

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 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	In the event that the Joshua trees cannot be preserved on the project site through construction and occupancy, the developer shall obtain an Incidental						

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	Take Permit for the Joshua trees prior to the issuance of any grading/construction permits and removal of the trees. This permit shall be obtained either through the traditional Incidental Take Permit Process or through the process outlined in the Joshua Tree Conservation Act that went into effect on July 1, 2023. A copy of the permit shall be provided to the City prior to the issuance of any construction related permits which will disturb Joshua trees.						
3	<p>A pre-construction burrowing owl clearance survey shall be conducted no more than 30 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 Staff Report on Burrowing Owl Mitigation (California Department of Fish and Game 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 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 and cannot be avoided, a burrowing owl exclusion and mitigation plan shall be</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 and Permitting Division			

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	prepared and submitted to CDFW for approval prior to initiating project activities.						
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.				
CULTURAL RESOURCES							
5	Prior to the start of construction, a qualified representative of the Fernandeño Tataviam Band of Mission Indians shall conduct a Tribal Cultural	Prior to the start of construction activities.	A copy of the tribal contract to provide worker education and a	Community Development Department, Planning			

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	Resources Worker Environmental Awareness Program (WEAP) training for construction personnel regarding the aspects of Tribal Cultural Resources and the procedures for notifying the Fernandeño Tataviam Band of Mission Indians should Tribal Cultural Resources be discovered by construction staff. Proof that all workers have received training shall be submitted to the City of Lancaster by the developer.		copy of the sign-in sheet showing the training has been completed shall be submitted to the City.	and Permitting Division			
6	If requested, the project applicant shall retain a professional Tribal monitor procured by the Fernandeño Tataviam Band of Mission Indians to observe all 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. Tribal Monitor shall be assigned by the tribe to each machine or work crew engaged in ground disturbing activity that is active more than 100 feet from any other earthwork machine. In the event that Native American 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. The archaeologist and Tribal monitor will have the authority to request ground disturbing activities cease within the area of a discovery. Work on the other portions of the Project outside of the buffered area may continue during this assessment period.	Prior to the start of and during construction 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			
7	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	During construction/ground disturbing activities.	The City of Lancaster and County Coroner shall be immediately notified in the event that human remains,	Community Development Department, Planning and Permitting Division			

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	§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.		potential human remains, or funerary objects are discovered during any activities associated with the project.				
8	The applicant and Lead Agency shall, in good faith, consult with the Fernandefio Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during project implementation.	During construction/ground disturbing activities.	Applicant shall contact the City of Lancaster and Fernandefio Tataviam Band of Mission Indians to notify them if resources are encountered.	Community Development Department, Planning and Permitting Division			
9	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 an archaeologist meeting the Secretary of Interior's professional qualification standards in archaeology 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 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.	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			
10	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	During construction/ground	Submittal of a Monitoring and Treatment Plan;	Community Development Department, Planning			

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	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.	disturbing activities.	archaeological monitoring for remainder of construction activities.	and Permitting Division			
11	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.	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 are discovered during any activities associated with the project.	Community Development Department, Planning and Permitting Division			
12	The 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 represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.	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			
13	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	During construction/ground disturbing activities.	Submittal of any records created for resources encountered on the project site during construction to	Community Development Department, Planning and Permitting Division			

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	good faith, consult with YSMN throughout the life of the project.		the YSMN.				
HAZARDS/HAZARDOUS MATERIAL							
14	Prior to the issuance of any construction related permits, a site-wide, grid-based shallow soil sampling and chemical testing of historically known agricultural areas for OCPs, OCHs and arsenic shall be conducted. The developer shall dispose of or treat any affected soils in accordance with State law and the recommendations of the testing laboratory.	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			
15	The soil stockpiles on the project site shall be tested to determine any potential contamination with metals, hydrocarbons, VOCs, pesticides, etc. in accordance with the recommendations of the Phase I report. In the event that the soil stockpiles contain these substances, the stockpiles shall be removed from the project site and disposed of in accordance with State and federal law.	Prior to the issuance of ground disturbing permits (grading, building, etc.)	Applicant shall submit copy of soil testing result for the soil stockpiles on site and any recommendations from the testing entity. Any contaminated soil shall be disposed of in accordance with state law and copies manifests showing proper disposal shall be submitted to the City.	Community Development Department, Planning and Permitting Division			
GEOLOGY AND SOILS							
16	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	Prior to issuance of grading and/or construction permits.	The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality	Antelope Valley Air Quality Management District, Public Works Department, and			

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	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.		Management District. The approved plan shall be submitted to the City of Lancaster.	Community Development Department, Planning and Permitting Division			
NOISE							
17	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			
18	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			
19	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			
20	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			
21	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			

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22	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			
23	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			