

Mit. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
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AIR QUALITY							
1	<p>Prior to ground disturbance activities, the project operator shall provide evidence to the Community Development 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 Community Development 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 Community Development 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 	Prior to any ground disturbing activities.	A copy of all training session materials, handout(s), and schedule shall be provided to the Community Development Department (Planning)	Community Development Department (Planning)			

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	<p>that includes educational information regarding the health effects of exposure to criteria pollutant emissions and Valley Fever.</p> <ul style="list-style-type: none"> • 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. <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</p>						

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	<p>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. • 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. 						

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	<ul style="list-style-type: none"> • 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 						

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	<p>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 Community Development 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 Community Development 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 						

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	<p>smoking areas will be equipped with handwashing facilities.</p> <ul style="list-style-type: none"> • 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 project applicant shall obtain a Western Joshua Tree Conservation Act permit from the California Department of Fish and Wildlife to remove the Joshua trees on the project site. As part of obtaining the Western Joshua Tree Act Conservation permit, the project applicant shall follow all measures outlined in the executed permit and pay all mitigation fees identified in the Western Joshua Tree Conservation Act. A copy of the fully executed permit shall be provided to the City of Lancaster prior to the issuance of any construction-related permits.	Prior to the start of construction/ ground disturbing activities and the issuance of any construction related permits.	A fully executed copy of the Incidental Take Permit under the Western Joshua Tree Conservation Act shall be submitted to the City of Lancaster.	Community Development Department (Planning)			
3	The project applicant shall comply with the conservation measures identified in the Western Joshua Tree Conservation Plan	Prior to the start of construction/ ground disturbing	Documentation shall be submitted to City showing	Community Development Department			

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	upon adoption by the California Fish and Game Commission, to the extent feasible	activities and the issuance of any construction related permits.	compliance with any applicable conservation measures.	(Planning)			
4	A nesting bird and raptor survey shall be conducted by a qualified biologist within 7 days prior to the start of construction/ground disturbing activities. The qualified biologist shall survey the entire project site and areas within a biologically defensive buffer zone surrounding the project site. If project activities are delayed or suspended for more than 7 days during the nesting season, the nesting bird and raptor survey shall be repeated. If active bird nests are identified during the survey, the species shall be identified and a no-disturbance buffer shall be established around the active nest. At a minimum, a buffer of 500 feet around active raptor nests and 100 feet around migratory bird species nests shall be established. Personnel working on the project, including all contractors working onsite, shall be instructed on the presence of nesting birds, restricted areas, and adherence to no-disturbance buffers. A qualified biologist shall periodically monitor any active bird nests to determine if project-related	Prior to the start of construction/ ground disturbing activities and the issuance of any construction related permits.	A copy of the nesting bird preconstruction survey results shall be provided to the City of Lancaster.	Community Development Department (Planning)			

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	activities occurring outside the “no-disturbance” buffer disturbs the birds and if the buffer shall be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, project activities within the “no-disturbance” buffer may occur following an additional survey by the qualified biologist to search for any new bird nests in the restricted areas.						
5	<p>A pre-construction burrowing owl clearance survey shall be conducted no more than 14 days prior to any vegetation removal or ground disturbing activities to avoid impacts to burrowing owls and/or occupied burrows. The pre-construction clearance survey shall be conducted by a qualified biologist and in accordance with the methods outlined in the <i>Staff Report on Burrowing Owl Mitigation</i> (CDFG 2012). Documentation of surveys and findings shall be submitted to the City of Lancaster for review and file. If no burrowing owls or occupied burrows are detected, project activities may begin, and no additional avoidance and minimization measures shall be required.</p> <p>If an occupied burrow is found outside, but within 500 feet, of the development</p>	Prior to the start of construction/ ground disturbing activities and the issuance of any construction related permits.	A copy of the burrowing owl preconstruction survey results shall be provided to the City of Lancaster.	Community Development Department (Planning)			

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	<p>footprint, the qualified biologist shall establish a “no-disturbance” buffer around the burrow location(s). The size of the “no-disturbance” buffer shall be determined in consultation with CDFW and be based on the species status (i.e., breeding, non-breeding) and proposed level of disturbance. If an occupied burrow is found within the development footprint, the qualified biologist shall prepare an Impact Assessment and Burrowing Owl Mitigation Plan in accordance with CDFW’s Staff Report on Burrowing Owl Mitigation. The project proponent shall contact CDFW to develop appropriate mitigation and management procedures and a final Burrowing Owl Mitigation Plan shall be submitted to the City and CDFW for review and approval prior to project activities.</p> <p>If burrowing owl presence is confirmed, the Project proponent shall offset impacts by acquiring CDFW-approved mitigation lands for the species. The potential mitigation land shall have the following: 1) have presence of burrowing owl; 2) replace the impacted burrowing owl habitat area at a minimum of 2:1 ratio to ensure no net loss of habitat; and 3) be of equivalent or greater habitat value than that of the</p>						

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	project site. Prior to acquisition of potential mitigation land, the project proponent shall provide CDFW with the appropriate documentation for property eligibility. Requested documentation may include, but is not limited to, a biological report, preliminary title report, mineral risk assessment report, and Phase I Environmental Site Assessment report. Following CDFW written approval of potential mitigation land, the project proponent shall protect the land in perpetuity under a conservation easement dedicated to a local land conservancy or other appropriate entity that has been approved to hold and manage mitigation lands pursuant to Assembly Bill 1094. Recordation of the conservation easement shall occur prior to commencement of project activities. An appropriate endowment, to be determined by CDFW, shall also be provided for the long-term monitoring and management of mitigation lands.						
6	Within 72 hours of the start of project-related activities, a qualified biologist with the appropriate handling permits shall conduct a survey to determine presence of the northern California legless lizard. The	Prior to the start of construction/ ground disturbing activities and the issuance of any	A copy of the preconstruction survey results for legless lizard shall be provided to the	Community Development Department (Planning)			

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	qualified biologist shall survey the proposed impact areas and a 50-foot buffer. Surveys shall incorporate appropriate methods to detect these species, including individuals that could be concealed in burrows, beneath leaf litter, or in loose soil prior to any project activities in areas that have or may have the potential to support these species. If any special-status species is found, the qualified biologist shall contact CDFW and the species shall be passively ushered out of harm's way to an area that is unaffected by the project. If the project requires SCC to be removed, disturbed, or otherwise handled, the qualified biologist shall obtain all appropriate permits and prepare a species-specific list (or plan) of proper handling and passive relocation protocols. The list (or plan) of protocols shall be implemented during project construction.	construction related permits.	City of Lancaster.				
CULTURAL RESOURCES							
7	In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (with 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	During construction/ ground disturbing activities.	Applicant shall contact the City of Lancaster and applicable tribes to notify them if resources are	Community Development Department (Planning)			

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	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, regarding any pre-contact 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.		encountered.				
8	If significant pre-contact 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. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.	During construction/ ground disturbing activities.	Submittal of a Monitoring and Treatment Plan; archaeological monitoring for remainder of construction activities.	Community Development Department (Planning)			
9	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. a. Inadvertent discoveries of human	During construction/ ground disturbing activities.	The City of Lancaster and County Coroner shall be immediately notified in the event that human remains, potential human remains, or funerary objects	Community Development Department (Planning)			

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	<p>remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.</p> <p>b. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected; project personnel/observers will be restricted. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has</p>		are discovered during any activities associated with the project.				

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	<p>48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.</p> <p>c. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §5097.98.</p> <p>d. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98.</p> <p>e. If the Morongo Band of Mission Indians has been named the Most Likely Descendant (MLD), the Tribe may wish to rebury the human remains and/or cremation and</p>						

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	sacred items in their place of discovery with no further disturbance where they will reside in perpetuity. The place(s) of reburial will not be disclosed by any party and is exempt from the California Public Records Act (California Government Code § 6254[r]). Reburial location of human remains and/or cremations will be determined by the Tribe's Most Likely Descendant (MLD), the landowner, and the City Planning Department.						
10	The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted 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	During construction/ ground disturbing activities.	Applicant shall contact the City of Lancaster and applicable tribes to notify them if resources are encountered.	Community Development Department (Planning)			

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	represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.						
11	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.	During construction and at project occupancy.	Submittal of any records created for resources encountered on the project site during construction to the YSMN.	Community Development Department (Planning)			
12	If 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 retained by the project applicant shall assess the find. Work on the portions of the Projects outside of the buffered area may continue during this assessment period. Should the find be deemed significant, as defined by CEQA (as amended, 2015), the Project applicant shall retain a professional Tribal Monitor procured by the FTBMI to observe all remaining ground-disturbing activities including, but not limited to, clearing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring,	During construction/ ground disturbing activities.	Applicant shall contact the City of Lancaster and applicable tribes to notify them if resources are encountered. A copy of the monitoring contract shall be submitted to the City.	Community Development Department (Planning)			

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	blasting, stripping topsoil or similar activity, and archaeological work.						
13	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.	During construction.	Applicant shall contact the City of Lancaster and applicable tribes to notify them if resources are encountered.	Community Development Department (Planning)			
14	Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Services Agreement with the Morongo Band of Mission Indians (MBMI) for the Project. The Tribal Monitor shall be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind). The Tribal Monitor shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification, evaluation, and potential recovery of cultural resources.	Prior to the start of construction/ ground disturbing activities and the issuance of any construction related permits.	The applicant shall submit a copy of the fully executed tribal monitoring agreement with the MBMI to the City of Lancaster.	Community Development Department (Planning)			
15	Prior to any ground-disturbing activities (including, but not limited to, clearing,	Prior to the start of construction/	The applicant shall submit a copy of	Community Development			

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	grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a Qualified Archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The Archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The Archaeologist will conduct a Cultural Resource Sensitivity Training, in conjunction with the Tribe[s] Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.	ground disturbing activities and the issuance of any construction related permits.	the fully executed with a qualified archaeologist to the City of Lancaster.	Department (Planning)			
16	Prior to any ground-disturbing activities the project Archaeologist shall develop a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site. This	Prior to the start of construction/ ground disturbing activities and the issuance of any construction related permits.	The archaeologist shall develop a cultural resources management and archaeological monitoring plan in conjunction with	Community Development Department (Planning)			

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	Plan shall be written in consultation with the consulting Tribe[s] and shall include the following: approved Mitigation Measures (MM)/Conditions of Approval (COA), contact information for all pertinent parties, parties' responsibilities, procedures for each MM or COA, and an overview of the project schedule.		the MBMI. A copy of the plan shall be provided to the City of Lancaster.				
17	The retained Qualified archeologist and Consulting Tribe[s] representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the monitoring plan.	Prior to the start of construction/ ground disturbing activities, a worker education training shall be conducted.	A copy of the training and sign-in sheets shall be submitted to the City of Lancaster.	Community Development Department (Planning)			
18	During all ground-disturbing activities the Qualified Archaeologist and the Tribal Monitor shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Tribal Monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The Qualified Archaeologist, in consultation with the Tribal Monitor, shall be responsible for determining the duration and frequency of	During construction	The archaeologist and tribal monitor shall monitor all grading activities on the project site and notify the City if any issues/ concerns/ discoveries are identified.	Community Development Department (Planning)			

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	monitoring.						
19	<p>In the event that previously unidentified cultural resources are unearthed during construction, the Qualified Archaeologist and the Tribal Monitor shall have the authority to temporarily divert and/or temporarily halt ground-disturbance operations in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.</p> <p>If a potentially significant cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. All work shall be diverted away from the vicinity of the find, so that the find can be evaluated by the Qualified Archaeologist and Tribal Monitor[s]. The Archaeologist shall notify the Lead Agency and consulting Tribe[s] of said discovery. The Qualified Archaeologist, in consultation with the Lead Agency, the consulting Tribe[s], and the Tribal Monitor, shall determine the significance of the discovered resource. A recommendation for the treatment and</p>	During construction	The archaeologist and tribal monitor shall monitor all grading activities on the project site and notify the City if any issues/ concerns/ discoveries are identified.	Community Development Department (Planning)			

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	<p>disposition of the Tribal Cultural Resource shall be made by the Qualified Archaeologist in consultation with the Tribe[s] and the Tribal Monitor[s] and be submitted to the Lead Agency for review and approval. Below are the possible treatments and dispositions of significant cultural resources in order of CEQA preference:</p> <ul style="list-style-type: none"> • Full avoidance • If avoidance is not feasible, preservation in place. • If preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or deed restriction. • If all other options are proven to be infeasible, data recovery through excavation and then curation in a curation facility that meets the Federal Curation Standards (CFR 79.1) 						
20	The final report(s) created as a part of the project (AMTP, isolate records, site records, survey reports, testing reports, etc.) shall be submitted to the Lead Agency and Consulting Tribes(s) for review and	During/after construction	Submittal of all records to the City of Lancaster and MBMI	Community Development Department (Planning)			

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	comment. After approval of all parties, the final reports are to be submitted to the appropriate Information Center and the Consulting Tribe(s).						
GEOLOGY AND SOILS							
21	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.	Prior to issuance of grading and/or construction permits.	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.	Antelope Valley Air Quality Management District, Public Works Department, and Community Development Department (Building and Safety/Planning)			
NOISE							
22	Prior to the submittal of any grading and/or building permits, the applicant shall have a construction and operational noise study prepared which identifies the existing/future noise and any necessary design features to ensure that noise levels adjacent to residences do not exceed 65 dBA during construction or operation.	Prior to issuance of grading and/or construction permits.	Applicant shall submit study for review and approval. All recommended measures shall be included on the grading/building	Community Development Department (Planning and Building and Safety)			

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	<p>Specifically, the noise study shall:</p> <ul style="list-style-type: none"> a. Short and long-term noise readings at the adjacent residential uses and on the project site. b. Identification of location and material or any necessary noise barriers to be utilized during construction. c. Any design features to be incorporated into the hotel and apartment buildings to ensure operations of these facilities do not exceed the noise standards established by the general plan. d. A vibration noise analysis which identifies appropriate mitigation/management strategies to prevent impacts to neighboring residential properties and damage of structures based on the construction type and any subterranean parking. <p>This information shall be contained within a stand alone document and all recommendations and measures identified in the report shall be followed. Additionally, the measures shall be indicated on all construction and grading plans.</p>		plans				
23	Construction operations shall not occur	During	Field Inspection.	Community			

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	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.	construction.		Development Department (Building and Safety)			
24	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.	Community Development Department (Building and Safety)			
25	Electrically powered equipment shall be used instead of pneumatic or internal combustion power equipment, where feasible.	During construction.	Field Inspection.	Community Development Department (Building and Safety)			
26	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.	Community Development Department (Building and Safety)			

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27	The use of noise producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only.	During construction.	Field Inspection.	Community Development Department (Building and Safety)			
28	No project-related public address or music system shall be audible at any adjacent receptor.	During construction.	Field Inspection.	Community Development Department (Building and Safety)			
29	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 shrouds and noise controls features that are readily available for the type of equipment.	During construction.	Field inspection.	Community Development Department (Building and Safety)			
TRANSPORTATION							
30	In accordance with the City of Lancaster's Vehicle Miles Traveled Impact Fee Mitigation Program, the applicant shall pay a total of \$27,855 to reduce VMT impacts	Prior to the issuance of construction related permits	Submittal of the receipt showing payment of the appropriate VMT	Community Development Department (Planning), Public			

Mit. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	prior to issuance of any construction-related permits.		mitigation fee in accordance with the approved VMT study.	Works Department (Traffic)			