

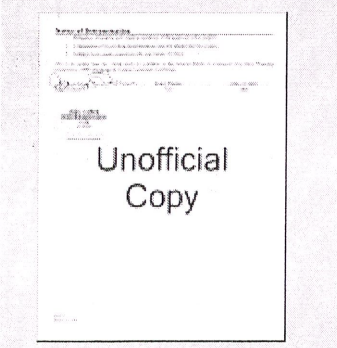
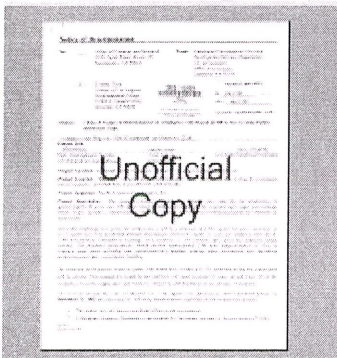
A-14-444

Filing #: 2023112829

Project Title: TENTATIVE TRACT MAP NO. 53642/CONDIDITIONAL USE PERMIT NO. 22-08

Submitter: COMMUNITY DEVELOPMENT DIVISION DEVELOPMENT SERVICES DEPARTMENT CITY OF LANCASTER

Filed: May 22, 2023



Notice of Determination

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: Community Development Division
Development Services Department
City of Lancaster
44951 Fern Avenue
Lancaster, CA 93554

X County Clerk
County of Los Angeles
Environmental Filings
12400 E. Imperial Hwy.
Norwalk, CA 90650

2023 112829
FILED
MAY 22 2023

THIS NOTICE WAS POSTED
ON MAY 22 2023
DATE JUNE 13 2023
REGISTRAR - RECORDS/PROPERTY CLERK

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Tentative Tract Map No. 53642/Conditional Use Permit No. 22-08

Project Title: 2022100269
State Clearinghouse Number: Borelyn Smith
Lead Agency: 16613.721-6100
Area Code/Telephone/Extension: (If submitted to Clearinghouse) Contact: 671-0100

Project Location - General: All of Lots 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Project Location - Specific: Lancaster, CA 93554, 44951 Fern Avenue K-4 (Assessor Parcel Numbers: 1204-009-026, 3204-009-079, 3204-009-081)

Project Applicant: Pacific Communities Builders, Inc.

Project Description: The proposed project consists of a tract map for the subdivision of approximately 40 acres into 288 single family residential lots for common open space and drainage basins. It also includes a conditional use permit for a residential planned development on smaller lots.

All of the residential lots within the subdivision would be a minimum of 4,250 square feet and a maximum of 8,531 square feet. The residential planned development allows for smaller lot sizes and variances from the R-2,000 development standards in exchange for a minimum of 12% common open space and enhanced design features. The proposed development would provide approximately 5.86 acres (approximately 16.53%) of common open space including park areas/community gardens, walking trails, recreational area (including swimming pool) and a community building.

The proposed development would be gated with access from Avenue K-8. All roadways within the subdivision will be private. This community would be age-restricted with most residents 55 years old and older. All of the residences would be single-story and would be 2-bedroom with the ability for an optional 3rd bedroom.

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project on **December 12, 2022** and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.


6954.1
Revised 01/19/04

1

ertified copies of CEQA (California Environmental Quality Act) documents are available in-person at the Norwalk location for \$2

ddress
2400 Imperial Highway, 1st floor
orwalk, CA 90650

A-14-444

 Filing #: 2023112829

Project Title: TENTATIVE TRACT MAP NO. 53642/CONDITONAL USE PERMIT NO. 22-08

Submitter: COMMUNITY DEVELOPMENT DIVISION DEVELOPMENT SERVICES DEPARTMENT CITY OF LANCASTER

Filed: May 22, 2023

Navigation icons: 2/2, search, zoom, lock, print, refresh, back, forward

Notice of Determination

1. Mitigation measures were made a condition of the approval of the project.

4. A Statement of Overriding Considerations was not adopted for this project.

5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the initial study is available to the General Public at Lancaster City Hall, Planning Department, 44933 North Lam Avenue, Lancaster, California.

Justin Swain Senior Planner Mar 15, 2023
Justin Swain Title Date

2023 112828
FILED
May 22, 2023

UNOFFICIAL COPY

Notice of Determination

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Unofficial Copy

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Certified copies of CEQA (California Environmental Quality Act) documents are available in-person at the Norwalk location for

Address
12400 Imperial Highway, 1st floor
Norwalk, CA 90650

14-444

Notice of Determination

To: _____ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: Community Development Division
Development Services Department
City of Lancaster
44933 Fern Avenue
Lancaster, CA 93534

 X County Clerk
County of Los Angeles
Environmental Filings
12400 E. Imperial Hwy.
Norwalk, CA 90650

Submitted by City of Lancaster to County
Clerk for recordation on May 16, 2023.
Recordation is pending.

(Date received for filing)

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Tentative Tract Map No. 53642/Conditional Use Permit No. 22-08

Project Title

2022100369	Jocelyn Swain	(661) 723-6100
State Clearinghouse Number (If submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone/Extension

Project Location - General: City of Lancaster, County of Los Angeles, State of California

Project Location - Specific: ±40 acres at the southeast corner of 60th Street West and Avenue K-4 (Assessor Parcel Numbers: 3204-009-026, 3204-009-079, 3204-009-081)

Project Applicant: Pacific Communities Builders, Inc.

Project Description: The proposed project consists of a tentative tract map for the subdivision of approximately 40 acres into 208 single family residential lots and lots for common open space and drainage basins. It also includes a conditional use permit to create an age-restricted residential planned development on smaller lots.

All of the residential lots within the subdivision would be a minimum of 4,250 square feet and a maximum of 8,531 square feet. The residential planned development allows for smaller lot sizes and variations from the R-7,000 development standards in exchange for a minimum of 15% common open space and enhanced design features. The proposed development would provide approximately 5.86 acres (approximately 16.33%) of common open space including park areas/community gardens, walking trails, recreational area (including swimming pool) and a community building.

The proposed development would be gated with access from Avenue K-8. All roadways within the subdivision will be private. This community would be age-restricted with most residents 55 years old and older. All of the residences would be single-story and would be 2-bedroom with the ability for an optional 3rd bedroom.

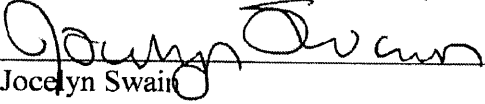
This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project on **December 12, 2022** and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

Notice of Determination

3. Mitigation measures were made a condition of the approval of the project.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the initial study is available to the General Public at Lancaster City Hall, Planning Department, 44933 North Fern Avenue, Lancaster, California.


Jocelyn Swait

Senior Planner
Title

December 12, 2022
Date

Negative Declaration

City of Lancaster

Certification Date: December 12, 2022

Applicant: Pacific Communities Builder, Inc.

Type of Permit: Tentative Tract Map/Conditional Use Permit

File Name or Number: TTM 53642/CUP 22-08

Location of the Project: ±40 acres at the southeast corner of 60th Street West and Avenue K-4 (Assessor Parcel Numbers: 3204-009-026, 3204-009-079, 3204-009-081)

Description of the Project: The proposed project consists of a tentative tract map for the subdivision of approximately 40 acres into 208 single family residential lots and lots for common open space and drainage basins. It also includes a conditional use permit to create an age-restricted residential planned development on smaller lots.


All of the residential lots within the subdivision would be a minimum of 4,250 square feet and a maximum of 8,531 square feet. The residential planned development allows for smaller lot sizes and variations from the R-7,000 development standards in exchange for a minimum of 15% common open space and enhanced design features. The proposed development would provide approximately 5.86 acres (approximately 16.33%) of common open space including park areas/community gardens, walking trails, recreational area (including swimming pool) and a community building.

The proposed development would be gated with access from Avenue K-8. All roadways within the subdivision will be private. This community would be age-restricted with most residents 55 years old and older. All of the residences would be single-story and would be 2-bedroom with the ability for an optional 3rd bedroom.

It is the opinion of the X Planning Commission
 City Council
 Director

upon review that the project will not have a significant effect upon the environment.

Mitigation measures X are required
 are not required


Jocelyn Swain
Senior Planner

Date of Public Notice: December 2, 2022

 X Legal Advertisement
 X Posting of properties
 X Written notice



COMMUNITY
DEVELOPMENT

City of Lancaster Initial Study

- 1. Project title and File Number:** Pacific Topaz
Tentative Tract Map No. 53642
Conditional Use Permit No. 22-08
- 2. Lead agency name and address:** City of Lancaster
Development Services Department
Community Development Division
44933 Fern Avenue
Lancaster, California 93534
- 3. Contact person and phone number:** Jocelyn Swain, Senior Planner
City of Lancaster
Development Services Department
(661) 723-6100
- 4. Location:** ±37 gross acres at the southeast corner of
60th Street West and Avenue K-4
(APNs: 3204-009-026, 3204-009-079,
3204-009-081)
(see Figure 1)
- 5. Applicant name and address:** Pacific Communities Builder, Inc.
1000 Dove Street, Ste 100
Newport Beach, CA 92660
- 6. General Plan designation:** Urban Residential (UR)
- 7. Zoning:** R-7,000 (Single family residential,
minimum lot size 7,000 square feet)
- 8. Description of project:**

The proposed project is a residential planned development for an age restricted community. The tentative tract map (TTM) would allow for the subdivision of approximately 37 acres into 207 single family residential lots. All of the residences are proposed to be single story. A conditional use permit has been requested to allow for the smaller lot sizes than would be allowed under the R-7,000 zoning in exchange for providing a minimum of 15% of the project site for public open space. These lots would be approximately 4,250 square feet.

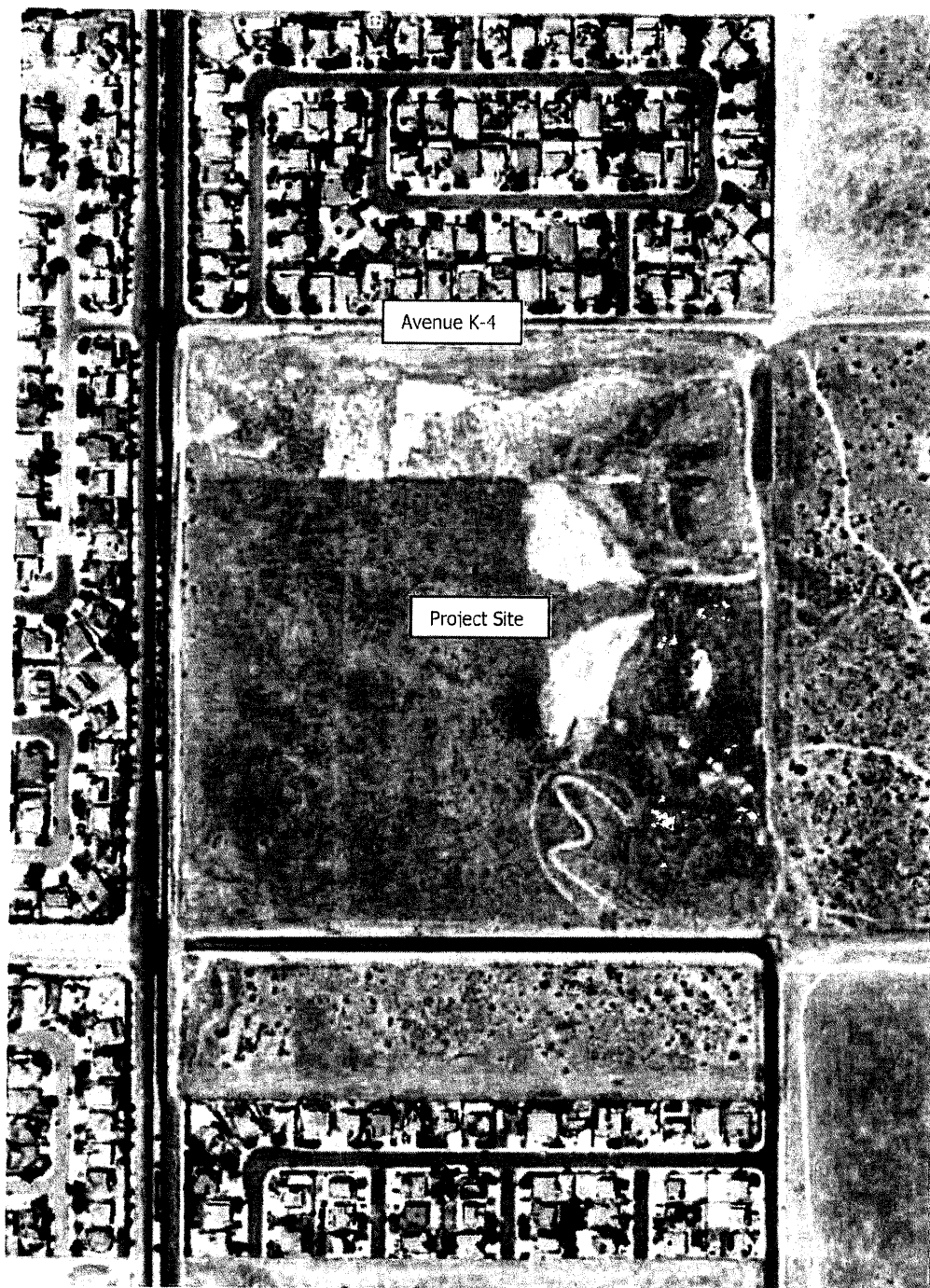


Figure 1, Project Location Map

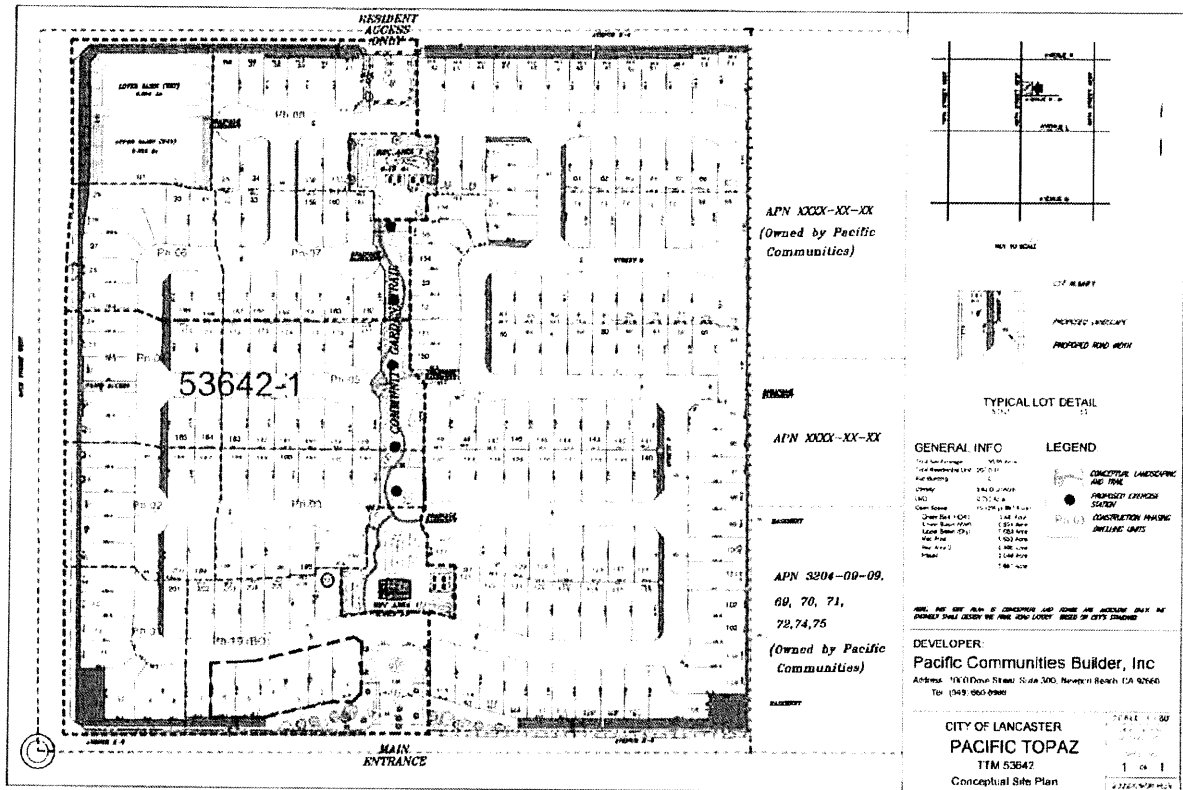


Figure 2, Conceptual Site Plan

The proposed development would provide approximately 5.89 acres or 15.92% of the site as common open space. This open space would consist of a park/community garden with walking trails through the center of the site, recreational areas and a community building. There is also a drainage basin located at the northwest corner of the project site which would provide additional open space areas. The entire subdivision would be fenced. Access to the subdivision would be from Avenue K-8 and all roads within the subdivision would be private. (Figure 2)

9. Surrounding land uses and setting:

The project site is located in the western portion of the City of Lancaster which is rapidly developing. The property surrounding the project site is a mix of vacant, undeveloped desert and residential housing tracts. Quartz Hill High School is located approximately a half mile to the south at the southwest corner of 60th Street West and Avenue L and the State Prison is located approximately 1.5 miles to the north. Table 1 provides a summary of the zoning and land uses of the immediately surrounding property.

**Table 1
Zoning/Land Use Information**

Direction	Zoning		Land Use
	City	County	
North	R-7,000	N/A	Residential subdivision
East	R-7,000	N/A	Vacant
South	R-7,000	N/A	Avenue K-8 followed by vacant land and a residential subdivision
West	R-7,000	N/A	Residential subdivision

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

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

- California Department of Fish and Wildlife
- Southern California Edison
- Antelope Valley Air Quality Control District
- Los Angeles County Waterworks District 40
- Los Angeles County Sanitation District 14
- Los Angeles County Fire Department

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

In accordance with Assembly Bill (AB) 52, consultation letters for the proposed project were sent to three individuals associated with three tribes which have requested to be included. These letters were mailed on June 9, 2022 via certified return receipt and included copies of the site plan/grading plan, aerial photograph, cultural resources report and paleontological resources report. Table 2 identifies the tribes, the person to whom the letter was directed, and the date the letter was received.

**Table 2
Tribal Notification**

Tribe	Person/Title	Date Received
Gabrieleno Band of Mission Indians – Kizh Nation	Andrew Salas / Chairman	6/15/22
Yuhaaviatam of San Manuel Nation	Ryan Nordness / Cultural Resource Analyst	6/13/22
Fernandeno Tataviam Band of Mission Indians	Jairo Avila / Tribal Historic and Cultural Preservation Officer	6/13/22

Responses were received from both the Yuhaaviatam of San Manuel Nation and the Fernandeno Tataviam Band of Mission Indians. While neither tribe had specific concerns associated with the proposed project, the project site is known to be located in a culturally sensitive area. As such, both tribes requested mitigation measures to address the potential of discovery of previously unknown resources during construction and tribal monitoring. These mitigation measures have been included in the cultural resources section.

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.

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

DETERMINATION: On the basis of this initial evaluation:

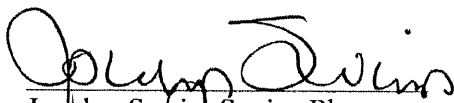
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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

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

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

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


 Jocelyn Swain, Senior Planner

10/18/22
 Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Use. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less Than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

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

- a. The City of Lancaster General Plan identifies five scenic areas in the City and immediately surrounding area (LMEA Figure 12.0-1). Views of these scenic areas are not generally visible from the project site or the immediately surrounding roadways. However, views of the open desert and the mountains surrounding the Antelope Valley are available from the project site and nearby roadways (60th Street West, Avenue L, Avenue K, etc.). The proposed project consists of the subdivision of the subject property into 207 residential lots and a couple of open space/drainage basin lots. These residential lots will be approximately 4,250 square feet in size and the subdivision will be gated. The subdivision will also contain at least 15% of land area as useable open space/recreation space for the residents of the community. While these lots will be smaller than other lots in the general area, the appearance of the subdivision will be similar. With implementation of the proposed project, the views would not change and would continue to be available from the roadways and project site. Therefore, no impacts would occur.
- b. The project site is not located along any designated State Scenic Highways. There are no State designated scenic routes or highways within the City of Lancaster. Additionally, there are no trees, rock outcroppings, or buildings on the project site. Therefore, no impacts would occur.
- c. The proposed project is consistent with the zoning code and general plan designation for the project site. The proposed project would also be in conformance with the City’s Design Guidelines which were adopted on December 8, 2009 (and updated on March 30, 2010). These

guidelines provide the basis to achieve quality design for all development within the City. Therefore, impacts would be less than significant.

- d. The ambient lighting in the vicinity of the project site is moderate due to street lights, vehicle headlights, security lighting, and residential lighting. Operational lighting from Quartz Hill High School and the prison can be seen in the distance. Light and glare would be generated from the proposed project in the form of additional street lighting, parking area/community building lighting, residential lighting and motor vehicles. All lighting within the proposed development would be shielded and focused downward onto the project site. Additionally, the proposed development would not produce substantial amounts of glare as the development would be constructed primarily from non-reflective materials. Therefore, impacts would be less than significant.

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

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

The maps for each county are updated every two years. The Los Angeles County Farmland Map was last updated in 2018. Based on these maps, the project site is designated as Grazing Land. Grazing land is land on which the existing vegetation is suited to the grazing of livestock. As the project site is not designated as farmland of importance by the State nor is it currently utilized for agricultural purposes, no impacts to agricultural resources would occur.

- b. The project site is zoned as R-7,000 (single family residential, minimum lot size 7,000 square feet) which does not allow for agricultural uses. Additionally, the project site is located in the central-western portion of the City which is development with many residential subdivisions and vacant land. The surrounding property is zoned R-7,000 which does not allow for agricultural uses. The project site is not under agricultural production and none of the surrounding properties are under agricultural production. Additionally, the project site and surrounding area are not subject to a Williamson Act contract. Therefore, no impacts would occur.
- c-d. According to the City of Lancaster's General Plan, there are no forests or timberlands located within the City of Lancaster. Therefore, the proposed project would not result in the rezoning of forest or timberland and would not cause the loss of forest land or the conversion of forest land to non-forest land. Therefore, no impacts would occur.
- e. See responses to Items IIa-d.

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

- a. Development proposed under the City’s General Plan would not create air emissions that exceed the Air Quality Management Plan (GPEIR pgs. 5.5-21 to 5.5-22). The proposed project is consistent with the General Plan and Zoning Code. Therefore, the proposed project would not conflict with or obstruct implementation of the Air Quality Management Plan and no impacts would occur.
- b. An air quality analysis was prepared for the proposed project by RK Engineering Group, Inc. and documented in a report entitled “Tract 53642 Pacific Topaz Air Quality & GHG Impact Study, City of Lancaster, California” and dated December 9, 2021. This report documents both the construction and operational emissions associated with the development.

As part of this study the anticipated construction and operational air emissions were calculated and compared to the thresholds established by the Antelope Valley Air Quality Management District (AVAQMD). These thresholds are shown in Table 3.

**Table 3
AVAQMD Air Quality Thresholds**

Criteria Pollutant	Daily Threshold (Pounds/day)	Annual Threshold (Tons/year)
Carbon Monoxide (CO)	548	100
Oxides of Nitrogen (NO _x)	137	25
Volatile Organic Compounds (VOC)	137	25
Oxides of Sulfur (SO _x)	137	25
Particulate Matter (PM ₁₀)	82	15
Particulate Matter (PM _{2.5})	65	12
Hydrogen Sulfide (H ₂ S)	54	10
Lead (Pb)	3	0.6

Construction

The construction of the proposed project is anticipated to start in 2022/2023 and last 30 months. Construction phases would consist of site preparation, grading, building construction, paving and architectural coating. Additionally, it is anticipated that approximately 135,611 cubic yards of dirt would be imported during the grading phase. The construction emissions were estimated using CalEEMod and Tables 4 and 5 summarize the anticipated construction emissions in tons/year and pounds/day. These tables show that the construction emissions for the proposed project are less than the thresholds established by the air district and therefore, are less than significant.

**Table 4
Annual Construction Air Quality Emissions (tons/year)**

Year	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
2022	0.27	3.70	2.32	0.01	0.83	0.38
2023	0.30	2.26	3.08	0.01	0.40	0.17
2024	1.59	1.63	2.37	0.01	0.28	0.12
Maximum ¹	1.59	3.70	3.08	0.01	0.83	0.38
Threshold	25	25	100	25	15	12
Exceeds Threshold?	No	No	No	No	No	No
Notes:						
1. Maximum annual emission includes both on- and off-site emissions.						

Once construction complete and the development is occupied, air emissions would continue to occur from resident vehicle trips, building and landscaping maintenance and energy consumption associated with heating and cooling. These emissions are estimated in Tables 6 and 7 for annual and daily emissions. Emissions associated with the occupation of the proposed development would be less than significant.

Table 5
Daily Construction Air Quality Emissions (pounds/day)

Activity	VOC	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Site Preparation	3.23	33.12	20.24	0.04	21.42	11.63
Grading	5.00	88.26	40.86	0.24	16.56	6.93
Building Construction	2.58	19.30	24.83	0.06	3.28	1.45
Paving	1.29	9.55	15.01	0.02	0.59	0.46
Architectural Coating	68.72	1.30	3.08	0.01	0.47	0.17
Maximum ¹	68.72	88.26	40.86	0.24	21.42	11.63
Threshold	137	137	548	137	82	65
Exceeds Threshold?	No	No	No	No	No	No

Notes:
1. Maximum annual emission includes both on- and off-site emissions.

Table 6
Annual Operational Air Quality Emissions (tons/year)

Source	VOC	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Area	1.05	0.10	1.64	0.00	0.02	0.02
Energy	0.02	0.16	0.07	0.00	0.01	0.01
Mobile	0.39	0.38	3.88	0.01	0.87	0.24
Total ¹	1.47	0.64	5.59	0.01	0.90	0.26
Threshold	25	25	100	25	15	12
Exceeds Threshold?	No	No	No	No	No	No

Notes:
1. Maximum annual emission includes both on- and off-site emissions.

Table 7
Daily Operational Air Quality Emissions (pounds/day)

Source	VOC	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Area	6.22	2.18	18.67	0.01	0.26	0.26
Energy	0.10	0.88	0.37	0.01	0.07	0.07
Mobile	2.55	2.35	24.38	0.05	5.54	1.50
Total ¹	8.87	5.40	43.42	0.07	5.87	1.83
Threshold	137	137	548	137	82	65
Exceeds Threshold?	No	No	No	No	No	No

Notes:
1. Maximum annual emission includes both on- and off-site emissions.

An analysis of toxic air contaminants, including diesel particulate matter, is required by the AVAQMD if the proposed project is one of five types of projects and is located within a

specified distance of a sensitive receptor. The types of projects that require this study are 1) industrial projects within 1,000 feet of a sensitive receptor; 2) a distribution center; 3) a major transportation project; 4) a dry cleaner using perchloroethylene; or 5) a gasoline dispensing facility. The proposed project does not contain any of these types of uses and therefore, a health risk assessment was not prepared.

- c. The properties immediately adjacent to the project site are a mix of residential subdivisions and vacant, undeveloped desert. The closest sensitive receptors are the single-family residences immediately to the north of the project site. Additionally, Quartz Hill High School is located approximately 0.5 miles south of the project site. As discussed in Item III.b, the proposed project would generate air emissions during both construction and operation. However, these air emissions would not exceed the thresholds established by the AVAQMD nor would the traffic generated by the proposed project significantly impact nearby roadways or intersections. As such, the proposed project would not expose sensitive receptors to substantial pollutant concentrations.

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

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

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

Mitigation Measures

1. Prior to ground disturbance activities, the project operator shall provide evidence to the Development Services Director that the project operator and/or construction manager has developed a "Valley Fever Training Handout", training, and schedule of sessions for education to be provided to all construction personnel. All evidence of the training session materials, handout(s) and schedule shall be submitted to the Development Services Director within 24 hours of the first training session. Multiple training sessions may be conducted if

different work crews will come to the site for different stages of construction; however, all construction personnel shall be provided training prior to beginning work. The evidence submitted to the Development Services Director regarding the “Valley Fever Training Handout” and Session(s) shall include the following:

- A sign-in sheet (to include the printed employee names, signature, and date) for all employees who attended the training session.
- Distribution of a written flier or brochure that includes educational information regarding the health effects of exposure to criteria pollutant emissions and Valley Fever.
- Training on methods that may help prevent Valley Fever infection.
- A demonstration to employees on how to use personal protective equipment, such as respiratory equipment (masks), to reduce exposure to pollutants and facilitate recognition of symptoms and earlier treatment of Valley Fever. Where respirators are required, the equipment shall be readily available and shall be provided to employees for use during work. Proof that the demonstration is included in the training shall be submitted to the county. This proof can be via printed training materials/agenda, DVD, digital media files, or photographs.

The project operator also shall consult with the Los Angeles County Public Health to develop a Valley Fever Dust Management Plan that addresses the potential presence of the *Coccidioides* spore and mitigates for the potential for *Coccidioidomycosis* (Valley Fever). Prior to issuance of permits, the project operator shall submit the Plan to the Los Angeles County Public Health for review and comment. The Plan shall include a program to evaluate the potential for exposure to Valley Fever from construction activities and to identify appropriate safety procedures that shall be implemented, as needed, to minimize personnel and public exposure to potential *Coccidioides* spores. Measures in the Plan shall include the following:

- Provide HEP-filters for heavy equipment equipped with factory enclosed cabs capable of accepting the filters. Cause contractors utilizing applicable heavy equipment to furnish proof of worker training on proper use of applicable heavy equipment cabs, such as turning on air conditioning prior to using the equipment.
- Provide communication methods, such as two-way radios, for use in enclosed cabs.
- Require National Institute for Occupational Safety and Health (NIOSH)-approved half-face respirators equipped with minimum N-95 protection factor for use during worker collocation with surface disturbance activities, as required per the hazard assessment process.
- Cause employees to be medically evaluated, fit-tested, and properly trained on the use of the respirators, and implement a full respiratory protection program in accordance with the applicable Cal/OSHA Respiratory Protection Standard (8 CCR 5144).
- Provide separate, clean eating areas with hand-washing facilities.
- Install equipment inspection stations at each construction equipment access/egress point.

Examine construction vehicles and equipment for excess soil material and clean, as necessary, before equipment is moved off-site.

- Train workers to recognize the symptoms of Valley Fever, and to promptly report suspected symptoms of work-related Valley Fever to a supervisor.
 - Work with a medical professional to develop a protocol to medically evaluate employees who develop symptoms of Valley Fever.
 - Work with a medical professional, in consultation with the Los Angeles County Public Health, to develop an educational handout for on-site workers and surrounding residents within three miles of the project site, and include the following information on Valley Fever: what are the potential sources/ causes, what are the common symptoms, what are the options or remedies available should someone be experiencing these symptoms, and where testing for exposure is available. Prior to construction permit issuance, this handout shall have been created by the project operator and reviewed by the project operator and reviewed by the Development Services Director. No less than 30 days prior to any work commencing, this handout shall be mailed to all existing residences within a specified radius of the project boundaries as determined by the Development Services Director. The radius shall not exceed three miles and is dependent upon the location of the project site.
 - When possible, position workers upwind or crosswind when digging a trench or performing other soil-disturbing tasks.
 - Prohibit smoking at the worksite outside of designated smoking areas; designated smoking areas will be equipped with handwashing facilities.
 - Post warnings on-site and consider limiting access to visitors, especially those without adequate training and respiratory protection.
 - Audit and enforce compliance with relevant Cal OSHA health and safety standards on the job site.
- d. Construction of the proposed project is not anticipated to produce significant objectionable odors. Construction equipment may generate some odors, but these odors would be similar to those produced by vehicles traveling along 60th Street West, Avenue L, and Avenue K. Most objectionable odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. These types of uses are not part of the proposed project nor are they allowed within the R-7,000 zone. The proposed project is a residential development and would only generate odors typically associated with residential uses. Therefore, impacts would be less than significant.

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

- a. A biological resources survey was conducted for the project site by RCA Associates, Inc. and documented in a report entitled “General Biological Resources Assessment, Pacific Topaz (TTM 53642) Lancaster, Los Angeles County, California” dated August 5, 2021.

A survey of the project site was conducted on August 2, 2021 by walking meandering transects throughout the property. During the surveys, all plants and animal species detected were recorded. These species are listed in Tables 8 (plants) and 9 (animals).

**Table 8
Observed Plant Species**

Asian mustard (<i>Brassica tournefortii</i>)	Rubber rabbitbrush (<i>Ericameria nauseosa</i>)	Desert bird of paradise (<i>Caesalpinia gilliesii</i>)
Fiddleneck (<i>Ansickia tessellata</i>)	Kelch grass (<i>schismus barbatus</i>)	Dove weed (<i>Croton setigerus</i>)
Cheatgrass (<i>Bromus tectorum</i>)	Flatspine bur ragweed (<i>Ambrosia acanthicarpa</i>)	Tumbleweed (<i>Kali tragus</i> ssp. <i>Tragus</i>)
Winterfat (<i>Krascheninnikovia ceratoides</i> subsp <i>lanata</i>)	Four-wing saltbush (<i>Atriplex canesens</i>)	Sonoran sandmat (<i>Euphorbia micromera</i>)
Brownplume wire lettuce (<i>Stephanomeria pauciflora</i>)	Stinkwort (<i>Dittrichia graveolens</i>)	

**Table 9
Observed Animal Species**

Common raven (<i>Corvus corax</i>)	Coyote (<i>Canis lantrans</i>)	Rock pigeon (<i>Columba livia</i>)
Black-tailed jackrabbit (<i>Lepus californicus</i>)	House finch (<i>Haemorhous mexicanus</i>)	California ground squirrel (<i>Otospermophilus beecheyi</i>)
Desert cottontail (<i>Sylvilagus audubonni</i>)		

No sensitive or special status plant or animal species were observed during the surveys. It is possible that burrowing owls could occupy the project site prior to the start of construction as there is suitable burrowing owl habitat on site. However, there is no habitat for Mojave ground squirrels, desert tortoises, or Swainson's hawk on the project site and no Joshua trees are present. Additionally, while there are no trees on the project site, there are some shrubs which could provide habitat for nesting birds. In order to ensure that any impacts to nesting birds or burrowing owls are less than significant, the following mitigation measures are required. With implementation of the identified mitigation measures, impacts would be less than significant.

Mitigation Measures

2. The applicant shall retain a qualified biologist who shall conduct burrowing owl protocol surveys on the project site in accordance with the procedures established by the California Department of Fish and Wildlife in the Staff Report on Burrowing Owl Mitigation prior to the issuance of any construction related permits. If burrowing owls are identified during the surveys, the applicant shall contact the California Department of Fish and Wildlife (CDFW) to develop appropriate mitigation/management procedures. The applicant shall submit a final Burrowing Owl Mitigation Plan to the City issuing construction permits. The applicant shall implement all measures identified in the Burrowing Owl Mitigation Plan.

At a minimum, the following shall occur:

- If burrowing owls are identified during the non-nesting season, a qualified biologist shall install one-way gates to relocate the owl to a suitable nearby property. Upon confirmation that the burrow is empty, the burrow shall be collapsed.
 - In the event that a breeding pair or female owl with offspring are present at the burrow, a buffer zone of at least 50 feet shall be established around the burrow until the offspring have fledged and left the burrow. No work shall occur within the buffer zone. The specific buffer zone shall be established in coordination with CDFW.
3. A nesting bird survey shall be conducted by a qualified biologist within 30 days prior to the start of construction/ground disturbing activities. If active bird nests are identified during the survey, the applicant shall contact the California Department of Fish and Wildlife to determine the appropriate mitigation/management requirements. Impacts to nesting birds will be avoided by delay of work or establishing a buffer of 500 feet around active raptor nests and 50 feet around other migratory bird species.
- b. The project site does not contain any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. As such, no impacts would occur and no mitigation measures are required.
- c. There are no State or federally protected wetlands on the project site as defined by Section 404 of the Clean Water Act. Therefore, no impacts would occur.
- d. The project site is not part of an established migratory wildlife corridor. Therefore, no impacts would occur.
- e. The proposed project would not conflict with any local policies or ordinances, such as a tree preservation policy, protecting biological resources. The proposed project would be subject to the requirements of Ordinance No. 848, Biological Impact Fee, which requires the payment of \$770/acre to help offset the cumulative loss of biological resources in the Antelope Valley as a result of development. This fee is required of all projects occurring on previously undeveloped land regardless of the biological resources present and is utilized to enhance biological resources through education programs and the acquisition of property for conservation. Therefore, no impacts would occur.
- f. There are no Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or State habitat conservation plans which are applicable to the project site. The West Mojave Coordinated Habitat Conservation Plan only applies to federal land, specifically land owned by the Bureau of Land Management. In conjunction with the Coordinated Management Plan, a Habitat Conservation Plan (HCP) was proposed which would have applied to all private properties within the Plan Area. However, this HCP was never approved by the California Department of Fish and Wildlife nor was it adopted by the local agencies (counties and cities) within the Plan Area. As such, there is no HCP that is applicable to the project site and no impacts would occur.

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

a-c. A cultural resource survey was conducted for the project site by Applied EarthWorks, Inc. and documented in a report entitled “Phase I Cultural Resource Assessment for the Pacific Topaz Tract 53642 Project, Lancaster, Los Angeles County, California” dated November 2021. This report included a literature and records search at the South Central Coastal Information Center and a field survey.

The records search indicated that a total of 46 cultural resource investigations have been conducted within a mile of the project site. Of these studies, four included portions of the project site. These cultural resource investigations identified 12 cultural resources including two built environment resources, 1 archaeological site with both prehistoric and historic components; six historic period archaeological sites; one prehistoric archaeological site and two prehistoric isolates. None of these resources are located on the project site.

The project site was surveyed on October 26, 2021 utilizing north-south transects spaced approximately 10 meters apart. No cultural resources were identified on the project site during the survey. No human remains, including those interred outside of formal cemeteries, were identified on the project site. Therefore, no impacts would occur.

While no specific tribal or cultural resources were identified during the AB 52 process, the Fernandeno Tataviam Band of Mission Indians and the Yuhaaviatam of San Manuel Nation have identified the area as culturally sensitive and have requested mitigation measures to be included in the event that previously unknown resources are discovered during construction activities and to ensure that a tribal monitor is present during ground disturbing activities. These mitigation measures have been included. With incorporation of the mitigation measures, impacts to cultural resources would be less than significant.

Mitigation Measures

4. The applicant shall retain a professional Native American monitor procured by the Fernandeño Tataviam Band of Mission Indians to observe all clearing, grubbing, and grading operations within the proposed impact areas. If cultural resources are encountered, the Native American monitor will have the authority to request that ground-disturbing activities cease within 60 feet of discovery to assess and document potential finds in real time. One monitor will be required on-site for all ground-disturbing activities in areas designated through additional consultation. However, if ground-disturbing activities occur in more than one of the designated monitoring areas at the same time, then the parties can mutually agree to an additional monitor, to ensure that simultaneously occurring ground-disturbing activities receive thorough levels of monitoring coverage.
5. The Lead Agency and/or applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.
6. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
7. If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within Mitigation Measure No. 6. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
8. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.
9. The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

10. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

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

- a. Project construction would consume energy in two general forms: 1) the fuel energy consumed by construction vehicles and equipment and 2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass. Fossil fuels used for construction vehicles and other energy-consuming equipment would be used during site clearing, grading, and construction. Fuel energy consumed during construction would be temporary and would not represent a significant demand on energy resources. In addition, some incidental energy conservation would occur during construction through compliance with State requirements that equipment not in use for more than five minutes be turned off. Project construction equipment would also be required to comply with the latest EPA and CARB engine emissions standards. These emissions standards require highly efficient combustion systems that maximum fuel efficiency and reduce unnecessary fuel consumption.

Substantial reduce in energy inputs for construction materials can be achieved by selecting building materials composed of recycled materials that require substantially less energy to produce than non-recycled materials. The project-related incremental increase in the use of energy bound in construction materials such as asphalt, steel, concrete, pipes and manufactured or processed materials (e.g., lumber and gas) would not substantially increase demand for energy compared to overall local and regional demand for construction materials.

The proposed project would consume energy for interior and exterior building lighting, heating/ventilation and air conditioning (HVAC), refrigeration, electronics systems, appliances, and security systems, among other things. The proposed project would be required to comply with Title 24 Building Energy Efficiency Standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Implementation of Title 24 standards significantly reduces energy usage. Furthermore, the electricity provider is subject to California's Renewables Portfolio Standard (RPS). The RPS requires investor owned utilities, electric service providers, and community choice aggregators (CCA) to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020 and to 50 percent of total procurement by 2030. Renewable energy is generally defined as energy that

comes from resources, which are naturally replenished within a human timescale such as sunlight wind, tides, waves, and geothermal heat.

The project would adhere to all Federal, State, and local requirements for energy efficiency, including the Title 24 standards, as well as the project's design features and as such the project would not result in the inefficient, wasteful, or unnecessary consumption of building energy. Therefore, no impacts would occur.

- b. In 1978, the California Energy Commission (CEC) established Title 24, California's energy efficiency standards for residential and non-residential buildings, in response to a legislative mandate to create uniform building codes to reduce California's energy consumption, and provide energy efficiency standards for residential and non-residential buildings. The 2016 standards went into effect on January 1, 2017 and substantially reduce electricity and natural gas consumption. Additional savings result from the application of the standards on building alterations such as cool roofs, lighting, and air distribution ducts.

The California Green Building Standards Code (California Code of Regulations, Title 24, Part 11), commonly referred to as the CALGreen Code, is a statewide mandatory construction code that was developed and adopted by the California Building Standards Commission and the California Department of Housing and Community Development. CALGreen standards require new residential and commercial buildings to comply with mandatory measures under five topical areas: planning and design; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; and environmental quality. An updated version of both the California Building Code and the CALGreen Code went into effect on January 1, 2020. The 2022 Title 24 code revisions include additional energy requirements and go into effect on January 1, 2023. The proposed project would comply with these requirements.

In 2014, the City of Lancaster created Lancaster Choice Energy (LCE), allowing residents and businesses in Lancaster to choose the source of their electricity, including an opportunity to opt up to 100% renewable energy. SCE continues to deliver the electricity and provide billing, customer services and powerline maintenance and repair, while customers who choose to participate in this program, would receive power from renewable electric generating private sector partners at affordable rates.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VII. <u>GEOLOGY AND SOILS</u> . Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?		X		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

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

proposed project would be constructed in accordance with the seismic requirements of the Uniform Building Code (UBC) adopted by the City, which would render any potential impacts to a less than significant level. The site is generally level and is not subject to landslides (SSHZ).

Liquefaction is a phenomenon in which the strength and stiffness of a soil is reduced by earthquake shaking or other events. This phenomenon occurs in saturated soils that undergo intense seismic shaking typically associated with an earthquake. There are three specific conditions that need to be in place for liquefaction to occur: loose granular soils, shallow groundwater (usually less than 50 feet below ground surface) and intense seismic shaking. In April 2019 the California Geologic Survey updated the Seismic Hazard Zones Map for Lancaster (SSHZ) (<https://maps.conservation.ca.gov/cgs/EQZApp/app/>). Based on these maps, the project site is not located in an area at risk for liquefaction. No impacts would occur.

- b. The project site is rated as having a none to slight risk for soil erosion (USDA SCS Maps) when cultivated or cleared of vegetation. As such, there remains a potential for water and wind erosion during construction. The proposed project would be required, under the provisions of the Lancaster Municipal Code (LMC) Chapter 8.16, to adequately wet or seal the soil to prevent wind erosion. Additionally, the mitigation measures listed below are required to control dust/wind erosion. With implementation of the mitigation measures, impacts would be less than significant.

Mitigation Measures

- 11. The applicant shall submit the required Construction Excavation Fee to the Antelope Valley Air Quality Management District (AVAQMD) prior to the issuance of any grading and/or construction permits. This includes compliance with all prerequisites outlined in District Rule 403, Fugitive Dust, including submission and approval of a Dust Control Plan, installation of signage and the completion of a successful onsite compliance inspection by an AVAQMD field inspector. Proof of compliance shall be submitted to the City.
- c. Subsidence is the sinking of the soil caused by the extraction of water, petroleum, etc. Subsidence can result in geologic hazards known as fissures. Fissures are typically associated with faults or groundwater withdrawal, which result in the cracking of the ground surface. According to Figure 2-3 of the City of Lancaster's Master Environmental Assessment, the closest sinkholes and fissures to the project site are located in the vicinity of Lancaster Boulevard and Avenue I, approximately 2.5 miles northeast of the project site. However, the project site is not known to be within an area subject to sinkholes, subsidence (LMEA Figure 2-3) or any other form of soil instability. The proposed project would be required to have a geotechnical study prepared and all recommendations followed as part of the building permit process. These recommendations would ensure that any impacts associated with forms of soil instability would be less than significant. For a discussion of potential impacts regarding liquefaction, please refer to Item VI.a.
- d. The soil on the project site is characterized by a low shrink/swell potential (LMEA Figure 2-3), which is not an expansive soil as defined by Table 18-1-B of the Uniform Building Code. A soils report on the soils within the project site shall be submitted to the City by the project developer prior to grading of the property and the recommendations of the report shall be incorporated into the development of the property. Therefore, impacts would be less than significant.

- e. The proposed project would be tied into the sanitary sewer system. No septic or alternative means of waste water disposal are part of the proposed project. Therefore, no impacts would occur.
- f. A paleontological resources report was prepared for the proposed project by Applied EarthWorks, Inc. and documented in report entitled "Paleontological Resources Assessment for the Pacific Topaz Tentative Tract Map 53642 Project, City of Lancaster, Los Angeles County, California" and dated November 2021.

The study included literature reviews and records searches along with a field survey of the project site. The records search conducted at the Natural History Museum of Los Angeles County (NHMLAC) did not identify any fossil localities within the project area. The nearest fossils from the same sedimentary units as the project site were discovered approximately miles to the northeast of the project site. Additionally, the project site was surveyed on October 26, 2021 by walking north-south transects spaced approximately 10 to 15 feet apart. No paleontological resources were identified during the site survey.

However, based on a review of area records and the types of soils on the project site, it was determined that the project site has a high potential for paleontological resources depending upon the location on the site and the depth of excavation. In order to ensure proper treatment of any paleontological resources found on the project site, the following mitigation measure is required. With implementation of the identified mitigation measure, impacts would be less than significant.

Mitigation Measures

12. A paleontological resource mitigation program shall be prepared by a qualified paleontologist prior to the issuance of any construction related permits. At a minimum, the mitigation program shall include the following:
 - A Worker's Environmental Awareness Program (WEAP) shall be prepared and presented to all field personnel to describe the types of fossils that may be found and the procedures to follow if any are encountered.
 - Full time construction monitoring shall occur at all depths where alluvium is exposed and at depths greater than or equal to four feet below ground surface (bgs) where artificial fill is present. Full time monitoring may be reduced to spot-check monitoring at the discretion of the paleontologist if no intact and significant paleontological resources are encountered during the initial period of construction monitoring.
 - Provide details about fossil collection, analysis, and preparation for permanent curation at an approved repository.

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

- a. The AVAQMD has established thresholds for greenhouse gas emissions which, if exceeded, would render a project as having a significant adverse impact. An air quality and greenhouse gas study was prepared by RK Engineering Group, Inc. and documented in a report entitled “Tract 53642 Pacific Topaz, Air Quality & GHG Impact Study, City of Lancaster” dated December 9, 2021.

Tables 13 through 16 document the construction and operational greenhouse gas emissions associated with the proposed project. As shown, the proposed project would not exceed the established thresholds on either a daily or annual basis and impacts would be less than significant.

**Table 13
 Annual Construction Greenhouse Gas Emissions**

Year	Annual GHG Emissions (MTCO₂e/year)
2022	944.26
2023	668.19
2024	489.22
Maximum Annual Emissions	944.26
AVAQMD Annual Threshold	100,000
Exceeds Threshold?	No

**Table 14
Daily Construction Greenhouse Gas Emissions**

Year	Daily GHG Emissions (lbs CO2e/day)
2022	26,383.17
2023	5,734.73
2024	5,676.47
Maximum Annual Emissions	26,383.17
AVAQMD Annual Threshold	548,000
Exceeds Threshold?	No

**Table 15
Annual Operational Greenhouse Gas Emissions**

Emission Source	GHG Emissions (MTCO2e/year)
Area	96.82
Energy	469.46
Mobile	765.31
Waste	98.16
Water	49.97
Maximum Annual Emissions	1,479.72
AVAQMD Annual Threshold	100,000
Exceeds Threshold?	No

**Table 16
Daily Operational Greenhouse Gas Emissions**

Year	GHG Emissions (lbs CO2e/day)
Area	2,563.62
Energy	1,128.99
Mobile	5,422.55
Waste	592.86
Water	301.81
Total Daily Emissions	10,009.83
AVAQMD Annual Threshold	548,000
Exceeds Threshold?	No

- b. The City of Lancaster Final Climate Action Plan was adopted in March 2017. As part of the climate action plan (CAP), a greenhouse gas emissions inventory for the City was developed which consisted of both community-wide emissions and emissions from government operations for future years based on demographic growth. The CAP also identified projects that would enhance the City’s ability to further reduce GHG emissions. A total of 61 projects/measures

across eight sectors were identified, which include: 1) transportation; 2) energy; 3) municipal operations; 4) water; 5) waste; 6) built environment; 7) community; and 8) land use. The forecasts do not account for any new federal, State, regional, or local policies that may be implemented after 2015, nor does it assume that any policies in place in 2015 will become more stringent. Forecasts for both community and government operations were prepared for 2020, 2030, 2040, and 2050. Under all scenarios assessed, the City meets the 2020 target and makes substantial progress towards achieving post-2020 reductions.

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

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

a-b. The proposed project consists of the subdivision of 37 acres into 207 residential lots. The development would be an age-restricted, gate community with associated amenities such as drainage basin, community gardens, walking paths, recreational areas, and landscaping. Typical construction materials would be utilized during development of the proposed project. During occupancy of the proposed project, the residents and maintenance workers would utilize typical household cleaners, landscaping and maintenance products. These items would be utilized in

accordance with all applicable regulations. The project site is not located along or near a hazardous materials transportation corridor (LMEA p. 9.1-14 and Figure 9.1-4). Development of the project site would not involve the demolition of any structures and would not expose individuals or the environment to asbestos containing materials or lead-based paint. Therefore, impacts would be less than significant.

- c. The project site is not located within a quarter mile of an existing or proposed school. The closest school to the project site is Quartz Hill High School located at 6040 West Avenue L, approximately 0.5 miles to the south. Additionally, the proposed project would not emit hazardous emissions or handle hazardous/acutely hazardous materials, substances, or waste. Therefore, no impacts would occur.
- d. A Phase I Environmental Site Assessment was prepared for the project site by Anacapa Geoservices, Inc. The results of the study are documented in a report entitled "Phase I Environmental Site Assessment, LACO APN #3204-009-079, -026, and -081, 40± Acres Vacant Land, SE of Corner 60th Street West at West Avenue K-4, Lancaster, CA 93536" and dated August 2, 2021.

A survey of the project site was conducted on July 27, 2021 to determine the presence of any recognized environmental concerns. The site is undeveloped and no storage of hazardous materials was observed. No storage tanks or other signs of hazardous materials were observed. However, the eastern side of the property contains dumped construction related soil and some concrete from an unknown source. As such, a mitigation measure has been identified to ensure the proper disposal of the materials. With the implementation of the mitigation measure, impacts would be less than significant.

In addition, a records search was conducted of regulatory databases within specified search distances. Upon review of these databases, the project site and immediately surrounding areas are not located in any regulatory databases nor are they located on a hazardous materials site. Therefore, no impacts would occur.

Mitigation Measures

- 13. The applicant shall have all non-compliant items discovered on the site and the dumped soil piles profiled (tested) to ensure proper disposal or potential reuse.
- e. The project site is not located within the boundaries of an airport land use plan or within two miles of a public or public use airport. The closest airport is General William J Fox Airfield located approximately 4.5 miles northeast of the project site. As such, the proposed project would not result in a safety or excessive noise hazard for individuals working or living in the area.
- f. Access to the project site would be from Avenue K-4 and Avenue K-8, but no direct access would be provided to 60th Street West. Avenue K-4, Avenue K-8 and 60th Street West would all be improved to meet current roadway standards adjacent to the project site. None of these roadways have designated as an evacuation route. Based on the VMT study prepared for the proposed project, it is estimated that the project would generate approximately 922 trips per day. This amount of traffic is not anticipated to cause any operational or safety issues at any of the

area intersections. Therefore, the proposed project would not impact or physically block any identified evacuation routes and would not interfere with any adopted emergency response plans.

- g. The properties to the east and south of the project site area vacant and could be subject to vegetation fires. However, the project site is located within the boundaries of Fire Station No. 84, located at 5030 West Avenue L-14. This fire station would serve the project site in the event of a fire with additional support available from other fire stations. Therefore, impacts from wildland fires would be less than significant.

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

- a. The project site is not located in the vicinity of an open body of water or in an aquifer recharge area. The proposed project would be required to comply with all applicable provisions of the National Pollutant Discharge Elimination System (NPDES) program. The NPDES program establishes a comprehensive storm water quality program to manage urban storm water and

minimize pollution of the environment to the maximum extent practicable. The reduction of pollutants in urban storm water discharge through the use of structural and nonstructural Best Management Practices (BMPs) is one of the primary objectives of the water quality regulations. BMPs that are typically used to management runoff water quality include controlling roadway and parking lot contaminants by installing oil and grease separators at storm drain inlets, cleaning parking lots on a regular basis, incorporating peak-flow reduction and infiltration features (grass swales, infiltration trenches and grass filter strips) into landscaping and implementing educational programs. The proposed project would incorporate appropriate BMPs during construction, as determined by the City of Lancaster Development Services Department. Therefore, impacts would be less than significant.

The proposed project consists of the subdivision of 37 acres into 207 residential lots and the construction and occupancy of an age-restricted residential development with associated amenities. The proposed project would contain a drainage basin in the northwestern corner of the project site and open space/recreational areas (e.g., walking paths, community gardens, etc.) and landscaped areas would be located throughout the development. Single family residences are not a use that would normally generate wastewater that violates water quality standards or exceeds waste discharge requirements. As such the proposed project would not violate water quality standards and impacts would be less than significant.

- b. The proposed project would not include any groundwater wells or pumping activities. All water supplied to the proposed project would be obtained from Los Angeles County Waterworks, District 40. Therefore, impacts would be less than significant.
- c. Development of the proposed project would increase the amount of surface runoff as a result of impervious surfaces associated with the paving of the roadways/parking areas, and construction of the residences and common areas. The proposed project would be designed, on the basis of a hydrology study to accept current flows from entering the property and to handle the additional incremental runoff from the developed sites. Therefore, impacts from drainage and runoff would be less than significant.

The project site is designated as Flood Zone X with a small portion at the southwest corner of the site designated as X-Shaded per the Flood Insurance Rate Map (FIRM) (06037C0415F). As such, most of the site is outside of both the 100-year and 500-year flood zones and a small portion of the site is outside of the 100-year flood zone but within the 500-year flood zone. Therefore, impacts would be less than significant.

- d. The project site is not located within a coastal zone. Therefore, tsunamis are not a potential hazard. The project site is relatively flat and does not contain any enclosed bodies of water and is not located in close proximity to any large bodies of water. Apollo Park contains a small lake which is located approximately 4.25 miles north of the project site and the California Aqueduct is located approximately 3 miles south of the project site. In the event of an earthquake, it is not anticipated that the lake or aqueduct would create a seiche that would impact the project site. Additionally, the project site would not be subject to mudflows. Therefore, no impacts would occur.

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

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

- a. The proposed project consists of the subdivision of 37 acres into 206 single family residential lots and the construction and occupancy of an age-restricted residential development with associated amenities. The project site is located at the southeast corner of 60th Street West and Avenue K-4 on vacant land. The roadways to the north, west, and south already exist. The proposed project would not block a public street, trail, or other access route or result in a physical barrier that would divide the community. Therefore, no impacts would occur.
- b. The proposed project is consistent with the City’s General Plan and must be in conformance with the Lancaster Municipal Code. The proposed project will be in compliance with the City-adopted Uniform Building Code (UBC) and erosion control requirements (Section VII). Additionally, as noted Section IV, the project site is not subject to and would not conflict with a habitat conservation plan or natural communities conservation plan. Therefore, no impacts would occur.

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

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

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

- a. Construction activities associated with earth moving equipment and other construction machinery would temporarily increase noise levels in the vicinity of the project site. The closest noise sensitive receptors to the project site are the single-family residences located directly north, south and west of the project site. Some construction activities may be audible at these locations, but due to the distance, roadway and ambient noise levels it is unlikely that the construction noise would be bothersome and would not exceed the established noise thresholds. However, all construction activities would be in accordance with the City’s noise ordinance with respect to days of the week and time of day. Additionally, mitigation measures have been identified to reduce the noise generated by construction activities to the extent feasible. These measures are construction best management practices. Incorporation of these measures would ensure that all construction noise impacts are less than significant.

A noise study was prepared for the proposed project by RK Engineering Group, Inc. and documented in a report entitled “Tract 53642 Pacific Topaz, Noise Impact Study, City of Lancaster” and dated October 1, 2021. This noise study analyzed operational noise of the proposed project on the surrounding environment.

The City’s General Plan (Table 3-1) establishes an outdoor maximum CNEL of 65 dBA for residential uses. The current noise level along 60th Street West in the vicinity of the project site is 63.3 dBA. The proposed project is anticipated to generate approximately 922 daily trips at full occupancy. This increase in traffic is not anticipated to increase permanent noise levels in the vicinity of the project site.

Interior noise levels would be compatible with state requirements with the implementation of the design features identified in the noise study. Therefore, impacts would be less than significant.

Mitigation Measures

14. Construction operations shall not occur between 8 p.m. and 7 a.m. on weekdays or Saturday or at any time on Sunday. The hours of any construction-related activities shall be restricted to the periods and days permitted by local ordinance.
 15. The on-site construction supervisor shall have the responsibility and authority to receive and resolve complaints. A clear appeal process to the owner shall be established prior to construction commencement that will allow for resolution of noise problems that cannot be immediately solved by the site supervisor.
 16. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.
 17. Material stockpiles and mobile equipment staging, parking and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.
 18. The use of noise producing signal, including horns, whistles, alarms, and bells shall be for safety warning purposes only.
 19. No project-related public address or music system shall be audible at any adjacent receptor.
 20. All noise producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specifications. Mobile or fixed "package" equipment (e.g., arc-welders, air compressors, etc.) shall be equipped with shrouds and noise control features that are readily available for the type of equipment.
 21. The proposed development shall incorporate the design features recommended in the noise study, or the equivalent, to ensure noise impacts upon occupancy remain less than significant. These design features shall be indicated on the building plans.
- b. It is not anticipated that the construction of the proposed project would require the use of machinery that generates ground-borne vibration as no major subsurface construction (e.g., underground parking) is planned. No ground mounted industrial-type equipment that generates ground vibration would be utilized once the project is constructed and operational. Therefore, no impacts are anticipated.
 - c. The project site is not in proximity to an airport or a frequent overflight area and would not experience noise from these sources. Therefore, no impacts would occur.

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

- a. The proposed project would result in an incremental increase in population growth; however, this increase was anticipated in both the City's General Plan and in the Southern California Association of Government's (SCAG's) most recent Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Additionally, while it is likely that individuals involved in the construction of the proposed project or residing at the proposed project would come from the Antelope Valley any increase in population would contribute, on an incremental basis, to the population of the City. As such, impacts would be less than significant.
- b. The project site is currently vacant. No housing or people would be displaced necessitating the construction of replacement housing elsewhere. Therefore, no impacts would occur.

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

- a. The proposed project would increase the need for both fire and police services; however, the project site is within the current service area of both these agencies and the additional time and cost to service the site is minimal. The proposed project would not induce substantial population growth and therefore, would not significantly increase the demand on parks, schools, or other public facilities. Additionally, this growth has been accounted for in the City's General Plan and within SCAG's population forecasts. Impacts would be less than significant.

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

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

- a-b. The proposed project may generate additional population growth through the creation of new jobs and would contribute on an incremental basis to the use of the existing park and recreational facilities. The proposed project includes the construction of recreational amenities for use by the development's residents. Additionally, the applicant would be required to pay applicable park fees which would offset the impacts to existing parks. Therefore, impacts would be less than significant.

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

a. The proposed project would not conflict with any programs, plans, ordinances and policies with respect to transportation systems including, bicycle and pedestrian facilities. The project site is located at the southeast corner of 60th Street West and Avenue K-4 and the southern boundary is comprised of Avenue K-8. The proposed would install the bike lines and pedestrian improvements along their project frontages. Additionally, the contains paseos and walking paths for resident use. Therefore, impacts would be less than significant.

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

The project site is located within a low VMT area; specifically, this area has a VMT which is at least 15% below the Antelope Valley Planning Area (AVPA) threshold. A VMT study was prepared by RK Engineering Group, Inc. entitled "Pacific Topaz Residential Project Trip Generation & VMT Analysis, City of Lancaster, CA" and dated August 19, 2021. This study documents that the project is located in a low VMT area and as such, a detailed VMT is not required. No impacts would occur.

c. The proposed project would be accessed by Avenue K-4 and Avenue K-8, from 60th Street West. These roadways are currently improved but will be further improved to meet the ultimate design of the roadways. These improvements would not increase hazardous conditions in the vicinity of the project nor create dangerous design situations. Therefore, no impacts would occur.

- d. The project site would be accessed from both Avenue K-4 and Avenue K-8 which would provide adequate emergency access to the project site. Roadways within the subdivision would meet the standards of the Los Angeles County Fire Department, ensuring adequate emergency access. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XVIII. <u>TRIBAL CULTURAL RESOURCES</u> . Would the project:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or				X
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for in subdivision (c) of Public Resources Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X

- a. No cultural resources were identified on the project site through either the records search or the on-site survey that was conducted. No specific tribal cultural resources were identified during the AB 52 process; however, the Fernandeno Tataviam Band of Mission Indians and the Yuhaaviatam of San Manuel Nation both identified the project site as being within a culturally sensitive area. Mitigation measures were requested to ensure the proper handling of any previously unknown cultural resources encountered during construction and for a tribal monitor. These mitigation measures have been included in the cultural resources section. As such, no impacts would occur.

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

- a. The proposed project would be required to connect to the existing utilities such as electricity, natural gas, water, wastewater, telecommunications, etc. These services already exist in the vicinity of the project site. Connections would occur on the project site or within existing roadways or right-of-ways. Connections to these utilities are assumed as part of the proposed project and impacts to environmental resources have been discussed throughout the document. As such, impacts would be less than significant.
- b. The Los Angeles County Waterworks District No. 40 has not indicated any problems in supplying water to the proposed project in accordance with existing agreements. No new construction of water treatment or new or expanded entitlements would be required. Therefore, impacts would be less than significant.

- c. The project site is located outside the jurisdictional boundaries of District No. 14 and will require annexation into the district for service. Upon annexation, all wastewater would be treated at the Lancaster Water Reclamation Plan which has a design capacity of 18 million gallons per day (MGD) and currently processed an average flow of 14.6 mgd. The proposed project would discharge to a local sewer for conveyance to the Districts' Avenue J West Trunk Sewer located in Avenue J and 60th Street West. This trunk sewer has a capacity of 15.9 mgd and conveyed a peak flow of 0.3 mgd when last measured in 2018. The proposed project would generate approximately 56,680 gallons of wastewater per day. The proposed project would not require the expansion of existing facilities or the construction of new facilities. Therefore, impacts would be less than significant.

- d. Solid waste generated within the City limits is generally disposed of at the Lancaster Landfill located at 600 East Avenue F. This landfill is a Class III landfill which accepts agricultural, non-friable asbestos, construction/demolition waste, contaminated soil, green materials, industrial, inert, mixed municipal, sludge, and waste tires. It does not accept hazardous materials. Assembly Bill (AB) 939 was adopted in 1989 and required a 25% diversion of solid waste from landfills by 1995 and a 50% diversion by 2005. In 2011, AB 341 was passed which required the State to achieve a 75% reduction in solid waste by 2030. The City of Lancaster also requires all developments to have trash collection services in accordance with City contracts with waste haulers over the life of the proposed project. These collection services would also collect recyclable materials and organics. The trash haulers are required to be in compliance with applicable regulations on solid waste transport and disposal, including waste stream reduction mandated under AB 341.

The proposed project would generate solid waste during construction and operation which would contribute to an overall impact on landfill services (GPEIR pgs. 5.13-25 to 5.13-28 and 5.13-31); although the project's contribution would be minimal. However, the existing landfill has capacity to handle the waste generated by the proposed project. Additionally, the proposed project would be in compliance with all State and local regulations regarding solid waste disposal. Therefore, impacts would be less than significant.

- e. See Item XIX.d.

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

a. See Item IX.f.

b-d. The project site is not located in or near State responsibility areas or lands classified as very high fire hazard severity zones. The project site is located within the service boundaries of Fire Station No. 84 which would provide service in the event of a fire. Additionally, the proposed project would be constructed in accordance with all existing and applicable building and fire codes. Therefore, no impacts would occur as a result of wildfires.

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

a-c. The proposed project consists of the subdivision of approximately 37 acres into 207 individual lots for single-family residences in the R-7,000 zone along with a conditional use permit to allow for smaller lots. Other projects have been submitted within approximately one mile of the project site (see Table 17). These projects are also required to be in accordance with the City's zoning code and General Plan.

Cumulative impacts are the change in the environment, which results from the incremental impact of the project when added to other closely related past, present and reasonably foreseeable projects. The proposed project would not create any impacts with respect to: Agriculture and Forest Resources, Land Use and Planning, Mineral Resources, Tribal Cultural Resources, and Wildfire. The project would create impacts to other resource areas and mitigation measures have identified for Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Noise.

Many of the impacts generated by projects are site specific and generally do not influence the impacts on another site. All projects undergo environmental review and have required mitigation measures to reduce impacts when warranted. These mitigation measures reduce environmental impacts to less than significant levels whenever possible. All impacts associated with the proposed project are less than

significant with the exception of air quality, biological resources, cultural resources, geology and soils (soil erosion), hazards and hazardous materials, and noise. Impacts associated with these issues are less than significant with the incorporation of the identified mitigation measures. Therefore, the project's contribution to cumulative impacts would not be cumulatively considerable.

Table 17
Related Projects List

Case No.	Location	Acres	Description	Status
TR 61040	NW corner of future 55 th St W and future Ave K-14	15.1	58 lot single family residential subdivision	Under Construction
TR 61989-01	SW corner of 67 th St W and Avenue L	20.25	56 lot single family residential subdivision	Under Construction
Avanti North Specific Plan TTM 73507 SP 15-01	Bounded by Avenue K, Avenue K-8, 70 th Street West, 60 th Street West		753 lot single family residential subdivision	Approved
Avanti South Specific Plan TTM74312 SP 15-02 GPA 16-01 DA 18-01 ZC 16-01	62nd Street West, 75 th Street West, Avenue K-8, Avenue L		1,375 single family residences, 325 Multi-family units, commercial, fire station, school	Approved
TTM 61678 CUP 20-05	57th Street West and Avenue K		123 lot single family residential subdivision	Approved
TTM 72532/CUP 06-08	Southeast Corner of 60 th Street West and Avenue L		Commercial shopping center	Approved
TTM 61920 / ZC	Northeast Corner of future 55 th Street West and Avenue K		108 lot single family residential subdivision	Approved
TTM 61600	East of 60 th Street West on the south side of future Avenue K-12		33 lot single family residential subdivision	Approved
TTM 83554	Along 60 th Street West between Avenue K-9 and Avenue K-11		18 lot single family residential subdivision	Under Review
TTM 83553	Northwest corner of 52 nd Street West and Avenue L		28 lot single family residential subdivision	Under Review
TTM 83232	Northwest corner of 60 th Street West and Avenue K-12		86 lot single family residential subdivision	Approved

List of Referenced Documents and Available Locations*:

AIR	Tract 53642 Pacific Topaz Air Quality & GHG Impact Study, City of Lancaster, California, RK Engineering Group, Inc., December 9, 2021	DSD
BRR:	General Biological Resources Assessment, Pacific Topaz (TTM 53642), Lancaster, Los Angeles County, California APN 3204-009-11, 12, & 26, RCA Associates, Inc, August 5, 2021	DSD
CRS:	Phase I Cultural Resource Assessment for the Pacific Topaz Tract 53642 Project, Lancaster, Los Angeles County, California, Applied EarthWorks, Inc., November 2021	DSD
ESA:	Phase I Environmental Site Assessment, LACO APN #3204-009-079, -026, and -081, 40± Acres – Vacant Land SE of Corner 60 th Street West at West Avenue K-4, Lancaster, CA, 93536, Anacapa Geoservices, Inc., August 2, 2021	DSD
FIRM:	Flood Insurance Rate Map	DSD
GPEIR:	Lancaster General Plan Environmental Impact Report	DSD
LACSD:	Los Angeles County Sanitation Letter, May 5, 2022	DSD
LACW:	Los Angeles County Waterworks email, May 24, 2022	DSD
LGP:	Lancaster General Plan	DSD
LMC:	Lancaster Municipal Code	DSD
LMEA:	Lancaster Master Environmental Assessment	DSD
NOI	Tract 53642 Pacific Topaz Noise Impact Study, City of Lancaster, California, RK Engineering Group, Inc. October 1, 2021	DSD
PAL	Paleontological Resource Assessment for the Pacific Topaz Tentative Tract Map 53642 Project, City of Lancaster, Los Angeles County, California, Applied EarthWorks, Inc., November 2021	DSD
SSHZ:	State Seismic Hazard Zone Maps	DSD
USGS:	United States Geological Survey Maps	DSD
USDA SCS:	United States Department of Agriculture Soil Conservation Service Maps	DSD
VMT	Pacific Topaz Residential Project Trip Generation & VMT Analysis, City of Lancaster, CA, RK Engineering Group, Inc., August 19, 2021	DSD

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



MITIGATION MONITORING PLAN (Exhibit B)
Tentative Tract Map No. 53642/Conditional Use Permit No. 22-08

Mit. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE	
					Initials	Date Remarks
AIR QUALITY						
1	<p>Prior to ground disturbance activities, the project operator shall provide evidence to the Development Services Director that the project operator and/or construction manager has developed a "Valley Fever Training Handout", training, and schedule of sessions for education to be provided to all construction personnel. All evidence of the training session materials, handout(s) and schedule shall be submitted to the Development Services Director within 24 hours of the first training session. Multiple training sessions may be conducted if different work crews will come to the site for different stages of construction; however, all construction personnel shall be provided training prior to beginning work. The evidence submitted to the Development Services Director regarding the "Valley Fever Training Handout" and Session(s) shall include the following:</p> <ul style="list-style-type: none"> • A sign-in sheet (to include the printed employee names, signature, and date) for all employees who attended the training session. • Distribution of a written flier or brochure that includes educational information regarding the health effects of exposure to criteria pollutant emissions and Valley Fever. • Training on methods that may help prevent Valley Fever infection. • A demonstration to employees on how to use personal protective equipment, such as respiratory equipment (masks), to reduce exposure to pollutants and facilitate recognition of symptoms 	<p>Prior to any ground disturbing activities.</p>	<p>A copy of all training session materials, handout(s), and schedule shall be provided to the Community Development Division</p>	<p>Development Services Department, Community Development Division (Planning)</p>		



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	<p>and earlier treatment of Valley Fever. Where respirators are required, the equipment shall be readily available and shall be provided to employees for use during work. Proof that the demonstration is included in the training shall be submitted to the county. This proof can be via printed training materials/agenda, DVD, digital media files, or photographs.</p> <p>The project operator also shall consult with the Los Angeles County Public Health to develop a Valley Fever Dust Management Plan that addresses the potential presence of the Coccidioides spore and mitigates for the potential for Coccidioidomycosis (Valley Fever). Prior to issuance of permits, the project operator shall submit the Plan to the Los Angeles County Public Health for review and comment. The Plan shall include a program to evaluate the potential for exposure to Valley Fever from construction activities and to identify appropriate safety procedures that shall be implemented, as needed, to minimize personnel and public exposure to potential Coccidioides spores. Measures in the Plan shall include the following:</p> <ul style="list-style-type: none"> • Provide HEP-filters for heavy equipment equipped with factory enclosed cabs capable of accepting the filters. Cause contractors utilizing applicable heavy equipment to furnish proof of worker training on proper use of applicable heavy equipment cabs, such as turning on air conditioning prior to using the equipment. • Provide communication methods, such as two-way radios, for use in enclosed cabs. 						



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	<ul style="list-style-type: none"> Require National Institute for Occupational Safety and Health (NIOSH)-approved half-face respirators equipped with minimum N-95 protection factor for use during worker collocation with surface disturbance activities, as required per the hazard assessment process. Cause employees to be medically evaluated, fit-tested, and properly trained on the use of the respirators, and implement a full respiratory protection program in accordance with the applicable Cal/OSHA Respiratory Protection Standard (8 CCR 5144). Provide separate, clean eating areas with hand-washing facilities. Install equipment inspection stations at each construction equipment access/egress point. Examine construction vehicles and equipment for excess soil material and clean, as necessary, before equipment is moved off-site. Train workers to recognize the symptoms of Valley Fever, and to promptly report suspected symptoms of work-related Valley Fever to a supervisor. Work with a medical professional to develop a protocol to medically evaluate employees who develop symptoms of Valley Fever. Work with a medical professional, in consultation with the Los Angeles County Public Health, to develop an educational handout for on-site workers and surrounding residents within three miles of the project site, and include the following information on 					



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	<p>Valley Fever: what are the potential sources/causes, what are the common symptoms, what are the options or remedies available should someone be experiencing these symptoms, and where testing for exposure is available. Prior to construction permit issuance, this handout shall have been created by the project operator and reviewed by the project operator and reviewed by the Development Services Director. No less than 30 days prior to any work commencing, this handout shall be mailed to all existing residences within a specified radius of the project boundaries as determined by the Development Services Director. The radius shall not exceed three miles and is dependent upon the location of the project site.</p> <ul style="list-style-type: none"> • When possible, position workers upwind or crosswind when digging a trench or performing other soil-disturbing tasks. • Prohibit smoking at the worksite outside of designated smoking areas; designated smoking areas will be equipped with handwashing facilities. • Post warnings on-site and consider limiting access to visitors, especially those without adequate training and respiratory protection. • Audit and enforce compliance with relevant Cal OSHA health and safety standards on the job site. 						
BIOLOGICAL RESOURCES							
2	The applicant shall retain a qualified biologist who shall conduct burrowing owl protocol surveys on the project site in accordance with the procedures established by the California Department of Fish and	Prior to the issuance of any construction related permits (e.g., grading,	A copy of the burrowing owl protocol survey results shall be provided to the City of Lancaster	Development Services Department, Community Development Division			



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	<p>Wildlife in the Staff Report on Burrowing Owl Mitigation prior to the issuance of any construction related permits. If burrowing owls are identified during the surveys, the applicant shall contact the California Department of Fish and Wildlife (CDFW) to develop appropriate mitigation/management procedures. The applicant shall submit a final Burrowing Owl Mitigation Plan to the City prior to issuing construction permits. The applicant shall implement all measures identified in the Burrowing Owl Mitigation Plan.</p> <p>At a minimum, the following shall occur:</p> <ul style="list-style-type: none"> If burrowing owls are identified during the non-nesting season, a qualified biologist shall install one-way gates to relocate the owl to a suitable nearby property. Upon confirmation that the burrow is empty, the burrow shall be collapsed. In the event that a breeding pair or female owl with offspring are present at the burrow, a buffer zone of at least 50 feet shall be established around the burrow until the offspring have fledged and left the burrow. No work shall occur within the buffer zone. The specific buffer zone shall be established in coordination with CDFW. 	building, etc.).	Community Development Division.	(Planning)		
3	<p>A nesting bird survey shall be conducted by a qualified biologist within 30 days prior to the start of construction/ground disturbing activities. If active bird nests are identified during the survey, the applicant shall contact the California Department of Fish and Wildlife to determine the appropriate mitigation/management requirements. Impacts to</p>	<p>Prior to the start of construction/ground disturbing activities and the issuance of any construction related permits.</p>	<p>A copy of the nesting bird preconstruction survey results shall be provided to the City of Lancaster.</p>	<p>Development Services Department, Community Development Division (Planning)</p>		



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	nesting birds will be avoided by delay of work or establishing a buffer of 500 feet around active raptor nests and 50 feet around other migratory bird species.						
CULTURAL RESOURCES							
4	The applicant shall retain a professional Native American monitor procured by the Fernandeno Tataviam Band of Mission Indians (FTBMI) to observe all clearing, grubbing, and grading operations within the proposed impact areas. If cultural resources are encountered, the Native American monitor will have the authority to request that ground-disturbing activities cease within 60 feet of discovery to assess and document potential finds in real time. One monitor will be required on-site for all ground-disturbing activities in areas designated through additional consultation. However, if ground-disturbing activities occur in more than one of the designated monitoring areas at the same time, then the parties can mutually agree to an additional monitor, to ensure that simultaneously occurring ground-disturbing activities receive thorough levels of monitoring coverage.	Prior to the start of construction activities.	A copy of the tribal monitoring contract shall be submitted to the City of Lancaster.	Development Services Department, Community Development Division (Planning)			
5	The Lead Agency and/or applicant shall in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resources encountered during all ground activities.	During construction/ground disturbing activities.	Notification of the City of Lancaster.	Development Services Department, Community Development Division (Planning)			
6	In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment	During construction/ground disturbing activities.	Notification of the City of Lancaster.	Development Services Department, Community Development Division (Planning)			



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7	<p>period. Additionally, the FTBMI and Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.</p> <p>If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to the FTBMI and YSMN for review and comment, as detailed within Mitigation Measure No. 6. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.</p>	<p>During construction/ground disturbing activities.</p>	<p>A cultural resource Monitoring and Treatment Plan shall be submitted to FTBMI and YSMN if significant pre-contact and/or historic-era cultural resources are discovered and avoidance cannot be ensured.</p>	<p>Development Services Department, Community Development Division (Planning)</p>			
8	<p>If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.</p>	<p>During construction/ground disturbing activities and throughout life of the project.</p>	<p>The City of Lancaster and County Coroner shall be immediately notified in the event that human remains, potential human remains, or funerary objects are discovered during any activities associated with the project.</p>	<p>Development Services Department, Community Development Division (Planning)</p>			
9	<p>The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) and the FTBMI shall be contacted, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding</p>	<p>During construction/ground disturbing activities.</p>	<p>Notification of the City of Lancaster, the FTBMI and the YSMN.</p>	<p>Development Services Department, Community Development Division</p>			



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10	<p>the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the FTBMI and YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents FTBMI and YSMN for the remainder of the project, should the FTBMI and YSMN elect to place a monitor on-site.</p> <p>Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to FTBMI and YSMN. The Lead Agency and/or applicant shall, in good faith, consult with FTBMI and YSMN through the life of the project.</p>	During and after construction.	<p>Submission of any archaeological/cultural documents created to the City of Lancaster, FTBMI, and YSMN.</p>	<p>Development Services Department, Community Development Division (Planning)</p>		
GEOLOGY AND SOILS						
11	<p>The applicant shall submit the required Construction Excavation Fee to the Antelope Valley Air Quality Management District (AVAQMD) prior to the issuance of any grading and/or construction permits. This includes compliance with all prerequisites outlined in District Rule 403, Fugitive Dust, including submission and approval of a Dust Control Plan, installation of signage and the completion of a successful onsite compliance inspection by an AVAQMD field inspector. Proof of compliance shall be submitted to the City.</p>	Prior to issuance of grading and/or construction permits.	<p>The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality Management District. The approved plan shall be submitted to the City of Lancaster.</p>	<p>Antelope Valley Air Quality Management District and Development Services Department, Community Development Division (Planning)</p>		
12	<p>A paleontological resource mitigation program shall be prepared by a qualified paleontologist prior to the issuance of any construction related permits. At a</p>	Prior and during construction.	<p>Submission of the worker's environmental awareness program and results of the</p>	<p>Development Services Department, Community Development Division</p>		



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	<p>minimum, the mitigation program shall include the following:</p> <ul style="list-style-type: none"> A Worker's Environmental Awareness Program (WEAP) shall be prepared and presented to all field personnel to describe the types of fossils that may be found and the procedures to follow if any are encountered. Full time construction monitoring shall occur at all depths where alluvium is exposed and at depths greater than or equal to four feet below ground surface (bgs) where artificial fill is present. Full time monitoring may be reduced to spot-check monitoring at the discretion of the paleontologist if no intact and significant paleontological resources are encountered during the initial period of construction monitoring. Provide details about fossil collection, analysis, and preparation for permanent curation at an approved repository. 		monitoring to the City of Lancaster.	(Planning)			
HAZARDS AND HAZARDOUS MATERIALS							
13	The applicant shall have all non-compliant items discovered on the site and the dumped soil piles profiled (tested) to ensure proper disposal or potential reuse.	Prior to the start of construction/ground disturbing activities.	Submittal of the test results to the City of Lancaster.	Development Services Department, Community Development Division (Planning)			
NOISE							
14	Construction operations shall not occur between 8 p.m. and 7 a.m. on weekdays or Saturday or at any	During construction.	Field Inspection.	Development Services Department, Building			



MITIGATION MONITORING PLAN (Exhibit B)
Tentative Tract Map No. 53642/Conditional Use Permit No. 22-08

Mit. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
15	time on Sunday. The hours of any construction-related activities shall be restricted to the periods and days permitted by local ordinance. The on-site construction supervisor shall have the responsibility and authority to receive and resolve complaints. A clear appeal process to the owner shall be established prior to construction commencement that will allow for resolution of noise problems that cannot be immediately solved by the site supervisor.	Prior to construction/ during construction	Contact information for the on-site construction supervisor and a clear appeal process that will allow for reduction of noise problems shall be provided to the City of Lancaster.	Development Services Department, Building and Safety			
16	Electrically powered equipment shall be used instead of pneumatic or internal combustion power equipment, where feasible.	During construction.	Field Inspection.	Development Services Department, Building and Safety			
17	Material stockpiles and mobile equipment staging, parking and maintenance areas shall be located as far away as practicable from noise sensitive receptors.	During construction.	Field Inspection.	Development Services Department, Building and Safety			
18	The use of noise producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only.	During construction.	Field Inspection.	Development Services Department, Building and Safety			
19	No project-related public address or music system shall be audible at any adjacent receptor.	During construction.	Field Inspection.	Development Services Department, Building and Safety			
20	All noise producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and other shrouds, shields, or other noise-reducing features in good operating condition that meets or exceeds original factory specifications. Mobile or fixed "package" equipment (e.g., arc-welders, air compressors, etc.) shall be equipped with	During construction.	Field inspection.	Development Services Department, Community Building and Safety			



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21	shrouds and noise controls features that are readily available for the type of equipment. The proposed development shall incorporate design features recommended in the noise study, or the equivalent; to ensure noise impacts upon occupancy remain less than significant. These design features shall be indicated on the building plans.	Prior to issuance of building permits.	Noise mitigation design features shall be identified on the building plans.	Development Services Department, Community Development Division (Planning)			