

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 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 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	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 and Permitting Division	Community Development Department, Planning and Permitting Division			

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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 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 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	Prior to the commencement of ground or vegetation disturbing activities pre-construction surveys for special status wildlife species, including the Crotch	Prior to the start of construction/ground disturbing activities and	A copy of the preconstruction survey results shall be	Community Development Department, Planning			

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	bumble bee, California legless lizard, coast horned lizard, northern California legless lizard, and American badger shall be conducted by a qualified biologist. The surveys shall be conducted within 14 days prior to the commencement of ground or vegetation disturbing activities. The pre-construction surveys shall incorporate appropriate methods and timing to detect these species, including individuals that could be concealed in burrows, beneath leaf litter, or in loose soil. If a special-status species is found, avoidance is the preferred mitigation option. If avoidance is not feasible, the species shall be captured and transferred to appropriate habitat and location where they would not be harmed by project activities, preferably to open space habitats in the vicinity of the project site. The City of Lancaster Community Development Department and California Department of Fish and Wildlife (CDFW) shall be consulted regarding the presence of a special-status species at the site.	the issuance of any construction related permits	provided to the City of Lancaster.	and Permitting Division			
3	<p>A qualified biologist shall conduct a pre-construction special status plant survey within the project site for potentially occurring special-status plant species, including alkali mariposa lily, Barstow woolly sunflower, California alkali grass, Clokey's cryptantha, Horn's milk-vetch, and Rosamond eriastrum.</p> <p>If special-status plants are not detected during the survey, no additional mitigation would be required, and the results of the survey shall be submitted to City of Lancaster Community Development Department. and CDFW (if applicable). If a special-status plant(s) is present, the population shall be mapped and the number of individual plants and the acreage of occupied habitat that would be impacted by the project shall be determined and submitted to the City of Lancaster Community Development Department. The</p>	Prior to the start of construction/ground disturbing activities and the issuance of any construction related permits	A copy of the preconstruction survey results shall be provided to the City of Lancaster; payment of applicable mitigation fees, if necessary	Community Development Department, Planning and Permitting Division			

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	applicant shall be required to pay \$2,405 per acre where the sensitive plant species are for use in acquiring conservation habitat.						
4	A nesting bird survey shall be conducted by a qualified biologist within 14 days prior to the start of any construction/ground disturbing activities. The qualified biologist shall survey all suitable nesting habitat within the project impact area, and areas within a biologically defensible buffer zone surrounding the project impact area. If no active bird nests are detected during the clearance survey, project activities may begin, and no additional avoidance and minimization measures shall be required. If an active bird nest is found, the species shall be identified, and a "no disturbance" buffer shall be established around the active nest. The size of the "no disturbance" buffer shall be increased or decreased based on the judgement of the qualified biologist and level of activity and sensitivity of the species. At a minimum, the buffer shall be at least 500 feet around active raptor nests and 50 feet around nests of migratory bird species. The qualified biologist shall periodically monitor any active bird nests to determine if project-related activities occurring outside the "no-disturbance" buffer disturb 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 area.	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 and Permitting Division			
5	Beginning no more than 30 days prior to start of ground disturbing activities a qualified biologist shall conduct a pre-construction survey for burrowing owls, a California Species of Special Concern, consisting of	Prior to the start of construction/ground disturbing activities and the issuance of any construction related	A copy of the burrowing owl preconstruction survey results shall be provided to the City of	Community Development Department, Planning and Permitting Division			

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	<p>four (4) survey visits spaced approximately one week apart with the last survey within five days of the start of project activities. The preconstruction survey shall follow the habitat assessment and survey methodology outlined in <i>Staff Report on Burrowing Owl Mitigation</i> (CDFW, March 7, 2012) supplemented at the discretion of the surveying biologist with the survey guidance outlined in the <i>Burrowing Owl Survey Protocol and Mitigation Guidelines</i> (California Burrowing Owl Consortium, April 1993). Prior to the start of project activities, the biologist shall submit a report discussing the pre-project survey methods and results, as well as any measures to be implemented to avoid harm or disturbance to burrowing owls to the City of Lancaster Community Development Department and CDFW.</p> <p>If burrowing owls are found during the nesting period disturbance to occupied burrows shall be avoided and an appropriate buffer (typically 500 feet) shall be established between project activities and the occupied burrow to ensure that nesting and foraging are not disrupted, unless it can be determined that the birds have not begun egg-laying and incubation or that the juveniles from those burrows are foraging independently and are capable of independent survival. A reduced buffer may be established in consultation with the CDFW, if appropriate, based on existing vegetation, development, and land uses in the area, as well as other relevant factors. If the project is allowed to be closer than the recommended buffer distance, a monitoring program that ensures that burrowing owls are not detrimentally affected shall be developed and implemented.</p>	permits.	Lancaster.				

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	<p>If suitable habitat and suitable burrow sites exist within 100 meters of an occupied burrow, burrowing owls that are not nesting and that are not dependent juveniles may be relocated using passive displacement techniques involving installation of a one-way door in the burrow opening and collapse of the burrow after the owls have been evicted. Destruction of the burrow shall only be conducted after the burrow has been confirmed to be empty by site surveillance and/or scoping. If suitable habitat and suitable burrow sites do not exist within 100 meters of the occupied burrow, then in consultation with the City and CDFW the burrowing owls may be captured and moved to a suitable mitigation site. The biologist(s) shall hold the requisite permits for capture and handling of the species.</p> <p>Burrowing owls shall not be excluded from burrows or captured and relocated unless or until:</p> <ul style="list-style-type: none"> • A Burrowing Owl Exclusion and Relocation Plan with clearly stated success criteria is developed and approved by the City and CDFW; • Site monitoring is conducted prior to, during, and after exclusion of burrowing owls from their burrows to ensure that take is avoided and that evicted owls do not attempt to re-colonize the area that will be impacted; and • A Mitigation and Management Plan is developed and approved by the City and the CDFW that compensates for the loss of occupied habitat and ensures the long-term protection of the burrowing owls at the mitigation (relocation) site. 						

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CULTURAL RESOURCES							
6	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 shall assess the find. Work on the portions of the project outside of the buffered area may continue during this assessment period. The Fernand�o Tataviam Band of Mission Indians (FTBMI) shall be contacted about any pre-contact and/or post-contact finds and be provided information after the archaeologist makes their initial assessment of the nature of the find, to provide Tribal input with regards to significance and treatment.	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 and Permitting Division			
7	Should the find be deemed significant, as defined by CEQA (as amended, 2015), the project applicant shall retain a professional Native American monitor procured by the FTBMI to observe all remaining ground-disturbing activities including, but not limited to, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, clearing, driving posts, auguring, blasting, stripping topsoil or similar activity, and archaeological work.	During construction/ground disturbing activities.	A copy of the tribal monitoring contract shall be submitted to the City of Lancaster. If any resources are encountered during construction, the City of Lancaster shall be notified.	Community Development Department, Planning and Permitting Division			
8	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/ground disturbing activities.	Applicant shall contact the City of Lancaster and Fernand�o Tataviam Band of Mission Indians to notify them if resources are encountered.	Community Development Department, Planning and Permitting Division			
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	During construction/ground disturbing activities.	The City of Lancaster and County Coroner shall be immediately	Community Development Department, Planning			

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	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.		notified in the event that human remains, potential human remains, or funerary objects are discovered during any activities associated with the project.	and Permitting Division			
GEOLOGY/SOILS							
10	The applicant shall have a detailed geotechnical study prepared that addresses the potential for liquefaction and other soil instability hazards (e.g., fissures/sinkholes, etc.) on the project site. This geotechnical study shall be reviewed and approved by the City Engineering Division and all recommendations contained within the report shall be implemented.	Prior to the issuance of any construction related permits	Submittal of a geotechnical study specifically addressing liquefaction hazards and other soil instability hazards for review and approval. All recommendations in the approved report shall be incorporated into the project.	Public Works Department, Engineering Division			
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.	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, Planning and Permitting Division			
12	A qualified paleontological monitor will be on site full time during grading-ground disturbing activities at or below 3-feet. The monitor will collect any fossil	Prior to the issuance of construction related permits and during	A copy of the contract for the paleontological monitor shall be	Community Development Department, Planning			

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	material uncovered through grading found within a disturbed context, and can halt construction within 30-feet of a potentially significant fossil resource if necessary. Fossils collected from a disturbed context or that do not warrant additional assessment can be collected, without the need to halt grading. However, if fossils are encountered, which cannot be removed during grading, and that the monitor believes will need further assessment, then the project "discovery" protocol will be followed. Discovery situations that do not lead to further assessment, survey, evaluation, or data recovery can be described in the daily monitoring log.	construction	submitted to the City.	and Permitting Division			
13	If potentially significant intact fossils are encountered, then all work in that area shall be halted or diverted away from the discovery to a distance of 30-feet until a qualified paleontologist can evaluate the nature and/or significance of the find(s). If the paleontologist confirms that the discovery is potentially significant, then the Lead Agency will be contacted and informed of the discovery. Construction will not resume in the locality of the fossil discovery until consultation between the paleontologist, the owner's project manager, the Lead Agency, and any other concerned parties (such as additional regulatory agencies), takes place and reaches a conclusion approved by the Lead Agency. If a significant fossil resource is discovered during earth-moving, complete avoidance of the find is preferred. However, if the discovery cannot be avoided, further assessment work, evaluation tasks, or data recovery of the significant fossil resource may be required by the Lead Agency. The Lead Agency may also require changes to site monitoring, based on the discovery.	During construction	Notification of the City of the find and submittal of a report documenting its significance and the disposition.	Community Development Department, Planning and Permitting Division			

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14	At the discretion of the qualified paleontologist, the monitor will periodically screen sediments to check for the presence of microfossils that can be seen with the aid of a hand lens (i.e., microvertebrates). Should significant micro-vertebrate fossils be encountered during the screening process, then bulk matrix samples will be taken for processing off site. For each fossiliferous horizon or paleosol, a standard sample (4.0 cubic yards or 6,000 pounds) will be collected for subsequent wet screening per Society of Vertebrate Paleontology (2010) guidelines. All fossils recovered that may be of importance to California paleontology, will be cleaned, analyzed, and described within a final Project Monitoring Report. All materials will be curated at the Natural History Museum of Los Angeles County or placed on public display by the owner. If important fossils are found during monitoring, a Curation Plan will be needed that is reviewed by the Lead Agency prior to the publication of the Monitoring Report.	During construction	Submittal of report regarding fossils.	Community Development Department, Planning and Permitting Division			
HAZARDS/HAZARDOUS MATERIAL							
15	Soil sampling and testing shall be conducted on the soil mounds present on the site to determine the presence or absence of any hazardous materials/waste. If elevated levels of chemicals are identified above regulatory levels for residential uses, the soil piles shall be remediated through accepted industry standards and in compliance with the recommendations of the report and all applicable regulations prior to the issuance of any construction related permits.	Prior to the issuance of ground disturbing permits (grading, building, etc.)	Applicant shall submit a copy of the shallow soil testing results for the site. In the event that levels are higher than regulatory standards, applicant shall submit copies of manifests showing proper disposal or treatment of the soil.	Community Development Department, Planning and Permitting Division			

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NOISE							
16	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.	During construction	Field Inspection	Community Development Department, Planning and Permitting Division			
17	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, Planning and Permitting Division			
18	Electrically powered equipment shall be used instead of pneumatic or internal combustion power equipment, where feasible.	During construction	Field Inspection	Community Development Department, Planning and Permitting Division			
19	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, Planning and Permitting Division			
20	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, Planning and Permitting Division			
21	No project-related public address or music system shall be audible at any adjacent receptor.	During construction	Field Inspection	Community Development Department, Planning and Permitting Division			

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22	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, Planning and Permitting Division			
TRANSPORTATION							
23	The proposed project shall pay \$304,800 to mitigate its VMT impacts in accordance with the City's Vehicle Miles Traveled Impact Fee Mitigation Program approved by the City Council on January 24, 2023.	Prior to the issuance of construction related permits (e.g., grading, building, etc.)	Submittal of receipt showing payment of fee	Community Development Department, Planning and Permitting Division			