

Mit. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
AESTHETICS							
1	During the final design phase of the project, the applicant shall prepare a plan that addresses all the visual aspects of development including equipment, walls, lighting, and landscaping to reduce visual intrusion that could result from the development, as well as minimize the potential for lighting to adversely affect views in the area. The plan shall be submitted to the City of Lancaster to demonstrate compliance with this measure.	Prior to issuance of grading and/or construction permits.	Submit and receive approval from the Planning and Permitting Division of the elevations, including lighting, and landscaping plans for the development.	Community Development Department, Planning and Permitting Division			
AIR QUALITY							
2	<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	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>attended the training session.</p> <ul style="list-style-type: none"> • Distribution of a written flier or brochure that includes educational information regarding the health effects of exposure to criteria pollutant emissions and Valley Fever. • Training on methods that may help prevent Valley Fever infection. • A demonstration to employees on how to use personal protective equipment, such as respiratory equipment (masks), to reduce exposure to pollutants and facilitate recognition of symptoms and earlier treatment of Valley Fever. Where respirators are required, the equipment shall be readily available and shall be provided to employees for use during work. Proof that the demonstration is included in the training shall be submitted to the county. This proof can be via printed training materials/agenda, DVD, digital media files, or photographs. <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</p>						

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

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	<p>before equipment is moved off-site.</p> <ul style="list-style-type: none"> Train workers to recognize the symptoms of Valley Fever, and to promptly report suspected symptoms of work-related Valley Fever to a supervisor. Work with a medical professional to develop a protocol to medically evaluate employees who develop symptoms of Valley Fever. Work with a medical professional, in consultation with the Los Angeles County Public Health, to develop an educational handout for on-site workers and surrounding residents within three miles of the project site, and include the following information on Valley Fever: what are the potential sources/causes, what are the common symptoms, what are the options or remedies available should someone be experiencing these symptoms, and where testing for exposure is available. Prior to construction permit issuance, this handout shall have been created by the project operator and reviewed by the project operator and reviewed by the 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. When possible, position workers upwind or crosswind when digging a trench or performing other soil-disturbing tasks. 						

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	<ul style="list-style-type: none"> 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							
3	<p>A nesting bird survey shall be conducted by a qualified biologist within 14 days prior to the start of construction/ground disturbing activities. If active bird nests are identified during the survey, the applicant shall contact the California Department of Fish and Wildlife to determine the appropriate mitigation/management requirements. Impacts to nesting birds will be avoided by delay of work or establishing a buffer of 500 feet around active raptor nests and 50 feet around other migratory bird species. A qualified biologist shall periodically monitor any active bird nests to determine if project-related 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 area.</p>	<p>Prior to the start of construction/ground disturbing activities and the issuance of any construction related permits.</p>	<p>A copy of the nesting bird preconstruction survey results shall be provided to the City of Lancaster.</p>	<p>Community Development Department, Planning and Permitting Division</p>			

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4	A preconstruction survey for legless lizards shall be conducted with 14 days prior to the start of any construction activities. In the event that any lizards are found, they shall be relocated to a safe (construction free) area nearby prior to the start of any construction activities by a qualified biologist.	Prior to the start of construction/ground disturbing activities and the issuance of any construction related permits.	A copy of the legless lizard preconstruction survey results shall be provided to the City of Lancaster.	Community Development Department, Planning and Permitting Division			
5	Prior to the disturbance of any Joshua trees on the project through any activities including trimming, transplanting, removal, etc., the applicant shall obtain permission through the California Department of Fish and Wildlife. Proof of the approval shall be provided to the City prior to the disturbance occurring. The applicant can either obtain an Incidental Take Permit through the traditional process or they can obtain the approval through the Joshua Tree Habitat Conservation Act.	Prior to the start of construction/ground disturbing activities and the issuance of any construction related permits for work which would disturb any of the Joshua trees on site.	The applicant shall submit a copy of the permit from CDFW authorizing the impact to Joshua trees and show proof that any required measures in the permit have been completed.	California Department of Fish and Wildlife; Community Development Department, Planning and Permitting Division			
6	Due to the presence of alkali mariposa lilies on the project site, the applicant shall retain a biologist to conduct a springtime sensitive plant survey specifically focused on alkali mariposa lilies. In the event that a springtime survey cannot be conducted, the biologist shall map all habitat suitable for these special status plant species. The biologist's report shall include the total acreage of alkali mariposa lilies present or the suitable habitat for these species and the applicant shall be required to pay \$2,405/acre for these areas. The funds shall be placed into a designated account and utilized for the acquisition of conservation habitat within the Antelope Valley.	Prior to the start of construction/ground disturbing activities and the issuance of any construction related permits.	Submittal of the springtime sensitive plant survey results and payment of any required mitigation fees.	Community Development Department, Planning and Permitting Division			
7	A preconstruction survey for desert kit fox shall be conducted no more than 30 days prior to the start of	Prior to the start of construction/ground	A copy of the preconstruction desert	Community Development			

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	<p>construction. In the event that potential dens are observed, the following buffer distances shall be established prior to construction activities:</p> <ul style="list-style-type: none"> Desert kit fox potential den: 30 feet Desert kit fox active den: 100 feet Desert kit fox natal den: 500 feet <p>If avoidance of potential dens is not possible, the following measures shall be enacted:</p> <ul style="list-style-type: none"> If the qualified biologist determines that potential dens are inactive, the biologist shall excavate these dens by hand with a shovel to prevent foxes from re-using them during construction. If the qualified biologist determines that potential dens may be active, an on-site passive relocation program shall be implemented. This program shall consist of excluding foxes from occupied burrows by installation of one way doors at burrow entrances, monitoring of the burrow for one week to confirm usage has been discontinued and excavation and collapse of the burrow to prevent reoccupation. After the qualified biologist determines that kit foxes have stopped using active dens within the project boundary, the dens shall be hand-excavated with a shovel to prevent re-use during construction. 	<p>disturbing activities and the issuance of any construction related permits.</p>	<p>kit fox survey results shall be submitted prior to the issuance of permits. If kit fox dens are identified the report shall include information on the status and disposition of the burrows.</p>	<p>Department, Planning and Permitting Division</p>			

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8	The applicant shall consult with the California Department of Fish and Wildlife (CDFW) to determine whether a Streambed Alteration Agreement is required for the washes on the project site. A copy of the agreement or documentation stating an agreement is unnecessary shall be submitted 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.	Submittal of a copy of the issued permit from CDFW or a letter on letterhead stating that a permit is not necessary.	Community Development Department, Planning and Permitting Division			
9	The applicant shall consult with the Lahontan Regional Water Quality Control Board (RWQCB) to determine if the washes on the project site are subject to their jurisdiction. Any necessary permits from the RWQCB shall be obtained prior to the issuance of construction related permits (e.g., grading, building, etc.) by the City of Lancaster.	Prior to the start of construction/ground disturbing activities and the issuance of any construction related permits.	Submittal of a copy of the issued permit from the Regional Board or a letter on letterhead stating that a permit is not necessary.	Community Development Department, Planning and Permitting Division			
CULTURAL RESOURCES							
10	The project applicant shall retain a professional Tribal monitor procured by the Fernandefio 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	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			

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	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.						
11	The applicant and Lead Agency shall, in good faith, consult with the Fernandeño 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 Fernandeño Tataviam Band of Mission Indians to notify them if resources are encountered.	Community Development Department, Planning and Permitting Division			
12	<p>If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code shall be enforced for the duration of the Project.</p> <ul style="list-style-type: none"> 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/ 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			
13	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	During construction/ ground disturbing	Applicant shall contact the City of Lancaster	Community Development			

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	and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted 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.	activities.	and applicable tribes to notify them if resources are encountered.	Department, Planning and Permitting Division			
14	If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment. 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 and Permitting Division			
15	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			
16	The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted of any pre-contact and/or historic-era cultural resources	During construction/ ground disturbing	Applicant shall contact the City of Lancaster and applicable tribes to	Community Development Department, Planning			

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	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.	activities.	notify them if resources are encountered.	and Permitting Division			
17	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 and Permitting Division			
GEOLOGY AND SOILS							
18	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			
HAZARDS AND HAZARDOUS MATERIALS							
19	The use, storage, and transport of hazardous	During occupancy/	Copies of permits for	City of Lancaster,			

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	materials associated with the operation of the proposed electric school bus manufacturing facility shall be in compliance with all applicable regulations. Any necessary permits shall be obtained from the Los Angeles County Fire Department, Antelope Valley Air Quality Management District, or other applicable agency.	operation of the facility.	hazardous materials and equipment at the facility shall be available upon demand at the facility.	Antelope Valley Air Quality Management District, Los Angeles County Fire Department			
20	Disposal of any hazardous material shall be done in accordance with all applicable regulations and associated with an EPA HazWaste ID number issued for the project site.	During construction and occupancy/operation of the bus manufacturing facility.	Disposal records shall be available for review at all times by appropriate agencies including the City of Lancaster and the Los Angeles County Fire Department	City of Lancaster, Los Angeles County Fire Department.			
NOISE							
21	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			
22	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			
23	Electrically powered equipment shall be used instead	During construction.	Field Inspection.	Community			

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	of pneumatic or internal combustion power equipment, where feasible.			Development Department, Planning and Permitting Division			
24	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			
25	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			
26	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			
27	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			
28	All manufacturing operations shall be conducted inside of the building with the roll-up doors closed. The roll-up doors shall only be utilized to move buses in and out of the facility.	During occupancy/ operation of the facility	Field Inspections, Complaints.	Code Enforcement, Community Development Department Building Inspectors			

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TRAFFIC AND TRANSPORTATION							
29	The proposed project shall pay \$555,300 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 any grading/ construction permit	Submittal of receipt showing payment of the required VMT Mitigation Fee	Public Works and Community Department Departments			