

PC ACTION:

APPROVED (5-0-0-0-2)

ABSENT: Cook and Parris



**MEMORANDUM
PLANNING COMMISSION MEETING**

DATE: December 14, 2020

TO: Chairman Vose and Members of the Planning Commission

FROM: Jocelyn Swain, Senior Planner *Jocelyn Swain*

SUBJECT: CONTINUED ITEM – TENTATIVE TRACT MAP NO. 61921 TO ALLOW FOR THE SUBDIVISION OF 20 GROSS ACRES INTO 72 LOTS IN THE R-7,000 ZONE LOCATED AT THE NORTHEAST CORNER OF AVENUE J AND 40TH STREET WEST (APNS 3153-011-036 AND 3153-011-043)

PROJECT SUMMARY:

Tentative Tract Map No. 61921 is a proposed subdivision for 72 single family residential lots in the R-7,000 zone (single family residential, minimum lot size 7,000 square feet) at the northeast corner of Avenue J and 40th Street West. This map was heard at the October 19, 2020 Planning Commission meeting. However, due to issues raised in a comment letter from the California Department of Fish and Wildlife (CDFW), staff requested that the hearing be continued in order to recirculate the Initial Study to provide additional information on Joshua trees (*Yucca brevifolia*), Crotch bumblebee (*Bombus crotchii*), and other biological resources.

Additional information was requested from the applicant's biologist and incorporated into the Revised Initial Study. Based on information provided by the biologist, it was determined that there wasn't likely to be an impact to the bee. Additionally, revised and new mitigation measures were added to address impacts to Joshua trees, alkali mariposa lilies, and silvery legless lizards. The Revised Initial Study was circulated for public review from November 4, 2020 to December 4, 2020. In response to the recirculation, the CDFW submitted a second comment letter in which they continued to express their concern regarding the bee. As such, staff has incorporated a condition of approval requiring a survey for the species during the bee's flying season. With the incorporation of this condition, staff believes that all concerns are adequately addressed.

STAFF RECOMMENDATION:

Adopt Resolution No. 20-23 approving Tentative Tract Map No. 61921 to allow for the subdivision of 20 gross acres into 72 lots in the R-7,000 zone located at the northeast corner of Avenue J and 40th Street West.



AGENDA ITEM: 4.

DATE: 10-19-20

STAFF REPORT

TENTATIVE TRACT MAP NO. 61921

DATE: October 19, 2020

TO: Lancaster Planning Commission

FROM: Jocelyn Swain, Senior Planner
Community Development Division, Development Services Department

APPLICANT: Royal Investors Group, LLC

LOCATION: 20± gross acres located at the northeast corner of Avenue J and 40th Street West (Assessor Parcel Numbers: 3153-011-036 and 3153-011-043)

REQUEST: Subdivision of 70 residential lots in the R-7,000 zone.

RECOMMENDATION: Adopt Resolution No. 20-23 approving Tentative Tract Map (TTM) No. 61921 to allow for the subdivision of 20 gross acres into 70 lots in the R-7,000 zone located at the northeast corner of Avenue J and 40th Street West (APNs: 3153-011-036 and 3153-011-043).

BACKGROUND

On August 21, 2005, Royal Investors submitted Tentative Tract Map No. 61921 for a subdivision of 74 single family residential lots in the R-7,000 (single family residential, minimum lot size 7,000 square feet) zone. The Planning Commission approved TTM No. 61921 on April 17, 2006 and it expired on April 17, 2018. On May 28, 2019, Royal Investors Group refiled Tentative Tract Map No. 61921 for 70 single family residential lots in the R-7,000 zone.

GENERAL INFORMATION

Table 1 summarizes the general information concerning this project.

Table 1: General Information

ITEM	DESCRIPTION
APNS	3153-011-036 and 3153-011-043
LOCATION	20± gross acres located at the northeast corner of Avenue J and 40 th Street West
ZONING AND LAND USE	R-7,000 (single family residential, minimum lot size 7,000 square feet)
SURROUNDING LAND USES AND ZONING	North: Fire Station #130 and vacant, R-7,000 South: Residential subdivisions, R-10,000 East: Residential subdivisions, R-7,000 West: Vacant, Commercial Planned Development (CPD)/ R-7,000
CURRENT DEVELOPMENT	Vacant Land
ENVIRONMENTAL REVIEW	<p>An initial study (SCH #2020090306) was prepared for the proposed project and circulated for a 30-day public review period in accordance with the California Environmental Quality Act (CEQA). The public review period started on September 16, 2020 and ended on October 16, 2020.</p> <p>Effective January 1, 1991, applicants whose projects have the potential to result in the loss of fish, wildlife, or habitat through urbanization and/or land use conversion are required to pay filing fees as set forth under Section 711.4 of the Fish and Game Code. Pursuant to Section 21089(b) of the Public Resources Code, the approval of a project is not valid, and no development right is vested, until such fees are paid.</p>

PROJECT DESCRIPTION:

The proposed project consists of the subdivision of approximately 20 gross acres into 70 single family residential lots in the R-7,000 zone. Lot sizes within the development would range in size from 7,008 square feet to 10,909 square feet.

The primary entrances to the subdivision would be from Avenue J, 38th Street West and Newgrove Street, with interior streets connecting to the subdivision to the east. The streets within the subdivision would be public as they complete public roadways within the existing tract. A meandering sidewalk would be provided along Avenue J and 40th Street. Landscaping would be provided along the perimeter of the subdivision and in the front yards of the individual lots at the time of construction.

The floor plans and elevations of the residences associated with the subdivision would be subject to review and approval by the City's Architectural and Design Commission prior to the issuance of building permits.

ANALYSIS:

General Plan Consistency

The proposed project would be consistent with the following goals, objectives, policies, and specific actions:

- | | |
|----------------------------------|---|
| Policy 3.1.1: | Ensure that development does not adversely affect the groundwater basin. |
| Policy 3.2.1: | Promote the use of water conservation measures in the landscape plans of new developments. |
| Specific Action 3.2.1(a): | Through the landscape plan check process, require the provision of drought-tolerant landscaping and water-saving irrigation systems for new residential, commercial, and industrial developments in accordance with City landscape ordinances. |
| Policy 3.2.5: | Promote the use of water conservation measures in the design of new developments. |
| Policy 3.3.1: | Minimize the amount of vehicular miles traveled. |
| Policy 3.3.2: | Facilitate the development and use of public transportation and travel modes such as bicycle riding and walking. |
| Policy 3.3.3: | Minimize air pollutant emissions generated by new and existing development. |
| Policy 3.4.4: | Ensure that development proposals, including City sponsored projects, are analyzed for short and long-term impacts to biological resources, and that appropriate mitigation measures are implemented. |
| Policy 3.5.1: | Minimize erosion problems resulting from development activities. |
| Policy 3.5.2: | Since certain soils in the Lancaster study area have exhibited shrink-swell behavior and a potential for fissuring, and subsidence may exist in other areas, minimize the potential for damage resulting from the occurrence of soils movement. |
| Objective 3.6: | Encourage efficient use of energy resources through the promotion |

of efficient land use patterns, the incorporation of energy conservation practices into new and existing development, and appropriate use of alternative energy.

Policy 3.6.1: Reduce energy consumption by establishing land use patterns which would decrease automobile travel and increase the use of energy efficient modes of transportation.

Policy 3.6.2: Encourage innovative building, site design and orientation techniques which minimize energy use.

Policy 3.6.3: Encourage the incorporation of energy conservation measures in existing and new structures.

Policy 3.6.6: Consider and promote the use of alternative energy, such as wind energy and solar energy.

Policy 4.3.1: Ensure that noise-sensitive land uses and noise generators are located and designed in such a manner that City noise objectives will be achieved.

Policy 10.1.1 Facilitate the use of bicycles as an alternative form of transportation, as well as a form of recreation.

Policy 15.1.2: Cooperate with local water agencies to provide an adequate water supply system to meet the standards for domestic and emergency needs.

Policy 15.1.5: Ensure sufficient infrastructure is built and maintained to handle and treat wastewater discharge.

Policy 15.3.1: Direct growth to areas with adequate existing facilities and services, areas which have adequate facilities and services committed, or areas where public services and facilities can be economically extended.

Objective 16.3: Foster development patterns and growth which contributes to, rather than detracts from net fiscal gains to the City.

Policy 16.3.1: Promote development patterns which will minimize the costs of infrastructure development, public facilities development and municipal service cost delivery.

Policy 18.1.4: Encourage the long-term maintenance of new residential development.

- Objective 18.2:** Encourage the location of new urban growth so that the provision of services to new development is not a burden to existing residents.
- Policy 18.2.1:** Encourage appropriate infill development.
- Policy 18.2.2:** Encourage appropriate development to locate so that municipal services can be efficiently provided.
- Objective 19.2:** Integrate new development with established land use patterns through quality infill to enhance overall community form and create a vibrant sense of place.

There are no goals, objectives, policies, or specific actions of the General Plan that would conflict with the proposed project. The proposed project would subdivide approximately 20 gross acres into 70 single family residential lots. The subdivision would develop the remaining two parcels between the existing subdivision to the east and 40th Street West providing for a cohesive look along Avenue J.

Housing Element Consistency

- Goal 6:** To promote sufficient housing to meet the diverse housing needs of all economic segments of the present and future City of Lancaster.
- Policy 6.1.2:** Promote infill housing development within areas presently approved for urban density residential development, as well as areas which have been committed to urban development.

The proposed project supports the goals and objectives of the City of Lancaster's Housing Element. Specifically, the Housing Element identifies objectives and policies to provide a variety of housing types to residents of the City and Antelope Valley as whole. The proposed project would provide single family residences on lots ranging from 7,000 square feet to almost 11,000 square feet in an area which is close to existing amenities such as parks and shopping. This provides an additional housing choice for individuals.

Compliance with the Lancaster Municipal Code

The proposed project complies with the development standards for residential uses in the R-7,000 zone as identified in Sections 17.08.060 and 17.08.070 of the Lancaster Municipal Code (LMC).

Compliance with the City of Lancaster Design Guidelines

The proposed project complies with the intent of Design Guidelines with respect to site design and layout for residential developments. Pedestrian connectivity is provided within the project site and along the project frontage (Avenue J and 40th Street West). The elevations and floor plans for the proposed residential lots would be reviewed and approved by the Architectural and Design

Commission prior to issuance of construction permits for compliance with the design guidelines. This would ensure quality design with 360-degree architecture which enhances the community's image and quality of life.

TENTATIVE MAP FINDINGS:

In order to grant a TTM, Section 16.08.110 of the Lancaster Municipal Code states that the Planning Commission must make all of the following findings:

- A. The proposed subdivision is consistent with the general plan, any applicable specific plan, and is compatible with the general plan land uses, goals, objectives, policies, and specific actions specified in such plan**

The proposed project is a residential subdivision that is consistent with the general plan land use designation of UR, and with the policies, goals, objectives, and specific actions identified above. The proposed project is not located within the boundaries of a Specific Plan.

- B. The design and improvement of the proposed subdivision is consistent with the general plan, any applicable specific plan, Title 17, and this title.**

The proposed design and improvements of the proposed project are consistent with the General Plan land use designation of UR, and with the development standards identified in Sections 17.08.060 and 17.08.070 of the LMC. The proposed project is not located within the boundaries of a Specific Plan.

- C. The site is physically suitable for the type and density of the development proposed.**

The project site is physically suitable for the type and proposed density of development because adequate roadway capacity and infrastructure exist or can be provided to support the development.

- D. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The design of the subdivision and the proposed improvements would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. All environmental impacts to biological resources associated with the proposed project would be less than significant with the incorporation of the identified mitigation measures and conditions of approval. Additionally, the developer would be required to pay the City's biological impact fee which is utilized to help conserve the biological resources found throughout the Antelope Valley.

E. The design of the subdivision or the type of improvements will not cause serious public health problems.

The design and improvement of the subdivision are not likely to cause serious public health problems as adequate sewer and water systems will be provided to the proposed project. Additionally, all residences within the subdivision are required to have trash collection services in accordance with the City of Lancaster's Waste Management franchise agreement.

F. The design or the types of improvements of the subdivision will not conflict with easements acquired by the public at large, for access through, or use of, property within the subdivision. The city may approve the map if alternate easements will be provided in accordance with Section 66474(g) of the Subdivision Map Act.

There are no known public easements or access across the subject property; therefore, the design of the subdivision will not conflict with public access. Any utility can be accommodated within the design of the proposed project.

G. The city's action will not have an adverse effect on the housing needs of the region and the city has balanced these needs against the public service needs of its residents and available fiscal and environmental resources, in accordance with Section 66412.3 of the Subdivision Map Act.

The proposed subdivision would have a beneficial effect on the housing needs of the region because an additional 70 dwelling units could be provided. The proposed project would not adversely affect the economic health of the City as the infrastructure to support the proposed project, such as roadways and utility lines, currently exist in the vicinity of the project site and the maintenance of this infrastructure is already occurring.

H. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.

The proposed project is not expected to have any significant impact on any future passive or natural heating or cooling opportunities. The proposed project has been designed to take advantage of heating and cooling opportunities, to the extent feasible. Additionally, the proposed project is required to comply with the Title 24 which includes requirements for solar energy.

LEGAL NOTICE

A notice of Public Hearing was mailed to all property owners within a 500-foot radius of the project, posted in three places, posted on the subject property, and noticed in Antelope Valley Press on October 9, 2020.

RECOMMENDATION

Adopt Resolution No. 20-23 approving Tentative Tract Map (TTM) No. 61921 to allow for the subdivision of 20 gross acres into 70 lots in the R-7,000 zone located at the northeast corner of Avenue J and 40th Street West (APNs: 3153-011-036 and 3153-011-043).

Attachment:

Resolution No. 20-23

RESOLUTION NO. 20-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 61921 TO ALLOW FOR THE SUBDIVISION OF 20± GROSS ACRES INTO 72 SINGLE FAMILY RESIDENTIAL LOTS IN THE R-7,000 ZONE LOCATED AT THE NORTHEAST CORNER OF AVENUE J AND 40TH STREET WEST (APNS: 3153-011-036 AND 3153-011-043) AND ADOPTING A MITIGATED NEGATIVE DECLARATION

WHEREAS, a Tentative Tract Map has been requested by Royal Investors Group, LLC (“Applicant”) to allow for the subdivision of 72 single family residential lots on 20 gross acres at the northeast corner of Avenue J and 40th Street West (APNs: 3153-011-036 and 3153-011-043) in the R-7,000 (single family residential, minimum lot size 7,000 square feet) zone; and

WHEREAS, an application for the above-described Tentative Tract Map has been filed pursuant to Chapter 16.08, and of the Lancaster Municipal Code (“LMC”); and

WHEREAS, staff has performed the necessary investigations to ensure the proposed division of land would be consistent with the purpose of the City’s Subdivision Ordinance, the State Subdivision Map Act, and regulations of the LMC, prepared a written report, and recommended approval of this Tentative Tract Map, subject to conditions; and

WHEREAS, public notice was published and given as required by law, and a public hearing was held on October 19, 2020 and December 14, 2020; and

WHEREAS, the Planning Commission, after considering all evidence presented, desires to approve Applicant’s requested Tentative Tract Map.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LANCASTER, DOES HEREBY RESOLVE, DETERMINE AND ORDER, AS FOLLOWS:

Section 1. That the foregoing Recitals are true, correct and a substantive part of this Resolution.

Section 2. That the Planning Commission hereby adopts the following finding pursuant to Section 16.08.110 of the LMC:

- a. The proposed subdivision is consistent with the general plan, any applicable specific plan, and is compatible with the general plan land uses, goals, objectives, policies, and specific actions specified in such plan.
- b. The design and improvement of the proposed subdivision is consistent with the general plan, any applicable specific plan, Title 17, and this title.

PC Resolution No. 20-23
Tentative Tract Map No. 61921
December 14, 2020
Page 2

- c. The site is physically suitable for the type and density of the development proposed.
- d. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- e. The design of the subdivision or the type of improvements will not cause serious public health problems.
- f. The design or the types of improvements of the subdivision will not conflict with easements acquired by the public at large, for access through, or use of, property within the subdivision. The City may approve the map if alternate easements will be provided in accordance with Section 66474(g) of the Subdivision Map Act.
- g. The City's action will not have an adverse effect on the housing needs of the region and the City has balanced these needs against the public service needs of its residents and available fiscal and environmental resources, in accordance with Section 66412.3 of the Subdivision Map Act.
- h. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.

Section 3. That the Planning Commission hereby certifies that it has reviewed and considered the information in the Mitigated Negative Declaration prepared for the proposed project in compliance with the California Environmental Quality ("CEQA") (including its implementing regulations) prior to taking action. The Planning Commission hereby finds that the Initial Study determined that the proposed project could have a significant effect on the environment; however, there will not be a significant effect in this case with the implementation of the mitigation measures as detailed in the Mitigated Negative Declaration. The Planning Commission hereby finds, pursuant to Section 21082.1 of the Public Resources Code, that the Mitigated Negative Declaration prepared for the proposed project reflects the independent judgment of the City of Lancaster.

Section 4. That Planning Commission staff is hereby authorized and directed to prepare, execute, and file a Notice of Determination pursuant to CEQA (including its implementing guidelines).

Section 5. That the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program included in the Mitigated Negative Declaration.

Section 6. That the Planning Commission hereby approves Tentative Tract Map No. 61921, subject to the conditions attached hereto and incorporated herein.

PC Resolution No. 20-23
Tentative Tract Map No. 61921
December 14, 2020
Page 3

PASSED, APPROVED and ADOPTED this 14th day of December 2020, by the following vote:

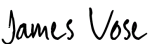
AYES: Harvey, Moore, Tufts, Smith, and Vose.

NOES: None.

ABSTAIN: None.

RECUSED: None.

ABSENT: Cook and Parris.

DocuSigned by:

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JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:

DocuSigned by:

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LARISSA DE LA CRUZ, Senior Manager – Community Development
City of Lancaster

Attachments:

- A. Conditions List
- B. Mitigation Monitoring and Reporting Program
- C. Initial Study



0.05 0.025 0 0.05 Miles

40TH STREET WEST

NEWGROVE STREET

NORBERRY

37TH STREET W

BUENA VISTA WAY

PALO VERDE STREET

PILLSBURY STREET

CHAPARRAL DRIVE

NEOLA WAY

PONDERA STREET

W AVENUE J

W AVENUE J

JADE CT

3153-011-036

3153-011-043

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

ATTACHMENT TO PC RESOLUTION NO. 20-23
TENTATIVE TRACT MAP NO. 61921
CONDITIONS LIST
December 14, 2020

GENERAL CONDITIONS

1. Unless otherwise indicated herein, the development and/or of the site shall be in substantial conformance with approved site plans on file in the Community Development Division.
2. The approval of this tentative map shall expire 24 months from the date of conditional approval. The subdivider may file for three one-year extensions of the conditionally approved map prior to the date of expiration. If such extension is requested, it must be filed no later than 60 days prior to expiration.
3. The subdivider/applicant shall defend, indemnify, and hold harmless the City and its elected officials, officers, employees and representatives from any claim, action, or proceeding against the City or its elected officials, officers, employees and representatives to attack, set aside, void, or annul, an approval of the City concerning this subdivision, which action is brought within the time period provided for in Section 66499.37 of the Subdivision Map Act, or an approval of the City concerning this site plan review and the use(s) and development permitted by its approval. The City shall promptly notify the subdivider of any claim, action, or proceeding and shall cooperate fully in the defense; this condition shall not be imposed if the City fails to promptly notify the subdivider or fails to cooperate fully in the defense.
4. If the map is to be recorded in phases, the subdivider shall submit a phasing plan and phasing condition/mitigation measure matrix to the Community Development Division for approval thirty (30) days prior to filing the final map of the first phase.
5. All requirements of the Municipal Code and the specific zoning of the subject property must be complied with unless otherwise set forth in the permit or shown on the approved site plan.
6. The applicant is advised that details shown on the tentative map are not necessarily approved. Any details which are inconsistent with requirements of ordinances, general conditions of approval, or City policies must be specifically approved by the City in writing.
7. The applicant shall contact the Los Angeles County Fire Department to determine the improvements that may be required to protect the property from fire hazards and shall provide and install at his expense such improvements as may be deemed necessary by the Los Angeles County Fire Department. Fire protection improvements shall be completed to the satisfaction of the Development Services Director prior to certification of completion and occupancy of the subject buildings.
8. The following items/plans shall be submitted to the Development Services Department, which shall route them to the Community Development Division for concurrent review and approval prior to issuance of permits:
 - a. Lighting Plan
 - b. Building Plan

- c. Grading Plan
 - d. Landscape Plan
9. All necessary permits shall be obtained from the Development Services Department prior to any construction, remodeling, or replacement of buildings or other structures.
 10. Prior to building permit issuance, the applicant shall pay all applicable development fees including, but not limited to, the following: 1) Los Angeles County Sanitation District Sewer Connection Fee; 2) Interim School Facilities Financing Fee; 3) Traffic Signal Fee; 4) Planned Local Drainage Facilities fee; 5) Dwelling Unit Fee; 6) Traffic Impact Fees; 7) Urban Structure Program Fee (Park Development Fee, Administrative Office Fee, Corporate Yard Fee, and Operations Impact Fee, etc.); and 8) Landscape Fee.
 11. If any provision of this permit is held or declared to be invalid, the permit shall be void, and the privileges granted hereunder shall lapse.
 12. It is further declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the permit shall be suspended and the privileges granted hereunder shall lapse provided that the applicant has been given written notice to cease such violation and has failed to do so within the time period set forth in the notice.
 13. Prior to building/grading permit issuance, whichever comes first, the applicant shall submit a geotechnical report as detailed in Chapter 18 of the latest edition of the California Building Code and as required by the Development Services Department. The geotechnical report shall be completed in accordance with the County of Los Angeles, Department of Public Work, Manual for Preparation of Geotechnical Reports.
 14. All construction and/or installation of improvements shall be undertaken to the specification of the Lancaster Municipal Code.
 15. Prior to occupancy of any buildings or structures, the permittee shall request, no less than forty-eight (48) hours in advance, that on-site inspection be made by the Community Development Division to verify that development of the property has occurred in conformity with conditions as enumerated in this permit.
 16. The applicant shall be responsible for notifying the Community Development Division in writing of any change in ownership, designation of a new engineer, or change in the status of the developer, within thirty (30) days of said change.
 17. An encroachment permit shall be obtained from the Development Services Department prior to doing any work within the public right-of-way.
 18. Prior to final map recordation, the subdivider shall be required to install distribution lines and individual service lines for appropriate cable television systems to each parcel in the subdivision.

19. Prior to permit issuance, the applicant by agreement with the Development Services Director, may guarantee installation of improvements as determined by the Development Services Director through faithful performance bonds, letters of credit, or any other acceptable means acceptable to the Development Services Director, Finance Director, and/or City Attorney.
20. Provide at least 40 feet of frontage at the property line and approximately radial lot lines for all lots fronting on the cul-de-sacs or knuckles.

FEES, ASSESSMENTS, AND ANNEXATIONS

21. Prior to recordation of the final map and/or building occupancy, the property shall be annexed into the Lancaster Lighting Maintenance District.
22. Prior to final map recordation and/or building occupancy, the property shall be annexed into the Lancaster Drainage Maintenance District.
23. Prior to final map recordation and/or building occupancy, the property shall be annexed into the Lancaster Landscape Maintenance District.
24. The applicant is hereby advised that this project is subject to 1st year's assessment fees for the following maintenance districts, as applicable, prior to issuance of related permits (grading, building, sewer, etc.): 1) Lancaster Drainage Maintenance District, 2) Lancaster Lighting Maintenance District, 3) Lancaster Landscape Maintenance District, and 4) Lancaster Sewer Maintenance District.

STREETS

25. Provide letter(s) of slope easement(s) as directed by the Development Services Director.
26. Prior to building occupancy, the applicant shall repair or replace any broken, damaged, and/or non-ADA compliant pavement, curb, gutter, and sidewalk on streets within or abutting the project to street centerline to the satisfaction of the Development Services Director.
27. The applicant shall comply with the City Municipal Code, Chapter 13.20, Article II, entitled Installation/Relocation for New/Expanded Development of Overhead Utilities as directed by the Development Services Director. (Ordinance No. 361)
28. The proposed project shall comply with the City of Lancaster Holiday Moratorium Policy. No excavation or work shall occur within the public right-of-way on Primary Arterials, Secondary Arterials, and Collector Streets between November 15th and January 2nd, except work pertaining to public safety or with the written permission of the City Manager. Work commenced prior to the restriction period must be in such a condition that it will be resurfaced prior to November 15th.
29. Prior to occupancy, the applicant shall design and construct City owned and maintained street lighting systems (LS-3 rate schedule). The Developer's engineer shall prepare all plans

necessary to build said street lighting system in accordance with Southern California Edison and City of Lancaster standards.

TRAFFIC

30. Prior to issuance of the street improvement encroachment permit, the applicant shall obtain approval of a signing and striping plan. The signing and striping plan shall be completed in accordance with all City of Lancaster standards, as directed by the City Engineer.
31. Prior to Tract Map approval, the applicant shall dedicate additional street right-of-way for a total of 56 feet from centerline on 40th Street West from southern boundary of APN 3153-011-900 to Avenue J, as directed by the City Engineer.
32. Prior to Tract Map approval, the applicant shall dedicate additional street right-of-way for a total of 56 feet from centerline on Avenue J from 40th Street West to the eastern boundary of Lot 35, as directed by the City Engineer.
33. Prior to Tract Map approval, the applicant shall dedicate additional street right-of-way for a total of 30 feet from centerline on 38th Street West from Newgrove Street to Norberry Street, as directed by the City Engineer.
34. Prior to Tract Map approval, the applicant shall dedicate additional street right-of-way for a total of 32 feet from centerline on Newgrove Street from the eastern boundary of APN 3153-011-900 to 38th Street West, as directed by the City Engineer.
35. Prior to Tract Map approval, the applicant shall dedicate additional street right-of-way for a total of 60 feet for Norberry Street from 38th Street West to "A" Street, as directed by the City Engineer.
36. Prior to Tract Map approval, the applicant shall dedicate additional street right-of-way for a total of 60 feet for "A" Street from Norberry to "C" Street, as directed by the City Engineer.
37. Prior to Tract Map approval, the applicant shall dedicate additional street right-of-way for a total of 60 feet for "B" Street from Norberry Street to Avenue J, as directed by the City Engineer.
38. Prior to Tract Map approval, the applicant shall dedicate additional street right-of-way for a total of 60 feet for "C" Street from "A" Street to "B" Street, as directed by the City Engineer.
39. Prior to building occupancy, the applicant shall construct the following street improvements within/along the frontage of the project site, as directed by the City Engineer:

Street Name	Curb & Gutter	Base & Paving	Street Lights	Street Trees	Sidewalk (5' min)	Landscaped Median	Class II Bike Lanes	LMD Easement
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40 th Street West	X	X	X	X	X	X	X	X
Avenue J	X	X	X	X	X	X	X	X
38 th Street West	X	X	X	X	X			
Newgrove Street	X	X	X	X	X			
Norberry Street	X	X	X	X	X			
Pillsbury Street	X	X	X	X	X			
“A”, “B”, & “C” Streets	X	X	X	X	X			

40. Prior to building occupancy, the applicant shall construct additional pavement as required to transition to the existing pavement in accordance with City Design Guidelines, to the satisfaction of the City Engineer.
41. Prior to building occupancy, the applicant shall install conduit, pull rope, and pull boxes along regional, primary, and secondary arterials to the nearest arterial intersection to be used for future Traffic Signal Communication Interconnect. The interconnect system shall be installed in accordance with the specifications approved by the Traffic Section, to the satisfaction of the City Engineer.
42. Prior to building occupancy, the applicant shall design and construct ADA “walk arounds” at driveway locations and ADA-compliant curb ramps at the following locations, to the satisfaction of the City Engineer:
 - a. Southwest corner of Newgrove Street & 38th Street West
 - b. Northwest corner of Norberry Street & 38th Street West
 - c. Southwest and southeast corners of Norberry Street & “B” Street
 - d. Northeast and southeast corners of Pillsbury Street & “B” Street
 - e. Northwest and southwest corners of “C” Street & “B” Street
 - f. Northwest and northeast corners of Avenue J & “B” Street
 - g. Northeast corner of Avenue J & 40th Street West
43. Prior to building occupancy, the applicant shall provide and install street name signs, as directed by the City Engineer.
44. Prior to issuance of building permits/Tract/Parcel Map approval, the applicant shall dedicate the right to restrict direct vehicular ingress and egress on all streets having a projected volume of 2,000 vehicle trips each day and within 100 feet of any secondary or primary arterial, on the Tract Map or by separate document.
45. Prior to Tract Map approval, the applicant shall dedicate a total of 4 feet along 40th Street West as a Landscape Maintenance District easement.

46. Prior to Tract Map approval, the applicant shall dedicate a total of 4 feet along Avenue J as a Landscape Maintenance District easement.

DRAINAGE/GRADING

47. Prior to final map approval, grading permit issuance, and/or storm drain permit issuance, the applicant shall acquire and dedicate all required easements for drainage impacts as identified in the final hydrology/hydraulic report of the Tract Map or by separate instrument. All right-of-way dedications will be to the satisfaction of the City Engineer.
48. Provide for contributory drainage from adjoining properties and return drainage to its natural conditions or secure off-site drainage acceptance letters from affected property owners.
49. Prior to issuance of a grading permit, the applicant shall submit a grading plan consistent with the approved site plan and conditions of approval. The grading plan shall be based on an approved drainage area study and hydrology/hydraulic report, detailed recent topographic survey, and a detailing engineering soils report specifically approved by the geologist and/or soils engineer that addresses all submitted recommendations.
50. Prior to final map approval or grading permit issuance, whichever comes first, the applicant shall obtain approval of the final hydrology/hydraulic study. The final drainage facilities shall be based on the approved hydrology/hydraulic study and will be designed based on the City of Lancaster Engineering Design Guidelines Policies and Procedures Sections 2.7 and 3, and/or to the satisfaction of the Development Services Director. Any on-site and/or off-site mitigation measures required by the approved hydrology/hydraulic study shall be constructed prior to first occupancy.
51. Prior to first occupancy, the applicant shall construct all drainage improvements required by the City of Lancaster's Master Plan or Drainage Facilities (MPDF) when warranted by upstream development and/or if identified as "critical" by the Master Plan of Drainage or City Engineer to the satisfaction of the Development Services Director. This may include but not be limited to reinforced concrete pipes in 40th Street West. The hydrology/hydraulic report prepared for the project shall provide calculations demonstrating the proposed improvements will be of sufficient size and capacity to mitigate and convey interim and ultimate watershed flow from the project site and surrounding off-site tributary areas. The hydrology/hydraulic report shall also include analyses to determine if and when the MPDF will be warranted and identify any interim MPDF and/or improvements required with the project. The applicant is hereby advised that this project is subject to Planned Local Drainage Facilities Fees at the time of building permit issuance as part of their fair share of future cost. If ultimate MPDFs warranted at the time of development, the applicant may enter into a reimbursement agreement with the City and be credited fees per the City's Drainage Reimbursement Policy.
52. Prior to first occupancy, the applicant shall construct all drainage improvements to connect with the City's Master Plan of Drainage Facilities to the satisfaction of the Development Services Director. The hydrology/hydraulic report prepared for the project shall provide calculations demonstrating the proposed improvements will be of sufficient size and capacity

to mitigate and convey interim and ultimate watershed flow from the project site and surrounding off-site tributary areas.

53. Prior to building occupancy, all drainage facilities and streets with secondary overflow are to be constructed and approved prior to occupancy of any structure within the project to the satisfaction of the Development Services Director.
54. Prior to first occupancy, the applicant shall design and construct an on-site drainage basin or underground retention or other approved drainage solution as warranted to mitigate the developed runoff volume per an approved hydrology study to the satisfaction of the Development Services Director.
55. Prior to final map approval or grading permit issuance, the streets shall be designed to avoid creating sump conditions to the satisfaction of the Development Services Director. If a sump condition is unavoidable, design streets so that secondary overflow is through the streets and, as needed, design and install redundant drainage systems (i.e., additional storm drain line and catch basin systems.) Secondary overland overflow shall not be allowed through lot easements. Secondary overland overflow shall be allowed through fee title dedicated drainage paths, paseos or other pedestrian walkways and passageways.
56. Prior to issuance of any construction related permits (grading, building, etc.), a Dust Control Plan shall be prepared and submitted to the Antelope Valley Air Quality Management District (AVAQMD) in accordance with Rule 403 of the AVAQMD. An approved copy of the Dust Control Plan shall be submitted to the Development Services Department for residential projects of 10 acres and larger and for commercial/industrial projects of 5 acres and larger. In lieu of an approved plan, a letter from the AVAQMD waiving this requirement shall be submitted.
57. Prior to commencing hauling operations for this project, the applicant shall obtain a hauling permit for an import/export of >100 CY of hauling material to/from the project within the public right-of-way including the export/receiving site and an exhibit of the proposed haul route. The applicant is responsible to obtain approval from all applicable agencies for the material hauling operation. The designated haul route shall be designed to the requirements of the City of Lancaster Design Guidelines, Standards, and Municipal Code and to the satisfaction of the Development Services Director.
 - a. The applicant shall comply with the following requirements for the material hauling operation:
 1. The hours of operation shall be approved by the Development Services Director.
 2. Provide non-stop street sweeping service on all City streets along the haul route during all hours of work to the satisfaction of the Development Services Director.
 3. Provide traffic control and flagging personnel along the haul route to the satisfaction of the Development Services Director.

4. When required by the Development Services Director, the applicant shall post a security to serve as surety of repair in the event facilities within the City right-of-way are adversely impacted by the hauling operations.
- b. Prior to building occupancy and release of security, the applicant shall repair any pavement damaged by the material hauling operation to the satisfaction of the Development Services Director. The security will not be reduced or released or building occupancy given until the completion of the repair work. The limits of the road repairs shall be consistent with the approved haul route and determined by the Development Services Director.

SEWER

58. Prior to final map approval, sewer plan/lateral connection approval, and/or sewer encroachment permit issuance, whichever comes first, the applicant shall obtain approval of the final sewer area study. The final sewer facilities shall be based on the approved sewer area study and will be designed based on the City of Lancaster Engineering Design Guidelines Policies and Procedures Section 2.4, and/or to the satisfaction of the Development Services Director. Any on-site and/or off-site mitigation measures required by the approved sewer area study shall be constructed prior to first occupancy.
59. Per the direction of the Development Services Director, provide a sewer area study prior to submittal of final map.
60. Prior to building occupancy, approval of this project is contingent upon the installation and dedication of local main line sewers and separate laterals to serve each structure at such time as the permanent structures are constructed on the site.
61. Prior to sewer plan approval, the streets shall be designed to avoid creating sump conditions to the satisfaction of the Development Services Director. Local main line sewers shall not be allowed through lot easements. Local main line sewers shall be allowed through fee title dedicated drainage paths, paseos or other pedestrian walkways and passageways.

WATER

62. The project shall be served by adequately sized water system facilities, including fire hydrants, of sufficient size to accommodate the total domestic and fire flows required for the land division. Domestic flows required are to be determined by the Development Services Director. Fire flows required are to be determined by the Fire Chief.
63. There shall also be filed with this project a statement from the water purveyor indicating that water service shall be provided to each lot and that the proposed water mains and any other required facilities will be operated by the purveyor and that under normal operating conditions the system will meet requirements for the land division.

64. Per the direction of the Community Development Manager and the Development Services Director, the applicant shall be required to comply with all ordinances in effect at the time of project construction to address the balance of water supply to water demand.
65. In order to obtain a conditional will-serve letter, the project applicant must secure permanent water supply entitlements sufficient to meet the project's annual water demands as determined by the Los Angeles County Waterworks District 40 (District). This entitlement may be secured through entering an agreement with the District to purchase new State Water Project Table A or other permanent water supply through the Antelope Valley – East Kern Water Agency.
66. In addition to the condition above, the District may require that: 1) various charges/fees be paid by the owner/developer of the property; 2) on-site and off-site water system facilities installed by a State licensed contractor retained by the owner/developer, and inspected and accepted by the District, using plans prepared by a licensed engineer that are reviewed by the District; or 3) a combination of 1) and 2). Once constructed to the satisfaction of the District, the water system facilities are to be dedicated gratis to the District for subsequent operation and maintenance.

LANDSCAPING

67. Prior to landscape encroachment permit, landscape plans shall be prepared in accordance with Ordinance No. 1070 and submitted to the Development Engineering Section of the Development Services Department, along with required plan check fees, for review and approval prior to the installation of landscaping or irrigation systems. Such plans to be incorporated into development of the site and shall show size, type, and location of all plants, trees, and irrigation facilities.
68. Prior to Tract Map approval, the applicant shall dedicate landscape easements fronting the project site, as directed by the City Engineer.
69. Prior to building occupancy, provide landscape easement and maintenance district along primary and secondary arterials, in accordance with City policy. The irrigation system, landscape plan, and plant materials are subject to approval by the Development Services Director. The construction materials, color, and design of the decorative (i.e., slump stone, split faced with brick pilasters, and decorative brick cap) masonry wall abutting the landscape maintenance district and entry street is subject to approval of the Community Development Manager. The irrigation and plant materials shall be installed and completed to the satisfaction of the Development Services Director prior to occupancy of any residence within the development.
70. Prior to building occupancy, developer shall install a “purple pipe” irrigation system in all landscape maintenance districts to provide for future connection to a recycled water system to the satisfaction of the Development Services Director.
71. Landscape materials, once approved, shall be maintained in perpetuity.

COMMUNITY DEVELOPMENT

72. The applicant is hereby advised that the use of any signs, strings of pennants, banners or streamers, clusters of flags and similar attention-getting devices are prohibited, except where there has been prior written approval from the Community Development Division.
73. All elevations and floor plans for residential subdivisions shall be subject to approval by the City of Lancaster's Architectural and Design Commission.

OTHER

74. The applicant shall pay a fee to the City of Lancaster in the sum of \$770.00 per gross acre, to be held in the biological mitigation fund as established by the City Council. Payment of said fee shall occur prior to Final Map for Parcel/Tract Maps and prior to or concurrent with the approval of a grading permit for all other projects. Additionally, should the applicant be required to pay mitigation fees under the California Department of Fish and Wildlife, these fees can be deducted from the amount collected by the City of Lancaster.

ENVIRONMENTAL/MITIGATION MEASURES

75. Pursuant to Section 21089(b) of the Public Resources Code, approval of this project will not be valid, and no development right shall be vested, until such time as the required fees, as set forth under Section 711.4 of the Fish and Game Code, have been paid. Said fees, in the form of a check made payable to the County of Los Angeles Clerk's Office shall be submitted to the Community Development Division within three days of approval.
76. The applicant shall conduct a survey for the Crotch bumblebee within a year of ground disturbing activities on the project site. This survey shall be conducted by a qualified entomologist during the bees active flying season (March 1 – September 1) and the results documented in a report submitted to both the City of Lancaster and the California Department of Fish and Wildlife. If the bee is encountered, and it is still a candidate or formally listed species, the applicant shall obtain an Incidental Take Permit.
77. 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:
 - 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 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.

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:

- 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, 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 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 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.
- 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.
78. A detailed survey of the Joshua trees on the project site shall be prepared and submitted to both the City of Lancaster and the California Department of Fish and Wildlife. This report shall include detailed information regarding each of the Joshua trees including GPS coordinates, height, width, general health and tree specific photographs.
79. In the event that the Joshua trees cannot be preserved on the project site through construction and occupancy, the developer shall obtain an Incidental Take Permit for the Joshua trees prior to the issuance of any grading/construction permits and removal of the trees.
80. Prior to the issuance of any ground disturbing permits, the applicant shall retain a biologist to conduct a springtime sensitive plant species survey specifically focused on Alkali Mariposa Lilies. In the event that a springtime survey cannot be conducted, the biologist shall map all suitable habitat for lilies on the project site. The biologist's report shall include the total acreage of lilies present or the suitable habitat for the lilies and the applicant shall be required to pay \$2,405/acre for these areas. The funds will be placed into a designated account and utilized for the acquisition of conservation habitat within the Antelope Valley.
81. Burrowing owl protocol surveys shall be conducted on the project site prior to the start of construction/ground disturbing activities in accordance with established burrowing owl protocols. If burrowing owls are identified using the project site during the surveys, the applicant shall contact the California Department of Fish and Wildlife to determine the appropriate mitigation/management requirements.

82. A silvery legless lizard pre-construction survey shall be conducted on the project site within 14-days of the start of construction/ground disturbing activities in accordance with established protocols. If any silvery legless lizards are encountered during the preconstruction survey, the California Department of Fish and Wildlife shall be contacted and the lizard relocated in accordance with relocation protocols for this species.
83. A nesting bird survey shall be conducted within 14 days prior to the start of construction/ground disturbing activities. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Wildlife. If Swainson's hawks or other raptors are identified using the project site during the survey, the applicant shall contact the California Department of Fish and Wildlife to determine the appropriate mitigation/management requirements. No construction shall occur within 0.5 miles of an active Swainson's hawk nest or within 500 feet of active nests for other raptors.
84. The applicant shall consult with the California Department of Fish and Wildlife to determine whether or not a Section 1602, Streambed Alteration Agreement, is required prior to any work occurring on the project site or the issuance of any construction related permits (e.g., grading, building, etc.). If a Streambed Alteration Agreement is required, it shall be obtained prior to the issuance of any construction related permits.
85. The applicant shall coordinate with the Lahontan Regional Water Quality Control Board to determine whether the applicant is required to obtain a Report of Waste Discharge prior to any work occurring on the project site. If this permit is required, it shall be obtained prior to the issuance of any construction related permits (e.g., grading, building, etc.).
86. 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 a qualified archaeologist meeting the Secretary of the 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 San Manuel Band of Mission Indians, the Fernandeno Tataviam Band of Mission Indians and the Morongo Band of Mission Indians shall be contacted regarding any pre-contact finds and provided information after the archaeologist makes their initial assessment of 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, a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the Tribes, and all subsequent finds shall be subject to this plan. This plan shall allow for a monitor to be present that represents the tribe(s) for the remainder of the project, should the tribe(s) elect to place a monitor on-site.
87. If significant pre-contact cultural resources, as defined by CEQA, are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to the San Manuel Band of Mission Indians, the Fernandeno Tataviam Band of Mission Indians and the Morongo Band of Mission Indians for

review and comment. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

88. 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 Section 7050.5 and that code shall be enforced for the duration of the project. If the human remains are determined to be Native American in origin by the County Coroner, the applicant shall immediately notify the Lead Agency, the San Manuel Band of Mission Indians, the Fernandeno Tataviam Band of Mission Indians and the Morongo Band of Mission Indians.
89. Any and all archaeological/cultural documents created as part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to lead agency for dissemination to the San Manuel Band of Mission Indians, the Fernandeno Tataviam Band of Mission Indians and the Morongo Band of Mission Indians. The lead agency and/or applicant shall, in good faith, continue to work with the identified tribes on any cultural resources related issues that may arise throughout the life of the project. If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to both the San Manuel Band of Mission Indians and the San Fernandeno Tataviam Band of Mission Indians for review and comment. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
90. The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality Management District (AVAQMD) for review and approval in accordance with Rule 403, Fugitive Dust, prior to the issuance of any grading and/or construction permits. This plan shall demonstrate adequate water or dust suppressant application equipment to mitigate all disturbed areas.
91. Signage shall be displayed on the project site in accordance with AVAQMD Rule 403 (Appendix A).
92. Construction operations shall not occur between 8 p.m. and 7 a.m. on weekdays or Saturday or any time on Sunday. The hours of any construction-related activities shall be restricted to periods and days permitted by local ordinance.
93. The on-site construction supervisor shall have the responsibility and authority to receive and resolve noise 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.
94. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.
95. Material stockpiles and mobile equipment staging, parking and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.

96. The use of noise producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only.
97. No project-related public address or music system shall be audible at any adjacent receptor.
98. All noise producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specifications. Mobile or fixed “package” equipment (e.g., arc-welders, air compressors, etc.) shall be equipped with shrouds and noise control features that are readily available for the type of equipment.
99. A notice shall be included in the purchase of all homes in the subdivision notifying the home buyer of the presence of an active fire station immediately adjacent to the property and that noise associated with the operation of the fire station (alarms, sirens, etc.) may occur at all hours.

Mit. / Cond. 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 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">• 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	Prior to the final approval of grading plan, issuance of stockpile or construction permit, or any ground disturbing activities.	Submittal of training materials, sign-in sheets, and LA County Department of Public Health reviewed plan.	Development Services Department, Community Development Division, and LA County Department of Public Health			

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
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	<p>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> <p>The project operator also shall consult with the Los Angeles County Department of 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 Department of 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 						

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	<p>on air conditioning prior to using the equipment.</p> <ul style="list-style-type: none"> • 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, 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 						

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	<p>develop a protocol to medically evaluate employees who develop symptoms of Valley Fever.</p> <ul style="list-style-type: none"> • Work with a medical professional, in consultation with the Los Angeles County Department of 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 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. • 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; 						

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
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	<p>designated smoking areas will be equipped with handwashing facilities.</p> <ul style="list-style-type: none"> Post warnings on-site and consider limiting access to visitors, especially those without adequate training and respiratory protection. Audit and enforce compliance with relevant Cal OSHA health and safety standards on the job site. 						
BIOLOGICAL RESOURCES							
2.	A detailed survey of the Joshua trees on the project site shall be prepared and submitted to both the City of Lancaster and the California Department of Fish and Wildlife. This report shall include detailed information regarding each of the Joshua trees including GPS coordinates, height, width, general health, and tree specific photographs.	Prior to final approval of a grading/construction plan, issuance of stockpile or construction permit, or any ground disturbing activities.	Submittal of the detailed Joshua tree report from the biologist to both the City of Lancaster and the California Department of Fish and Wildlife.	City of Lancaster, Community Development Division; California Department of Fish and Wildlife			
3.	In the event that the Joshua trees cannot be preserved on the project site through construction and occupancy, the developer shall obtain an Incidental Take Permit for the Joshua trees prior to the issuance of any grading/construction permits and removal of the trees.	Prior to final approval of a grading/construction plan, issuance of stockpile or construction permit, or any ground disturbing activities.	Submittal of a copy of the approved Incidental Take Permit to the City of Lancaster Community Development Division or a letter from the California Department of Fish and Wildlife stating that one is not required.	City of Lancaster, Community Development Division; California Department of Fish and Wildlife			
4.	Prior to the issuance of any ground disturbing permits, the applicant shall retain a biologist to conduct a springtime sensitive plant species survey specifically focused on Alkali Mariposa Lilies. In the event that a springtime survey cannot be conducted,	Prior to final approval of a grading/construction plan, issuance of stockpile or construction permit, or any ground	Submittal of a copy of the report from the biologist and payment of the appropriate mitigation fees.	City of Lancaster, Community Development Division			

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	the biologist shall map all suitable habitat for lilies on the project site. The biologist's report shall include the total acreage of lilies present or the suitable habitat for the lilies and the applicant shall be required to pay \$2,405/acre for these areas. The funds will be placed into a designated account and utilized for the acquisition of conservation habitat within the Antelope Valley.	disturbing activities.					
5.	Burrowing owl protocol surveys shall be conducted on the project site prior to the start of construction/ground disturbing activities in accordance with established burrowing owl protocols. If burrowing owls are identified using the project site during the surveys, the applicant shall contact the California Department of Fish and Wildlife to determine the appropriate mitigation/management requirements.	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 with the results of the burrowing owl survey and a map showing buffer areas, if necessary.	Development Services Department, Community Development Division			
6.	A silvery legless lizard pre-construction survey shall be conducted on the project site within 14-days of the start of construction/ground disturbing activities in accordance with established protocols. If any silvery legless lizards are encountered during the preconstruction survey, the California Department of Fish and Wildlife shall be contacted and the lizard relocated in accordance with relocation protocols for this species.	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 with the results of the silvery legless lizard preconstruction survey. If any coordination with the California Department of Fish and Wildlife occurred and/or any relocation of a lizard was necessary, this information shall be documented in the report.	Development Services Department, Community Development Division			
7.	A nesting bird survey shall be conducted within 14 days prior to the start of construction/ground	Prior to final approval of a grading/construction	Submittal of the report from the biologist with	Development Services Department, Community			

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	disturbing activities. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Wildlife. If Swainson's hawks or other raptors are identified using the project site during the survey, the applicant shall contact the California Department of Fish and Wildlife to determine the appropriate mitigation/management requirements. No construction shall occur within 0.5 miles of an active Swainson's hawk nest or within 500 feet of active nests for other raptors.	plan, issuance of stockpile or construction permit, or any ground disturbing activities	the results of the nesting bird survey and a map showing buffer areas, if necessary.	Development Division			
8.	The applicant shall consult with the California Department of Fish and Wildlife to determine whether or not a Section 1602, Streambed Alteration Agreement, is required prior to any work occurring on the project site or the issuance of any construction related permits (e.g., grading, building, etc.). If a Streambed Alteration Agreement is required, it shall be obtained prior to the issuance of any construction related permits.	Prior to final approval of a grading/construction plan, issuance of stockpile or construction permit, or any ground disturbing activities	A copy of the approved Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW) or a letter from CDFW stating that one is not needed.	Development Services Department, Community Development Division			
9.	The applicant shall coordinate with the Lahontan Regional Water Quality Control Board to determine whether the applicant is required to obtain a Report of Waste Discharge prior to any work occurring on the project site. If this permit is required, it shall be obtained prior to the issuance of any construction related permits (e.g., grading, building, etc.).	Prior to final approval of grading/construction plan, issuance of stockpile or construction permit, or any ground disturbing activities	A copy of the approved WDR or a letter from Lahontan stating that a WDR is not necessary.	Development Services Department, Community Development Division			
CULTURAL RESOURCES							
10.	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	During construction	Notification to the City of Lancaster, affected tribes	City of Lancaster Community Development Division, construction			

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	cease and a qualified archaeologist meeting the Secretary of the 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 San Manuel Band of Mission Indians, the Fernandeno Tataviam Band of Mission Indians and the Morongo Band of Mission Indians shall be contacted regarding any pre-contact finds and provided information after the archaeologist makes their initial assessment of 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, a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the Tribes, and all subsequent finds shall be subject to this plan. This plan shall allow for a monitor to be present that represents the tribe(s) for the remainder of the project, should the tribe(s) elect to place a monitor on-site.			foreman, and appropriate tribal parties			
11.	If significant pre-contact cultural resources, as defined by CEQA, are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to the San Manuel Band of Mission Indians, the Fernandeno Tataviam Band of Mission Indians and the Morongo Band of Mission Indians for review and comment. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.	During construction	Notification to the City of Lancaster, affected tribes	City of Lancaster Community Development Division, construction foreman, and appropriate tribal parties			
12.	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	During construction	Notification to the City of Lancaster, County Coroner, and any affected tribe	City of Lancaster Community Development Division, construction foreman, and			

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	County Coroner shall be contacted pursuant to State Health and Safety Code Section 7050.5 and that code shall be enforced for the duration of the project. If the human remains are determined to be Native American in origin by the County Coroner, the applicant shall immediately notify the Lead Agency, the San Manuel Band of Mission Indians, the Fernandeno Tataviam Band of Mission Indians and the Morongo Band of Mission Indians.			appropriate tribal parties			
13.	Any and all archaeological/cultural documents created as part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to lead agency for dissemination to the San Manuel Band of Mission Indians, the Fernandeno Tataviam Band of Mission Indians and the Morongo Band of Mission Indians. The lead agency and/or applicant shall, in good faith, continue to work with the identified tribes on any cultural resources related issues that may arise throughout the life of the project.	During construction	Copies of all archaeological/cultural records	City of Lancaster Community Development Division, archaeologist, construction foreman, and appropriate tribal parties			
GEOLOGY AND SOILS							
14.	The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality Management District (AVAQMD) for review and approval in accordance with Rule 403, Fugitive Dust, prior to the issuance of any grading and/or construction permits. This plan shall demonstrate adequate water or dust suppressant application equipment to mitigate all disturbed areas.	Prior to vegetation removal, grubbing, grading, stockpile, or construction, the City shall receive a copy of the Dust Control Plan	A copy of the AVAQMD-approved Dust Control Plan Field Inspections	Development Services Department, Community Development Division, Capital Engineering and Building and Safety, and the AVAQMD.			
15.	Signage shall be displayed on the project site in accordance with AVAQMD Rule 403 (Appendix A).	During construction	Field inspections	Development Services Department, Community Development Division and Building and Safety,			

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
				and the AVAQMD.			
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 periods and days permitted by local ordinance.	During construction	Field inspections	Development Services Department, Community Development Division and Building and Safety			
17.	The on-site construction supervisor shall have the responsibility and authority to receive and resolve noise 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.	During construction	Field inspections	Development Services Department, Community Development Division and Building and Safety			
18.	Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.	During construction	Field inspections	Development Services Department, Community Development Division and Building and Safety			
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 inspections	Development Services Department, Community Development Division and Building and Safety			
20.	The use of noise producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only.	During construction	Field inspections	Development Services Department, Community Development Division and Building and Safety			
21.	No project-related public address or music system shall be audible at any adjacent receptor.	During construction	Field inspections	Development Services Department, Community Development Division and Building and Safety			

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
22.	All noise producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factor specifications. Mobile or fixed "package" equipment (e.g., arc-welders, air compressors, etc.) shall be equipped with shrouds and noise control features that are readily available for the type of equipment.	During construction	Field inspections	Development Services Department, Community Development Division and Building and Safety			
23.	A notice shall be included in the purchase of all homes in the subdivision notifying the home buyer of the presence of an active fire station immediately adjacent to the property and that noise associated with the operation of the fire station (alarms, sirens, etc.) may occur at all hours.	Prior to the issuance of building permits	Submittal of notice language from the home builder	Development Services Department, Community Development Department			

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1. **Project title and File Number:** Tentative Tract Map No. 61921
 2. **Lead agency name and address:** City of Lancaster
Development Services Department
Community Development Division
44933 Fern Avenue
Lancaster, California 93534
 3. **Contact person and phone number:** Jocelyn Swain, Senior Planner
(661) 723-6100
 4. **Location:** ±20 acres at the northeast corner of 40th
Street West and Avenue J
(APNs: 3153-011-036 and 3153-011-043)
(see Figure 1)
 5. **Applicant name and address:** Royal Investors Group, LLC
15821 Ventura Boulevard, Suite 460
Encino, CA 91436
 6. **General Plan designation:** Urban Residential (UR)
 7. **Zoning:** R-7,000 (single family residential, minimum
lot size 7,000 square feet)
 8. **Description of project:**

The proposed project consists of the subdivision of 20 acres into 72 single family residential lots in the R-7,000 zone (Figure 2). The primary entrances to the subdivision would be from Avenue J and Newgrove Street, with streets connecting to the subdivision to the east. The streets within the subdivision would be public. Lot sizes with the development would range in size from 7,008 square feet to 10,909 square feet. A meandering sidewalk would be provided along Avenue J and 40th Street West. Landscaping would be provided along the perimeter of the subdivision and in the front yards of the individual lots at the time of construction.



Figure 1, Project Location Map

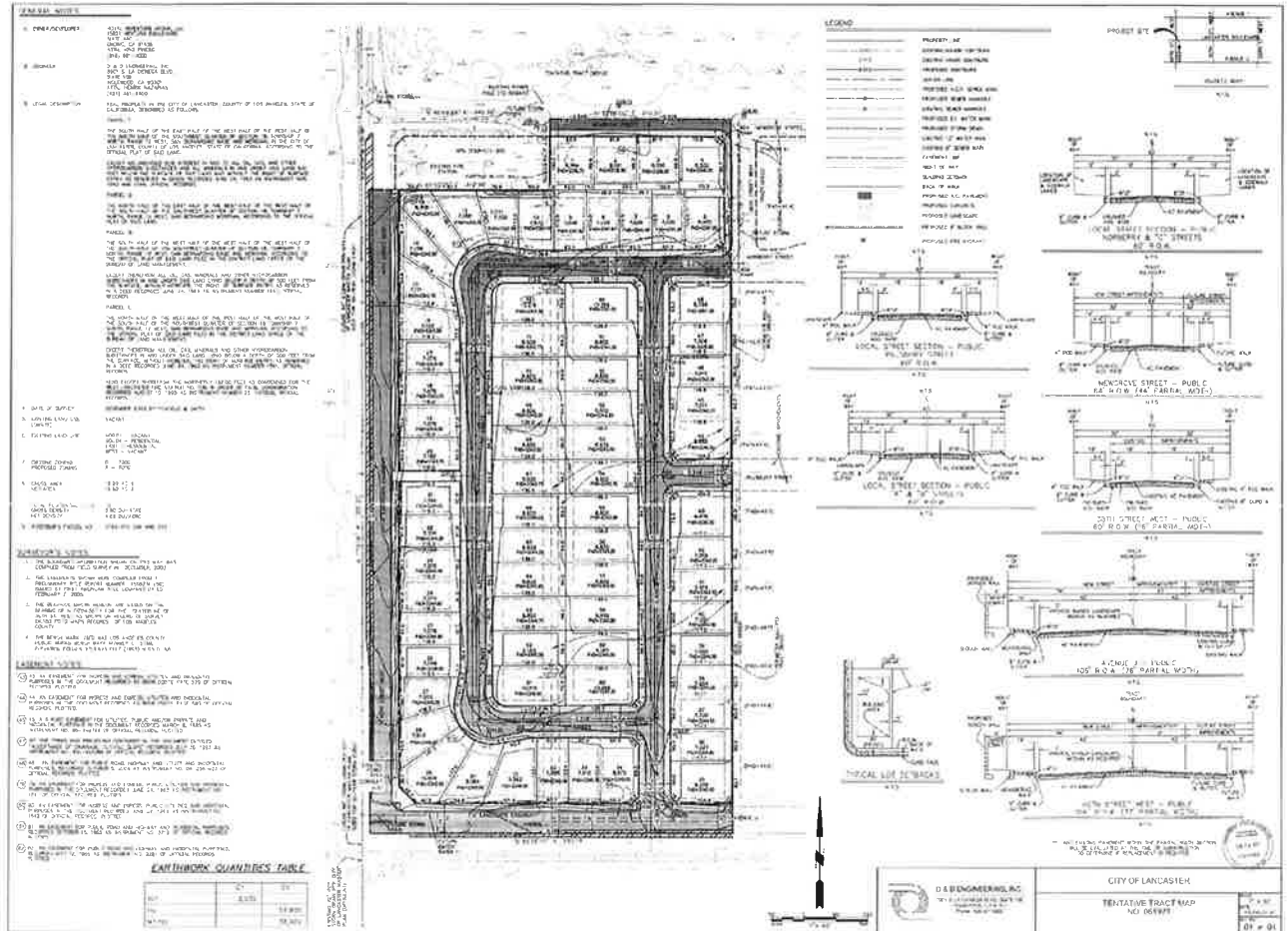


Figure 2, Conceptual Site Plan

9. Surrounding land uses and setting:

The project site is located in the central portion of the City in an area that is developing. The property to the east and south of the project site is developed with single family residential subdivisions. The area north of the project site is partially developed with a fire station and partially vacant. The property to the west is currently vacant; however, a portion of the property has an approved tentative map which has not been developed. Further to the west is the Mira Loma State Prison.

Table 1
Zoning/Land Use Information

Direction	Zoning		Land Use
	City	County/Palmdale	
North	R-7,000	N/A	Los Angeles County Fire Station #130, vacant
East	R-7,000	N/A	Residential subdivision
South	R-10,000	N/A	Residential subdivision
West	CPD/ R-7,000	N/A	Vacant
Notes: R-7,000 (single family residential, minimum lot size 7,000 square feet); R-10,000 (single family residential, minimum lot size 10,000 square feet); CPD (Commercial Planned Development)			

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement.)

Approvals from other public agencies for the proposed project include, but are not limited to, the following:

- Antelope Valley Air Quality Management District (dust control plan)
- Los Angeles County Waterworks District 40
- Los Angeles County Sanitation District (annexation)
- Southern California Edison
- California Department of Fish and Wildlife
- Lahontan Regional Water Quality Control Board

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

In accordance with Assembly Bill (AB) 52, the City sent letters to a total of 5 tribes (7 individuals) that have either been identified by the Native American Heritage Commission (NAHC) or that have directly contacted the City for notification via certified, return receipt mail on January 14, 2020. These letters included copies of the site plan, cultural resources report, and

an aerial photograph along with the offer to consult on the project. Table 2 identifies the tribes, the person whose attention the letter was directed to, and the date the letter was received.

Table 2
Tribal Notification

Tribe	Person/Title	Date Received
Serrano Nation of Mission Indians	Wayne Walker/Co-Chairperson	January 17, 2020
Serrano Nation of Mission Indians	Mark Cochrane/Co-Chairperson	January 17, 2020
Fernandeno Tataviam Band of Mission Indians	Jairo Avila/Tribal Historic and Cultural Preservation Officer	January 17, 2020
Morongo Band of Mission Indians	Robert Martin/Chairperson	January 17, 2020
Morongo Band of Mission Indians	Denisa Torres/Cultural Resources Manager	January 17, 2020
San Manuel Band of Mission Indians	Lee Clauss/Director of Cultural Resources	January 17, 2020
San Fernando Band of Mission Indians	Donna Yocum/Chairperson	January 23, 2020

Responses were received from three of the tribes: Fernandeno Tataviam Band of Mission Indians, Morongo Band of Mission Indians, and the San Manuel Band of Mission Indians. None of the tribes had concern associated with specific tribal resources. However, tribal resources are known to be in the general area/Antelope Valley. As such, mitigation measures were requested which would ensure the proper handling and notification of the tribes in the event that any cultural resources are encountered during construction activities. These measures have been included in the cultural resources section.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards & Hazardous Materials
<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Mineral Resources
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation	<input type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Wildfire	<input type="checkbox"/>	Mandatory Findings of Significance

DETERMINATION: On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Jocelyn Swain, Senior Planner

11/4/20
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Use. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less Than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
I. <u>AESTHETICS</u> . Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings with a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality or public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views of the area?			X	

- a. The City of Lancaster General Plan identifies five scenic areas in the City and immediately surrounding area (LMEA Figure 12-1). Views of these scenic areas are not generally visible from the project site or the immediately surrounding roadways as the project site is located in central portion of the City which is urbanizing. However, views of the mountains surrounding the Antelope Valley and open desert to the north and west are available from the project site and roadways. With implementation of the proposed project, these views would not change and would continue to be available from the roadways and project site. Therefore, impacts would be less than significant.
- b. The project site does not contain any rock outcroppings or buildings (historic or otherwise). The project site does contain a handful trees, including willows and Joshua trees, scattered throughout the site which would be removed with the construction of the proposed project. However, the project site is not located near a State Scenic Highway or a roadway designated as scenic by the City's General Plan. Additionally, landscaping would be required along both 40th Street West and Avenue J and the front yards of the residential lots would be landscaped in accordance with City standards. Therefore, impacts would be less than significant.
- c. The proposed project is consistent with the zoning code as it pertains to this use and zone. Additionally, the City of Lancaster adopted Design Guidelines on December 8, 2009 (updated March 30, 2010). These guidelines provide the basis to achieve quality design for all

development within the City of Lancaster and are intended to provide for an attractive and unique image for the community by creating a walkable, sustainable, cohesive and enduring built environment. The proposed project is consistent with the intent of the design guidelines; specifically, the layout of the subdivision. Prior to the issuance of building permits for the project, the elevations of the models would be subject to review by the Architectural and Design Commission to ensure that the elevations are consistent with the design guidelines and City's vision for the look of the community. Therefore, impacts would be less than significant.

- d. The ambient lighting in the vicinity of the project site is moderate due to street lights, vehicle headlights, general lighting from the adjacent residential uses, and lighting associated with the prison facility and fire station. Light and glare would be generated from the proposed project in the form of additional street lights, residential lighting, and motor vehicles. Street lights within the proposed subdivision would be shielded and focused downward onto the project site. Additionally, the proposed subdivision would not produce substantial amounts of glare as the development would be constructed primarily from non-reflective materials. Therefore, light and glare impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
II. <u>AGRICULTURE AND FORESTRY RESOURCES.</u> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

- a. The California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (FMMP), tracks and categorizes land with respect to agricultural resources. Land is designated as one of the following and each has a specific definition: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing Land, Urban and Built-Up Land, Other Land, and Water.

The maps for each county are updated every two years. The Los Angeles County Farmland Map was last updated in 2018; however, the 2018 map has not yet been published. Based on the 2016, the project site is designated as Urban and Built-Up Land.

Urban and Built-Up land is defined as land "occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf course, sanitary landfills, sewage treatment, and water control structures. As the project site is not designated as farmland of importance by the State nor is it currently utilized for agricultural purposes, no impacts to agricultural resources would occur.

- b. The project site is designated as R-7,000 which does not allow for agricultural uses. Additionally, the project site is located in the central portion of the City which is heavily urbanized. The properties surrounding the project site are designated as R-7,000, R-10,000 (single family residential, minimum lot size 10,000 square feet), and CPD (Commercial Planned Development); none of which allow for agricultural uses. The project site is not under agricultural production and none of the surrounding properties are under agricultural production. Additionally, the project site and surrounding area are not subject to a Williamson Act contract. Therefore, no impacts would occur.
- c-d. According to the City of Lancaster's General Plan, there are no forests or timberlands located within the City of Lancaster. Therefore, the proposed project would not result in the rezoning of forest or timberland and would not cause the loss of forest land or the conversion of forest land to non-forest land. Therefore, no impacts would occur.
- e. See responses to Items IIa-d.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
III. <u>AIR QUALITY</u> . Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?		X		
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

- a. Development proposed under the City of Lancaster's General Plan would not create air emissions that exceed the Air Quality Management Plan (GPEIR pgs. 5.5-21 to 5.5-22). The project site is designated as UR and zoned R-7,000. Residential subdivisions are a permitted use under this zoning. As such, any emissions associated with the proposed project have already been accounted for and the proposed project would not conflict with or obstruct the implementation of the Air Quality Management Plan and no impacts would occur.
- b. The project site is located within the boundaries of the Antelope Valley Air Quality Management District (AVAQMD) and therefore, is subject to compliance with the thresholds established by the AVAQMD. These thresholds are identified in the AVAQMD's California Environmental Quality Act (CEQA) and Federal Conformity Guidelines document dated August 2016. The thresholds are summarized in Table 3.

Construction of the proposed project would generate air emissions associated with grading, use of heavy equipment, construction worker vehicles, etc. However, due to the relatively small size of the subdivision and the type of construction involved, construction of the proposed project would not generate air emissions that would exceed the thresholds identified in Table 3.

Table 3
AVAQMD Air Quality Thresholds

Criteria Pollutant	Daily Threshold (Pounds)	Annual Threshold (Tons)
Oxides of Nitrogen (NO _x)	25	137
Volatile Organic Compounds (VOC)	25	137
Oxides of Sulfur (SO _x)	25	137
Particulate Matter (PM ₁₀)	15	82
Particulate Matter (PM _{2.5})	12	65
Hydrogen Sulfide (H ₂ S)	10	54
Lead (Pb)	0.6	3

The proposed project would generate approximately 704 daily vehicle trips. These trips would generate air emissions; however, the amount of emissions from the estimated vehicle trips would not be sufficient to create or significantly contribute towards violations of air quality standards. Therefore, emissions associated with the occupancy of the proposed subdivision would be less than significant.

A discussion of dust control measures during construction and operation of the proposed project can be found under Item VII.b and a discussion of valley fever can be found under Item III.c.

- c. The closest sensitive receptors to the project site are the residential uses immediately to the east and south. Carbon monoxide concentrations near a congested roadway or intersection may reach unhealthful levels, affecting local sensitive receptors (e.g., residents, school children, elderly, hospital patients, etc.). Typically, high CO concentrations are associated with roadways or intersections operating at unacceptable levels of service or with extremely high traffic volumes. In areas with high background levels CO concentrations, modeling is recommended to determine the project's effect on local CO levels. The background levels of CO, as reported by the Lancaster Air Monitoring Station on Division Street showed the highest recorded 1-hour concentration of 2.6 parts per million (ppm) and the highest 8-hour concentration of 1.5 ppm in the past three years. The State standard is 20 ppm and 9 ppm, respectively.

As the background levels of CO in the City of Lancaster are low and the traffic division determined that the intersections in the vicinity of the project site are operating at acceptable levels, no CO hotspots would occur.

However, since the construction of the proposed project would result in the disturbance of the soil, it is possible individuals could be exposed to Valley Fever. Valley Fever or coccidioidomycosis, is primarily a disease of the lungs caused by the spores of the *Coccidioides immitis* fungus. The spores are found in soils, become airborne when the soil is disturbed, and are subsequently inhaled into the lungs. After the fungal spores have settled in the lungs, they change into a multicellular structure called a spherule. Fungal growth in the lungs occurs as the spherule grows and bursts, releasing endospores, which then develop into more spherules.

Valley Fever is not contagious, and therefore, cannot be passed on from person to person. Most of those who are infected would recover without treatment within six months and would have a life-long immunity to the fungal spores. In severe cases, especially in those patients with rapid and extensive primary illness, those who are at risk for dissemination of disease, and those who have disseminated disease, antifungal drug therapy is used.

Nearby sensitive receptors as well as workers at the project site could be exposed to Valley Fever from fugitive dust generated during construction. There is the potential that cocci spores would be stirred up during excavation, grading, and earth-moving activities, exposing construction workers and nearby sensitive receptors to these spores and thereby to the potential of contracting Valley Fever. However, implementation of Mitigation Measures [REDACTED] (see Geology and Soils) which requires the project operator to implement dust control measures in compliance with AVAQMD Rule 403, and implementation of Mitigation Measure 1, below, which would provide personal protective respiratory equipment to construction workers and provide information to all construction personnel and visitors about Valley Fever, the risk of exposure to Valley Fever would be minimized to a less than significant level.

Mitigation Measures

1. 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:
 - 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 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.

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:

- 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, 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 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 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.
- 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.
- d. Construction and operation of the proposed project is not anticipated to produce significant objectionable odors. Construction equipment may generate some odors, but these odors would be similar to those produced by vehicles traveling along Avenue J and 40th Street West. Most objectionable odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. These types of uses are not part of the proposed project. The proposed project consists of a 72-lot residential subdivision. Odors may be generated by typical residential activities (e.g., cooking, etc.). However, these odors are considered to be common and acceptable residential odors. Therefore, impacts associated with odors would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
IV. <u>BIOLOGICAL RESOURCES</u> . Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

- a. A biological resources survey was prepared for the project site by Mark Hagan and documented in a report entitled "Biological Resource Assessment of APN 3153-011-036 and 43, Lancaster, California" dated August 12, 2019. As part of the study, a pedestrian survey of the project site was conducted. On January 21, 2019, two random transects were walked within the site and on July 29, 2019, ten north-south line transects of the project site were walked. The project site is characterized by heavily impacted saltbush scrub habitat. A total of 39 plant species and 23

wildlife species were observed on the project site. Tables 4 and 5 list the plant and wildlife species encountered on the project site.

Several special status species have the potential to occur on site or have been identified as species needing additional discussion. These species include: Joshua trees, alkali mariposa lilies, Crotch bumblebee, Swainson's hawk, burrowing owl, and silvery legless lizards. These species and potential impacts are discussed below in greater detail.

Table 4
Observed Plant Species

Joshua tree (<i>Yucca brevifolia</i>)	Salt cedar (<i>Tamarix</i> sp.)	Willow (<i>Salix</i> sp.)
Great basin sagebrush (<i>Artemisia tridentata</i>)	Cheesebush (<i>Hymenoclea salsola</i>)	Rabbit brush (<i>Chrysothamnus nauseosus</i>)
Chinese pusley (<i>Heliotropium curassavicum</i>)	Mormon tea (<i>Ephedra nevadensis</i>)	Arrow scale (<i>Atriplex phyllostegia</i>)
Matchweed (<i>Gutierrezia lucida</i>)	Silverscale (<i>Atriplex argentea</i>)	Shadscale (<i>Atriplex confertifolia</i>)
Jimson weed (<i>Datura meteloides</i>)	Pineapple weed (<i>Matricaria discoidea</i>)	Vinegar weed (<i>Trichostema lanceolatum</i>)
Flattop buckwheat (<i>Eriogonum deflexum</i>)	Desert velvet (<i>Psathyrotes ramosissima</i>)	Yellow pepper grass (<i>Lepidium flavum</i>)
Alkali mariposa lily (<i>Calochortus striatus</i>)	Desert pink (<i>Stephanomeria exigua</i>)	Red-stem filaree (<i>Erodium cicutarium</i>)
Salt grass (<i>Distichlis spicata</i>)	Fiddleneck (<i>Amsinckia tessellata</i>)	Davy gilia (<i>Gilia latiflora davyi</i>)
White sweet clover (<i>Melilotus alba</i>)	Black-eyed susan (<i>Rudbeckia hirta</i>)	Desert milkweed (<i>Asclepias erosa</i>)
Five-hook bassia (<i>Bassia hyssopifolia</i>)	Tumble mustard (<i>Sisymbrium altissimum</i>)	Annual burweed (<i>Franseria acanthicarpa</i>)
Bull thistle (<i>Cirsium vulgare</i>)	Horseweed (<i>Canyza honariensis</i>)	Russian thistle (<i>Salsola iberica</i>)
Prickly lettuce (<i>Lactuca seriola</i>)	Mustard sp. (Brassicaceae)	Foxtail barley (<i>Hordeum murinum</i>)
Cheat grass (<i>Bromus tectorum</i>)	Schismus (<i>Schismus</i> sp.)	Red brome (<i>Bromus rubens</i>)

Joshua Trees

On September 22, 2020, the California Fish and Game Commission voted to designate the Joshua tree as a candidate species under the California Endangered Species Act (CESA). As a candidate for listing, the Joshua tree is temporarily afforded the same protections as a state-listed threatened or endangered species. After the California Fish and Wildlife status report on the species, the Commission will vote on whether to officially list the species. This process generally takes around a year.

Table 5
Observed Animal Species

Black-tailed jackrabbit (<i>Lepus californicus</i>)	California ground squirrel (<i>Citellus beecheyi</i>)	Pocket gopher (<i>Thomomys bottae</i>)
Desert cottontail (<i>Sylvilagus auduboni</i>)	Northern harrier (<i>Circus cyaneus</i>)	Mourning dove (<i>Zenaida macroura</i>)
Domestic dog (<i>Canis familiaris</i>)	Coyote (<i>Canis latrans</i>)	Killdeer (<i>Charadrius vociferus</i>)
Rodents (Order: Rodentia)	Rock dove (<i>Columba livia</i>)	Common raven (<i>Corvus corax</i>)
Horned lark (<i>Eremophila alpestris</i>)	Side botched lizard (<i>Uta stansburiana</i>)	Western whiptail (<i>Cnemidophorus tigris</i>)
Bees (Order: Hymenoptera)	Dragonfly (Order: Odonata)	Fly (Order: Diptera)
Trapdoor spider (Order: Araneida)	Cabbage white butterfly (<i>Pieris rapae</i>)	Harvester ants (Order: Hymenoptera)
Grasshopper (Order: Orthoptera)	Spider (Order: Araneida)	

The project site contains a total of six Joshua trees. These trees range in height from approximately 2-3 feet to around 10 feet and are scattered throughout the site. The proposed project would result in the creation of individual lots and ultimately in the construction of 72 single family residences. Given the scattered location of the trees throughout the site and the nature of the proposed project, it is not likely that they can be saved in place. If the trees need to be removed in order to construct the proposed project, the applicant would be required to obtain an Incidental Take Permit for the six trees. Mitigation provided below identifies the requirement for an Incidental Take Permit along with the submittal of a detailed biological report on the project site's Joshua trees. Impacts to Joshua trees would be less than significant with the implementation of these measures.

Alkali Mariposa

Alkali mariposa lilies has a status of 1B by the California Native Plant Society. This status is defined as "plants rare, threatened, or endangered in California and elsewhere." However, it is not a listed species under either the federal Endangered Species Act or CESA. The preferred habitat for this species is chaparral, chenopod scrub, Mojavean desert scrub, and meadows; preferably alkaline meadows and ephemeral washes.

During the survey of the project site, an alkali mariposa lily seed pod was observed within the western portion. The project site and adjacent areas (which are predominantly developed) are highly disturbed and viable populations of this plant species are not expected. However, it is possible that there are alkali mariposa lilies on the project site which were not observed during the biological surveys. The City mitigates the impacts to this plant species through the payment of a per acre fee (\$2,405/acre) that is utilized to acquire conservation habitat typical of the habitat in the Antelope Valley. This fee is higher than the biological impact fee and is based on land values where previous surveys have indicated the presence of alkali mariposa lilies.¹ A

¹ Personal communication between Brian Ludicke and Dr. Larry LaPre, Bureau of Land Management biologist, March 2006.

mitigation measure has been identified requiring a springtime survey for the presence of alkali mariposa lilies or if surveys cannot be conducted during the spring, a mapping of all suitable habitat for the lilies on the project site. The fee is required to be paid for the areas which contain or potentially contain the lily. With implementation of the identified measure, impacts would be less than significant.

Crotch Bumblebee

The Crotch Bumblebee (*Bombus crotchii*) was designated as a candidate species under the California Endangered Species Act by the California Fish and Game Commission on June 12, 2019. A determination regarding formal listing is expected the end of 2020, beginning part of 2021.

This bumblebee occurs primarily in California and has a limited climatic range. Although the species tolerates hotter and drier climates than most bumblebees it is noted that it does not penetrate far into desert regions. Habitat consists of open grassland and scrub habitat. This species nests underground in rodent holes, old bird nests, rock piles, and cavities of dead trees.

A review of the California Natural Diversity Database in October 2020 identified two sightings mapped to the same location:

- South of the project site, south of Avenue J (1968 and 1972). The listings indicate that the exact location is unknown and the accuracy is to within 1 mile.

Since 1968/1971, the area around the project site has changed substantially and the project site is predominantly surrounded by development. Additionally, the west side of the project site is highly impacted by invasive plant species and the east side of the project site was graded prior to 2005 and subsequently covered with spoil piles. The project site does contain plants within the Asteraceae family (rabbit brush, match weed) and the Asclepias family (desert milkweed – rare within the project site). During the surveys of the project site in January and July 2019, no nesting bees were observed on the project site and it is unlikely that this species is on the project site. Therefore, impacts are not anticipated and no mitigation measures are required.

Swainson's Hawk

The Swainson's hawk (*Buteo swainsonii*) is listed as Threatened under CESA. They nest in larger trees, ornamental/urban trees (e.g., cottonwoods, etc.); though it is possible that they could nest in larger Joshua trees. Typical forage areas consist of agricultural fields, grasslands, Joshua tree and desert scrub and CDFW considers foraging lands within 5 miles of a nest tree that has been used in the last five years to be important to nesting success.

Swainson's hawk was not observed utilizing or nesting on the project site during the surveys. No suitable nesting trees are located within the project site and there are no known nesting sites within 5 miles of the project site. The project site appears to have little forage value for Swainson's hawks and the ephemeral drainages haven't developed to the extent of habitat represented by active agricultural fields, parks, and evaporation/retention ponds. A search of the California Natural Diversity Database in October 2020 identified two reported nesting locations:

- Lancaster Boulevard and Sierra Highway (1978) – in a cottonwood tree
- Avenue G, east of Division Street (2016)

The potential nesting site identified on Division Street is located outside of the five mile radius. Additionally, a visit to this location by the project biologist did not detect this potential nest location. Therefore, impacts to this species are not anticipated or considered likely.

Burrowing Owl

Burrowing owls are considered a species of special concern by the CDFW. Burrowing owls prefer open, dry annual or perennial grasslands, deserts and scrublands characterized by low-growing vegetation. This bird species is a subterranean nester and is dependent upon burrowing mammals for the creation of burrowing, particularly California ground squirrel.

The project site contains suitable habitat for burrowing owls including California ground squirrel burrows. During the project surveys, no evidence of burrowing owls such as pellets, whitewash, feathers, etc. were encountered on the site and no burrowing owls were observed. However, burrowing owls are known to occur in the general vicinity of the project site (i.e., the prison) and it is possible that they could occupy the project prior to the start of construction. To ensure that no owls are present at the time of construction, protocol level burrowing owl surveys shall be conducted within 14-days of the start of construction. With implementation of the mitigation measure, impacts would be less than significant.

Silvery Legless Lizard

The silvery legless lizard (*Anniella pulchra*) is a California Department of Fish and Wildlife Species of Special Concern and requires habitat of sandy loose soils with sparse vegetation. High clay content and low moisture content of the soils is a limiting factor causing death and inability to burrow. A search of the California Natural Diversity Database in October 2020 identified five reported locations:

- Sierra Highway and Avenue N (1946) – very sandy, no clay pans
- Avenue K-8 and 40th Street West (2005) – very sandy, no clay pans
- 1546 West Avenue L-12 (1988) – yard, no clay pans
- 4058 West Avenue L-4 (2013) – yard, no clay pans
- 55th Street West and Lancaster Boulevard (prison complex) (1988)

The closest of these locations is approximately 1.5 miles northwest of the project site within the existing prison complex. However, this reported sighting is 32 years old. The silvery legless lizard was not observed on the project site during any of the project surveys. Additionally, it is not likely to move onto the project site due to the site being predominantly surrounded by development (e.g., streets, fire station, residential subdivisions, etc.). However, to ensure that this species is not present at the time of construction activities, a pre-construction survey in accordance with existing protocols shall be conducted. With implementation of the mitigation measure, any potential impacts to silvery legless lizards would be less than significant.

Nesting Birds

No nesting birds were observed on the project site at the time of the surveys. However, the project site contains six Joshua trees and other plant species which may provide suitable nesting habitat for a variety of bird species. In order to ensure that no impacts occur to the nesting birds at the time of project construction, a pre-construction nesting bird survey is required and in the event nesting birds are encountered, specified buffer areas shall be established until the birds have fledged. With implementation of the identified mitigation measure, impacts would be less than significant.

Mitigation Measures

The following mitigation measures are required to reduce impacts to sensitive plant and animal species to less than significant levels.

1. A detail survey of the Joshua trees on the project site shall be prepared and submitted to both the City of Lancaster and the California Department of Fish and Wildlife. This report shall include detailed information regarding each of the Joshua trees including GPS coordinates, height, width, general health, and tree specific photographs.
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 Take Permit for the Joshua trees prior to the issuance of any grading/construction permits and removal of the trees.
3. Prior to the issuance of any ground disturbing permits, the applicant shall retain a biologist to conduct a springtime sensitive plant species 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 lilies on the project site. The biologist's report shall include the total acreage of lilies present or the suitable habitat for lilies and the applicant shall be required to pay \$2,405/acre for these areas. The funds will be placed into a designated account and utilized for the acquisition of conservation habitat within the Antelope Valley.
4. Burrowing owl protocol surveys shall be conducted on the project site within 14-days of the start of construction/ground disturbing activities in accordance with established burrowing owl protocols. If burrowing owls are identified utilizing the project site during the surveys, the applicant shall contact the California Department of Fish and Wildlife to determine the appropriate mitigation/management requirements.
5. A silvery legless lizard pre-construction survey shall be conducted on the project site within 14-days of the start of construction/ground disturbing activities in accordance with established protocols. If any silvery legless lizards are encountered during the pre-construction survey, CDFW shall be contacted and the lizard relocated in accordance with relocation protocols for this species.
6. A nesting bird survey shall be conducted within 14 days prior to the start of construction/ground disturbing activities. If nesting birds are encountered, all work shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Wildlife (CDFW). If Swainson's hawks or other

raptors are identified using the project site during the survey, the applicant shall contact the CDFW to determine the appropriate mitigation/management requirements. No construction shall occur within 0.5 miles of an active Swainson's hawk nest or within 500 feet of active nests for other raptors.

- b. No natural drainages are present on the project site. However, two drainage channels have been created on the project site through runoff from the housing tract to the east. These drainage channels contain vegetation and on occasion, standing water. As such, the California Department of Fish and Wildlife and the Regional Water Quality Control Board may consider these drainages as Waters of the State. In order to ensure that any impacts to waters or riparian habitat are minimized, the mitigation measures below are required. With implementation of the identified measures, impacts would be less than significant.

Mitigation Measures

- 7. The applicant shall consult with the California Department of Fish and Wildlife to determine whether or not a Section 1602 Streambed Alteration Agreement, is required prior to any work occurring on the project site or the issuance of any construction related permits (e.g., grading, building, etc.). If a Streambed Alteration Agreement is required, it shall be obtained prior to the issuance of any construction related permits and a copy shall be submitted to the City of Lancaster.
 - 8. The applicant shall coordinate with the Lahontan Regional Water Quality Control Board to determine whether the applicant is required to obtain a Report of Waste Discharge prior to any work occurring on the project site. If this permit is required, it shall be obtained prior to the issuance of any construction related permits (e.g., grading, building, etc.) and a copy shall be submitted to the City of Lancaster.
- c. There are no State or federally protected wetlands on the project site as defined by Section 404 of the Clean Water Act. Therefore, no impacts would occur.
 - d. While some animal species may move across the project site, the area is highly fragmented, contain many man-made barriers (e.g., subdivisions, streets, etc.) and does not connect two larger areas of habitat. The project site is not part of an established migratory wildlife corridor. Therefore, no impacts would occur.
 - e. The proposed project would not conflict with any local policies or ordinances, such as a tree preservation policy, protecting biological resources. The proposed project would be subject to the requirements of Ordinance 848, Biological Impact Fee, which requires the payment of \$770/acre to offset the cumulative loss of biological resources in the Antelope Valley as a result of development.

The City's Biological Impact Fee was adopted on October 11, 2005 and went into effect on November 25, 2005. This fee was based on the analysis contained in the Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for the West Mojave Coordinated Management Plan (WMCMP) which determined that the average cost of private mitigation land was \$770/acre. All new land development projects and subdivisions are subject to payment of the fee, regardless of the resources found on the individual project site. These funds can be utilized

for several categories of allowable activities including land acquisition and habitat restoration. These fees get paid at the time that the final map is recorded or the issuance of a grading permit/building permit.

Since the adoption of this ordinance, the City has funded the acquisition of over 800 acres of property which have been placed under conservation easements. This property contains plant and animal species and/or habitat which are typical of the Antelope Valley. The property acquired has been adjacent to the California Poppy Reserve, Ripley State Park, connected to the Los Angeles National Forest, and north of Edwards Air Force Base. Several of the properties have been located near or connected to other properties under conservation easements or assist in achieving the conservation goals of local conservancies.

- f. There are no Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or State habitat conservation plans which are applicable to the project site. The West Mojave Coordinated Habitat Conservation Plan only applies to Bureau of Land Management properties and as such does not apply to the proposed project. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
V. <u>CULTURAL RESOURCES</u> . Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to §15064.5?		X		
c) Disturb any human remains, including those interred outside of dedicated cemeteries?				X

- a-c. A cultural resources survey was conducted for the project site by Hudlow Cultural Resources Associates and the results document in a report entitled "A Phase I Cultural Resource Survey for Tentative Tract Map No. 61921, APNs 3153-011-036 and -043, 40th Street West and Avenue J, City of Lancaster, California" and dated July 2019. The report includes a records search and a pedestrian survey of the project site. The City requested a Sacred Lands File Search from the Native American Heritage Commission which produced negative results.

A records search was conducted at the South Central Coastal Archaeological Information Center on September 6, 2018. The search revealed that 12 surveys have been conducted within a half mile of the project site (none covered the project site) and two cultural resources were recorded: a historic homestead and a lithic scatter. No cultural resources have been identified on the project site.

On September 20, 2018 and July 1, 2019, pedestrian surveys of the project site were conducted by walking north/south transects spaced approximately 10 meters apart. No cultural resources were identified on the project site. No human remains, including those interred outside of formal cemeteries, were discovered on the project site nor are they expected to occur. Therefore, no impacts would occur.

While no Native American/prehistoric cultural resources were identified on the project site, it is possible that previously unknown resources could be encountered during the course of construction-related activities. Additionally, tribes contacted during the Assembly Bill (AB) 52 process requested that mitigation measures be included as part of the project to ensure the proper handling and treatment of any cultural resources encountered on the project site. These measures have been included and are identified below. With incorporation of these measures, impacts would be less than significant.

Mitigation Measures

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 a qualified archaeologist meeting the Secretary of the 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 San Manuel Band of Mission Indians, the Fernandeno Tataviam Band of Mission Indians and the Morongo Band of Mission Indians shall be contacted regarding any pre-contact finds and provided information after the archaeologist makes their initial assessment of 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, a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the Tribes, and all subsequent finds shall be subject to this plan. This plan shall allow for a monitor to be present that represents the tribe(s) for the remainder of the project, should the tribe(s) elect to place a monitor on-site.
10. If significant pre-contact cultural resources, as defined by CEQA, are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to the San Manuel Band of Mission Indians, the Fernandeno Tataviam Band of Mission Indians and the Morongo Band of Mission Indians for review and comment. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
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 Section 7050.5 and that code shall be enforced for the duration of the project. If the human remains are determined to be Native American in origin by the County Coroner, the applicant shall immediately notify the Lead Agency, the San Manuel Band of Mission Indians, the Fernandeno Tataviam Band of Mission Indians and the Morongo Band of Mission Indians.
12. Any and all archaeological/cultural documents created as part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to lead agency for dissemination to the San Manuel Band of Mission Indians, the Fernandeno Tataviam Band of Mission Indians and the Morongo Band of Mission Indians. The lead agency and/or applicant shall, in good faith, continue to work with the identified tribes on any cultural resources related issues that may arise throughout the life of the project.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VI. <u>ENERGY</u> . Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficient?				X

- a. Project construction would consume energy in two general forms: 1) the fuel energy consumed by construction vehicles and equipment and 2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass. Fossil fuels used for construction vehicles and other energy-consuming equipment would be used during site clearing, grading, and construction. Fuel energy consumed during construction would be temporary and would not represent a significant demand on energy resources. In addition, some incidental energy conservation would occur during construction through compliance with State requirements that equipment not in use for more than five minutes be turned off. Project construction equipment would also be required to comply with the latest EPA and CARB engine emissions standards. These emissions standards require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption.

Substantial reductions in energy inputs for construction materials can be achieved by selecting building materials composed of recycled materials that require substantially less energy to produce than non-recycled materials. The project-related incremental increase in the use of energy bound in construction materials such as asphalt, steel, concrete, pipes and manufactured or processed materials (e.g., lumber and gas) would not substantially increase demand for energy compared to overall local and regional demand for construction materials.

The proposed project would consume energy for interior and exterior lighting, heating/ventilation and air conditioning (HVAC), refrigeration, electronics systems, appliances, and security systems, among other things. The proposed project would be required to comply with Title 24 Building Energy Efficiency Standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Implementation of the Title 24 standards significantly reduces energy usage. Furthermore, the electricity provider is subject to California's Renewables Portfolio Standard (RPS). The RPS requires investor- owned utilities, electric service providers, and community choice aggregators (CCA) to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020 and to 50 percent of total procurement by 2030. Renewable energy is generally defined as energy that comes from

resources, which are naturally replenished within a human timescale such as sunlight, wind, tides, waves, and geothermal heat.

The project would adhere to all Federal, State, and local requirements for energy efficiency, including the Title 24 standards, as well as the project's design features and as such the project would not result in the inefficient, wasteful, or unnecessary consumption of building energy.

- b. In 1978, the California Energy Commission (CEC) established Title 24, California's energy efficiency standards for residential and non-residential buildings, in response to a legislative mandate to create uniform building codes to reduce California's energy consumption, and provide energy efficiency standards for residential and non-residential buildings. The 2016 standards went into effect on January 1, 2017 and substantially reduce electricity and natural gas consumption. Additional savings result from the application of the standards on building alterations such as cool roofs, lighting, and air distribution ducts.

The California Green Building Standards Code (California Code of Regulations, Title 24, Part 11), commonly referred to as the CALGreen Code, is a statewide mandatory construction code that was developed and adopted by the California Building Standards Commission and the California Department of Housing and Community Development. CALGreen standards require new residential and commercial buildings to comply with mandatory measures under five topical areas: planning and design; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; and environmental quality. The most recent update to the CALGreen Code went into effect in January 1, 2020.

The City of Lancaster adopted the Zero Net Energy (ZNE) Home Ordinance in February 2017. The ZNE Ordinance mandates all builders to install a solar system equal to two watts per square foot for each home built. Developers had three options available to comply with the City's ZNE requirement: a solar component, mitigation fees in lieu of a solar component, or a combination of both. The houses constructed as a result of the proposed project would comply with all of these regulations and would not conflict or obstruct a state or local plan for renewable energy or energy efficiency. This ordinance was made outdated when the CalGreen Code went into effect on January 1, 2020.

In 2014, Lancaster created Lancaster Choice Energy (LCE), allowing residents and businesses in Lancaster to choose the source of their electricity, including an opportunity to opt up to 100% renewable energy. SCE continues to deliver the electricity and provide billing, customer service and powerline maintenance and repair, while customers who choose to participate in this program would receive power from renewable electric generating private-sector partners at affordable rates.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VII. <u>GEOLOGY AND SOILS</u> . Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?		X		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

- a. The project site is not identified as being in or in proximity to a fault rupture zone (LMEA Figure 2-5). According to the Seismic Hazard Evaluation of the Lancaster East and West Quadrangles, the project site may be subject to intense seismic shaking (LMEA pg. 2-16). However, the

proposed project would be constructed in accordance with the seismic requirements of the Uniform Building Code (UBC) as adopted by the City, which would render any potential impacts to a less than significant level. The project site is generally level and is not subject to landslides (SSHZ).

Liquefaction is a phenomenon in which the strength and stiffness of a soil is reduced by earthquake shaking or other events. This phenomenon occurs in saturated soils that undergo intense seismic shaking typically associated with an earthquake. There are three specific conditions that need to be in place for liquefaction to occur: loose granular soils, shallow groundwater (usually less than 50 feet below ground surface) and intense seismic shaking. In February 2005, the California Geologic Survey updated the Seismic Hazard Zones Map for Lancaster (SSHZ). Based on these maps, the project site is not in an area at risk for liquefaction. No impacts would occur.

- b. The project site is rated as having a "moderate" risk for soil erosion (USDA SCS Maps) when cultivated or cleared of vegetation. The proposed project consists of a 72-lot residential subdivision. Construction of the subdivision would result in grading and disturbance of the entire site. As such, a potential for water and wind erosion exists during construction. The proposed project would be required, under the provisions of the Lancaster Municipal Code (LMC) Chapter 8.16, to adequately wet or seal the soil to prevent wind erosion. Additionally, the following mitigation measures shall be required to control dust/wind erosion. With implementation of the mitigation measures, impacts would be less than significant.

Mitigation Measures

- 13. The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality Management District (AVAQMD) for review and approval in accordance with Rule 403, Fugitive Dust, prior to the issuance of any grading and/or construction permits. This plan shall demonstrate adequate water or dust suppressant application equipment to mitigate all disturbed areas.
- 14. Signage shall be displayed on the project site in accordance with AVAQMD Rule 403 (Appendix A).
- c. Subsidence is the sinking of the soil caused by the extraction of water, petroleum, etc. Subsidence can result in geologic hazards known as fissures. Fissures are typically associated with faults of groundwater withdrawal, which result in the cracking of the ground surface. According to Figure 2-3 of the City of Lancaster's Master Environmental Assessment, the closest sinkholes and fissures to the project site are located along 30th Street West between Avenue I and Lancaster Boulevard. These are approximately 0.5 miles northeast of the project site. The project site is not known to be within an area subject to fissuring, sinkholes, or subsidence (LMEA Figure 2-3) or any other form of soil instability. For a discussion of potential impacts regarding liquefaction, please refer to Item VII.a. Therefore, no impacts would occur.
- d. The soil on the project site is characterized by a low shrink/swell potential (LMEA Figure 2-3), which is not an expansive soil as defined by Table 18-1-B of the Uniform Building Code. A soils report on the soils within the project shall be submitted to the City by the project developer prior

to grading of the property and the recommendations of the report shall be incorporated into the development of the property. Therefore, impacts would be less than significant.

- e. The proposed project would be tied into the sanitary sewer system. No septic or alternative means of waste water disposal would be part of the proposed project. Therefore, no impacts would occur.
- f. Development of the project site would not directly or indirectly destroy a unique paleontological resource, site, or geologic feature. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VIII. <u>GREENHOUSE GAS EMISSIONS</u> . Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

- a-b. The proposed project consists of a 72-lot residential subdivision. As discussed in Item III.b, the proposed project would generate air emissions during construction activities, some of which may be greenhouse gases. These emissions are anticipated to be less than the thresholds established by the AVAQMD and would not prevent the State from reaching its greenhouse gas reduction targets. Once the residences are constructed and occupied, they would generate emissions, primarily from vehicles and other activities associated with residential developments (e.g., yard maintenance, heating/cooling, etc.). However, new residential developments are required to comply with the City's Net Zero Ordinance, Water Efficient Landscape Ordinance, and other requirements (such as Title 24) which increase the efficiency of the homes and reduce air emissions. Therefore, impacts would be less than significant.

The proposed project would also be in compliance with the greenhouse gas emission goals and policies identified in the City of Lancaster's General Plan (pgs. 2-19 to 2-24) and with the City's Climate Action Plan; Therefore, impacts with respect to conflicts with an agency's plans, policies, or regulations would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
IX. <u>HAZARDS AND HAZARDOUS MATERIALS.</u> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

- a-b. The proposed project consists of a 72-unit residential subdivision on approximately 20 acres. Typical construction materials would be utilized during the development of the subdivision. Occupants of the subdivision would typically utilize household cleaners (e.g., cleanser, bleach, etc.), fertilizer, and potentially limited use of common pesticides. These uses would be similar to other residential development in the area. The proposed project is not located along a hazardous materials transportation corridor (LMEA pg. 9.1-14 and Figure 9.1-4). Development of the

project site would not involve the demolition of any structures, and therefore, would not expose individuals or the environment to asbestos containing materials or lead-based paint. Therefore, impacts would be less than significant.

- c. The project site is not located within a quarter mile of an existing or proposed school. The closest school is Westwind Elementary at 44044 36th Street West, approximately 0.5 miles southeast of the project site. The proposed project would not emit hazardous emissions or handle hazardous/acutely hazardous materials, substances, or waste. Therefore, no impacts would occur.
- d. A Phase I Environmental Site Assessment was prepared for the project site by Partner Engineering and Science, Inc. The results of the study are documented in a report entitled "Phase I Environmental Site Assessment Report, Proposed Residential Development, West Avenue J & 40th Street West, Lancaster, California 93536" and dated September 12, 2018.

A site visit was conducted on the project site on September 6, 2018 to determine the presence of any recognized environmental concerns. The project site is vacant with numerous soil piles on the eastern half, discard debris (household trash), and a subsurface natural gas pipeline easement along the western property line. No evidence of environmental concerns, including hazardous material disposal, sewage discharge, wells, septic systems, underground or above ground (UST/AST) storage tanks, or stressed vegetation, was observed on the project site. The soil piles appeared on the project site with the construction of the residential uses immediately to the east and are not considered to be an environmental concern. Therefore, impacts would be less than significant.

In addition to the survey of the project site, a database records search was conducted for the project site and the immediately surrounding properties by EDR. The project site and the properties within the required search distances were not identified in any hazardous materials database; therefore, no impacts would occur.

- e. The project site is not located within an airport land use plan or within two miles of a public airport, public use airport, or private airstrip. The closest airport is the General William A Fox Airfield, which is located approximately 3 miles north of the project site. Therefore, the proposed project would not result in a safety hazard for people working in the project area and no impacts would occur.
- f. Access to the project site would be taken from Avenue J, 40th Street West, and from residential streets connecting the project to the subdivision to the east. Both Avenue J and 40th Street West are paved major arterials and Avenue J is designated as an evacuation route. However, the traffic generated by the proposed project is not sufficient to cause safety or operational issues at any of the area intersections. Therefore, the proposed project would not impact or physically block any identified evacuation routes and would not interfere with any adopted emergency response plan. No impacts are anticipated.
- g. The property surrounding the project site is a mix of developed and vacant property. The property to the north is partially developed with a fire station and the remainder is vacant; the property to the west is also vacant. All other property surrounding the project site is developed with single family residential tracts. It is possible that the undeveloped lands could be subject to a grass fire. However, the project site is located with the boundaries of, and immediately adjacent to, Fire

Station 130, located at 44558 40th Street West, which would serve the project site in the event of a fire. Therefore, impacts from wildland fires would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
X. <u>HYDROLOGY AND WATER QUALITY.</u> Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site			X	
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site			X	
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff			X	
iv) Impede or redirect flood flows			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

- a. The project site is not located in an area with an open body of water or in an aquifer recharge area. The proposed project would be required to comply with all applicable provisions of the National Pollutant Discharge Elimination System (NPDES) program. The NPDES program establishes a comprehensive storm water quality program to manage urban storm water and

minimize pollution of the environment to the maximum extent practicable. The reduction of pollutants in urban storm water discharge through the use of structural and nonstructural Best Management Practices (BMPs) is one of the primary objectives of the water quality regulations. BMPs that are typically used to manage runoff water quality include controlling roadway and parking lot contaminants by installing oil and grease separators at storm drain inlets, cleaning parking lots on a regular basis, incorporating peak-flow reduction and infiltration features (grass swales, infiltration trenches and grass filter strips) into landscaping and implementing educational programs. The proposed project would incorporate appropriate BMPs during construction, as determined by the City of Lancaster Development Services Department. Therefore, impacts would be less than significant.

The proposed project consists of a 72-lot residential subdivision on approximately 20 acres, which is not a use that would normally generate wastewater that would violate water quality standards or exceed waste discharge requirements. Therefore, impacts would be less than significant.

- b. The proposed project would not include any groundwater wells or pumping activities. All water supplied to the proposed project would be obtained from the Los Angeles County Waterworks District No. 40 (LACWD). Additionally, as indicated in X.a, the proposed project would not impact any groundwater recharge areas. Therefore, the proposed project would not deplete groundwater supplies or interfere with groundwater recharge and impacts would be less than significant.
- c. Development of the proposed project would increase the amount of surface runoff as a result of impervious surfaces associated with the roadways and residences. The proposed project would be designed, on the basis of a hydrology study, to accept current flows entering the property and to handle the additional incremental runoff from the developed site. Therefore, impacts from drainage and runoff would be less than significant.

The project site is designated as Flood Zone X per the Flood Insurance Rate Map (FIRM) Panel No. 060672 (2008) (06037C0405F). Flood Zone X is located outside both the 100-year and 500-year flood zones. Therefore, no impacts would occur.

- d. The project site is not located within a coastal zone. Therefore, tsunamis are not a potential hazard. The project site is relatively flat and does not contain any enclosed bodies of water and is not located in close proximity to any other large bodies of water. Therefore, the proposed project would not be subject to inundation by seiches or mudflows. No impacts would occur.
- e. The proposed project is residential in nature. As such, the proposed projects would not conflict or obstruct the implementation of the applicable water quality control plan or sustainable groundwater management plan. For additional information see responses X.a through X.c. Impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XI. <u>LAND USE AND PLANNING.</u> Would the project:				
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

- a. The proposed project consists of the construction and occupancy of a 72-lot residential subdivision on approximately 20 acres. The project site is located at the northeast corner of 40th Street West and Avenue J. These are two major arterials, which have already been fully improved. The proposed project would not block a public street, trail or other access route or result in a physical barrier that would divide the community. Therefore, no impacts would occur.
- b. The proposed project is consistent with the City's General Plan and must be in conformance with the Lancaster Municipal Code. The proposed project will be in compliance with the City-adopted Uniform Building Code (UBC) and erosion control requirements (Section VII). Additionally, as noted Section IV, the project site is not subject to and would not conflict with a habitat conservation plan or natural communities conservation plan. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XII. <u>MINERAL RESOURCES</u> . Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

- a-b. The project site does not contain any current mining or recovery operations for mineral resources and no such activities have occurred on the project site in the past. According to the LMEA (Figure 2-4 and page 2-8), the project site is designated as Mineral Reserve Zone 3 (contains potential but presently unproven resources). However, it is considered unlikely that the Lancaster area has large, valuable mineral and aggregate deposits. Therefore, no impacts to mineral resources would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XIII. <u>NOISE</u> . Would the project:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Generation of excessive groundborne vibration or groundborne noise levels?				X
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

- a. The City's General Plan (Table 3-1) establishes an outdoor maximum CNEL of 65 dBA for rural and residential uses. The current noise level on Avenue J between 50th Street West and 35th Street West ranges from 63.2 dBA to 63.8 dBA. The current noise level on 40th Street West between Avenue I and Avenue K ranges from 54.2 dBA to 60.2 dBA (LMEA Table 8-11). This noise level is consistent with the standards of the General Plan. While this noise level is consistent with the standards of the General Plan, additional features of the proposed project (e.g., landscaping, block walls, etc.) would ensure that the project remains in compliance with the General Plan standards. Therefore, potential impacts from traffic would be less than significant.

Construction activities associated with earth-moving equipment and other construction machinery would temporarily increase noise levels for adjacent land uses. Noise sensitive receptors are located to the east and south of the project site and construction noise would like be audible at these locations. However, all construction activities would occur in accordance with the City's noise ordinance with respect to days of the week and time of day and mitigation measures have been identified to reduce the noise generated by construction activities to the extent feasible. With incorporation of these measures, construction noise would still be audible but would not exceed established standards and impacts would be less than significant.

In addition to the noise from construction activities and traffic/daily residential activities upon completion, the project site is located immediately adjacent to an existing fire station. The fire station responds to events/situations on a 24-hour basis and as such may generate noise that would be noticeable to residents depending upon the time of day. In order to ensure that the

individuals are aware of the fire station, a mitigation measure has been identified requiring a notice to be provided to all home buyers. Within incorporation of the measure, all impacts would be less than significant.

Mitigation Measures

15. 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 periods and days permitted by local ordinance.
 16. The on-site construction supervisor shall have the responsibility and authority to receive and resolve noise 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.
 17. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.
 18. Material stockpiles and mobile equipment staging, parking and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.
 19. The use of noise producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only.
 20. No project-related public address or music system shall be audible at any adjacent receptor.
 21. All noise producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factor specifications. Mobile or fixed "package" equipment (e.g., arc-welders, air compressors, etc.) shall be equipped with shrouds and noise control features that are readily available for the type of equipment.
 22. A notice shall be included in the purchase of all homes in the subdivision notifying the home buyer of the presence of an active fire station immediately adjacent to the property and that noise associated with the operation of the fire station (alarms, sirens, etc.) may occur at all hours.
- b. The proposed project consists of the construction and occupancy of 72 single family residence. It is not anticipated that the construction of the proposed project would require use of machinery that generates ground-borne vibration as no major subsurface construction (e.g., parking garage, etc.) is planned. No ground mounted industrial-type equipment that generates ground vibration would be utilized during occupancy of the proposed residences. Therefore, no impacts associated with ground-borne vibration/noise are anticipated.
- c. The project site is not located within an airport land use plan or within two miles of a public airport, public use airport, or private airstrip. The closest airport is the General William A Fox Airfield, which is located approximately 3 miles north of the project site. Therefore, the proposed

project would not expose people living or working on the project site to excessive noise levels from aircraft operations. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XIV. <u>POPULATION AND HOUSING.</u> Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

- a. The proposed project would generate additional population growth in the immediate area through the construction of 72 new single-family dwelling units. This increase would contribute, on an incremental basis, to a cumulative increase in the population of the City. No new roadways would be constructed to serve the project site as both Avenue J and 40th Street West are existing major arterials. Additionally, the potential population increase associated with the proposed project is not substantial. Therefore, impacts would be less than significant.
- b. The project site is currently vacant. No housing or people would be displaced necessitating the construction of replacement housing elsewhere. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XV. <u>PUBLIC SERVICES.</u>				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?			X	
Police Protection?			X	
Schools?			X	
Parks?			X	
Other Public Facilities?			X	

- a. The proposed project would increase the need for fire and police services; however, the project site is within the current service area of both these agencies and the additional time and cost to service the site is minimal. The proposed project would not induce substantial population growth and therefore, would not substantially increase the demand on parks, schools or other public facilities. Impacts would be less than significant.

Construction of the proposed project may result in an incremental increase in population and may increase the number of students in the Antelope Valley Union High School District or the Lancaster School District. Proposition 1A, which governs the way in which school funding is carried out, predetermines by statute that payment of developer fees is adequate mitigation for school impacts. Therefore, impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XVI. <u>RECREATION</u> . Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

- a-b. The proposed project would generate additional population growth and would contribute on an incremental basis to the use of the existing park and recreational facilities. However, the applicant would be required to pay park fees which would offset the impacts to the existing parks. No new parks would be required. Therefore, impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XVII. <u>TRANSPORTATION</u> . Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?				X
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?				X

a. The proposed project would not conflict with or impede any of the General Plan policies or specific actions related to alternative modes of transportation (Lancaster General Plan pgs. 5-18 to 5-24.) Therefore, no impacts would occur.

b. In July 2020, the City of Lancaster adopted standards and thresholds for analyzing projects with respect to vehicle miles traveled (VMT). A series of screening criteria were adopted and if a project meets one of these criteria, a VMT analysis is not required. These criteria are: 1) project size - generates fewer than 110 trips per day; 2) locally serving retail – commercial developments of 50,000 square feet or smaller; 3) project located in a low VMT area – 15% below baseline; 4) transit proximity; 5) affordable housing; and 6) transportation facilities.

The project site is located within a low VMT area; specifically, this area has a VMT which is at least 15% below the Antelope Valley Planning Area (AVPA) threshold. As such, a VMT analysis is not required and no impacts would occur.

c. Street improvements are required as part of the conditions of approval and would ensure that traffic flows smoothly in the vicinity of the project site. No hazardous conditions would be created by these improvements. Therefore, no impacts would occur.

d. The proposed project would have adequate emergency access from Avenue J, 40th Street West/Newgrove Street, and from the subdivision to the east of the project site. Interior circulation would be provided in accordance with the requirements of the Los Angeles County Fire Department; therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES. Would the project:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for in subdivision (c) of Public Resources Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

- a. No specific tribal cultural resources have been identified either through the sacred lands file search conducted by the Native American Heritage Commission or by any of the Native American tribes with cultural affiliations to the area. Mitigation measures have been requested by the tribes to identify procedures and proper handling of any cultural resources which may be discovered during the course of construction. These mitigation measures have been included in the cultural resources section of this initial study. As such, impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction or new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impact the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

- a. The proposed project would be required to connect into the existing utilities such as electricity, natural gas, water, wastewater, telecommunications, etc. These services already exist adjacent to the project site. Connections would occur on the project site or within existing roadways or right-of-ways. Connections to these utilities are assumed as part of the proposed project and impacts to environmental resources have been discussed throughout the document. As such, impacts would be less than significant.
- b. The Los Angeles County Waterworks District No. 40 has not indicated any problems in supplying water to the proposed project from existing facilities. No new construction of water treatment or new or expanded entitlements would be required. Therefore, water impacts would be less than significant.

- c. The project site is located outside the jurisdictional boundaries of the Sanitation Districts and requires annexation into the District. Upon annexation, all wastewater would be treated at the Lancaster Water Reclamation Plant which has a design capacity of 18 million gallons per day (mgd) and currently produces an average recycled water flow of 14.3 mgd. The proposed project would discharge directly to the Districts' Trunk F Trunk Sewer located in Avenue J east of Sedona Way. This trunk line has a design capacity of 4.5 mgd and conveyed a peak flow of 0.6 mgd in 2014. The proposed project is anticipated to generate approximately 18,200 gallons of wastewater per day which is within the capacity of the treatment plant. The project would not require the expansion of existing facilities or the construction of new facilities. Therefore, impacts would be less than significant.
- d. Solid waste generated within the City limits is generally disposed of at the Lancaster Landfill located at 600 East Avenue F. This landfill is a Class III landfill which accepts agricultural, nonfriable asbestos, construction/demolition waste, contaminated soil, green materials, industrial, inert, mixed municipal, sludge, and waste tires. It does not accept hazardous materials. Assembly Bill (AB) 939 was adopted in 1989 and required a 25% diversion of solid waste from landfills by 1995 and a 50% diversion by 2005. In 2011, AB 341 was passed which requires the State to achieve a 75% reduction in solid waste by 2030. The City of Lancaster also requires all developments to have trash collection services in accordance with City contracts with waste haulers over the life of the proposed project. These collection services would also collect recyclable materials and organics. The trash haulers are required to be in compliance with applicable regulations on solid waste transport and disposal, including waste stream reduction mandated under AB 341.

The proposed project would generate solid waste during construction and operation which would contribute to an overall impact on landfill services (GPEIR pgs. 5.13-25 to 5.13-28 and 5.13-31); although the projects' contribution would be minimal. However, the existing landfill has capacity to handle the waste generated by the proposed project. Additionally, the proposed project would be in compliance with all State and local regulations regarding solid waste disposal. Therefore, impacts would be less than significant.

- e. See Item XIX.d.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impact an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildlife risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

a. See Item IX.f.

b-d. The project site is not located in or near State responsibility areas or lands classified as very high fire hazard severity zones. The project site is located within the urban core and within the boundaries of Fire Station No. 130, located at 44558 40th Street West, which can adequately serve the project site. Other fire stations are also located in close proximity to the project site which can provide service as needed. Additionally, the proposed project would be constructed in accordance with all existing and applicable building and fire codes. Therefore, no impacts would occur as a result of wildfires.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XXI. <u>MANDATORY FINDINGS OF SIGNIFICANCE.</u>				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulative considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

- a-c. The proposed project consists of the subdivision of approximately 20 acres into 72 lots for single family residences in the R-7,000 zone. Several other residential subdivisions have been approved in the general area surrounding the project site (within approximately a mile.) These subdivisions have been approved in accordance with the City's zoning code, General Plan, and were accounted for in the EIR prepared for the City's General Plan. Initial Studies were prepared for these individual subdivisions and all impacts were found to be less than significant with the adoption of mitigation measures.

Cumulative impacts are the change in the environment, which results from the incremental impact of the project when added to other closely related past, present and reasonably foreseeable projects.

The proposed project would not create any impacts with respect to: Agriculture and Forest Resources, Energy, Land Use/Planning, Mineral Resources, and Transportation. The project would create impacts to other resource areas and mitigation measures have identified for Air Quality, Biological Resources, Cultural Resources, Geology/Soils, and Noise. All other impacts are less than significant. Many of the impacts generated by projects are site specific and generally

do not influence the impacts on another site. All projects undergo environmental review and have required mitigation measures to reduce impacts when warranted. These mitigation measures reduce environmental impacts to less than significant levels whenever possible. All impacts associated with the proposed project are less than significant with the exception of air quality, biological resources, cultural resources, geology and soils (soil erosion), and noise. Impacts associated with these issues are less than significant with the incorporation of the identified mitigation measures. Therefore, the project's contribution to cumulative impacts would not be cumulatively considerable.

List of Referenced Documents and Available Locations*:

BRR:	Biological Resource Assessment of APN 3153-011-036 and 43, Lancaster, California, Mark Hagan, August 12, 2019	DSD
CRS:	A Phase I Cultural Resource Survey for Tentative Tract Map No. 61921, APNs: 3153-011-036 and 43, 40 th Street West and Avenue J, City of Lancaster, California, Hudlow Cultural Resource Associates, July 2019	DSD
ESA:	Phase I Environmental Site Assessment Report, Proposed Residential Development, West Avenue J & 40 th Street West, Lancaster, California 93536, Partner Engineering and Science, Inc., September 12, 2018	DSD
FIRM:	Flood Insurance Rate Map	DSD
GPEIR:	Lancaster General Plan Environmental Impact Report	DSD
LACSD:	County Sanitation Districts of Los Angeles County letter, July 22, 2019	DSD
LGP:	Lancaster General Plan	DSD
LMC:	Lancaster Municipal Code	DSD
LMEA:	Lancaster Master Environmental Assessment	DSD
SSHZ:	State Seismic Hazard Zone Maps	DSD
USGS:	United States Geological Survey Maps	DSD
USDA SCS:	United States Department of Agriculture Soil Conservation Service Maps	DSD

* DSD: Development Services Department
Community Development Division
Lancaster City Hall
44933 Fern Avenue
Lancaster, California 93534

GENERAL NOTES:

- OWNER/DEVELOPER
ROYAL INVESTORS GROUP, LLC
15821 VENTURA BOULEVARD
SUITE 460
ENGLEWOOD, CA 91436
ATTN: KRIS PINERO
(818) 981-3000
- ENGINEER
D & D ENGINEERING, INC.
8901 S. LA CIENEGA BLVD.,
SUITE 106
INGLEWOOD, CA 90301
ATTN: HENRIK NAZARIAN
(424) 351-8800
- LEGAL DESCRIPTION
REAL PROPERTY IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

EXCEPT AN UNDIVIDED 50% INTEREST IN AND TO ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AND ALL MINERALS IN AND UNDER SAID LAND 500 FEET BELOW THE SURFACE OF SAID LAND AND WITHOUT THE RIGHT OF SURFACE ENTRY AS RESERVED IN DEEDS RECORDED JUNE 24, 1963 AS INSTRUMENT NOS. 1843 AND 1844, OFFICIAL RECORDS.

PARCEL 2:
THE NORTH HALF OF THE EAST HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 3:
THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OF THE BUREAU OF LAND MANAGEMENT.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE, WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, AS RESERVED IN A DEED RECORDED JUNE 24, 1963 AS INSTRUMENT NUMBER 1841, OFFICIAL RECORDS.

PARCEL 4:
THE NORTH HALF OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE OF THE BUREAU OF LAND MANAGEMENT.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE, WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, AS RESERVED IN A DEED RECORDED JUNE 24, 1963 AS INSTRUMENT NUMBER 1841, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THE NORTHERLY 132.00 FEET AS CONDEMNED FOR THE WEST LANCASTER FIRE STATION NO. 130 IN ORDER OF FINAL CONDEMNATION RECORDED AUGUST 10, 1995 AS INSTRUMENT NUMBER 95-1310032, OFFICIAL RECORDS.

4. DATE OF SURVEY
DECEMBER 2003 BY PENFIELD & SMITH
- EXISTING LAND USE (ONSITE)
VACANT
- EXISTING LAND USE
NORTH - VACANT
SOUTH - RESIDENTIAL
EAST - RESIDENTIAL
WEST - VACANT
- EXISTING ZONING
PROPOSED ZONING
R - 7000
R - 7000
- GROSS AREA
NET AREA
19.99 AC ±
15.60 AC ±
- TOTAL RESIDENTIAL LOTS
GROSS DENSITY
NET DENSITY
72
3.60 DU-ACRE
4.62 DU/ACRE
- ASSESSOR'S PARCEL NO
3153-011-036 AND 043

SURVEYOR'S NOTES:

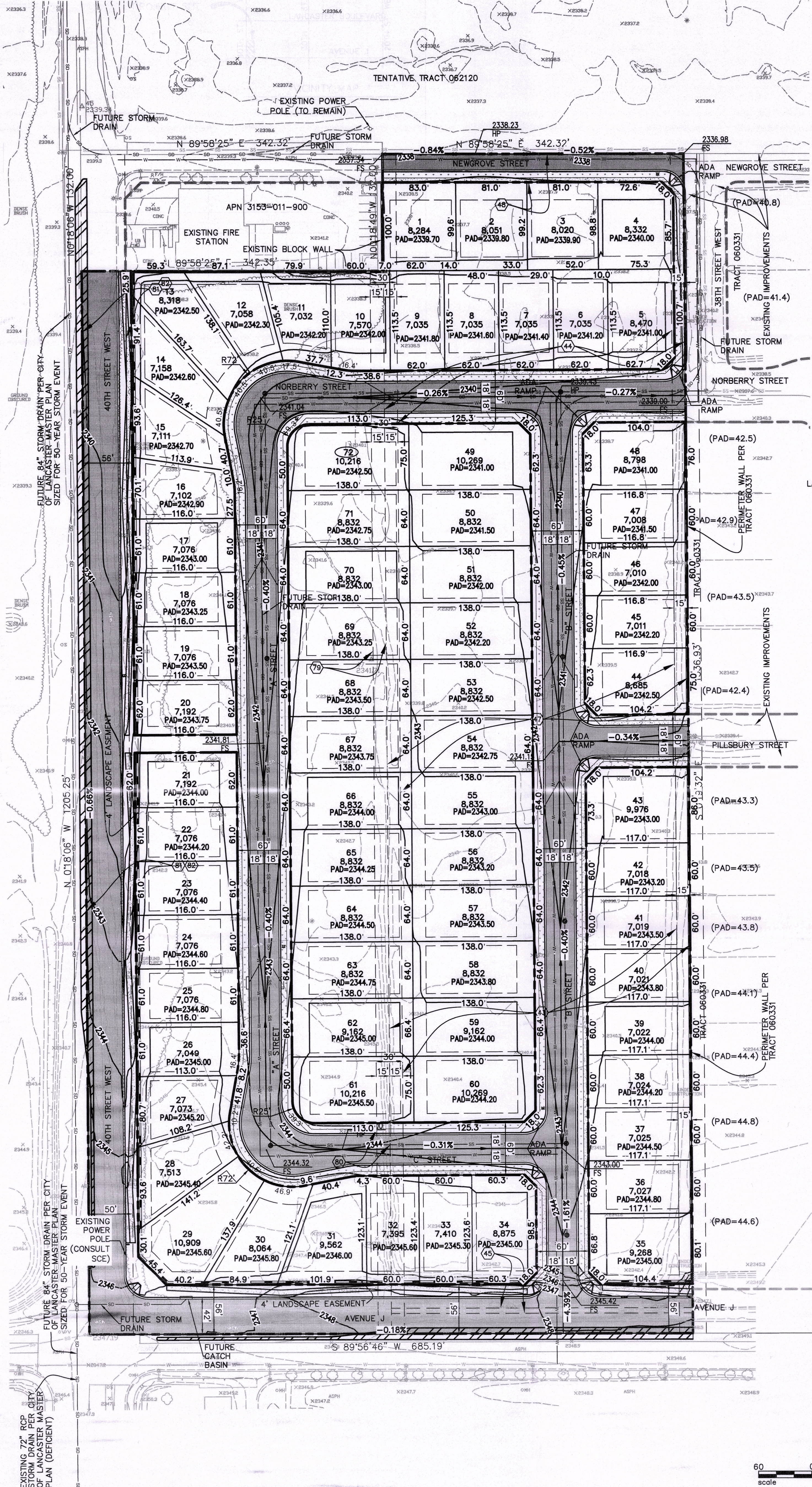
- THE BOUNDARY INFORMATION SHOWN ON THIS MAP WAS COMPILED FROM FIELD SURVEY IN DECEMBER, 2003.
- THE EASEMENTS SHOWN WERE COMPILED FROM A PRELIMINARY TITLE REPORT NUMBER 1558731 (50) ISSUED BY FIRST AMERICAN TITLE COMPANY DATED FEBRUARY 7, 2005.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 00°04'56" E FOR THE CENTERLINE OF 30TH ST. WEST AS SHOWN ON RECORD OF SURVEY BK.180 PG.12 MAPS RECORDS OF LOS ANGELES COUNTY.
- THE BENCH MARK USED WAS LOS ANGELES COUNTY PUBLIC WORKS BENCH MARK NUMBER L 5759, ELEVATION EQUALS 2319.923 FEET (1998) N.G.V.D. 88.

EASEMENT NOTES:

- AN EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK D2076 PATE 579 OF OFFICIAL RECORDS. PLOTTED.
- AN EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK D2076 PAGE 580 OF OFFICIAL RECORDS. PLOTTED.
- A 6 FOOT EASEMENT FOR UTILITIES, PUBLIC AND/OR PRIVATE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 6, 1985 AS INSTRUMENT NO. 85-249794 OF OFFICIAL RECORDS. PLOTTED.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCEPTANCE OF DRAINAGE, CUT/FILL SLOPE" RECORDED JULY 26, 1993 AS INSTRUMENT NO. 93-1423268 OF OFFICIAL RECORDS. PLOTTED.
- AN EASEMENT FOR PUBLIC ROAD, HIGHWAY AND UTILITY AND INCIDENTAL PURPOSES, RECORDED OCTOBER 5, 2004 AS INSTRUMENT NO. 04-2560423 OF OFFICIAL RECORDS. PLOTTED.
- AN EASEMENT FOR INGRESS AND EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 24, 1963 AS INSTRUMENT NO. 1841 OF OFFICIAL RECORDS. PLOTTED.
- AN EASEMENT FOR INGRESS AND EGRESS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 24, 1963 AS INSTRUMENT NO. 1842 OF OFFICIAL RECORDS. PLOTTED.
- AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED OCTOBER 15, 1965 AS INSTRUMENT NO. 3719 OF OFFICIAL RECORDS. PLOTTED.
- AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED MAY 12, 1966 AS INSTRUMENT NO. 2281 OF OFFICIAL RECORDS. PLOTTED.

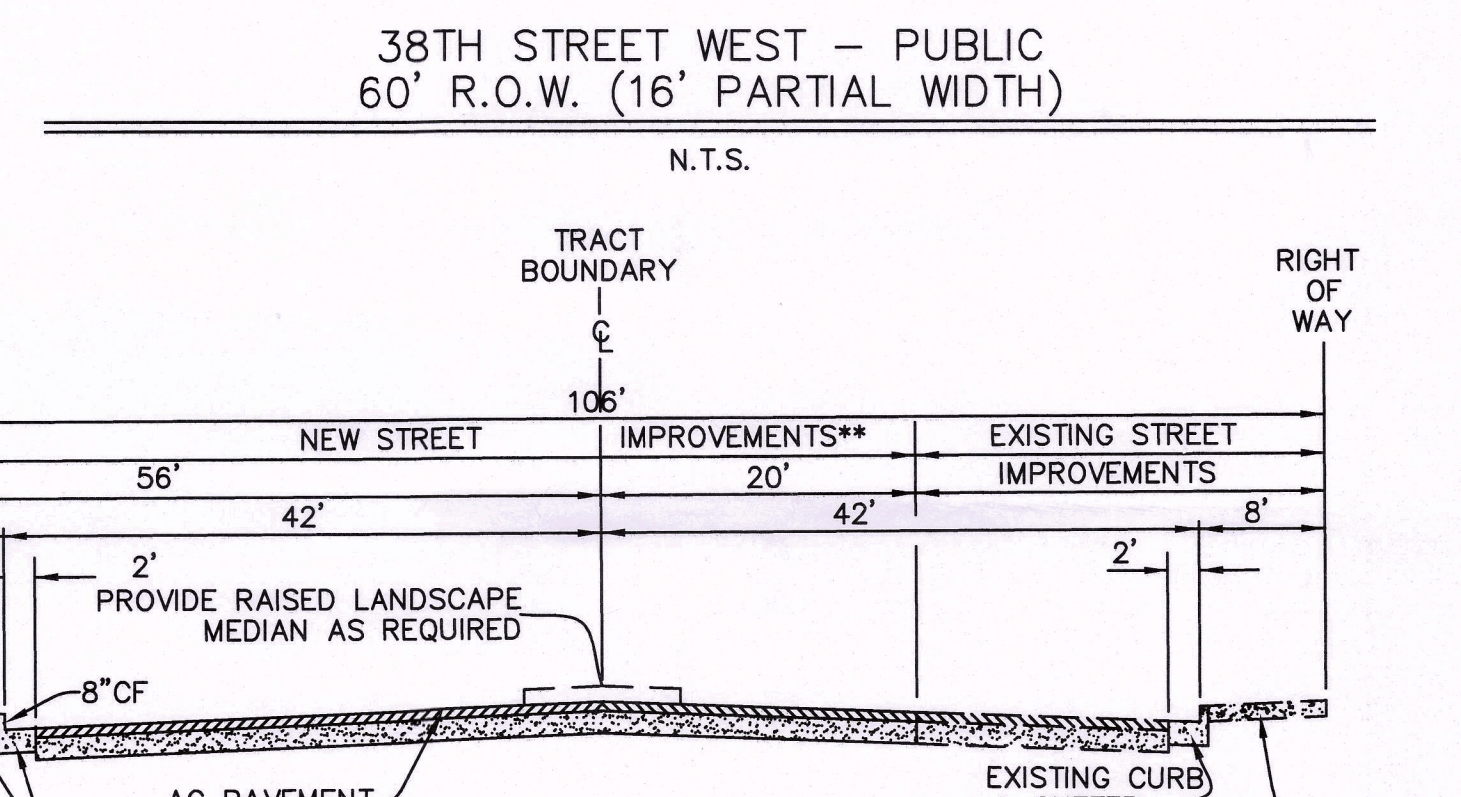
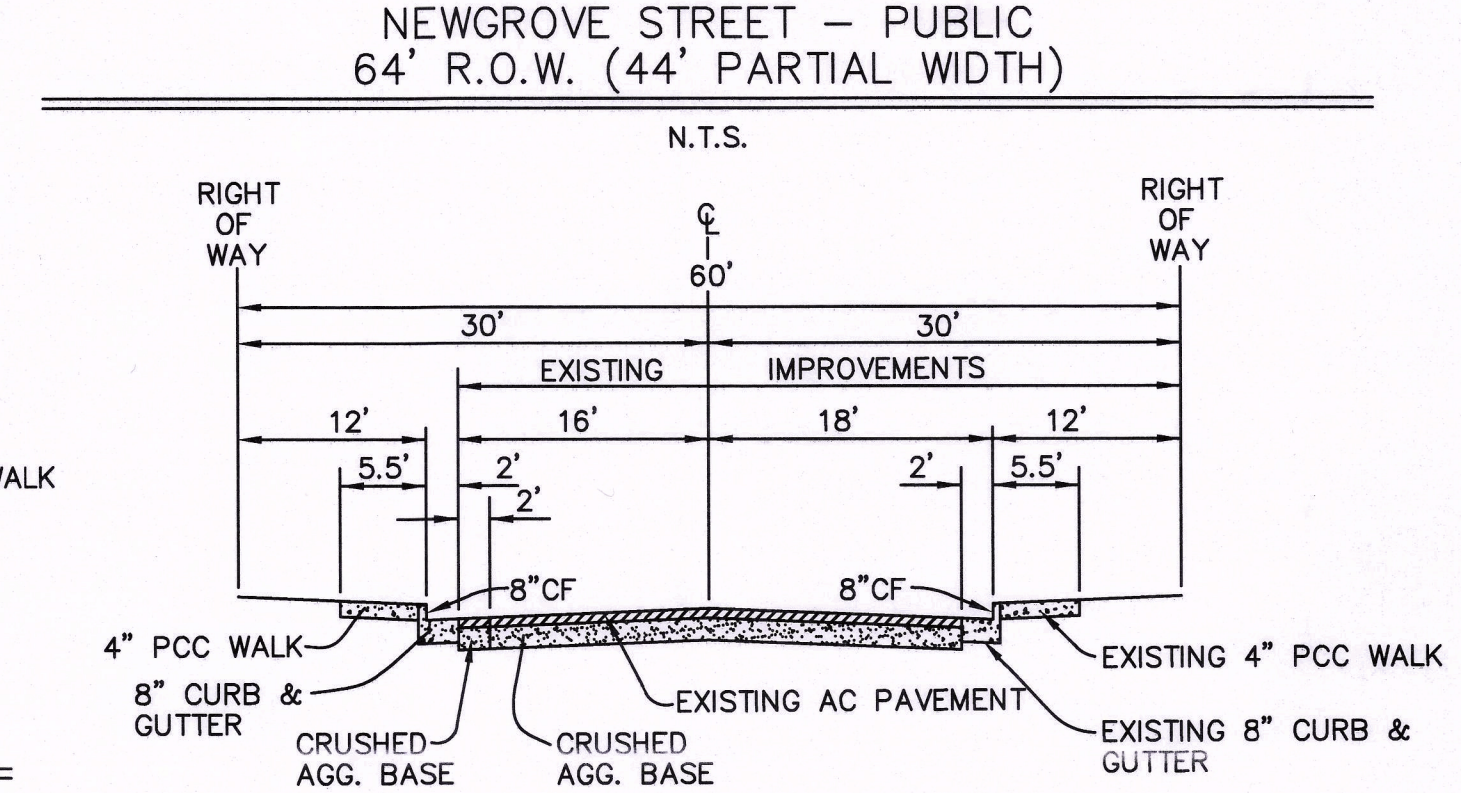
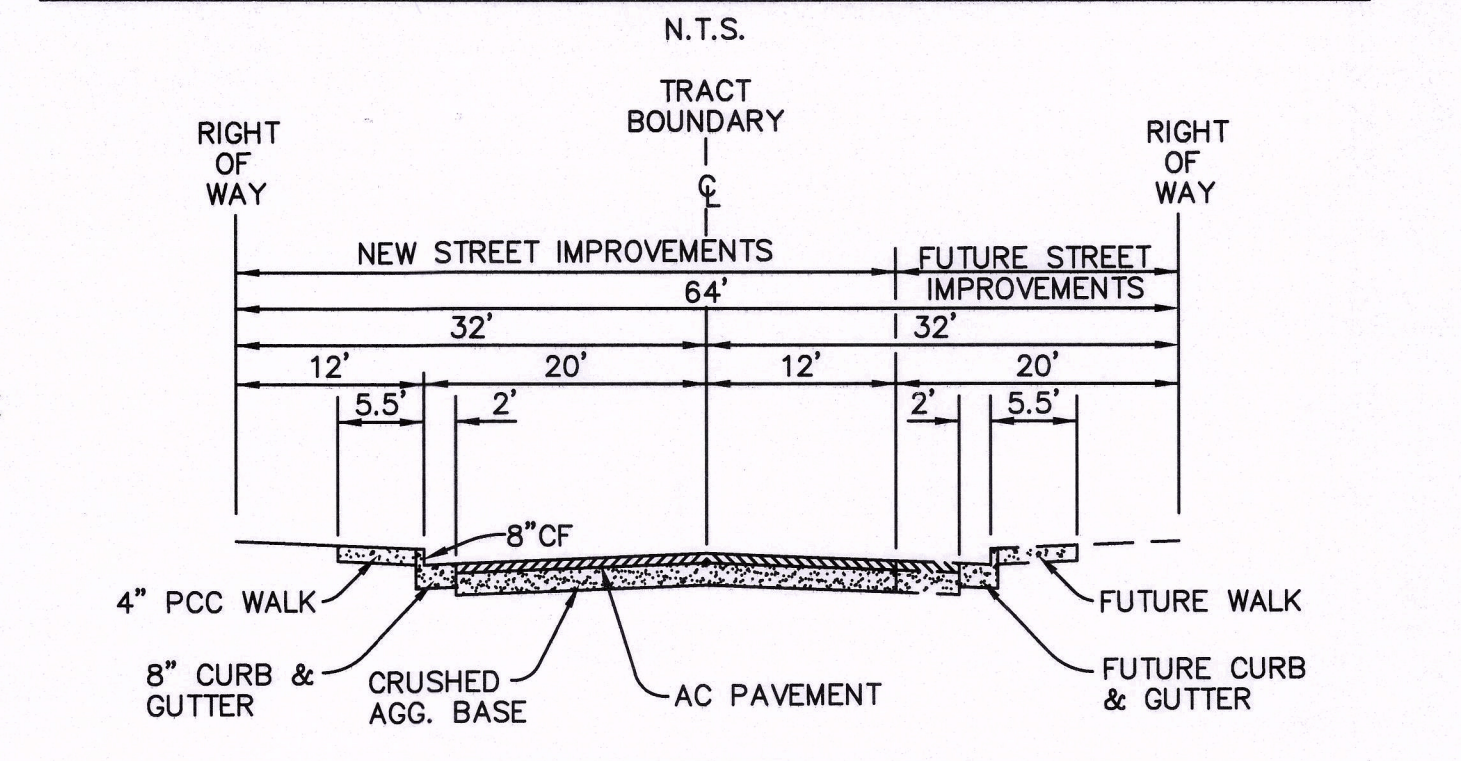
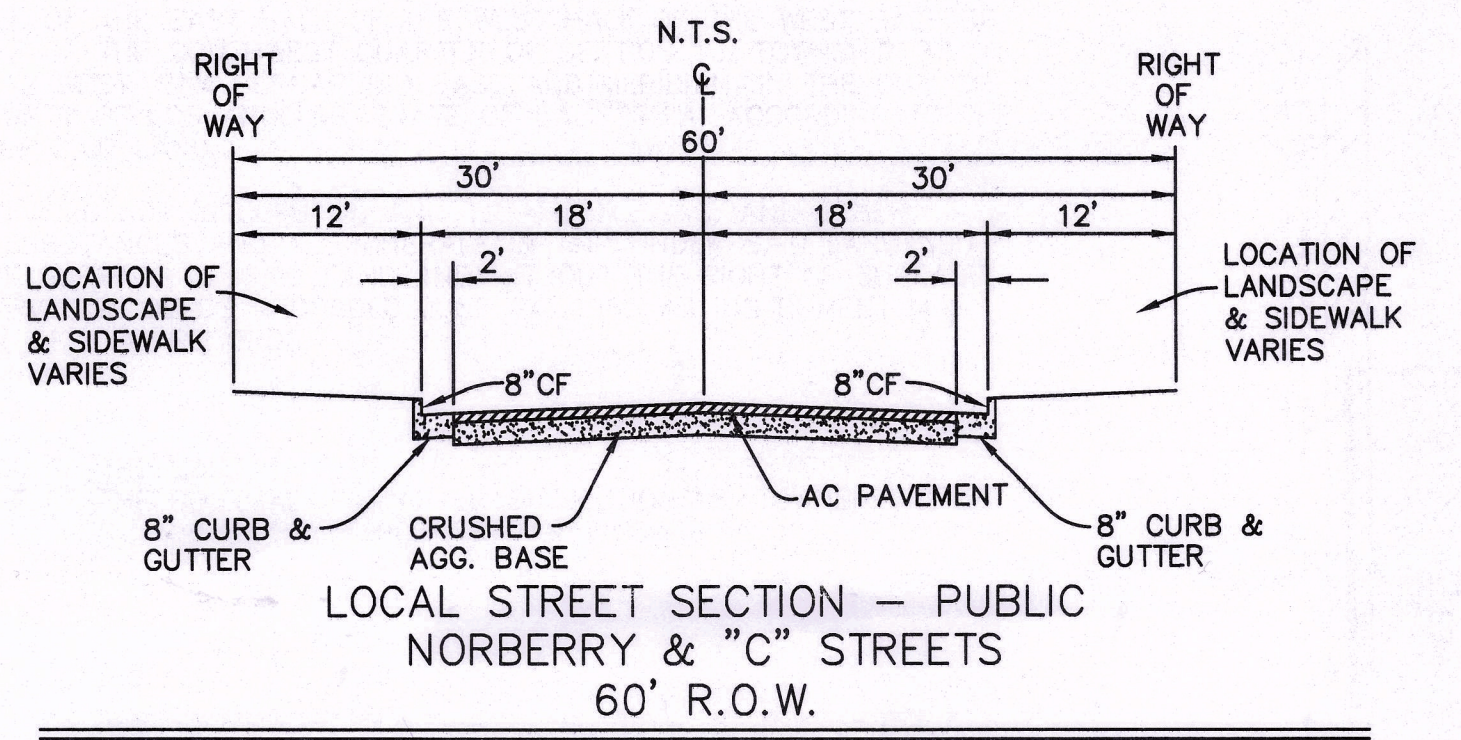
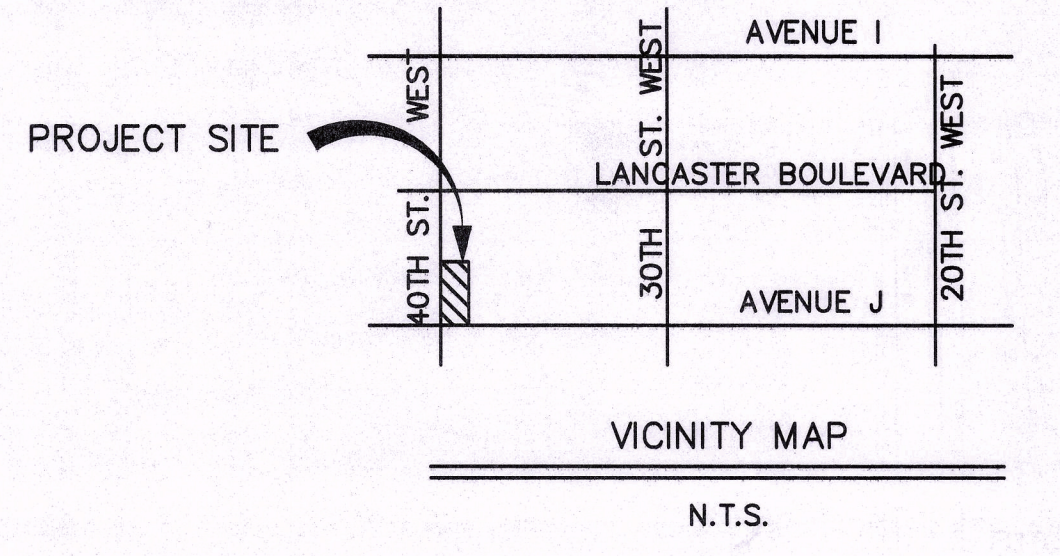
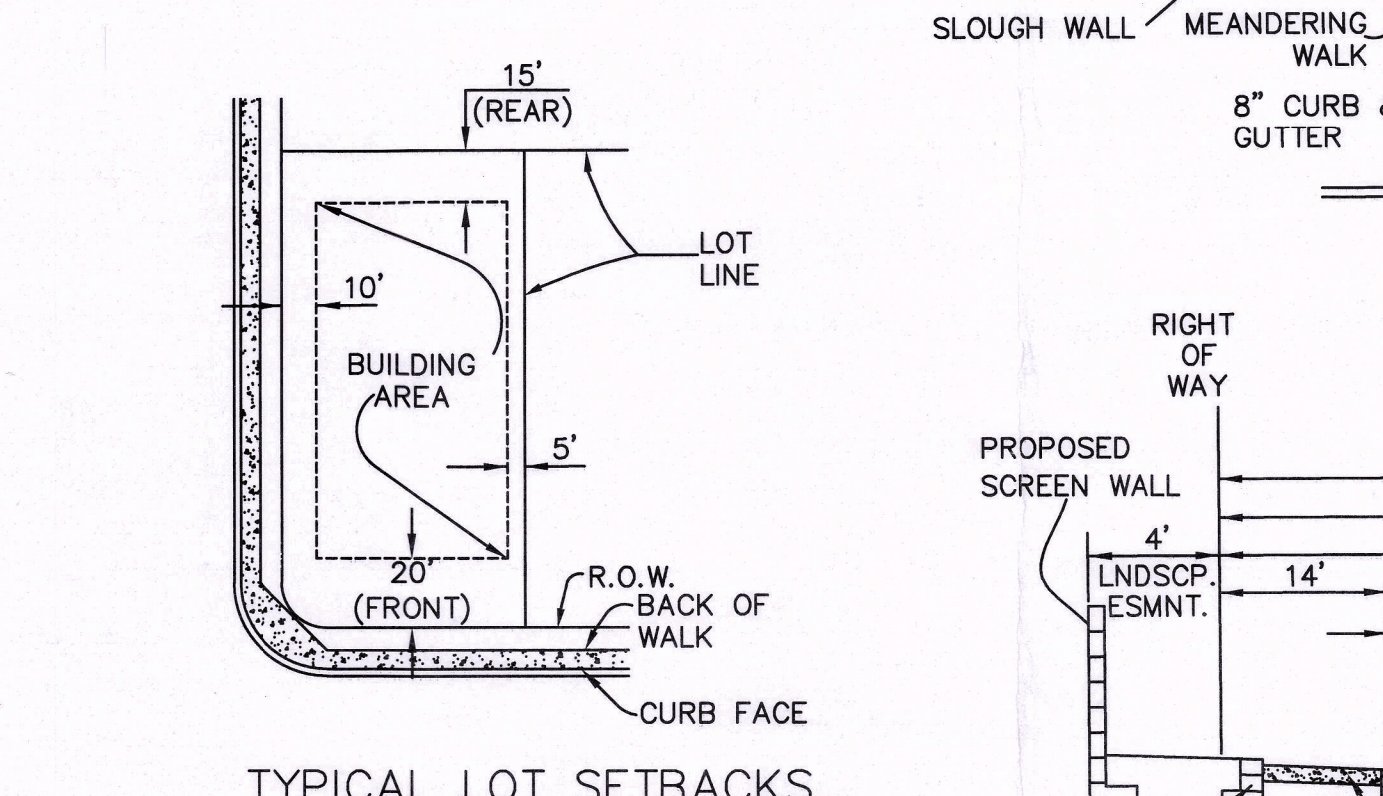
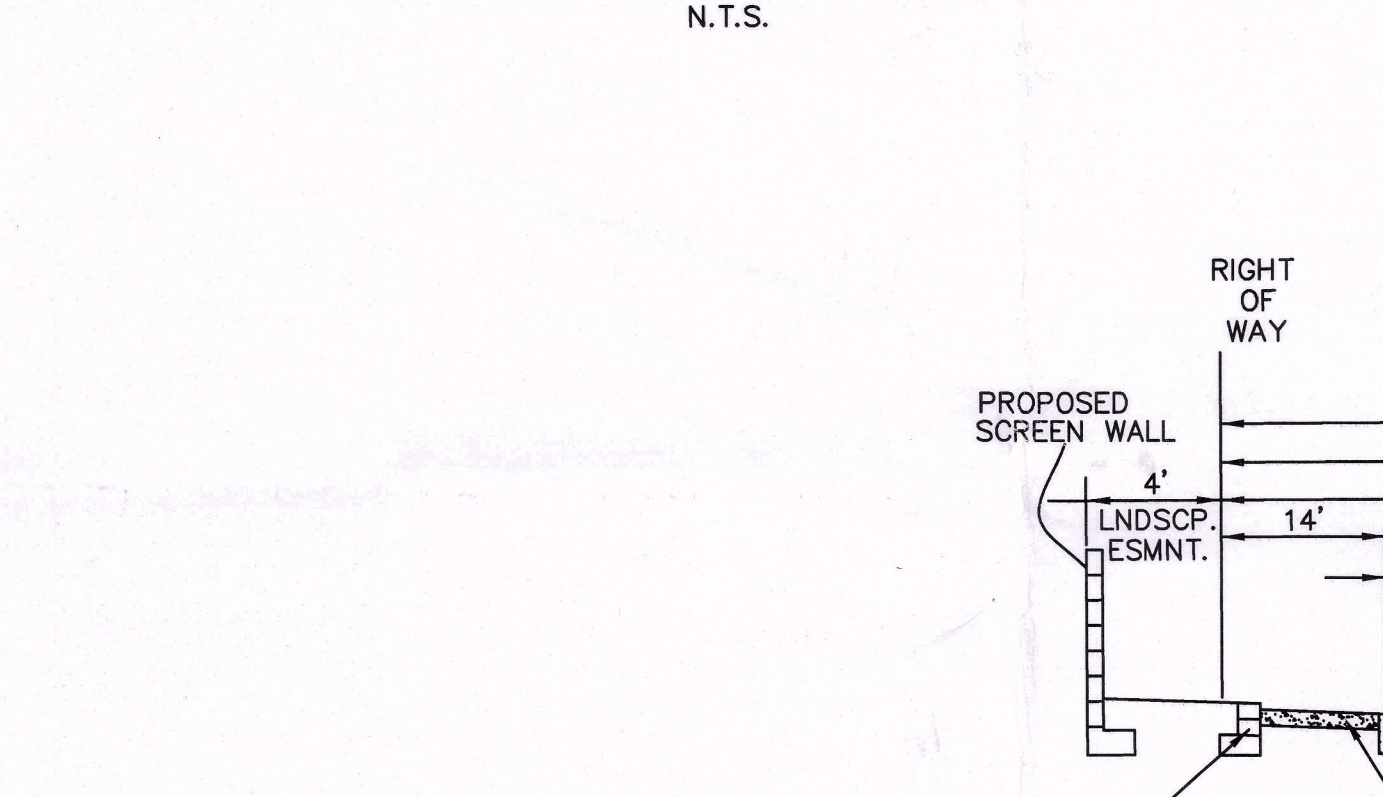
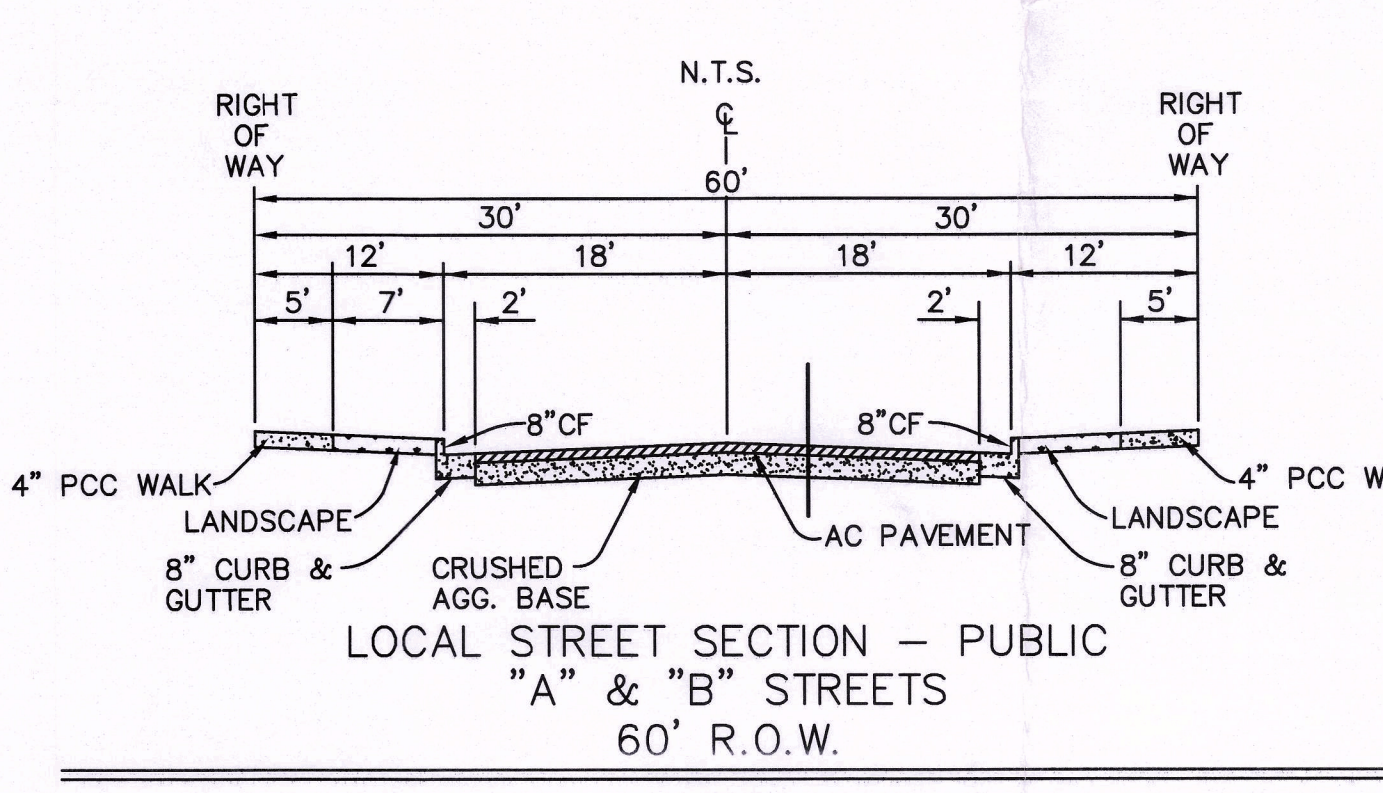
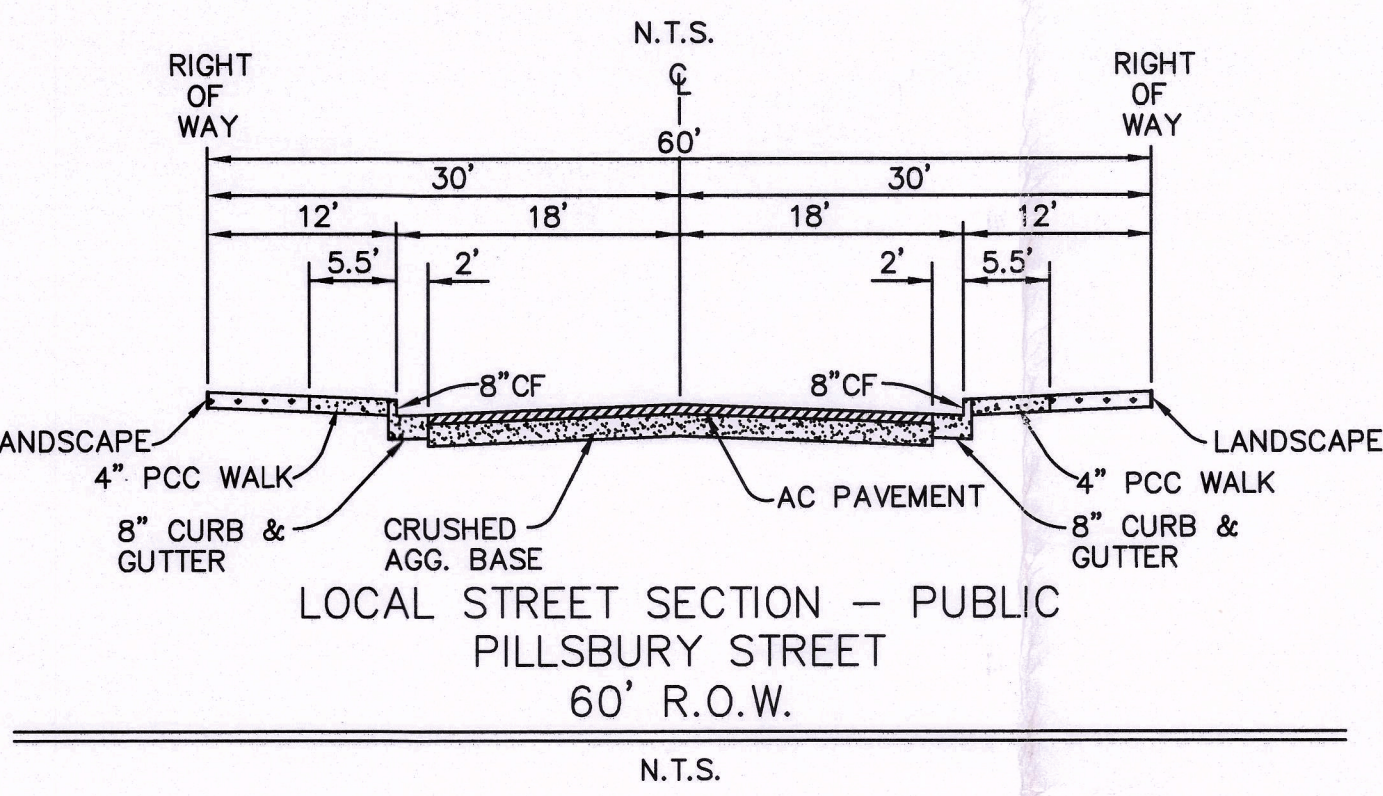
EARTHWORK QUANTITIES TABLE

	CY	CY
CUT	2,900	
FILL		59,800
NET FILL		56,900

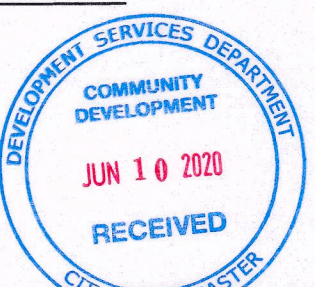


LEGEND

- 2345
- 2343
- 2375
- PROPERTY LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED CONTOURS
- CENTER LINE
- PROPOSED V.C.P. SEWER MAIN
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE
- PROPOSED D.I. WATER MAIN
- PROPOSED STORM DRAIN
- EXISTING 12" WATER MAIN
- EXISTING 8" SEWER MAIN
- EASEMENT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- BACK OF WALK
- PROPOSED A.C. PAVEMENT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- PROPOSED 6" BLOCK WALL
- PROPOSED FIRE HYDRANT



** ANY EXISTING PAVEMENT WITHIN THE PARTIAL WIDTH SECTION WILL BE EVALUATED AT THE TIME OF CONSTRUCTION TO DETERMINE IF REPLACEMENT IS REQUIRED.



D & D ENGINEERING, INC.
8901 S. LA CIENEGA BLVD., SUITE 106
INGLEWOOD, CA 90301
Phone: 424-351-8800

CITY OF LANCASTER

TENTATIVE TRACT MAP
NO. 061921

SCALE: 1" = 60'
DATE: 03/09/2020
SHEET NO.: 01 OF 01