings, parking lots, and mature trees from the previous landscaping. A construction history of the subject property was developed using aerial photographs and original blueprints obtained during the Subject Property site visit on January 24, 2023. Major construction and alterations are described as a written narrative below. No building permits were able to be obtained by the research team after inquiries with the City of Lancaster and Los Angeles Department of Water and Power, the current owners.

Initial construction of the hospital established the current footprint in 1961. The original footprint of the building from its 1961 construction is similar to what is extant today with two H-shaped wings off a central corridor; however, the original rear of the hospital featured an open courtyard. There are no outbuildings visible in the 1968 aerial photograph (**Figure 1**). Original architectural plans illustrate a one-story building constructed of concrete masonry units that measured 8 inches long (**Figure 2**). The hospital had one main entrance on the northwest elevation, and originally contained two separate facilities, each divided via northeastern or southwestern wing, for recalcitrant or tuberculosis patients (**Figures 3 and 4**). Windows were one-over-one and featured obscured glass panes. These plans also show that the windows and walls of the recalcitrant prisoner side were covered in barbed wire (**Figure 5**). Other unique attributes of that wing of the hospital include a non-contact visiting area where prisoners and their guests would be able to communicate via a telephone with a glass partition separating them (**Figure 6**). Aerial photographs and architectural drawings indicate the presence of four croquet courts for outdoor recreation, two on each wing in between the legs of the H-like footprint (**Figure 7**).

The central wing of the hospital underwent a large renovation in 1972. The hospital was restructured from housing recalcitrant prisoners to a general hospital with two patient wings, though it appears that tuberculosis facilities were kept for some time. Walls on the rear elevation were demolished (**Figure 8**) and the rear wing was rebuilt to include an outpatient clinic, a surgical unit, and a pharmacy (**Figure 9**). These changes are evident in the aerial photograph from 1974, especially the addition of a loading ramp in the back (**Figure 10**). The carpentry building, to the southeast of the hospital, is also first evident in this aerial photograph (**Figure 11**).

A 1977 aerial photograph shows no major construction changes to the main Hospital Building or the Carpentry Building; however, the present-day coroner's office is present in this photograph (**Figure 12**). The 1980 aerial photograph shows the construction of more outbuildings, including a structure with a square footprint that is southeast of the Coroner's Building (**Figure 13**). That structure is no longer present in the 1989 aerial; however, the footprint of the Coroner's Building has changed and it appears the building has been enlarged (**Figure 14**). A 1994 aerial shows the addition of multiple outbuildings that are temporary trailers, especially on the north, west, and southwest of the Hospital Building (**Figure 15**). In 2002, the office spaces to the southwest have been connected to the main structure via a covered walkway. In addition, several storage containers have been added to the Project Site to the east and south of the hospital structure (**Figure 16**). There are no noticeable changes in the 2005 aerial (**Figure 17**), but the 2009 aerial, after the closure of the hospital, shows that the croquet courts have been allowed to become overgrown (**Figure 18**). There are no significant structural changes evident on aerials from 2012 to 2020 (**Figures 19 and 20**).

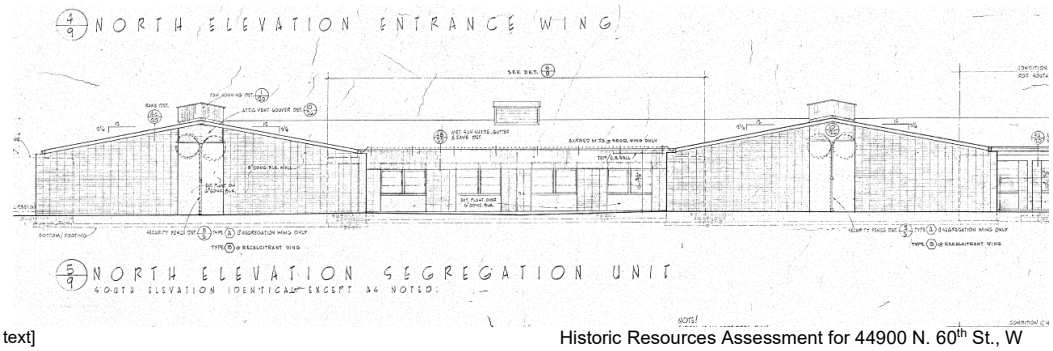
[1] Paul Freeman, "Abandoned & Little-Known Airfields: California: Northern Palmdale Area."



SOURCE: Teledyne via EDR

Historic Resources Assessment for 44900 N. 60th St., W

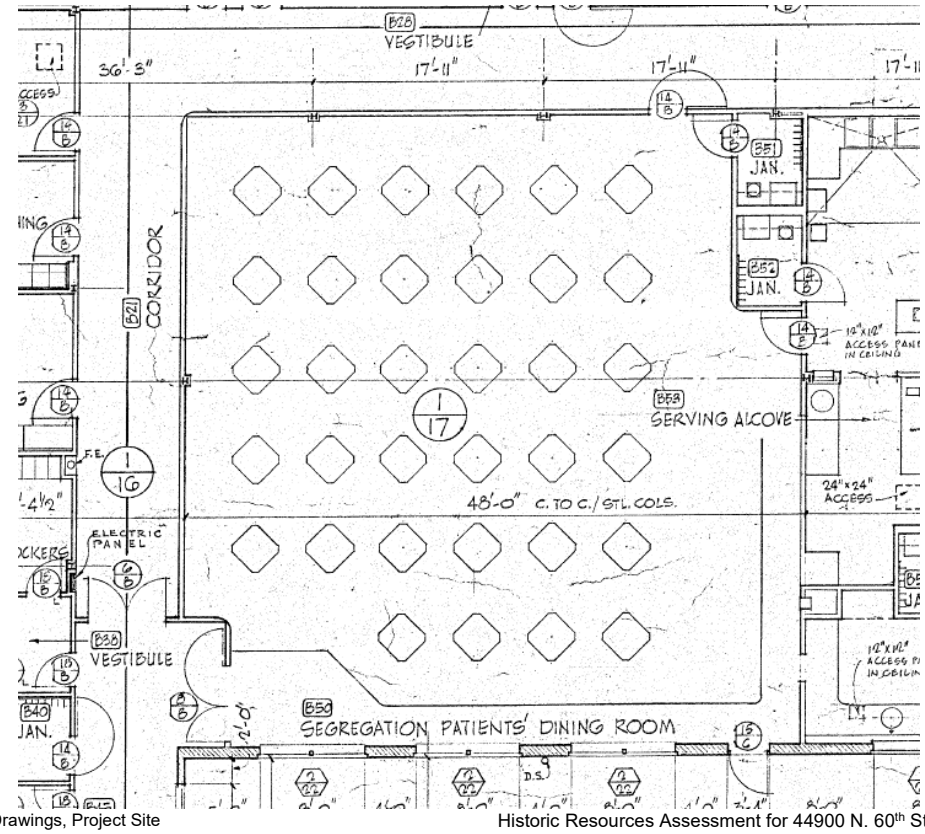
Figure 1
Project Site in detail from aerial photograph, 1968



SOURCE: [insert text]

Historic Resources Assessment for 44900 N. 60th St., W

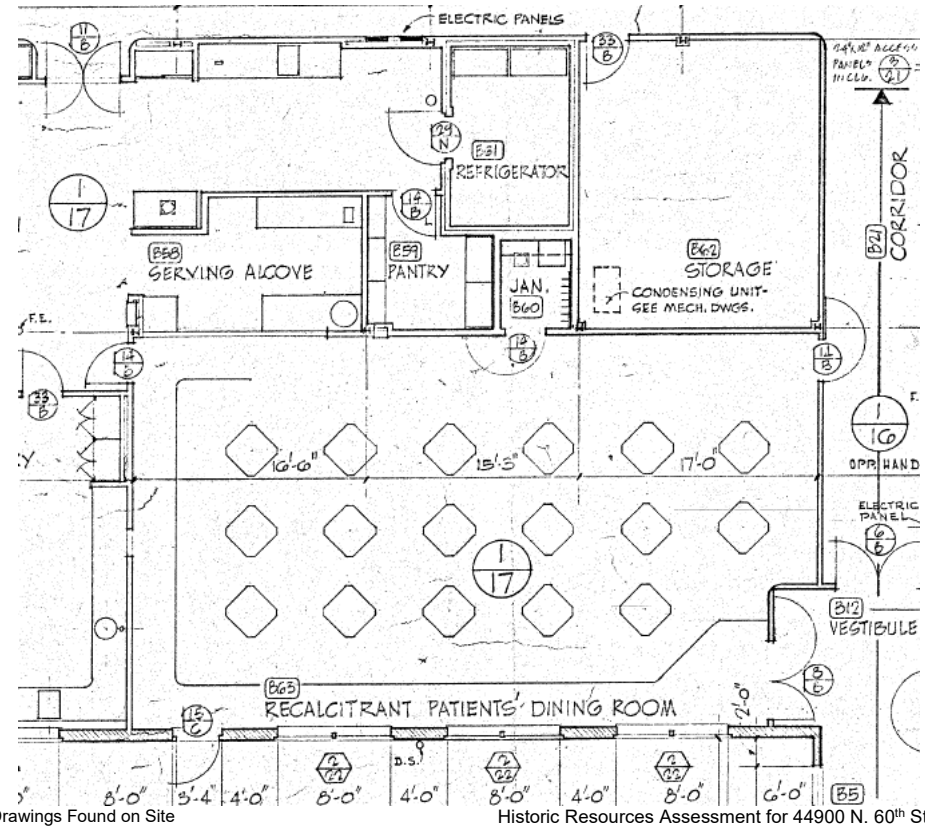
Figure 2
North Elevation



SOURCE: Architectural Drawings, Project Site

Historic Resources Assessment for 44900 N. 60th St., W

Figure 3
Original architectural drawings, segregation patients dining room



SOURCE: Architectural Drawings Found on Site

Historic Resources Assessment for 44900 N. 60th St., W

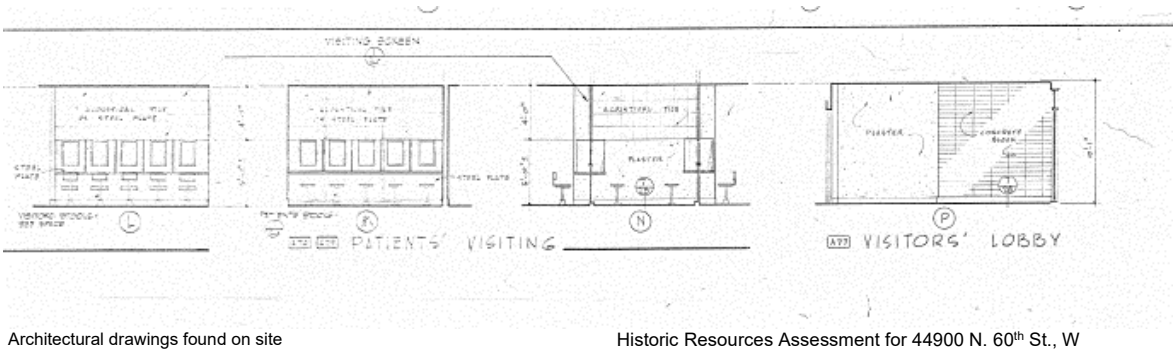
Figure 4
Original architectural drawings,
recalcitrant patients dining room



SOURCE: Architectural Drawings Found on Site

Historic Resources Assessment for 44900 N. 60th St., W

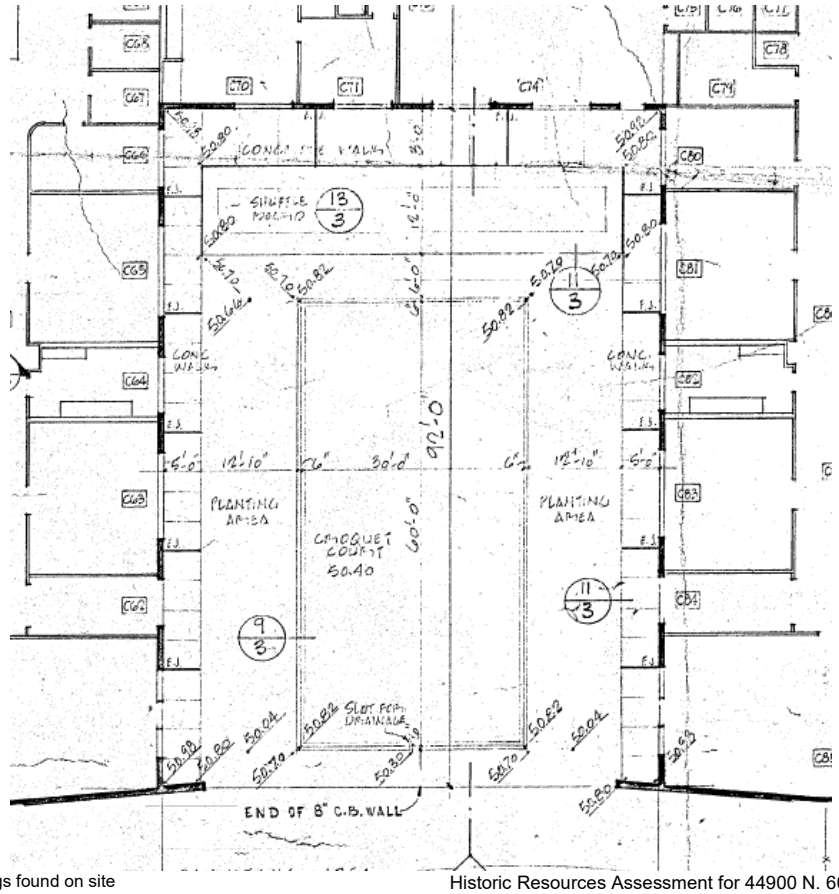
Figure 5
Original architectural drawings detailing
barbed wire on recalcitrant prisoner wing



SOURCE: Architectural drawings found on site

Historic Resources Assessment for 44900 N. 60th St., W

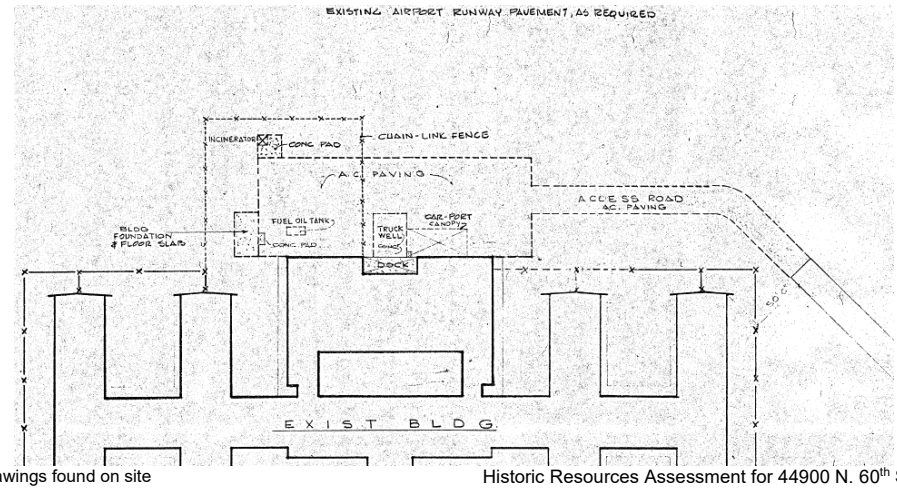
Figure 6
Patients' visiting area with visiting screen



SOURCE: Architectural drawings found on site

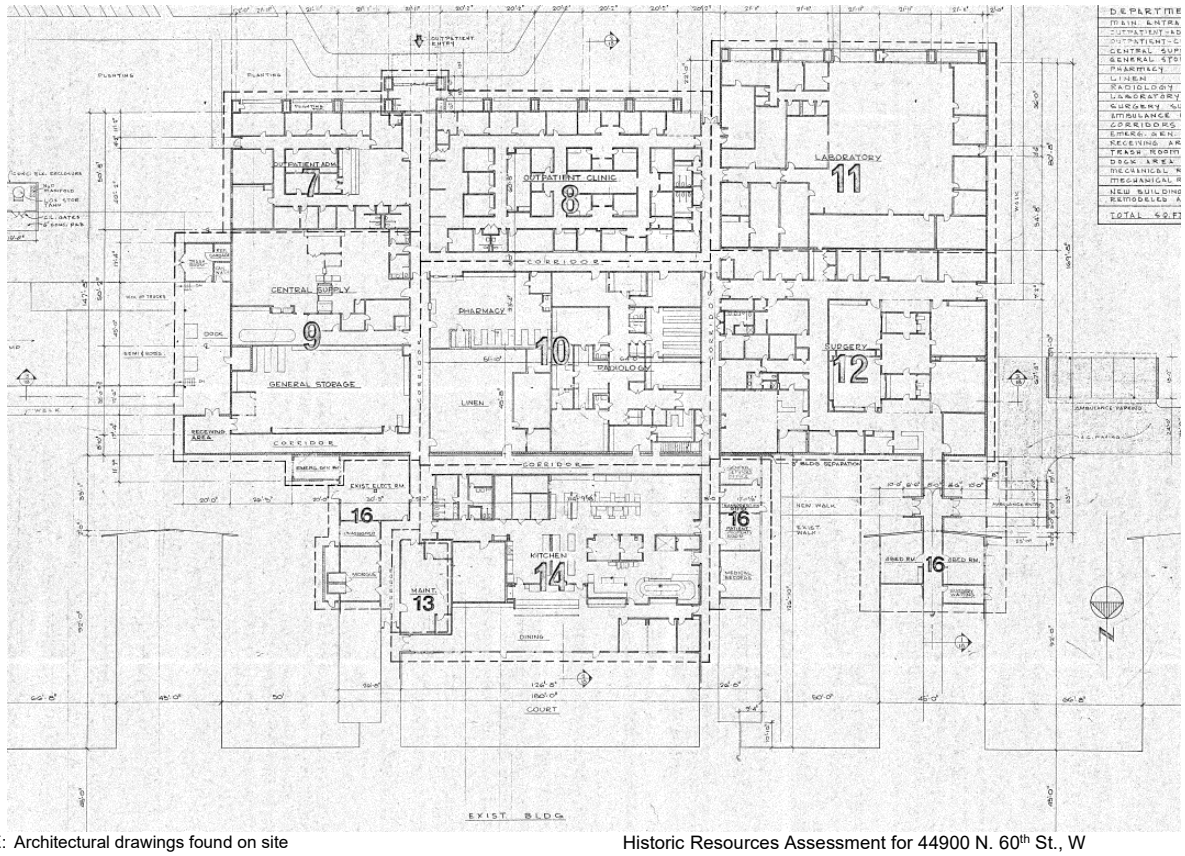
Historic Resources Assessment for 44900 N. 60th St., W

Figure 7
Original architectural plans, showing plans for croquet court



SOURCE: Architectural Drawings found on site Historic Resources Assessment for 44900 N. 60th St., W

Figure 8
Architectural drawings showing areas to be demolished and remodeled, 1971



SOURCE: Architectural drawings found on site

Historic Resources Assessment for 44900 N. 60th St., W

Figure 9
1971 architectural drawings showing plans for the outpatient clinic, a surgical unit, and a pharmacy



SOURCE: USGS via EDR

Historic Resources Assessment for 44900 N. 60th St. W

Figure 10
Aerial photograph showing new construction on rear (southeast) elevation, red arrow pointing to loading dock added during renovation, 1974



SOURCE:EDR]

Historic Resources Assessment for 44900 N. 60th St., W

Figure 11
Addition of Carpentry Building to Project Site, outlined in yellow, from aerial photograph, 1972



SOURCE: EDR Proprietary Brewster Pacific

Historic Resources Assessment for 44900 N. 60th St., W

Figure 12
Detail of 1977 aerial photograph showing addition of present-day Coroner's Building with smaller footprint (outlined in yellow)



SOURCE: UCSB FrameFinder

Historic Resources Assessment for 44900 N. 60th St., W

Figure 13
Detail of 1980 aerial photograph showing a large structure to the southeast of the hospital and Coroner's Building, no longer extant, highlighted in yellow



SOURCE: USDA via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 14
Detail of 1989 aerial photograph showing the enlarged footprint of the Coroner's Building, outlined in yellow



SOURCE: USDGA/DOQQ via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 15
Detail of 1994 aerial photograph showing addition on temporary trailers to the north and northwest of the main Hospital Building, red arrows pointing



SOURCE: USDA via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 16
Detail of 2002 aerial photograph showing addition of covered walkway in the southwest (blue arrow) and more added storage containers (red arrows)



SOURCE: USDA/NAIP via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 17
Detail of 2005 aerial



SOURCE: USDA/NAIP via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 18
Detail of aerial photograph from 2009,
1 year after hospital closure, showing the
overgrown croquet courts and landscaping



SOURCE: USDA/NAIP via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 19
Detail of 2012 aerial photographs



SOURCE: EDR, 2022.

Historic Resources Assessment for 44900 N. 60th St., W

Figure 20
Detail of 2020 aerial photograph

***B10. Significance:** (Continued from page 2)

Broad Patterns of History

When examining the Subject Property in the context of broad patterns of history, the following are the relevant criteria:

- **National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.
- **California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

- **Los Angeles Historic Cultural Monument Criterion 1:** Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community.

The Los Angeles County Coroner's Office first appears on aerial photographs in 1974 and is not recorded in any architectural drawings found during the site visit.
While the building is still in use by the Coroner's Office of Los Angeles County, it is one of many offices operated and used by the Coroner's Office of Los Angeles County and research did not identify any important work done at this location. Therefore, it is not a notable building in the historic or present operations of this department.

The Los Angeles County Coroner's Office is one of many outbuildings surrounding the former Mira Loma/High Desert Hospital. The hospital was constructed as a facility for recalcitrant prisoners as well as tuberculosis patients from the Los Angeles County prison system. The Former High Desert hospital was built as a specialized facility and later transitioned to a general hospital. However, it was not the first, nor the largest general hospital in the Antelope Valley and the city of Lancaster and is not significant in the overall history of the city of Lancaster and the larger Antelope Valley area, nor in the general history of public health and medicine in Los Angeles.

Research did not identify any local, state, or national historical events that occurred at the Los Angeles County Coroner's Office.

Therefore, the Los Angeles County Coroner's Office does not appear to meet the eligibility requirements under National Register Criterion A or California Register Criterion 1.

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

- **National Register Criterion B:** Is associated with the lives of persons significant in our past.
- **California Register Criterion 2:** Is associated with the lives of persons important in our past.

The Los Angeles County Coroner's Office is not identified with historic personages. The property is presently occupied and used by the Los Angeles County Coroner's Office. No information was found connecting people involved with this building to important events in local, state, or national history.

Therefore, the Los Angeles County Coroner's Office does not appear to meet the eligibility requirements under National Register Criterion B or California Register Criterion 2.

Architecture

Regarding the Subject Property's architecture, design, or construction, the following are the relevant criteria:

- **National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **California Register Criterion 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.

The original architect, firm, or individual responsible for the design and construction of the Los Angeles County Coroner's Office is unknown although it does not appear to have been designed by a master architect or firm. The Los Angeles County Coroner's Office is a simple vernacular building constructed for practical purposes and has little to no ornamentation. The structure was designed for utilitarian purposes and has no notable design features. In addition, aerial photographs indicate the footprint of the structure has been changed significantly since its initial construction.

Therefore, the Los Angeles County Coroner's Office does not appear to meet the eligibility requirements under National Register Criterion C or California Register Criterion 3.

Data

- **National Register Criterion D:** It yields, or may be likely to yield, information important in prehistory or history.
- **California Register Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4/D can also apply to buildings, structures, and objects that contain important information. For these types of properties to be eligible under Criterion D/4/D, they themselves must be, or must have been, the principal source of the important information. The Subject Property does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period in which it was constructed, its method of construction, or its design. The Subject Property reflects common building practices and materials of the early twentieth century, which have already been well documented.

Therefore, the Los Angeles County Coroner's Office does not appear to meet the eligibility requirements under National Register Criterion D or California Register Criterion 4.

As a result of research and survey investigations and through the application of the applicable federal, state, and local eligibility evaluation criteria, ESA finds that Los Angeles County Coroner's Office – Lancaster, CA does not meet the criteria for significance under National Register and California Register Criteria A/1, B/2, C/3, or D/4. Therefore, ESA recommends that the Subject Property be assigned a California Historical Resource Status Code of "6Z," meaning it were found ineligible for the National Register, California Register, or local designation through survey evaluation.

***B12. References:** (Continued from page 2)

Antelope Valley Times. "AV named as a 2022 'Great American Defense Community." March 25, 2022. https://theavtimes.com/2022/03/25/av-named-as-a-2022-great-american-defense-community/

Boich, Bob. "His Designing Ways Add to City's Stature." *Los Angeles Times.* July 22, 1962.

Brandow & Johnston. "About." Accessed January 27, 2023. https://www.bjsce.com/about

——. "Who We Are." Accessed January 27, 2023. https://www.bjsce.com/about-1

Cadiz Klemack, John. "Lancaster Pushes to Reuse Abandoned Hospital For Homeless Shelter." NBC Los Angeles. September 30, 2015. https://www.nbclosangeles.com/news/local/lancaster-pushes-to-reuse-abandoned-hospital-for-homeless-shelter/1985386/

City of Lancaster, California. "History of Lancaster." Accessed January 20, 2023.

——. "Lancaster General Plan 2030." 2009. https://www.cityoflancasterca.org/home/showpublisheddocument/9323/635775792210230000

——. "Lancaster, CA to Become one of World's First Net Zero Cities Aided by Beautiful Earth Group." September 1, 2011, https://www.cityoflancasterca.org/Home/Components/News/News/2495/

City of Los Angeles Department of City Planning, Office of Historic Resources. "Los Angeles Citywide Historic Context Station, Context: Architecture and Engineering, Sub-Context, L.A. Modernism, 1919-1980."

Cousineau, Michael R. and Robert E. Traquada. *Crisis & Commitment: 150 years of Service by Los Angeles County Public Hospitals.* American Journal of Public Health 97. April 2007: 606-615.

CRM Tech. "Historic-Period Building Survey, Lancaster Downtown Specific Plan." May 13, 2008. https://www.laconservancy.org/sites/default/files/community_documents/Lancaster%20Period%20Building%20Survey%20from%20Downtown%20Lancaster%20Specific%20Plan%2C%202008.pdf

de Louraille, Claire. "How L.A. Works: Chinatown's Grand Entrance." Los Angeles Magazine. March 10, 2015. https://www.lamag.com/citythinkblog/l-works-chinatowns-grand-entrance/

Dignity Health. "Our History." Retrieved from California Hospital Medical Center: https://www.dignityhealth.org/socal/locations/californiahospital/about-us/history#

Edwards Air Force Base, US Air Force. "Edwards' History." Accessed January 20, 2023. https://www.edwards.af.mil/About/Fact-Sheets/Display/Article/393907/edwards-history/

Farrel, Russ, interview by Neal Holtan. Aopril 11, 2014, transcriot. Anoka State Hospital and Oral History Project, Anoka Country Historical Society. Anoka, MN.

Fausset, Richard. "Poor Could Suffer Most from Cuts." *Los Angeles Times*. June 18, 2002.

Freeman, Paul. "Abandoned & Little-Known Airfields: California: Northern Palmdale Area." November 27, 2021. http://www.airfields-freeman.com/ca/Airfields_CA_PalmdaleN.htm

Gurba, Norma. *Legendary Locals of the Antelope Valley*. Legendary Locals:2013.

Hess, Alan. "Hidden in Plain Sight," Crosby Doe Associates. Accessed January 21, 2023. https://crosbydoe.com/afsquarterly/hidden-plain-sight/

Knowles, Robert. "Cuts in health services proposed for county budget." *News-Pilot*. July 15, 1986.

Lancaster Museum of Art and History. "West Hotel Museum Self-Guided Tour." 2020. https://www.lancastermoah.org/_files/ugd/e60af9_b024f49c353d4f74af2eb165975c6b8d.pdf

Libman, Gary. "L.A.'s French Hospital Grew From Settlers' Hiring of a Doctor." *Los Angeles Times*. September 20, 1985.

Los Angeles Almanac. *First Hospital in Los Angeles.* Retrieved from Los Angeles Almanac: http://www.laalmanac.com/health/he03.php

Los Angeles Conservancy. "Lancaster." Accessed January 25, 2023. https://www.laconservancy.org/communities/lancaster

Los Angeles County Department of Public Social Services. "DPSS History." Accessed January 26, 2023. https://dpss.lacounty.gov/en/about/history.html

Los Angeles County Library. "Antelope Valley." Accessed January 20, 2023. https://lacountylibrary.org/antelope-valley-local-history/

Los Angeles County Medical Examiner-Coroner. "Department History." 2018. https://mec.lacounty.gov/department-history/

Los Angeles Times. "Cancer Centers Consider Merger." February 24, 1972.

———. "Adrian Wilson; Architect for L.A. Buildings." February 6, 1988. https://www.latimes.com/archives/la-xpm-1988-02-06-mn-10541-story.html.

———. "BUDGET: State Aid." April 28, 1981.

———. "Dedication Set for Hospital in Antelope Valley/" October 29, 1961.

———. "DOCTOR: High Desert Pediatrician." April 25, 1995.

———.. "GATES: Cutbacks in Health Care Loom." May 26, 1995.

———. "Hospital Files Suit to Protect Services." June 3, 2003.

———. "HOSPITAL: Fate of Hi Desert – and its Poor Patients." October 10, 1996.

———. "LAYOFFS: 300 County Health-Care Workers to Be Let Go." March 22, 1995.

———. "RFCP FOR THE PRIVITZATION OF HIGH DESERT HOSPITAL." September 26, 1996.

——. "Security Guard Killed in Shooting Accident." June 9, 1996.

——. "War Eagle Field Greets More Fledgling Fighters." September 21, 1941.

Luce, Caroline. "The White Plague in the City of Angels." Online Exhibition. Accessed January 26, 2023. https://scalar.usc.edu/hc/tuberculosis-exhibit/index

Meyer, Josh and Jack Cheevers. "County to Eliminate a Third of Hospital Beds to Get U.S. Bailout." *Los Angeles Times*. February 27, 1996.

Mitchell, John L. "Working Poor Handed Longer Trips for Medical Treatment." December 16, 1982.

National Register of Historic Places Registration Form: Oklahoma SP Eastern Oklahoma Tuberculosis Sanatorium. U.S. National Archives. October 26, 2020.https://catalog.archives.gov/id/86511345

Pacific Coast Architectural Database. "Adrian Jennings Wilson (architect)." Accessed January 18, 2023. https://pcad.lib.washington.edu/person/615/

Phil Sneiderman and Timothy Williams, "Mismanagement, Low Morale Cited in Hospital Investigation," The Los Angeles Times, April 20, 1995, 63.

Rasmussen, Cecelia. "A Hospital that made History and Preserved It." October 1, 2000.

Renwick, Lucille. "Proposed Cuts to Wreak Heavy Toll in County, Officials Predict." *Los Angeles Time*s. June 1, 1995.

Riccardi, Nicholas and Garrett Therolf. "County Health System Faces Dire Options." *Los Angeles Times*. May 23, 2002.

Sneiderman, Phil. and Timothy Williams, "Mismanagement, Low Morale Cited in Hospital Investigation." *Los Angeles Times*. April 20, 1995.

Santa Maria Times. "Quadriplegic Bouvia files $10 million suit." January 22, 1985.

Statsita. "1973-1975 Recession." Accessed March 27, 2023. https://www.statista.com/topics/8095/the-1973-1975-recession

Southern California Regional Rocks and Roads. "SR-14: Antelope Valley Freeway. "Accessed January 20, 2023. https://www.socalregion.com/highways/la_highways/sr-14/

The BLVD Lancaster. "History." Accessed January 20, 2023. https://www.theblvdlancaster.com/history.html

The Modesto Bee. "Right-to-die patient alive, well." April 16, 1987.

The Signal. "Palmdale Regional Medical Center." January 6, 2009.

U.S. National Archives. "National Register of Historic Places Registration Form: Oklahoma SP Eastern Oklahoma Tuberculosis Sanatorium." October 26, 2020, https://catalog.archives.gov/id/86511345

USC News, "LAC USC retrospective spans 150 years of history." Accessed September 15, 2022. https://news.usc.edu/18872/LAC-USC-retrospective-spans-150-years-of-history/

United States Census, 1980.

United States Census, 2020.

United States Geological Survey. "50 Years Later, an Earthquake's Legacy Continues." February 4, 2021, https://www.usgs.gov/news/featured-story/disaster-helped-nation-prepare-future-earthquakes-remembering-san-fernando.

Valley Times. "Dedication Set for Hospital." November 18, 1961.

——. "Mira Loma Hospital On Plan List." March 5, 1958.

Waste Management. "History of the Antelope Valley." Accessed January 20, 2023. https://www.wm.com/location/california/antelope-valley/la-county/community/history.jsp

Williams, Timothy. "Area Hospital Jobs Targeted in County Plan." *Los Angeles Times*. March 20, 1995.

——. "Cuts Threaten Health Care for Poor, Studies Say: Budget: Reports conclude that if High Desert Hospital in Lancaster closes, private facilities could not pick up the slack." *Los Angeles Times*. July 2, 1995. https://www.latimes.com/archives/la-xpm-1995-07-02-me-19550-story.html

Williams. Timothy and Nicholas Riccardi. "Fiscal Plan Would Close 6 Valley Clinics." *Los Angeles Times*. June 20, 1995.

Zeman, Ray. "L.A. County Hospital Construction Cut Urged." *Los Angeles Times.* April 1, 1974.

——. "Supervisors Propose Major Budget Cuts," *Los Angeles Times*. June 10, 1975.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

Page 1 of 25 ***Resource Name or #:** Former High Desert Hospital Carpentry Building
P1. Other Identifier: Wood Shop
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Los Angeles
***b. USGS 7.5' Quad** Lancaster West, CA **Date** 2018 **T** 7N ; **R** 13W ; ¼ **of** ¼ **of Sec** 14 ; **B.M.** SB
c. Address 44900 60th Street West City Lancaster **Zip** 93536
d. UTM: Zone 11S, 387057.37 mE/ 3840425.01 mN
e. Other Locational Data:

***P3a. Description:**

The carpentry building ("wood shop") first appears on aerial photographs in 1974. This building is an unadorned, ready-made industrial building constructed of corrugated metal with a side gabled PBR metal panel roof. There is a metal double-leaf slab door unglazed metal double doors that appear to be original.

***P3b. Resource Attributes:** HP41 – Hospital
***P4. Resources Present:** ☐ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: Primary (northeast) elevation, view from southwest (ESA, 2023)

***P6. Date Constructed/Age and Source:**
Unknown, pre-1974 / Architectural Drawings found on site
☒ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**
Los Angeles Department of Water and Power

P8. Recorded by:
Antonette Hrycyk, M.S. & Shannon Papin, M.A.
ESA
626 Wilshire Boulevard, Suite 110
Los Angeles, CA 90017

***P9. Date Recorded:** January 24, 2023

***P10. Survey Type:** Intensive Pedestrian

***P11. Report Citation**: Papin, Shannon and Antonette Hrycyk, *Former High Desert Hospital Historic Resources Assessment*, Prepared by Environmental Science Associates, Los Angeles, CA, Prepared for the Los Angeles Department of Power and Water, May 2023.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** Former High Desert Hospital Carpentry Building ***NRHP Status Code** 6Z

B1. Historic Name:, High Desert Hospital Carpentry Building
B2. Common Name: Wood Shop
B3. Original Use: Workshop B4. Present Use: Abandoned
***B5. Architectural Style:** Industrial Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)
See continuation sheet

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** **Area**
Period of Significance **Property Type** **Applicable Criteria** (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

ESA evaluated the subject property against the criteria for listing in the National Register and the California Register, under the following contexts:

- Antelope Valley (1867 – 1970)
- City of Lancaster (1867 – 1980)
- Public and Private Health and Medicine in Los Angeles (1850-1980)

The date of significance is the building's first appearance in aerial photographs. For the Carpentry, that date is 1977.

See continuation sheet

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**

See continuation sheet

B13. Remarks:

***B14. Evaluator:** Antonette Hrycyk, M.S. & Shannon Papin, M.A.
***Date of Evaluation:** January 24, 2023

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

***B6. Construction History** (Continued from page 2)

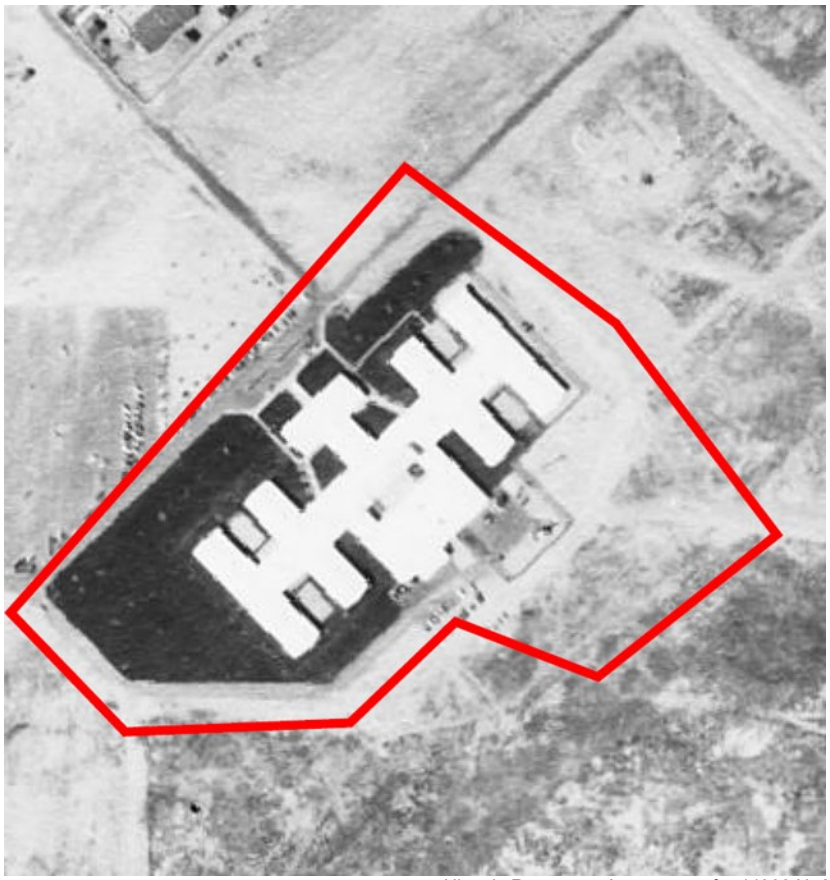
Previous to the construction of the hospital, the Project Site was improved with the tarmac for the Regal Field airport, which was located just north of the present hospital. The Airfield ceased operations in the late 1940s and had been converted to a Los Angeles County Sheriff's detention facility in 1954.[1] The Project Site has housed the Hospital Building since 1961; however, the hospital underwent a large renovation in 1972 and was closed in 2008. Today, the Project Site is currently composed of the former Hospital Building, which has multiple wings, parking lots, and mature trees from the previous landscaping. A construction history of the subject property was developed using aerial photographs and original blueprints obtained during the Subject Property site visit on January 24, 2023. Major construction and alterations are described as a written narrative below. No building permits were able to be obtained by the research team after inquiries with the City of Lancaster and Los Angeles Department of Water and Power, the current owners.

Initial construction of the hospital established the current footprint in 1961. The original footprint of the building from its 1961 construction is similar to what is extant today with two H-shaped wings off a central corridor; however, the original rear of the hospital featured an open courtyard. There are no outbuildings visible in the 1968 aerial photograph (**Figure 1**). Original architectural plans illustrate a one-story building constructed of concrete masonry units that measured 8 inches long (**Figure 2**). The hospital had one main entrance on the northwest elevation, and originally contained two separate facilities, each divided via northeastern or southwestern wing, for recalcitrant or tuberculosis patients (**Figures 3 and 4**). Windows were one-over-one and featured obscured glass panes. These plans also show that the windows and walls of the recalcitrant prisoner side were covered in barbed wire (**Figure 5**). Other unique attributes of that wing of the hospital include a non-contact visiting area where prisoners and their guests would be able to communicate via a telephone with a glass partition separating them (**Figure 6**). Aerial photographs and architectural drawings indicate the presence of four croquet courts for outdoor recreation, two on each wing in between the legs of the H-like footprint (**Figure 7**).

The central wing of the hospital underwent a large renovation in 1972. The hospital was restructured from housing recalcitrant prisoners to a general hospital with two patient wings, though it appears that tuberculosis facilities were kept for some time. Walls on the rear elevation were demolished (**Figure 8**) and the rear wing was rebuilt to include an outpatient clinic, a surgical unit, and a pharmacy (**Figure 9**). These changes are evident in the aerial photograph from 1974, especially the addition of a loading ramp in the back (**Figure 10**). The carpentry building, to the southeast of the hospital, is also first evident in this aerial photograph (**Figure 11**).

A 1977 aerial photograph shows no major construction changes to the main Hospital Building or the Carpentry Building; however, the present-day coroner's office is present in this photograph (**Figure 12**). The 1980 aerial photograph shows the construction of more outbuildings, including a structure with a square footprint that is southeast of the Coroner's Building (**Figure 13**). That structure is no longer present in the 1989 aerial; however, the footprint of the Coroner's Building has changed and it appears the building has been enlarged (**Figure 14**). A 1994 aerial shows the addition of multiple outbuildings that are temporary trailers, especially on the north, west, and southwest of the Hospital Building (**Figure 15**). In 2002, the office spaces to the southwest have been connected to the main structure via a covered walkway. In addition, several storage containers have been added to the Project Site to the east and south of the hospital structure (**Figure 16**). There are no noticeable changes in the 2005 aerial (**Figure 17**), but the 2009 aerial, after the closure of the hospital, shows that the croquet courts have been allowed to become overgrown (**Figure 18**). There are no significant structural changes evident on aerials from 2012 to 2020 (**Figures 19 and 20**).

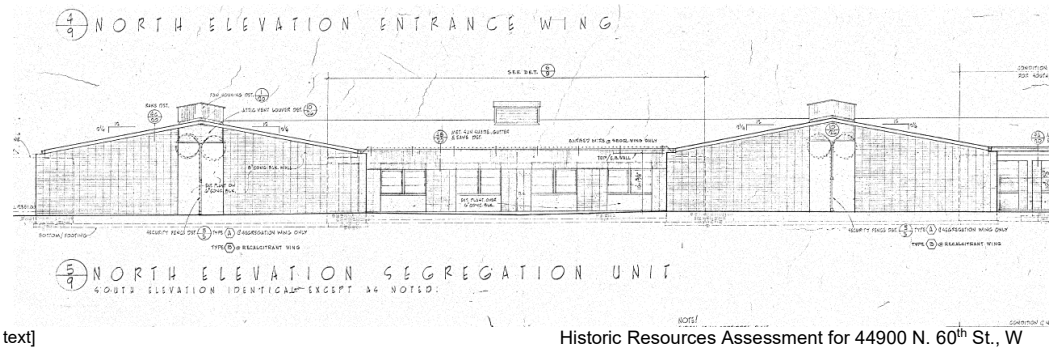
[1] Paul Freeman, "Abandoned & Little-Known Airfields: California: Northern Palmdale Area."



SOURCE: Teledyne via EDR

Historic Resources Assessment for 44900 N. 60th St., W

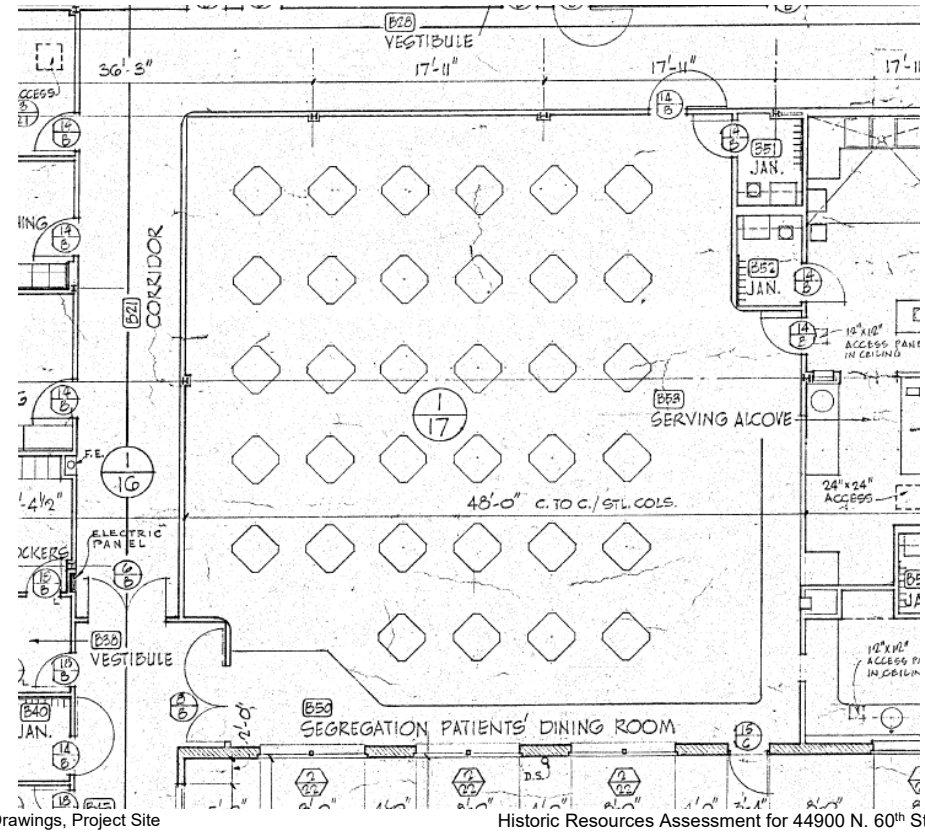
Figure 1
Project Site in detail from aerial photograph, 1968



SOURCE: [insert text]

Historic Resources Assessment for 44900 N. 60th St., W

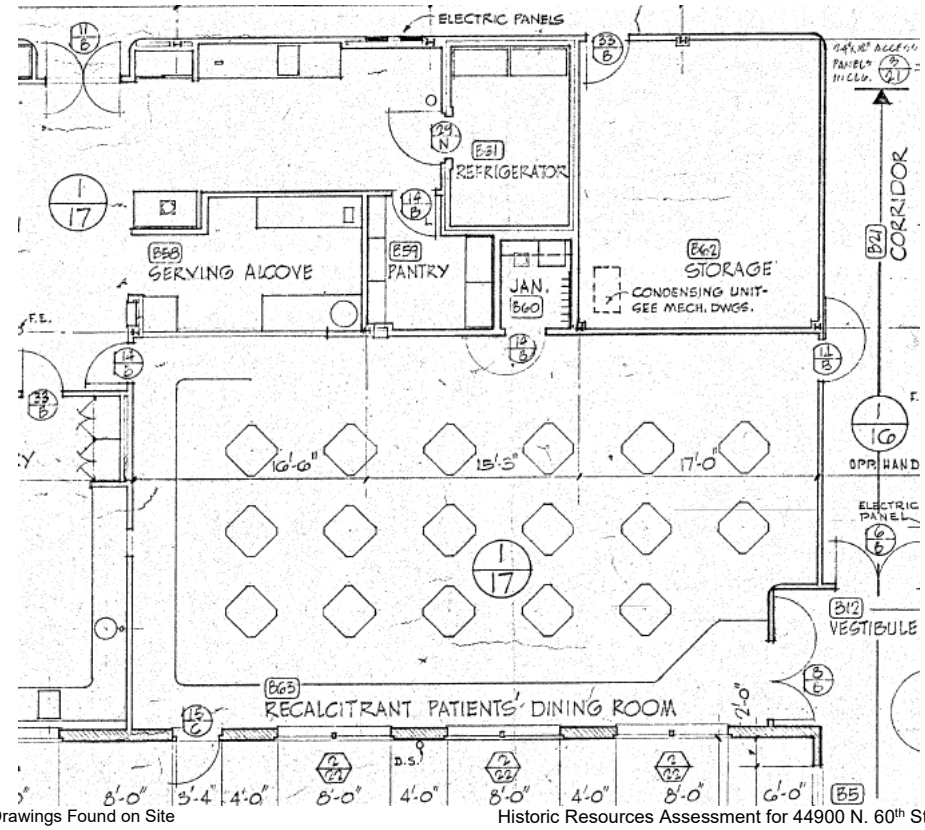
Figure 2
North Elevation



SOURCE: Architectural Drawings, Project Site

Historic Resources Assessment for 44900 N. 60th St., W

Figure 3
Original architectural drawings, segregation patients dining room



SOURCE: Architectural Drawings Found on Site

Historic Resources Assessment for 44900 N. 60th St., W

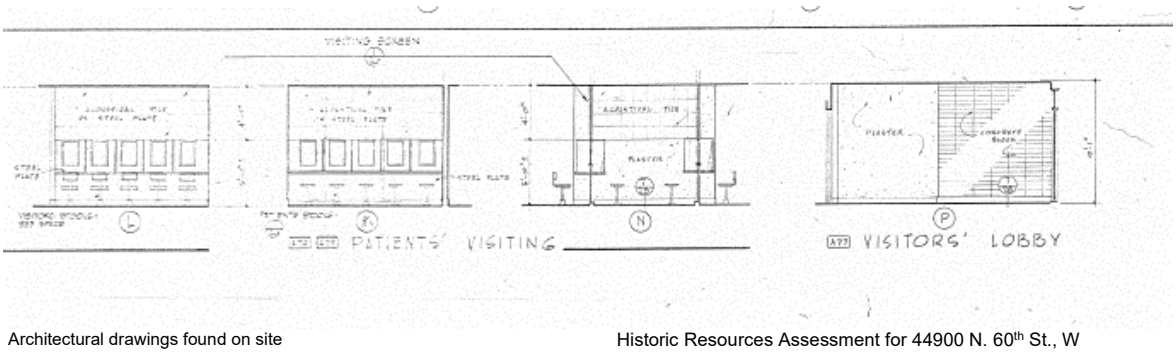
Figure 4
Original architectural drawings,
recalcitrant patients dining room



SOURCE: Architectural Drawings Found on Site

Historic Resources Assessment for 44900 N. 60th St., W

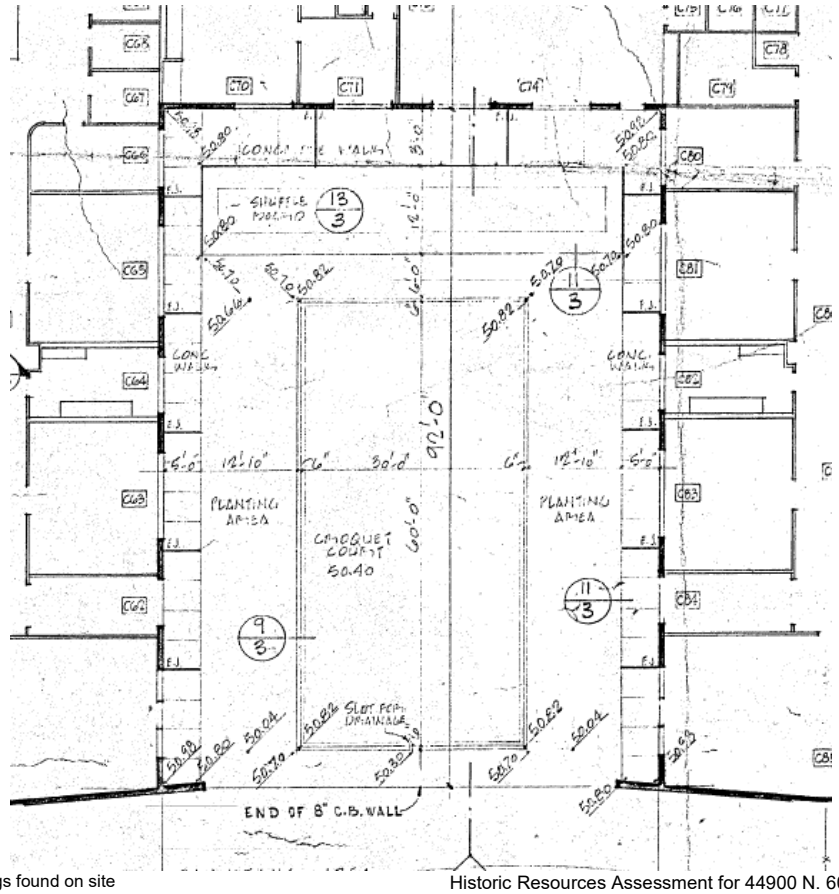
Figure 5
Original architectural drawings detailing
barbed wire on recalcitrant prisoner wing



SOURCE: Architectural drawings found on site

Historic Resources Assessment for 44900 N. 60th St., W

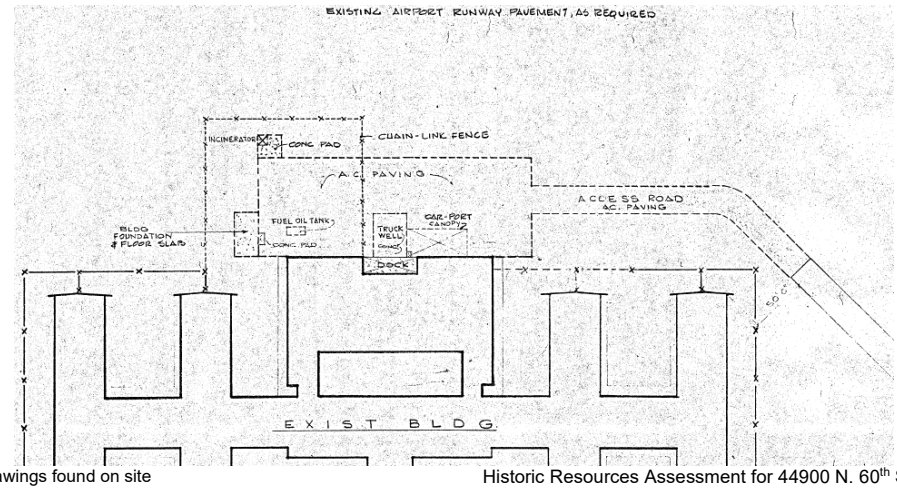
Figure 6
Patients' visiting area with visiting screen



SOURCE: Architectural drawings found on site

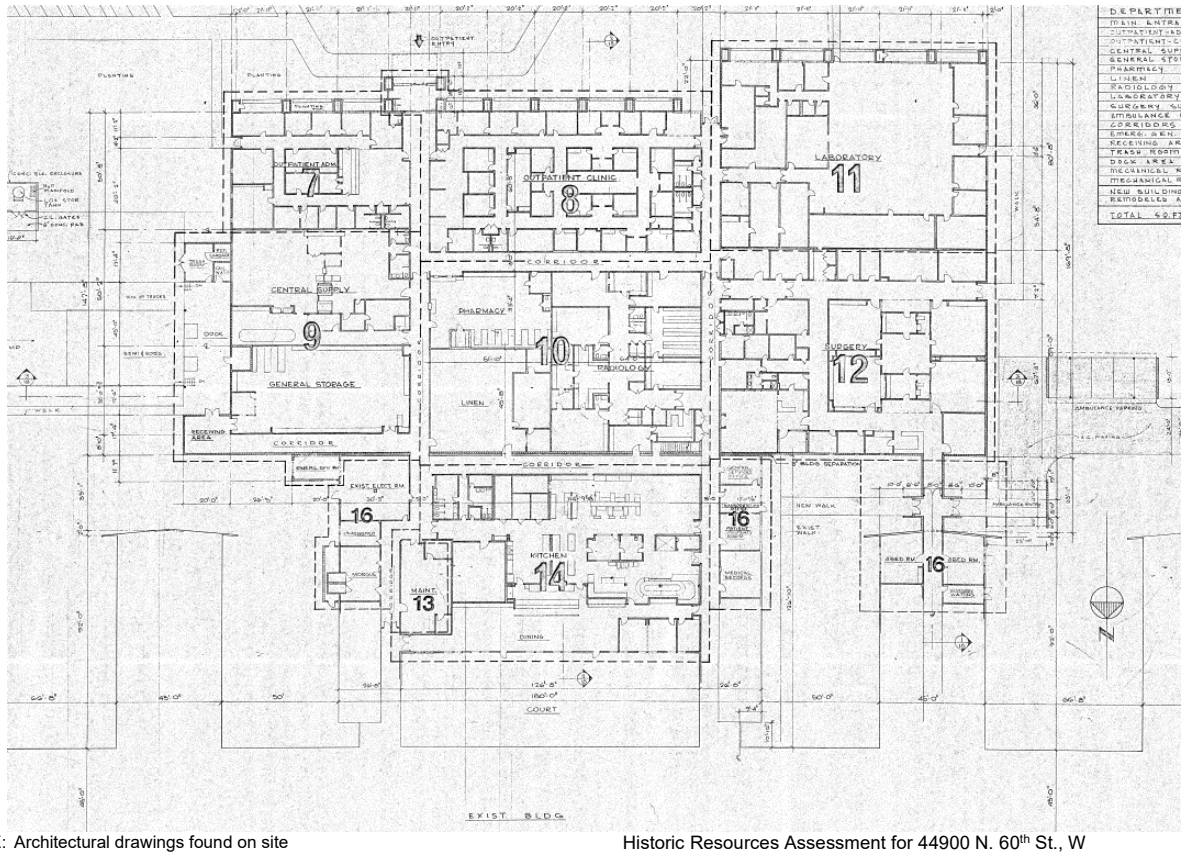
Historic Resources Assessment for 44900 N. 60th St., W

Figure 7
Original architectural plans, showing plans for croquet court



SOURCE: Architectural Drawings found on site Historic Resources Assessment for 44900 N. 60th St., W

Figure 8
Architectural drawings showing areas to be demolished and remodeled, 1971



SOURCE: Architectural drawings found on site

Historic Resources Assessment for 44900 N. 60th St., W

Figure 9
1971 architectural drawings showing plans for the outpatient clinic, a surgical unit, and a pharmacy



SOURCE: USGS via EDR

Historic Resources Assessment for 44900 N. 60th St. W

Figure 10
Aerial photograph showing new construction on rear (southeast) elevation, red arrow pointing to loading dock added during renovation, 1974



SOURCE:EDR]

Historic Resources Assessment for 44900 N. 60th St., W

Figure 11
Addition of Carpentry Building to Project Site, outlined in yellow, from aerial photograph, 1972



SOURCE: EDR Proprietary Brewster Pacific

Historic Resources Assessment for 44900 N. 60th St., W

Figure 12
Detail of 1977 aerial photograph showing addition of present-day Coroner's Building with smaller footprint (outlined in yellow)



SOURCE: UCSB FrameFinder

Historic Resources Assessment for 44900 N. 60th St., W

Figure 13
Detail of 1980 aerial photograph showing a large structure to the southeast of the hospital and Coroner's Building, no longer extant, highlighted in yellow



SOURCE: USDA via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 14
Detail of 1989 aerial photograph showing the enlarged footprint of the Coroner's Building, outlined in yellow



SOURCE: USDGA/DOQQ via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 15
Detail of 1994 aerial photograph showing addition on temporary trailers to the north and northwest of the main Hospital Building, red arrows pointing



SOURCE: USDA via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 16
Detail of 2002 aerial photograph showing addition of covered walkway in the southwest (blue arrow) and more added storage containers (red arrows)



SOURCE: USDA/NAIP via EDR

Historic Resources Assessment for 44900 N. 60th St., W

Figure 17
Detail of 2005 aerial

*B10. **Significance:** (Continued from page 2)

Broad Patterns of History

When examining the Subject Property in the context of broad patterns of history, the following are the relevant criteria:

- **National Register Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history.
- **California Register Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- **Los Angeles Historic Cultural Monument Criterion 1:** Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community.

The Carpentry Building first appears on aerial photographs in 1974 and is not recorded in any architectural drawings found during the site visit. It appears to have been used primarily as a workshop to support the Former High Desert Hospital and is currently not in use. The Carpentry Building is one of multiple out-buildings constructed to support the Former High Desert Hospital.

The Carpentry Building is a vernacular, ready-made workshop building that is not significant to the overall history or identity of the Former High Desert Hospital. The hospital was constructed as a facility for recalcitrant prisoners as well as tuberculosis patients from the Los Angeles County prison system. The Former High Desert hospital was built as a specialized facility and later transitioned to a general hospital. However, it was not the first, nor the largest general hospital in the Antelope Valley and the city of Lancaster and is not significant in the overall history of the city of Lancaster and the larger Antelope Valley area, nor in the general history of public health and medicine in Los Angeles.

Research did not identify any local, state, or national historical events that occurred at the Carpentry Building.

Therefore, the Carpentry Building does not appear to meet the eligibility requirements under National Register Criterion A or California Register Criterion 1.

Significant Persons

With regard to associations with important persons, the following are the relevant criteria:

- **National Register Criterion B:** Is associated with the lives of persons significant in our past.
- **California Register Criterion 2:** Is associated with the lives of persons important in our past.

The Carpentry Building is not identified with historic personages. The building was constructed to provide additional workshop space for the associated hospital. The property is presently unoccupied and unused. No information was found connecting people involved with this building to important events in local, state, or national history.

Therefore, the Carpentry Building does not appear to meet the eligibility requirements under National Register Criterion B or California Register Criterion 2.

Architecture

Regarding the Subject Property's architecture, design, or construction, the following are the relevant criteria:

- **National Register Criterion C:** Embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **California Register Criterion 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.

The original architect, firm, or individual responsible for the design and construction of the Carpentry Building is unknown although it does not appear to have been designed by a master architect or firm. The Carpentry Building is a simple, vernacular, ready-made building that appears to have been constructed for practical purposes and has little to no ornamentation. The structure was designed for utilitarian purposes and has no notable design features.

Therefore, the Carpentry Building does not appear to meet the eligibility requirements under National Register Criterion C or California Register Criterion 3.

Data

- **National Register Criterion D:** It yields, or may be likely to yield, information important in prehistory or history.
- **California Register Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.

While most often applied to archaeological districts and sites, Criterion D/4/D can also apply to buildings, structures, and objects that contain important information. For these types of properties to be eligible under Criterion D/4/D, they themselves must be, or must have been, the principal source of the important information. The Subject Property does not appear to yield significant information that would expand our current knowledge or theories of design, methods of construction, operation, or other information that is not already known about the period in which it was constructed, its method of construction, or its design. The Subject Property reflects common building practices and materials of the early twentieth century, which have already been well documented.

Therefore, the Carpentry Building does not appear to meet the eligibility requirements under National Register Criterion D or California Register Criterion 4.

As a result of research and survey investigations and through the application of the applicable federal, state, and local eligibility evaluation criteria, ESA finds that the Former High Desert Hospital Carptentry Building does not meet the criteria for significance under National Register and California Register Criteria A/1, B/2, C/3, or D/4. Therefore, ESA recommends that the Subject Property be assigned a California Historical Resource Status Code of "6Z," meaning it were found ineligible for the National Register, California Register, or local designation through survey evaluation.

***B12. References:** (Continued from page 2)

Antelope Valley Times. "AV named as a 2022 'Great American Defense Community." March 25, 2022. https://theavtimes.com/2022/03/25/av-named-as-a-2022-great-american-defense-community/

Boich, Bob. "His Designing Ways Add to City's Stature." *Los Angeles Times.* July 22, 1962.

Brandow & Johnston. "About." Accessed January 27, 2023. https://www.bjsce.com/about

——. "Who We Are." Accessed January 27, 2023. https://www.bjsce.com/about-1

Cadiz Klemack, John. "Lancaster Pushes to Reuse Abandoned Hospital For Homeless Shelter." NBC Los Angeles. September 30, 2015. https://www.nbclosangeles.com/news/local/lancaster-pushes-to-reuse-abandoned-hospital-for-homeless-shelter/1985386/

City of Lancaster, California. "History of Lancaster." Accessed January 20, 2023.

——. "Lancaster General Plan 2030." 2009. https://www.cityoflancasterca.org/home/showpublisheddocument/9323/635775792210230000

——. "Lancaster, CA to Become one of World's First Net Zero Cities Aided by Beautiful Earth Group." September 1, 2011, https://www.cityoflancasterca.org/Home/Components/News/News/2495/

City of Los Angeles Department of City Planning, Office of Historic Resources. "Los Angeles Citywide Historic Context Station, Context: Architecture and Engineering, Sub-Context, L.A. Modernism, 1919-1980."

Cousineau, Michael R. and Robert E. Traquada. *Crisis & Commitment: 150 years of Service by Los Angeles County Public Hospitals.* American Journal of Public Health 97. April 2007: 606-615.

CRM Tech. "Historic-Period Building Survey, Lancaster Downtown Specific Plan." May 13, 2008. https://www.laconservancy.org/sites/default/files/community_documents/Lancaster%20Period%20Building%20Survey%20from%20Downtown%20Lancaster%20Specific%20Plan%2C%202008.pdf

de Louraille, Claire. "How L.A. Works: Chinatown's Grand Entrance." Los Angeles Magazine. March 10, 2015. https://www.lamag.com/citythinkblog/l-works-chinatowns-grand-entrance/

Dignity Health. "Our History." Retrieved from California Hospital Medical Center: https://www.dignityhealth.org/socal/locations/californiahospital/about-us/history#

Edwards Air Force Base, US Air Force. "Edwards' History." Accessed January 20, 2023. https://www.edwards.af.mil/About/Fact-Sheets/Display/Article/393907/edwards-history/

Farrel, Russ, interview by Neal Holtan. Aopril 11, 2014, transcriot. Anoka State Hospital and Oral History Project, Anoka Country Historical Society. Anoka, MN.

Fausset, Richard. "Poor Could Suffer Most from Cuts." *Los Angeles Times*. June 18, 2002.

Freeman, Paul. "Abandoned & Little-Known Airfields: California: Northern Palmdale Area." November 27, 2021. http://www.airfields-freeman.com/ca/Airfields_CA_PalmdaleN.htm

Gurba, Norma. *Legendary Locals of the Antelope Valley*. Legendary Locals:2013.

Hess, Alan. "Hidden in Plain Sight," Crosby Doe Associates. Accessed January 21, 2023. https://crosbydoe.com/afsquarterly/hidden-plain-sight/

Knowles, Robert. "Cuts in health services proposed for county budget." *News-Pilot*. July 15, 1986.

Lancaster Museum of Art and History. "West Hotel Museum Self-Guided Tour." 2020. https://www.lancastermoah.org/_files/ugd/e60af9_b024f49c353d4f74af2eb165975c6b8d.pdf

Libman, Gary. "L.A.'s French Hospital Grew From Settlers' Hiring of a Doctor." *Los Angeles Times*. September 20, 1985.

Los Angeles Almanac. *First Hospital in Los Angeles*. Retrieved from Los Angeles Almanac: http://www.laalmanac.com/health/he03.php

Los Angeles Conservancy. "Lancaster." Accessed January 25, 2023. https://www.laconservancy.org/communities/lancaster

Los Angeles County Department of Public Social Services. "DPSS History." Accessed January 26, 2023. https://dpss.lacounty.gov/en/about/history.html

Los Angeles County Library. "Antelope Valley." Accessed January 20, 2023. https://lacountylibrary.org/antelope-valley-local-history/

Los Angeles County Medical Examiner-Coroner. "Department History." 2018. https://mec.lacounty.gov/department-history/

Los Angeles Times. "Cancer Centers Consider Merger." February 24, 1972.

——. "Adrian Wilson; Architect for L.A. Buildings." February 6, 1988. https://www.latimes.com/archives/la-xpm-1988-02-06-mn-10541-story.html.

——. "BUDGET: State Aid." April 28, 1981.

——. "Dedication Set for Hospital in Antelope Valley/" October 29, 1961.

——. "DOCTOR: High Desert Pediatrician." April 25, 1995.

——.. "GATES: Cutbacks in Health Care Loom." May 26, 1995.

——. "Hospital Files Suit to Protect Services." June 3, 2003.

——. "HOSPITAL: Fate of Hi Desert – and its Poor Patients." October 10, 1996.

——. "LAYOFFS: 300 County Health-Care Workers to Be Let Go." March 22, 1995.

——. "RFCP FOR THE PRIVITZATION OF HIGH DESERT HOSPITAL." September 26, 1996.

——. "Security Guard Killed in Shooting Accident." June 9, 1996.

——. "War Eagle Field Greets More Fledgling Fighters." September 21, 1941.

Luce, Caroline. "The White Plague in the City of Angels." Online Exhibition. Accessed January 26, 2023. https://scalar.usc.edu/hc/tuberculosis-exhibit/index

Meyer, Josh and Jack Cheevers. "County to Eliminate a Third of Hospital Beds to Get U.S. Bailout." *Los Angeles Times*. February 27, 1996.

Mitchell, John L. "Working Poor Handed Longer Trips for Medical Treatment." December 16, 1982.

National Register of Historic Places Registration Form: Oklahoma SP Eastern Oklahoma Tuberculosis Sanatorium. U.S. National Archives. October 26, 2020.https://catalog.archives.gov/id/86511345

Pacific Coast Architectural Database. "Adrian Jennings Wilson (architect)." Accessed January 18, 2023. https://pcad.lib.washington.edu/person/615/

Phil Sneiderman and Timothy Williams, "Mismanagement, Low Morale Cited in Hospital Investigation," The Los Angeles Times, April 20, 1995, 63.

Rasmussen, Cecelia. "A Hospital that made History and Preserved It." October 1, 2000.

Renwick, Lucille. "Proposed Cuts to Wreak Heavy Toll in County, Officials Predict." *Los Angeles Time*s. June 1, 1995.

Riccardi, Nicholas and Garrett Therolf. "County Health System Faces Dire Options." *Los Angeles Times*. May 23, 2002.

Sneiderman, Phil. and Timothy Williams, "Mismanagement, Low Morale Cited in Hospital Investigation." *Los Angeles Times*. April 20, 1995.

Santa Maria Times. "Quadriplegic Bouvia files $10 million suit." January 22, 1985.

Statsita. "1973-1975 Recession." Accessed March 27, 2023. https://www.statista.com/topics/8095/the-1973-1975-recession

Southern California Regional Rocks and Roads. "SR-14: Antelope Valley Freeway. "Accessed January 20, 2023. https://www.socalregion.com/highways/la_highways/sr-14/

The BLVD Lancaster. "History." Accessed January 20, 2023. https://www.theblvdlancaster.com/history.html

The Modesto Bee. "Right-to-die patient alive, well." April 16, 1987.

The Signal. "Palmdale Regional Medical Center." January 6, 2009.

U.S. National Archives. "National Register of Historic Places Registration Form: Oklahoma SP Eastern Oklahoma Tuberculosis Sanatorium." October 26, 2020, https://catalog.archives.gov/id/86511345

USC News, "LAC USC retrospective spans 150 years of history." Accessed September 15, 2022. https://news.usc.edu/18872/LAC-USC-retrospective-spans-150-years-of-history/

United States Census, 1980.

United States Census, 2020.

United States Geological Survey. "50 Years Later, an Earthquake's Legacy Continues." February 4, 2021, https://www.usgs.gov/news/featured-story/disaster-helped-nation-prepare-future-earthquakes-remembering-san-fernando.

Valley Times. "Dedication Set for Hospital." November 18, 1961.

——. "Mira Loma Hospital On Plan List." March 5, 1958.

Waste Management. "History of the Antelope Valley." Accessed January 20, 2023. https://www.wm.com/location/california/antelope-valley/la-county/community/history.jsp

Williams, Timothy. "Area Hospital Jobs Targeted in County Plan." *Los Angeles Times*. March 20, 1995.

——. "Cuts Threaten Health Care for Poor, Studies Say: Budget: Reports conclude that if High Desert Hospital in Lancaster closes, private facilities could not pick up the slack." *Los Angeles Times*. July 2, 1995. https://www.latimes.com/archives/la-xpm-1995-07-02-me-19550-story.html

Williams. Timothy and Nicholas Riccardi. "Fiscal Plan Would Close 6 Valley Clinics." *Los Angeles Times*. June 20, 1995.

Zeman, Ray. "L.A. County Hospital Construction Cut Urged." *Los Angeles Times.* April 1, 1974.

——. "Supervisors Propose Major Budget Cuts," *Los Angeles Times*. June 10, 1975.

APPENDIX D: HAZARDS & HAZARDOUS MATERIALS



SITES CURRENTLY VISIBLE ON MAP — 3 SITES LISTED — EXPORT THIS LIST TO EXCEL

PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
LANCASTER TRAINING FIELD	INACTIVE - NEEDS EVALUATION	MILITARY EVALUATION		LANCASTER
POLARIS FLIGHT ACADEMY	INACTIVE - NEEDS EVALUATION	MILITARY EVALUATION		LANCASTER
PROPOSED ELEMENTARY SCHOOL #25	NO ACTION REQUIRED	SCHOOL INVESTIGATION	4700 WEST LANCASTER BOULEVARD	LANCASTER

STATE WATER RESOURCES CONTROL BOARD

GEOTRACKER

CASE SUMMARY

REPORT DATE
9/22/2015

HAZARDOUS MATERIAL INCIDENT REPORT FILED WITH OES?

I. REPORTED BY -

UNKNOWN

CREATED BY

UNKNOWN

III. SITE LOCATION

FACILITY NAME
High Desert Health System

FACILITY ID

FACILITY ADDRESS
44900 North 60th Street West
Lancaster, CA 93536
LOS ANGELES COUNTY

ORIENTATION OF SITE TO STREET

CROSS STREET

V. SUBSTANCES RELEASED / CONTAMINANT(S) OF CONCERN

VI. DISCOVERY/ABATEMENT

DATE DISCHARGE BEGAN

DATE DISCOVERED
9/2/2015

HOW DISCOVERED

DESCRIPTION

DATE STOPPED

STOP METHOD

DESCRIPTION

VII. SOURCE/CAUSE

SOURCE OF DISCHARGE
Tank

CAUSE OF DISCHARGE
Unknown

DISCHARGE DESCRIPTION

VIII. CASE TYPE

CASE TYPE

IX. REMEDIAL ACTION

NO REMEDIAL ACTIONS ENTERED

X. GENERAL COMMENTS

XI. CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION REPORTED HEREIN IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

XII. REGULATORY USE ONLY

LOCAL AGENCY CASE NUMBER

REGIONAL BOARD CASE NUMBER
6B1920033T

LOCAL AGENCY

UNKNOWN

REGIONAL BOARD

CONTACT NAME	INITIALS	ORGANIZATION_NAME	EMAIL ADDRESS
BRIAN GREY	BDG	LAHONTAN RWQCB (REGION 6T)	bgrey@waterboards.ca.gov

ADDRESS

2501 LAKE TAHOE BOULEVARD
SOUTH LAKE TAHOE, CA 96150

CONTACT DESCRIPTION

PHONE TYPE	PHONE NUMBER	EXTENSION
Office	(530)-542-5421	

Copyright © 2023 State of California

BURNS McDONNELL

CREATE AMAZING.

Burns & McDonnell World Headquarters
9400 Ward Parkway
Kansas City, MO 64114
O 816-333-9400
F 816-333-3690
www.burnsmcd.com