

| Mit. /<br>Cond.<br>No. | Mitigation Measure/ Conditions of<br>Approval  | Monitoring<br>Milestone<br>(Frequency)   | Method of<br>Verification  | Party Responsible for<br>Monitoring   | VERIFICATION OF<br>COMPLIANCE |      |         |
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| <b>AIR QUALITY</b>     |  |  |  |   |                               |      |         |
| 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"> <li>• A sign-in sheet (to include the printed employee names, signature, and date) for all employees who attended the training session.</li> <li>• Distribution of a written flyer or brochure that includes educational information regarding the health effects of exposure to criteria pollutant emissions and Valley Fever.</li> </ul> | <p>Prior to the final approval of grading plan, issuance of stockpile or construction permit, or any ground disturbing activities.</p> | <p>Submittal of training materials, sign-in sheets, and LA County Department of Public Health reviewed plan.</p> | <p>Development Services Department, Community Development Division, and LA County Department of Public Health</p> |                               |      |         |

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|                        | <ul style="list-style-type: none"> <li>• Training on methods that may help prevent Valley Fever infection.</li> <li>• 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 City of Lancaster. This proof can be via printed training materials/agenda, DVD, digital media files, or photographs.</li> </ul> <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</p> |  |                           |                                     |                               |      |         |

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|                        | <p>from construction activities and to identify appropriate safety procedures that shall be implemented, as needed, to minimize personnel and public exposure to potential <i>Coccidioides</i> spores. Measures in the Plan shall include the following:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Provide communication methods, such as two-way radios, for use in enclosed cabs.</li> <li>• 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.</li> <li>• Cause employees to be medically evaluated, fit-tested, and properly trained on the use of the respirators, and implement a full respiratory</li> </ul> |  |                           |                                     |                               |      |         |

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|                        | <p>protection program in accordance with the applicable Cal/OSHA Respiratory Protection Standard (8 CCR 5144).</p> <ul style="list-style-type: none"> <li>• Provide separate, clean eating areas with hand-washing facilities.</li> <li>• 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.</li> <li>• Train workers to recognize the symptoms of Valley Fever, and to promptly report suspected symptoms of work-related Valley Fever to a supervisor.</li> <li>• Work with a medical professional to develop a protocol to medically evaluate employees who develop symptoms of Valley Fever.</li> <li>• 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</li> </ul> |  |                           |                                     |                               |      |         |

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|                        | <p>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"> <li>• When possible, position workers upwind or crosswind when digging a trench or performing other soil-disturbing tasks.</li> <li>• Prohibit smoking at the worksite outside of designated smoking areas; designated smoking areas will be equipped with handwashing facilities.</li> <li>• Post warnings on-site and consider limiting access to visitors, especially those without adequate</li> </ul> |  |                           |                                     |                               |      |         |

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|                        | training and respiratory protection. <ul style="list-style-type: none"> <li>Audit and enforce compliance with relevant Cal OSHA health and safety standards on the job site.</li> </ul>  |   |   |   |                               |      |         |
| <b>BIOLOGY</b>         |  |   |   |   |                               |      |         |
| 2.                     | If grading or site disturbance is to occur between January 1 through August 15 for raptors and February 15 through August 31 for all other avian species, a nesting bird survey shall be conducted within all suitable habitat, onsite and within 300-feet surrounding the site (as feasible), by a qualified biologist within no more than 5 days of scheduled vegetation removal or start of ground disturbing activities, to determine the presence of nests or nesting birds. If active nests are identified, the biologist shall establish buffers around the vegetation (500 feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers shall be halted until the nesting effort is finished (i.e. the juveniles are surviving independent from the nest). The onsite biologist shall review and verify compliance with the no-work buffers and verify the nesting effort has finished. Work can resume when no other active nests are found onsite or within the surrounding buffer area. Alternatively, a qualified biologist may determine that | Prior to final approval of a grading/construction plan, issuance of stockpile or construction permit, or any ground disturbing activities | Submittal of the report from the biologist to the City of Lancaster | Development Services Department, Community Development Division |                               |      |         |

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|                           | construction can be permitted within the buffer areas of an active nest with preparation and implementation of a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared documenting mitigation monitoring compliance. If ground disturbances have not commenced within 5 days of a negative survey or if construction activities have stopped for 5 days or longer, the nesting survey must be repeated to confirm the absence of nesting birds. |  |   |   |                               |      |         |
| <b>CULTURAL RESOURCES</b> |  |  |   |   |                               |      |         |
| 3.                        | If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as                | During construction                    | Notification to the City of Lancaster, County Coroner, and any affected tribe | City of Lancaster<br>Community<br>Development Division,<br>Construction Foreman |                               |      |         |

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|                        | required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98). |  |  |  |                               |      |         |
| 4.                     | The project applicant shall retain a professional Tribal Monitor procured by the Fernandeano Tataviam Band of Mission Indians to observe all ground-disturbing activities including, but not limited to, clearing, grubbing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or similar activity. One Tribal Monitor shall be assigned to each simultaneously occurring ground-disturbing activity. Tribal Monitoring Services will continue until confirmation is received from the project applicant, in writing, that all   | During construction                    | Tribal Monitor procured by the Fernandeano Tataviam Band of Mission Indian | City of Lancaster Community Development Division, Tribal Monitor |                               |      |         |

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|                        | scheduled activities pertaining to Tribal Monitoring are complete. If the Project's scheduled activities require the Tribal Monitor(s) to leave the Project for a period of time and return, confirmation shall be submitted to the Tribe by Client, in writing, upon completion of each set of scheduled activities and 5 days' notice (if possible) shall be submitted to the Tribe by project applicant, in writing, prior to the start of each set of scheduled activities. If cultural resources are encountered, the Tribal Monitor will have the authority to request that ground-disturbing activities cease within 60 feet of discovery and a qualified archaeologist meeting Secretary of Interior standards retained by the project applicant as well as the Tribal Monitor shall assess the find |  |  |   |                               |      |         |
| 5.                     | The Lead Agency and/or applicant shall, in good faith, consult with the FTBMI and the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with FTBMI and YSMN, and all subsequent   | During construction                    | Consultation with the FTBMI and YSMN and City of Lancaster | City of Lancaster Community Development Division, affected tribes |                               |      |         |

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|                          | 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 FTBMI and YSMN elect to place a monitor on-site.  |  |   |   |                               |      |         |
| 6.                       | 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 shall be enforced for the duration of the Project. Inadvertent discoveries of human 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. | During construction  | Notification to the City of Lancaster, County Coroner, and any affected tribe | City of Lancaster<br>Community<br>Development Division,<br>Construction Foreman                             |                               |      |         |
| <b>GEOLOGY AND SOILS</b> |  |  |   |   |                               |      |         |
| 7.                       | 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  | Prior to vegetation removal, grubbing, grading, stockpile, or construction, the City shall receive a | A copy of the AVAQMD approved Dust  | Development Services Department,<br>Community Development Division,<br>Capital Engineering and Building and |                               |      |         |

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|                        | 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.   | copy of the Dust Control Plan   | Control Plan Field Inspections                  | Safety, and the AVAQMD.   |                               |      |         |
| 8.                     | The Project Applicant shall implement the recommendations contained in the <i>Geotechnical and Infiltration Evaluation Proposed Multi-Family Residential Development Assessor's Parcel Number 3153-034-087 West Lancaster Boulevard and 30th Street West</i> , City of Lancaster, Los Angeles County, California prepared by GeoTek, Inc., dated April 19, 2023, to reduce geologic hazards during implementation of the proposed project. Included in the reports are site-specific recommendations involving such topics as, grading and earthwork, slope stability, retaining walls, seismic design, construction materials, geotechnical observation, and testing and plan reviews. | Prior to final approval of a grading/construction plan, issuance of stockpile or construction permit, or any ground disturbing activities | Submittal of the Plans to the City of Lancaster | Development Services Department, Community Development Division, Capital Engineering and Building and Safety. |                               |      |         |
| 9.                     | Prior to the start of grading, the Applicant shall prepare, and the City shall approve, a Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP shall include methods for: <ul style="list-style-type: none"> <li>Attendance by a qualified paleontologist at the preconstruction meeting to consult</li> </ul>   | Prior to vegetation removal, grubbing, grading, stockpile, or construction, the City shall receive a copy of the PRIMP                    | Submittal of the PRIMP to the City of Lancaster | Development Services Department, Community Development Division, Capital Engineering and Building and Safety. |                               |      |         |

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|                        | <p>with the grading and excavation contractors.</p> <ul style="list-style-type: none"> <li>• On-site presence of a paleontological monitor to inspect for paleontological resources during the excavation of previously undisturbed deposits.</li> <li>• Salvage and recovery of paleontological resources by the qualified paleontologist or paleontological monitor.</li> <li>• Preparation (repair and cleaning), sorting, and cataloguing of recovered paleontological resources.</li> <li>• Donation of prepared fossils, field notes, photographs, and maps to a scientific institution (preferably the LACM) with permanent paleontological collections.</li> <li>• Completion of a final summary report that outlines the results of the mitigation program, to be submitted for approval by the City of Lancaster.</li> </ul> |  |   |   |                               |      |         |
| 10.                    | A qualified paleontological monitor shall be present during grading and excavation within undisturbed alluvial deposits to monitor for paleontological resources. The paleontological monitor shall have the authority to halt or redirect grading activities  | During construction                    | Notification to the City of Lancaster and any affected tribe. | City of Lancaster<br>Community<br>Development Division,<br>Construction Foreman |                               |      |         |

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|                        | if paleontological resources are found on site.  |   |                           |   |                               |      |         |
| <b>NOISE</b>           |  |   |                           |   |                               |      |         |
| PDF 1                  | All rooftop HVAC equipment shall be shielded from the line of sight of adjacent properties behind rooftop parapet walls. All ground-level HVAC equipment shall be fully shielded behind noise barrier walls from the line of sight of adjacent properties  | Prior to the final approval of grading plan, issuance of stockpile or construction permit, or any ground disturbing activities. | Submittal of Site plan.   | Development Services Department, Community Development Division and Building and Safety |                               |      |         |
| PDF 2                  | The project should incorporate building construction techniques and insulation that is consistent with California Title 24 Building Standards to achieve the minimum interior noise standard of 45 dBA CNEL for all residential units.   | Prior to the final approval of grading plan, issuance of stockpile or construction permit, or any ground disturbing activities. | Submittal of Site plan.   | Development Services Department, Community Development Division and Building and Safety |                               |      |         |
| PDF 3                  | A “windows closed” condition with upgraded windows and sliding glass doors is expected to be required for all residential units facing West Lancaster Boulevard and 30th Street West in order to meet the interior noise standard. See Section 6.3.2, Table 20, for details regarding window STC requirements. | Prior to the final approval of grading plan, issuance of stockpile or construction permit, or any ground disturbing activities. | Submittal of Site plan.   | Development Services Department, Community Development Division and Building and Safety |                               |      |         |
| PDF 4                  | For proper acoustical performance, all exterior windows, doors, and sliding glass doors should have a positive seal and leaks/cracks must be kept to a minimum. Attic vents and opening should be oriented away from the adjacent roadways.  | Prior to the final approval of grading plan, issuance of stockpile or construction permit,                                      | Submittal of Site plan.   | Development Services Department, Community Development Division and                     |                               |      |         |

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|                        |   | or any ground<br>disturbing activities. |                           | Building and Safety   |                               |      |         |
| PDF 5                  | The project shall comply with City of Lancaster Municipal Code requirements, and all construction will take place Monday through Saturday, between the hours of 7:00 AM to 8:00 PM. No construction will occur on Sundays or federal holidays.  | During construction                     | Field inspections         | Development Services Department, Community Development Division and Building and Safety |                               |      |         |
| PDF 6                  | Provide public notifications and signage in readily visible locations along the perimeter of construction sites that indicate the dates and duration of construction activities, as well as provide a telephone number where neighbors can enquire about the construction process and register complaints to a designated construction noise disturbance coordinator. | During construction                     | Field inspections         | Development Services Department, Community Development Division and Building and Safety |                               |      |         |
| PDF 7                  | All construction equipment shall be equipped with mufflers and other suitable noise attenuation devices (e.g., engine shields).   | During construction                     | Field inspections         | Development Services Department, Community Development Division and Building and Safety |                               |      |         |
| PDF 8                  | Establish an electric connection to the site to avoid the use of diesel- and gas-powered generators, to the extent feasible.  | During construction                     | Field inspections         | Development Services Department, Community Development Division and Building and Safety |                               |      |         |

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| PDF 9                  | Locate staging area, generators, and stationary construction equipment as far from the adjacent residential homes as feasible.                                       | During construction                    | Field inspections         | Development Services Department, Community Development Division and Building and Safety |                               |      |         |
| PDF 10                 | Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes. | During construction                    | Field inspections         | Development Services Department, Community Development Division and Building and Safety |                               |      |         |