



AGENDA ITEM: 3.

DATE: 9-19-22

**STAFF REPORT**

**PC ACTION:**

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

ABSENT: Moore and Underwood

**TENTATIVE TRACT MAP NO. 71210  
ZONE CHANGE NO. 22-01**

DATE: September 19, 2022

TO: Lancaster Planning Commission

FROM: Monique Garibay, Planner **MG**  
Community Development Division, Development Services Department

APPLICANT: Royal Investor Group

LOCATION: 40.4± gross acres located between Avenue K and Avenue K-8 on the east side of 55th Street West (APNs: 3204-010-054, -055, -062, -063, 3204-011-033, -034, -059)

REQUEST: Tentative Tract Map to subdivide 40± gross acres into 169 single-family residential lots in the R-10,000 zone; Zone change from R-10,000 to R-7,000

RECOMMENDATION: Adopt Resolution No. 22-27 approving Tentative Tract Map (TTM) No. 71210 and recommending approval to City Council Zone Change (ZC) No. 22-01 to allow for the subdivision of 40 gross acres into 169 single-family lots and a change of zone from R-10,000 to R-7,000 located between Avenue K and Avenue K-8 on the east side of 55th Street West (Assessor Parcel Numbers: 3204-010-054, -055, -062, -063, 3204-011-033, -034, -059) and adopting a Mitigated Negative Declaration.

---

**BACKGROUND**

On January 27, 2019, the Planning Commission for the City of Lancaster approved Tentative Tract Map No. 71210 and Conditional Use Permit No. 15-19 to allow for Residential Planned Development of 169 single-family residential lots in the R-10,000 zone. The RPD was proposed to include 161 single-family lots with two park areas and paseos with amenities that included picnic tables with shade sails, decorative landscaping, and playgrounds. The RPD required a specific open space standard which needed to be met.

**RESOLUTION NO. 22-27**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING TENTATIVE TRACT MAP (TTM) NO. 71210 AND RECOMMENDING APPROVAL TO CITY COUNCIL ZONE CHANGE (ZC) NO. 22-01 TO ALLOW FOR THE SUBDIVISION OF 40 GROSS ACRES INTO 169 SINGLE-FAMILY LOTS AND A CHANGE OF ZONE FROM R-10,000 TO R-7,000 LOCATED BETWEEN AVENUE K AND AVENUE K-8 ON THE EAST SIDE OF 55TH STREET WEST (ASSESSOR PARCEL NUMBERS: 3204-010-054, -055, -062, -063, 3204-011-033, -034, -059) AND ADOPTING A MITIGATED NEGATIVE DECLARATION

WHEREAS, a Tentative Tract Map has been requested by Royal Investor Group (“Applicant”) to allow for the subdivision of 169 single-family residential lots on 40 gross acres located between Avenue K and Avenue K-8 on the east side of 55th Street West (APN: 3204-010-054, -055, -062, -063, 3204-011-033, -034, -059) in the R-10,000 (single-family residential, minimum lot size 10,000 square feet) zone; and

WHEREAS, a Zone Change has been requested by Royal Investor Group, for the change of zone from R-10,000 to R-7,000; 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, an application for the above-described Zone Change has been filed pursuant to Chapter 17.24 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, a notice of intention to consider granting of a Zone Change has been given as required by Chapter 17.24 of the LMC, and Section 65905 of the Government Code of the State of California; and

WHEREAS, public notice was published and given as required by law, and a public hearing was held on September 19, 2022; and

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

WHEREAS, the Planning Commission, after considering all evidence presented, desires to approve Applicant’s requested Zone Change

PC Resolution No. 22-27  
Tentative Tract Map No. 71210/ Zone Change No. 22-01  
September 19, 2022  
Page 2

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.
- 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 adopts the following Zone Change findings, pursuant to Section 17.24.120 of the LMC:

- a. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and

PC Resolution No. 22-27  
Tentative Tract Map No. 71210/ Zone Change No. 22-01  
September 19, 2022  
Page 3

- b. That a need for the proposed zone classification exists within such area or district; and
- c. That the particular property under consideration is a proper location for said zone classification within such area or district; and
- d. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare and in conformity with good zoning practice.

Section 4. This Commission hereby finds the foregoing recitals are true, correct and a substantive part of this resolution.

Section 5. 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 6. That Community Development Division staff is hereby authorized and directed to prepare, execute, and file a Notice of Determination pursuant to CEQA (including its implementing guidelines).

Section 7. That the Planning Commission hereby adopts the Mitigation Monitoring and Reporting Program included in the Mitigated Negative Declaration.

Section 8. That the Planning Commission hereby approves Tentative Tract Map No. 71210 and recommends for approval to City Council Zone Change No. 22-01, subject to the conditions attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED this 19<sup>th</sup> day of September 2022, by the following vote:

AYES: Vose, Harvey, Birden, Derryberry, Tufts

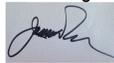
NOES:

ABSTAIN:

PC Resolution No. 22-27  
Tentative Tract Map No. 71210/ Zone Change No. 22-01  
September 19, 2022  
Page 4

RECUSED:

ABSENT: Moore and Underwood

DocuSigned by:  
  
FFC10004A17F48C...  
\_\_\_\_\_  
JAMES D. VOSE, Chairman  
Lancaster Planning Commission

ATTEST:

DocuSigned by:  
  
2DBA1BFF10BB42B...  
\_\_\_\_\_  
LARISSA DE LA CRUZ, Senior Manager – Community Development  
City of Lancaster

**Attachments:**

- A. Conditions List
- B. Mitigation Monitoring and Reporting Program

## Attachment B



**ATTACHMENT TO PC RESOLUTION NO. 22-27**  
**TENTATIVE TRACT MAP NO. 71210**  
**ZONE CHANGE NO. 22-01**  
**CONDITIONS LIST**  
**September 19, 2022**

**GENERAL CONDITIONS**

1. Unless otherwise indicated herein, the development 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, 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 their 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.

### **FEES, ASSESSMENTS, AND ANNEXATIONS**

20. Prior to recordation of the final map and/or building occupancy, the property shall be annexed into the Lancaster Drainage Maintenance District.
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 recordation of the final map and/or building occupancy, the property shall be annexed into the Lancaster Landscape Maintenance District.
23. The applicant is hereby advised that this project is subject to 1st year's assessment fees for the following maintenance districts, as applicable, prior issuance of any 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.
24. Prior to recordation of final map and/or building occupancy, the project shall be annexed to City of Lancaster CFD No. 2021-1 (Public Services).

### **COMMUNITY DEVELOPMENT**

25. 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.
26. Prior to issuance of grading permits, the applicant shall receive approval from the Los Angeles County Fire Department.
27. All elevations and floor plans for residential subdivisions shall be subject to approval of the Community Development Division to ensure that they are compatible with the established architectural design guidelines. This includes, but is not limited to, architectural style, color, exterior materials, material and type of walls. The applicant shall provide 360-degree architectural treatments for all proposed buildings.

28. Prior to occupancy, construct a masonry wall along the perimeter of the subdivision where a rear, side, or street side yard abuts other property, or is adjacent to a street, in accordance with Section 17.28.030.C of the Municipal Code; color and design to be specifically approved by the Community Development Manager. If the project is developed in phases, a masonry wall must be provided around the perimeter of each recorded phase in accordance with this condition prior to occupancy of any units in that phase. The requirement for perimeter walls may be waived or modified by the Community Development Manager in order to prevent the creation of double walls where an adequate wall which would meet the intent of this condition is already in existence, or where there will be continuous work in progress on adjacent phases. All walls required by this condition shall meet the structural requirements of the City of Lancaster as specified by the Development Services Director.

## **CAPITAL ENGINEERING**

### General Advisory

29. 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.

### Streets

30. 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.
31. The applicant shall comply with 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)
32. 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 to 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.

### Drainage/Grading

33. 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 improvements as identified in the final hydrology/hydraulic report on the Tract Map or by separate instrument. All right-of-way dedications will be to the satisfaction of the City Engineer.

34. 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.
35. 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 detailed engineering soils report specifically approved by the geologist and/or soils engineer that addresses all submitted recommendations.
36. 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.
37. Prior to first occupancy, the applicant shall construct all drainage improvements to connect with the City of Lancaster'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.
38. Prior to building occupancy, all drainage facilities are to be constructed and approved prior to occupancy of any structure within the project to the satisfaction of the Development Services Director.
39. 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.
40. Streets shall be designed to avoid creating sump conditions to the satisfaction of the Development Services Director. If a sump condition is unavoidable, a redundant catch basin system shall be installed. Secondary overland overflow shall not be allowed.
41. 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, redundant catch basin systems shall not be allowed. 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.

42. 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.
43. 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.
44. 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.
45. 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:
    - i. The hours of operation shall be approved by the Development Services Director.
    - ii. 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.
    - iii. Provide traffic control and flagging personnel along the haul route to the satisfaction of the Development Services Director.

- iv. 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/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.
- 46. Prior to grading, the applicant shall provide a contact name and valid phone number of the person or persons designated by the developer, who is available 24-hours a day, 7 days a week, to whom notice of blowing of dust or debris from the site shall be reported.

#### Sewer

- 47. Prior to final map approval, sewer permit issuance, and/or sewer permit issuance, the applicant shall acquire and dedicate all required easements for sewer improvements as identified in the final sewer area study report on the Tract Map or by separate instrument. All right-of-way dedications will be to the satisfaction of the City Engineer.
- 48. Prior to issuance of a sewer plan/lateral connection approval, and/or sewer encroachment permit issuance, the applicant shall submit a public sewer plan consistent with the approved site plan and conditions of approval. The sewer plan shall be based on an approved Sewer Area Study.
- 49. 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.
- 50. Per the direction of the Development Services Director, provide a sewer area study prior to submittal of the final map.
- 51. Prior to building occupancy, approval of this project is contingent upon the installation of local main line sewers and separate laterals to serve each structure at such time as the permanent structures are constructed on the site.
- 52. 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

53. 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.
54. 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.
55. 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.
56. 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.
57. 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 be 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

58. Prior to landscape encroachment permit, landscape plans shall be prepared in accordance with Ordinance No. 907 and the State of California Model Water Efficient Landscape Ordinance and submitted to the Development Engineering Section of Development Services Department, along with required plan check fees, for review and approval prior to the installation of landscaping or irrigation systems. Such plans are to be incorporated into development of the site and shall show size, type, and location of all plants, trees, and irrigation facilities.

59. Prior to Tract Map approval, the applicant shall dedicate landscape easements fronting the project site, as directed by the City Engineer.
60. 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. In addition, add a one- to two-course high block wall along the back of the sidewalk to protect the landscaping and irrigation, and to prevent runoff.
61. 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.

#### Other

62. 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.
63. Prior to final map approval, the applicant is required to grant public utility easements shown on the Tract Map and/or listed in conditions by separate document. The easements shall be reviewed and approved by the Development Services Director.
64. Prior to final map approval, the applicant shall dedicate to the City the right to prohibit the erection of building(s) and other structures within open space/common lots.
65. Prior to first building permit, the applicant shall obtain approval from the Development Services Director and the City Attorney for Covenants, Conditions, and Restrictions (CC&Rs) for this development. The applicant shall reimburse the City for the City Attorney’s review fee. The CC&Rs shall grant the City the authority to review and approve/disapprove amendments (including dissolution) of the CC&Rs/association. The CC&Rs shall grant the City the right (though not the obligation) to enforce the CC&Rs (at a minimum those provisions related to City-required items).
66. Prior to first building permit, the applicant shall establish a Property/Home Owners’ Association (POA/HOA), or similar entity, to ensure the continued maintenance of all

shared/common lots, including the park, private drainage devices, all shared driveways and drive isles, and common landscaping maintenance areas.

67. Prior to final map submittal, applicant shall perform a new detailed boundary survey in the surrounding quarter section showing current monumentation and measurements affecting the subject property.

## **TRAFFIC ENGINEERING**

### **Required Traffic Improvement Plans**

68. An encroachment permit shall be obtained from the Development Services Department prior to doing any work within the public right-of-way.
69. Prior to issuance of building permit, the applicant shall dedicate sidewalk easements sufficient to encompass ADA requirements for sidewalks installed with drive approaches.
70. Provide letter(s) of slope easement(s) as directed by the Development Services Director.
71. 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.
72. Prior to building occupancy, the applicant shall design and construct street improvements along the frontage of the project site to include pavement, curb, gutter, sidewalk, street lights, undergrounding of utilities, etc. Additional pavement as required to transition to existing pavement, or as needed to provide additional turn lanes opposing new improvements, shall also be included in street plans.
73. 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.
74. Prior to Tract Map approval, the applicant shall dedicate additional street right-of-way for a total of 56 feet from centerline on Avenue K fronting the project site, as directed by the City Engineer.
75. Prior to Tract Map approval, the applicant shall dedicate additional street right-of-way for a total of 42 feet from centerline on Avenue K-8 fronting the project site, as directed by the City Engineer.
76. Prior to Tract Map approval, the applicant shall dedicate additional street right-of-way for a total of 42 feet from centerline on 55th Street West fronting the project site, as directed by the City Engineer.

77. Prior to Tract Map approval, the applicant shall dedicate and/or acquire additional street right-of-way for a total of 27 feet north of the centerline on Avenue K fronting the project site, as directed by the City Engineer.
78. Prior to Tract Map approval, the applicant shall dedicate and/or acquire additional street right-of-way for a total of 20 feet south of the centerline on Avenue K-8 fronting the project site, as directed by the City Engineer.
79. Prior to Tract Map approval, the applicant shall dedicate and/or acquire additional street right-of-way for a total of 27 feet west of the centerline on 55th Street West fronting the project site, as directed by the City Engineer.
80. Prior to Tract Map approval, the applicant shall dedicate a corner cutoff at all intersections.
81. 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
Avenue K	X	X	X	X	X	X	X	X
55 <sup>th</sup> Street West	X	X	X	X	X		X	
Avenue K-8	X	X	X	X	X		X	
A, B, C, D, E, F, G, H, I, J, K, L, and Avenue K-2	X	X	X		X			

82. The following private streets shall be constructed to private street standards:
  - a. A, B, C, D, E, F, G, H, I, J, K, L, and Avenue K-2
83. 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.
84. Prior to building occupancy, the applicant shall construct pedestrian safety improvements throughout the project, to the satisfaction of the City Engineer.
85. 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. Avenue K and 55th Street West
- b. Avenue K-8 and 55th Street West

86. Prior to building occupancy, the applicant shall construct a single-lane roundabout at the following location:

- a. Avenue K and 50th Street West

The roundabout shall be designed in accordance with the National Cooperative Highway Research Program's Report 672, "Roundabouts: An Informational Guide," 2nd Edition, and shall be designed by an engineer with extensive experience in modern roundabout design. The splitter islands and inner circle of the roundabout shall be landscaped. All roundabout improvements shall be constructed to the satisfaction of the City Engineer.

87. Prior to Tract Map approval, the applicant shall acquire and dedicate to the City the right-of-way required for all street improvements as identified in the *Tentative Tract Map No. 71210 Residential Project Traffic and Circulation Study*, dated August 2019, to the satisfaction of the City Engineer.

88. Prior to final certificate of occupancy of each phase, the applicant shall construct or pay a fair share contribution, as identified in the approved *Tentative Tract Map No. 71210 Residential Project Traffic and Circulation Study*, dated August 2019, for the following street improvements as identified required to adequately serve this development, to the satisfaction of the City Engineer:

- a. Avenue K & 50<sup>th</sup> Street West – Expand the single-lane roundabout to include the addition of one eastbound and westbound lane
- b. Avenue K & 45<sup>th</sup> Street West – Restripe the eastbound and westbound approaches to include a left-turn lane, a through lane and a shared through/right-turn lane. Widen the eastbound and westbound approaches to accommodate two receiving lanes. Widening along the north side of the west leg of Avenue K will extend westerly approximately 600' to the existing buildout cross section. Widening along the south side of the east leg of Avenue K will extend approximately 2,300' to the existing western terminus of the buildout cross section at Avenue K & 40<sup>th</sup> Street West.
- c. Avenue K & 40<sup>th</sup> Street West – Restripe the westbound approach to include a left-turn lane, a through lane and a shared through/right-turn lane. Widen the east leg of Avenue K to the buildout cross section.

89. Prior to building occupancy, the applicant shall provide and install street name signs, as directed by the City Engineer.

90. Prior to Tract 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.

91. Prior to Tract Map approval, the applicant shall dedicate a total of 4' along Avenue K as a Landscape Maintenance District easement.
92. Prior to building permit issuance, the applicant shall pay traffic impact fees as adopted by City Council Ordinance 852 to be used for the improvement of off-site streets within the unincorporated areas of Los Angeles County. This fee applies to any project within the boundaries of Avenue J-8 to Avenue L-8 and 40<sup>th</sup> Street West to 100<sup>th</sup> Street West.

### **UTILITY SERVICES**

93. Manhole covers shall be 30" Pamrex or equivalent and labeled "City of Lancaster", "Sewer", or "Storm drain".
94. Junction Structures shall have manholes, 28" Pamrex or equivalent.
95. Easements for Sewer and or Storm Drain shall be clear of structures for access.
96. Catch Basin opening 6" or greater with a protection bar per APWA STD plan 310-3.

### **ENVIRONMENTAL**

97. 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.
98. Prior to any ground disturbing activities, the applicant shall obtain an Incidental Take Permit from the California Fish and Wildlife for the Joshua trees to be removed from the project site. A copy of the Incidental Take Permit shall be provided to the City of Lancaster prior to the issuance of any construction related permits.
99. No burrowing owls were identified on the project site; however, it is possible that they could occupy the site prior to the start of construction. Burrowing owl protocol surveys shall be conducted on the project site in accordance with the procedures established by the California Department of Fish and Wildlife prior to the start of construction/ground disturbing activities. If burrowing owls are identified using the project site during the surveys, the applicant shall contact the California Department of Fish and Wildlife (CDFW) and appropriate mitigation/management procedures shall be followed. At a minimum, the following shall occur:
- If burrowing owls are identified during the non-nesting season, a qualified biologist shall install one-way gates to relocate the owl to a suitable nearby property. Upon confirmation that the burrow is empty, the burrowing shall be collapsed.
  - In the event that a breeding pair or female owl with offspring are present at a burrow, a buffer zone of at least 50 feet shall be established around the burrow until the offspring have fledged and left the burrow. No work shall occur within the buffer zone. The specific buffer zone shall be established in coordination with CDFW.
100. A nesting survey shall be conducted within 30 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 active bird nests 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. Impact to

nests will be avoided by delay of work or establishing a buffer of 500 feet around active raptor nests and 50 feet around other migratory bird species nests.

101. If humans or funerary objects are encountered during any construction activities associated with the proposed project, work within 100-foot buffer shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7050.5.
102. In the event that Native American cultural resources are discovered during any construction activities all work within 60-foot buffer shall cease and a qualified archaeologist meeting the Secretary of the Interior standards shall be hired to assess the find. The appropriate tribe(s) shall be contacted and provided information and invited to perform a site visit in conjunction with the archaeologist to provide Tribal input.
103. In the event that any issues arise with respect to cultural resources, the applicant shall in good faith discuss and address concerns associated with the development of the site with the appropriate tribe(s). A copy of any concerns and the proposed resolution/agreement shall be submitted to the City.
104. If significant Native American resources are discovered and avoidance cannot be ensured a Secretary of Interior qualified archaeologist shall be retained to develop a cultural resource Treatment Plan, as well as a Discovery and Monitoring Plan. A copy of the draft document shall be provided to the appropriate tribe(s) for review and comment. All in field investigation, assessment and/or data recovery pursuant to the Treatment Plan shall be monitored by a Tribal Monitor. Additionally, the applicant and the City of Lancaster shall consult with the appropriate tribe(s) on the discussion and treatment of any artifacts or other cultural materials encountered during the project.
105. The application 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.
106. Signage shall be displayed on the project site in accordance with AVAQMD Rule 403 (Appendix A).
107. If excavation on the project site is planned to go deeper than 5 feet, a Paleontological Resources Management Plan shall be prepared by a qualified Paleontologist. This plan shall document the procedures to be followed in the event that paleontological resources are encountered during construction activities. Specifically, the plan shall include monitoring procedures and state that any fossils collected should be prepared to the point of identification, identified to the lowest taxonomic level, and curated into an accredited institutional repository. The plan shall also establish the occasions and frequencies of monitoring for the project site.

108. The applicant shall properly dispose of any trash or household debris in accordance with current regulations prior to issuance of any permit
109. The water well near the east central edge of the site shall be properly abandoned, unless planned for use pursuant to California Department of Water (CDWR) standards. The procedure shall be conducted by a licensed water well contractor.
110. If an onsite sewage disposal system is encountered during earthwork, the applicant shall remove the septic system in accordance with current regulations.
111. Any unanticipated buried containers, structures, or debris encountered during clearing, grubbing, and grading should be evaluated in-place by Petra prior to removal from the subsurface.
112. In the event asbestos-containing material is encountered during removal, the lines should not be disturbed until they are evaluated by a licensed asbestos consultant.
113. 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.
114. 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.
115. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.
116. Material stockpiles and mobile equipment staging, parking and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.
117. The use of noise producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only.
118. No project-related public address or music system shall be audible at any adjacent receptor. 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.



**MITIGATION MONITORING AND REPORTING PROGRAM (Attachment A)**  
**TTM No. 71210/ZC No. 22-01**

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
<b>AIR QUALITY</b>							
1.	<p>Prior to ground disturbance activities, the project operator shall provide evidence to the Development Services Director that the project operator and/or construction manager has developed a "Valley Fever Training Handout", training, and schedule of sessions for education to be provided to all construction personnel. All evidence of the training session materials, handout(s) and schedule shall be submitted to the Development Services Director within 24 hours of the first training session. Multiple training sessions may be conducted if different work crews will come to the site for different stages of construction; however, all construction personnel shall be provided training prior to beginning work. The evidence submitted to the Development Services Director regarding the "Valley Fever Training Handout" and Session(s) shall include the following:</p> <ul style="list-style-type: none"> <li>• A sign-in sheet (to include the printed employee names, signature, and date) for all employees who attended the training session.</li> <li>• Distribution of a written flier or brochure that includes educational information regarding the health effects of exposure to criteria pollutant emissions and Valley Fever.</li> <li>• Training on methods that may help</li> </ul>	<p>Prior to the final approval of grading plan, issuance of stockpile or construction permit, or any ground disturbing activities.</p>	<p>Submittal of training materials, sign-in sheets, and LA County Department of Public Health reviewed plan.</p>	<p>Development Services Department, Community Development Division, and LA County Department of Public Health</p>			

**MITIGATION MONITORING AND REPORTING PROGRAM (Attachment A)**  
**TTM No. 71210/ZC No. 22-01**

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>prevent Valley Fever infection.</p> <ul style="list-style-type: none"> <li>A demonstration to employees on how to use personal protective equipment, such as respiratory equipment (masks), to reduce exposure to pollutants and facilitate recognition of symptoms and earlier treatment of Valley Fever. Where respirators are required, the equipment shall be readily available and shall be provided to employees for use during work. Proof that the demonstration is included in the training shall be submitted to the county. This proof can be via printed training materials/agenda, DVD, digital media files, or photographs.</li> </ul> <p>The project operator also shall consult with the Los Angeles County 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>						



**MITIGATION MONITORING AND REPORTING PROGRAM (Attachment A)**  
**TTM No. 71210/ZC No. 22-01**

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	<ul style="list-style-type: none"> <li>• Provide HEP-filters for heavy equipment equipped with factory enclosed cabs capable of accepting the filters. Cause contractors utilizing applicable heavy equipment to furnish proof of worker training on proper use of applicable heavy equipment cabs, such as turning on air conditioning prior to using the equipment.</li> <li>• Provide communication methods, such as two-way radios, for use in enclosed cabs.</li> <li>• Require National Institute for Occupational Safety and Health (NIOSH)-approved half-face respirators equipped with minimum N-95 protection factor for use during worker collocation with surface disturbance activities, as required per the hazard assessment process.</li> <li>• Cause employees to be medically evaluated, fit-tested, and properly trained on the use of the respirators, and implement a full respiratory protection program in accordance with the applicable Cal/OSHA Respiratory Protection Standard (8 CCR 5144).</li> <li>• Provide separate, clean eating areas with hand-washing facilities.</li> <li>• Install equipment inspection stations at each construction equipment access/egress point. Examine</li> </ul>						



**MITIGATION MONITORING AND REPORTING PROGRAM (Attachment A)**  
**TTM No. 71210/ZC No. 22-01**

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>construction vehicles and equipment for excess soil material and clean, as necessary, before equipment is moved off-site.</p> <ul style="list-style-type: none"> <li>• Train workers to recognize the symptoms of Valley Fever, and to promptly report suspected symptoms of work-related Valley Fever to a supervisor.</li> <li>• Work with a medical professional to develop a protocol to medically evaluate employees who develop symptoms of Valley Fever.</li> <li>• Work with a medical professional, in consultation with the Los Angeles County 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</li> </ul>						

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>commencing, this handout shall be mailed to all existing residences within a specified radius of the project boundaries as determined by the Development Services Director. The radius shall not exceed three miles and is dependent upon the location of the project site.</p> <ul style="list-style-type: none"> <li>• When possible, position workers upwind or crosswind when digging a trench or performing other soil-disturbing tasks.</li> <li>• Prohibit smoking at the worksite outside of designated smoking areas; designated smoking areas will be equipped with handwashing facilities.</li> <li>• Post warnings on-site and consider limiting access to visitors, especially those without adequate training and respiratory protection.</li> <li>• Audit and enforce compliance with relevant Cal OSHA health and safety standards on the job site.</li> </ul>						
<b>BIOLOGICAL RESOURCES</b>							
2.	Prior to any ground disturbing activities, the applicant shall obtain an Incidental Take Permit from the California Department of Fish and Wildlife for the Joshua trees to be removed from the project site. A copy of the Incidental Take Permit shall be provided to the City of Lancaster prior to the issuance of any	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 permit to the City of Lancaster	Development Services Department, Community Development Division			

**MITIGATION MONITORING AND REPORTING PROGRAM (Attachment A)  
TTM No. 71210/ZC No. 22-01**

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	construction related permits.						
3.	<p>No burrowing owls were identified on the project site; however, it is possible that they could occupy the site prior to the start of construction. Burrowing owl protocol surveys shall be conducted on the project site in accordance with the procedures established by the California Department of Fish and Wildlife prior to the start of construction/ground disturbing activities. If burrowing owls are identified using the project site during the surveys, the applicant shall contact the California Department of Fish and Wildlife (CDFW) and appropriate mitigation/management procedures shall be followed. At a minimum, the following shall occur:</p> <ul style="list-style-type: none"> <li>If burrowing owls are identified during the non-nesting season, a qualified biologist shall install one-way gates to relocate the owl to a suitable nearby property. Upon confirmation that the burrow is empty, the burrowing shall be collapsed.</li> <li>In the event that a breeding pair or female owl with offspring are present at a burrow, a buffer zone of at least 50 feet shall be established around the burrow until the offspring have fledged and left the burrow. No work shall occur within the buffer zone. The specific buffer zone shall be established in coordination with CDFW.</li> </ul>	Prior to final approval of a grading/construction plan, issuance of stockpile or construction permit, or any ground disturbing activities	Submittal of the report from the biologist to the City of Lancaster	Development Services Department, Community Development Division			

**MITIGATION MONITORING AND REPORTING PROGRAM (Attachment A)**  
**TTM No. 71210/ZC No. 22-01**

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
4.	A nesting bird survey shall be conducted within 30 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 active bird nests 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. Impact to nests will be avoided by delay of work or establishing a buffer of 500 feet around active raptor nests and 50 feet around other migratory bird species nests.	Prior to final approval of a grading/construction plan, issuance of stockpile or construction permit, or any ground disturbing activities	Submittal of the report from the biologist to the City of Lancaster	Development Services Department, Community Development Division			
<b>CULTURAL RESOURCES</b>							
5.	If humans or funerary objects are encountered during any construction activities associated with the proposed project, work within 100-foot buffer shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7050.5.	During construction	Notification to the City of Lancaster, County Coroner, and any affected tribe	City of Lancaster Community Development Division, construction foreman, building inspectors			
6.	In the event that Native American cultural resources are discovered during any construction activities all work within 60-foot buffer shall cease and a qualified archaeologist meeting the Secretary of the Interior standards shall be hired to assess the find. The appropriate tribe(s) shall be contacted and provided information and invited to perform a site visit in conjunction with the archaeologist to provide	During construction	Notification to the City of Lancaster, affected tribes	City of Lancaster Community Development Division, construction foreman, building inspectors			

**MITIGATION MONITORING AND REPORTING PROGRAM (Attachment A)**  
**TTM No. 71210/ZC No. 22-01**

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	Tribal input.						
7.	In the event that any issues arise with respect to cultural resources, the applicant shall in good faith discuss and address concerns associated with the development of the site with the appropriate tribe(s). A copy of any concerns and the proposed resolution/agreement shall be submitted to the City.	During construction	Notification to the City of Lancaster, affected tribes	City of Lancaster Community Development Division, construction foreman, building inspector			
8.	If significant Native American resources are discovered and avoidance cannot be ensured a Secretary of Interior qualified archaeologist shall be retained to develop a cultural resource Treatment Plan, as well as a Discovery and Monitoring Plan. A copy of the draft document shall be provided to the appropriate tribe(s) for review and comment. All in field investigation, assessment and/or data recovery pursuant to the Treatment Plan shall be monitored by a Tribal Monitor. Additionally, the applicant and the City of Lancaster shall consult with the appropriate tribe(s) on the discussion and treatment of any artifacts or other cultural materials encountered during the project.	During construction	Notification to the City of Lancaster, affected tribes	City of Lancaster Community Development Division, construction foreman,			
<b>GEOLOGY AND SOILS</b>							
9.	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.			



**MITIGATION MONITORING AND REPORTING PROGRAM (Attachment A)**  
**TTM No. 71210/ZC No. 22-01**

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
10.	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, and the AVAQMD.			
11.	If excavation on the project site is planned to go deeper than 5 feet, a Paleontological Resources Management Plan shall be prepared by a qualified Paleontologist. This plan shall document the procedures to be followed in the event that paleontological resources are encountered during construction activities. Specifically, the plan shall include monitoring procedures and state that any fossils collected should be prepared to the point of identification, identified to the lowest taxonomic level, and curated into an accredited institutional repository. The plan shall also establish the occasions and frequencies of monitoring for the project site.	During construction	Field inspections	Development Services Department, Community Development Division			
<b>HAZARDS AND HAZARDOUS MATERIALS</b>							
12.	The applicant shall properly dispose of any trash or household debris in accordance with current regulations prior to issuance of any permit.	Prior to the issuance of any construction related permits.	Submittal of the report to the City of Lancaster	Development Services Department, Community Development Division			
13.	The water well near the east central edge of the site shall be properly abandoned, unless planned for use pursuant to California Department of Water (CDWR) standards. The procedure shall be conducted by a licensed water well contractor.	During construction	Submittal of the report to the City of Lancaster	Development Services Department, Community Development Division			
14.	If an onsite sewage disposal system is encountered	During construction	Submittal of the report	Development Services			



**MITIGATION MONITORING AND REPORTING PROGRAM (Attachment A)**  
**TTM No. 71210/ZC No. 22-01**

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	during earthwork, the applicant shall remove the septic system in accordance with current regulations.		to the City of Lancaster	Department, Community Development Division			
15.	Any unanticipated buried containers, structures, or debris encountered during clearing, grubbing, and grading should be evaluated in-place by Petra prior to removal from the subsurface.	During construction	Submittal of the report to the City of Lancaster	Development Services Department, Community Development Division			
16.	In the event asbestos-containing material is encountered during removal, the lines should not be disturbed until they are evaluated by a licensed asbestos consultant.	During construction	Submittal of the report to the City of Lancaster	Development Services Department, Community Development Division			
<b>NOISE</b>							
17.	Construction operations shall not occur between 8 p.m. and 7 a.m. on weekdays or Saturday or at any time on Sunday. The hours of any construction-related activities shall be restricted to periods and days permitted by local ordinance.	During construction	Field inspections	Development Services Department, Community Development Division and Building and Safety			
18.	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			
19.	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			

**MITIGATION MONITORING AND REPORTING PROGRAM (Attachment A)**  
**TTM No. 71210/ZC No. 22-01**

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
20.	Material stockpiles and mobile equipment staging, parking and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.	During construction	Field inspections	Development Services Department, Community Development Division and Building and Safety			
21.	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			
22.	No project-related public address or music system shall be audible at any adjacent receptor. 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			



COMMUNITY  
DEVELOPMENT

## City of Lancaster Revised Initial Study

1. **Project title and File Number:** Tentative Tract Map No. 71210  
Zone Change No. 22-01
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:** Monique Garibay, Planner  
City of Lancaster  
Development Services Department  
(661) 723-6100
4. **Location:** 40.4± gross acres located between Avenue K  
and Avenue K-8 on the east side of 55<sup>th</sup>  
Street West. (APNs: 3204-010-054, -055, -  
062, -063, 3204-011-033, -034, -059)  
(see Figure 1)
5. **Applicant name and address:** Royal Investor Group  
9595 Wilshire Blvd., Suite 708  
Beverly Hills, CA 90212
6. **General Plan designation:** UR (Urban Residential)
7. **Zoning:** R-10,000 (Single Family Residential on  
10,000 square foot lots) (current)  
  
R-7,000 (Single Family Residential on 7,000  
square foot lots) (proposed)
8. **Description of project:**

On January 27, 2019, the Planning Commission for the City of Lancaster approved Tentative Tract Map No. 71210 and Conditional Use Permit No. 15-19 to allow for Residential Planned Development of 169 single-family residential lots in the R-10,000 zone. The RPD was proposed to include 161 single-family lots with two park areas and paseos with amenities that included picnic tables with shade sails, decorative landscaping, and playgrounds. The RPD required a specific open space standard which needed to be met.

In February 2022, the applicant submitted a proposal for a zone change to add more lots to the development, as well as, reduce the amount of open space. The proposed project consists of a Tentative Tract Map and a Zone Change to create 169 single-family residential lots and change the existing zoning from R-10,000 to R-7,000. The project site includes paseos and two open space areas with a community center, picnic areas, a dog run, tot lots, and a swimming pool.





**9. Surrounding land uses and setting:**

The project site is undeveloped and vacant. Table 1 provides the zoning and the land uses of the properties adjacent to the site. While the proposed development is located immediately adjacent to vacant lots, single-family homes are located within close proximity. The single-family homes are along 60<sup>th</sup> Street West and Avenue K and along 52<sup>nd</sup> Street West and Avenue K. In addition, Endeavor Middle School is located approximately .74 miles from the project site.

**Table 1  
 Zoning/Land Use Information**

Direction	Zoning		Land Use
	City	County	
North	R-10,000	N/A	Vacant
East	R-15,000	N/A	Vacant
South	R-10,000	N/A	Vacant
West	R-7,000	N/A	Vacant

**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 (AVAQMD)
- Los Angeles County Fire Department
- Los Angeles Waterworks District 40
- Southern California Edison
- Sanitation Districts of Los Angeles County
- California Department of Fish and Wildlife (CDFW)

**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 three tribes that had directly contacted the City for notification via certified, return receipt mail on December 30, 2015. These letters included copies of the site plan, cultural resources report, and a paleontological report. Table 2 identifies the three tribes and the individuals to whom the letter was directed. No responses were received from these individuals. However, mitigation measures have been included to ensure that proper procedures are followed in the event that cultural resources are encountered during construction.

**Table 1**  
**Tribal Notification**

<b>Tribe</b>	<b>Person/Title</b>
Gabrieleno Band of Mission Indians – Kizh Nation	Andrew Salas, Chairman
San Manuel Band of Mission Indians	Daniel McCarthy, Director CRM Department
Fernandeño Tataviam Band of Mission Indians	Caitlin B. Gulley, Tribal Historic and Cultural Preservation Officer

**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.

  
 Monique Garibay, Planner

8/17/22  
 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 immediate surrounding area (LMEA Figure 12.0-1). Views of these scenic areas are not generally visible from the project site or the immediately surrounding roadways. However, views of the mountains surrounding the Antelope Valley 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 is not located along any designated State Scenic Highways and there are no rock outcroppings or historic structures on the site. The northern half of the site is disturbed land dominated by non-native grasses and herbs, while the southern half contains Joshua trees. The Joshua trees would be removed during construction activities. As the site is not located along a designated scenic highway, impacts would be less than significant.
- c. The proposed project is consistent with the zoning code as it pertains to this use and proposed 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. Development of the proposed project would change the visual character of the project site from vacant land to a residential subdivision of 169 lots with open space amenities. The new development would conform to design standards for subdivisions, the intent of the design guidelines, and would be compatible with nearby developments. Prior to

issuance of building permits for the project, the elevations of the residences would be subject to review by the Community Development Division. This would 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. Currently, no light is generated on the project site. Light generated in the area is primarily from vehicle headlights. The light generated from the project site would be in the form of motor vehicles, street lights, and residential lighting. The proposed street lights within the development would be directed onto the project site. Additionally, the proposed project would not introduce substantial amounts of glare as the development would be constructed primarily from non-reflective materials. Therefore, impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<p>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:</p>				
<p>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?</p>				X
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>				X
<p>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))?</p>				X
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>				X
<p>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?</p>				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, and Other Land.

The maps for each county are updated every two years. The Los Angeles County Farmland Map was last updated in 2018. Based on the 2018 map, the project site is designated as Other Land.

Other Land is defined as "land not included in any other mapping category. Common examples include low density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, water bodies smaller than 40 acres. Vacant and non-agricultural land surrounded on all sides by urban development and greater than 20 acres is mapped as other land." As the project 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 zoned R-10,000 and is proposing to change the zoning to R-7,000, neither of which allow for agricultural uses. Additionally, the project site and surrounding area are not utilized for agricultural uses nor are they subject to a Williamson Act contract. No agricultural uses are present on the project site. 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'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-10,000 with the proposal to change the zone to R-7,000. Residential subdivisions are a permitted use under both zones. Additionally, while the R-7,000 zoning would allow for smaller lots, the previous version of the project proposed an RPD which allowed for smaller lots than are typically permitted within the R-10,000. As such, any potential emissions associated with the proposed project would be similar to the previously analyzed version and 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 within the boundary of the Antelope Valley Air Quality Management District (AVAQMD) and therefore, are subject to compliance with the thresholds established by the AVAQMD. These thresholds were provided in the AVAQMD's California Environmental Quality Act (CEQA) and Federal Conformity Guidelines document, dated August 2016. These thresholds have been summarized below in Table 2.

**Table 2**  
**AVAQMD Air Quality Thresholds**

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

Construction of the proposed project would generate air emissions associated with grading, use of heavy equipment, construction worker vehicles, etc. However, the emissions are not anticipated to exceed the established thresholds identified above due to the size and the type of proposed project.

The proposed project would generate approximately 1,594 daily vehicle trips as determined by the City Traffic Engineer. 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.

- c. The closest sensitive receptors are the single residences located along Avenue K and 52nd Street West and along Avenue K and 60th Street West. The trips associated with the proposed project would generate emissions; however, the amount of traffic generated by the project is not sufficient enough to significantly impact nearby intersections or roadways and create or contribute considerably to violations of air quality standards on either a localized or regular basis. Therefore, substantial pollutant concentrations would not occur and impacts would be less than significant.

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 Measure 9 (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 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 Avenue K, 50th Street West, and 60th 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. Odors may also be generated by typical residential activities (e.g., cooking, etc.). However, these odors are considered to be less than significant. 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 resource survey was conducted for the project site by LSA Associates, and documented a report titled, "General Biological Resources Report 40-acre Residential Lancaster Project, City of Lancaster County of Los Angeles, California" dated March, 2015. This report documents the findings of both a literature review and a field survey. The field surveys were conducted on January 20 and January 21, 2015 of the entire project site by walking roughly parallel belt transects spaced 60-100 feet apart.

### Plants

A total of 26 plant species were found within the study site. A complete list of plant species is provided in Table 3. The northern half of the project site is heavily disturbed land dominated by annual non-native grasses and herbs. The southern half of the project site is slightly less disturbed than the north and contains saltbush scrub and Joshua trees. The vast majority of vegetation is composed of nonnative grasses and ruderal herbs with saltbush scrub and approximately ten Joshua trees. The Joshua trees are noticeably less mature than those found on adjacent properties and are too sparsely spaced to be considered Joshua tree woodland.

**Table 3**  
**Observed Plant Species**

Rattlesnake weed/ <i>Daucus pusillus</i>	Common rabbit brush/ <i>Chrysothamnus nauseosus</i>	Interior goldenbush/ <i>Ericameria linearifolia</i>
Common rabbit brush/ <i>Ericameria nauseosa</i>	Desert dandelion/ <i>Malacothrix glabrata</i>	Desert straw/ <i>Stephanomeria pauciflora</i>
Bristly fiddleneck/ <i>Amsinckia tessellata</i>	Shortpod mustard/ <i>Hirschfeldia incana</i>	Tumble mustard/ <i>Sisymbrium altissimum</i>
Fourwing saltbush/ <i>Atriplex canescens var. canescens</i>	Tumble weed/ <i>Salsola australis</i>	Russian-thistle/ <i>Salsola tragus</i>
Mormon tea/ <i>Ephedra nevadensis</i>	Rattlesnake spurge/ <i>Chamaesyce albomarginata</i>	Doveweed/ <i>Croton setigerus</i>
Red-stemmed filaree/ <i>Erodium cicutarium</i>	Vinegar weed/ <i>Trichostema lanceolatum</i>	Peachthorn/ <i>Lycium ccooperi</i>
Saltcedar/ <i>Tamarix ramosissima</i>	Joshua tree/ <i>Yucca brevifolia</i>	Slender wild out/ <i>Avena barbata</i>
Soft chess/ <i>Bromus hordeaceus</i>	Red brome/ <i>Bromus madritensis</i>	Cheatgrass/ <i>Bromus tectorum</i>
Hare barley/ <i>Hordeum murinum ssp. Leporinum</i>	Mediterranean grass/ <i>schismus barbatus</i>	

### Joshua Trees

The Joshua tree was listed as a candidate species by the California Fish and Game Commission in September 2020. As a candidate species, the Joshua tree is afforded the same protections as a listed species. Joshua trees may not be removed or transplanted without an Incidental Take Permit issued by the California Department of Fish and Wildlife. Where feasible, individuals of this species should be avoided.

### Animals

A total of 25 animal species were observed on site. Table 4 provides a listing of all animal species observed on the project site. No special status wildlife species or their sign were identified during the survey, and the site was determined to not contain suitable habitat for any listed species that could potentially be found in the area. No sensitive wildlife species or their sign were identified during the survey. However, two mammal burrows were found on the site that could potentially be used by burrowing owls, and it is noted a 2007 resource assessment

found remains of a burrowing owl within the project area. The site also contains habitat potentially suitable for the loggerhead shrike. Loggerhead shrikes prefer open habitats with scattered shrubs, trees, and utility lines suitable for perching.

**Table 4  
 Observed Animal Species**

Red-tailed hawk/ <i>Buteo jamaicensis</i>	American kestrel/ <i>Falco sparverius</i>	Say's phoebe/ <i>Sayornis saya</i>
Mourning dove/ <i>Zenaida macroura</i>	Common raven/ <i>Corvus corax</i>	Horned lark/ <i>Eremophila alpestris</i>
Cactus wren/ <i>Campylorhynchus brunneicapillus</i>	Mountain bluebird/ <i>Sialia currucoides</i>	Northern mockingbird/ <i>Mimus polyglottos</i>
Song sparrow/ <i>Melospiza melodia</i>	Lark sparrow/ <i>Chondestes grammacus</i>	Savannah sparrow/ <i>Passerculus sandwichensis</i>
White-crowned sparrow/ <i>zonotrichia leucophrys</i>	Western meadowlark/ <i>Sturnella neglecta</i>	House finch/ <i>Carpodacus mexicanus</i>
Black-tailed jackrabbit/ <i>Lepus californicus</i>	California ground squirrel/ <i>Spermophilus beecheyi</i>	White-tailed antelope squirrel/ <i>Ammospermophilus leucurus</i>
Botta's pocket mouse/ <i>Chaetodipus californicus</i>	Pacific kangaroo rat/ <i>Dipodomys agilis</i>	Panamint kangaroo rat/ <i>Dipodomys panamintinus</i>
Little pocket mouse/ <i>Perognathus longimembris</i>	Deer mouse/ <i>Peromyscus maniculatus</i>	Desert woodrat/ <i>Neotoma lepida</i>
Coyote/ <i>Canis latrans</i>		

No desert tortoises, burrowing owls, desert kit foxes, Swainson's hawk, or their sign were observed within the study site. No special status wildlife species or their sign were identified during the survey. While no burrowing owls were observed on the project site, it is possible that burrowing owls and other nesting birds could occupy the project site prior to the start of construction. As such, mitigations have been identified for both nesting bird surveys and burrowing owl protocol surveys to ensure impacts remain less than significant. Therefore, the project would have less than significant impacts.

Mitigation Measures

2. Prior to any ground disturbing activities, the applicant shall obtain an Incidental Take Permit from the California Fish and Wildlife for the Joshua trees to be removed from the project site. A copy of the Incidental Take Permit shall be provided to the City of Lancaster prior to the issuance of any construction related permits.
3. No burrowing owls were identified on the project site; however, it is possible that they could occupy the site prior to the start of construction. Burrowing owl protocol surveys shall be conducted on the project site in accordance with the procedures established by the California Department of Fish and Wildlife prior to the start of construction/ground disturbing activities. If burrowing owls are identified using the project site during the surveys, the applicant shall contact the California Department of Fish and Wildlife (CDFW) and appropriate

mitigation/management procedures shall be followed. At a minimum, the following shall occur:

- If burrowing owls are identified during the non-nesting season, a qualified biologist shall install one-way gates to relocate the owl to a suitable nearby property. Upon confirmation that the burrow is empty, the burrowing shall be collapsed.
  - In the event that a breeding pair or female owl with offspring are present at a burrow, a buffer zone of at least 50 feet shall be established around the burrow until the offspring have fledged and left the burrow. No work shall occur within the buffer zone. The specific buffer zone shall be established in coordination with CDFW.
4. A nesting survey shall be conducted within 30 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 active bird nests 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. Impact to nests will be avoided by delay of work or establishing a buffer of 500 feet around active raptor nests and 50 feet around other migratory bird species nests.
- b. The project site does not contain any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. Therefore, no impact would occur.
  - 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. 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 No. 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. This fee is required of all projects occurring on previously undeveloped land regardless of the biological resources present and is utilized to enhance biological resources through education program and the acquisition of property for conservation. Therefore, no impacts would occur.
  - 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 federal land, specifically land owned by the Bureau of Land Management. In conjunction with the Coordinated Management Plan, a Habitat Conservation Plan (HCP) was proposed which would have applied to all private properties within the Plan Area. However, this HCP was never approved by the California Department of Fish and Wildlife nor was it adopted by the local

agencies (counties and cities) within the Plan Area. As such, there is no HCP that is applicable to the project site and 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 LSA Associates and the results documented in a report entitled “Cultural Resources Assessment, Lancaster 40 Residential Project, County of Los Angeles, California,” and dated April, 2015. The report includes a records search and a field survey.

LSA Associates performed an historical/archaeological resources records search, pursued historical background research, and carried out a field survey. The northern half of the project site was previously surveyed in 2004, the southern half was surveyed in 2007, and a section of the western edge was separately surveyed in 2007. These previous surveys identified two cultural resources on the property, a historic trash scatter and a historic farmstead. RT Factfinders conducted two investigations in 2007 of these resources, a Phase I and a subsequent Phase II cultural resource investigation. The Phase I survey titled “Phase I Cultural Resource Investigation for 20 Acres Northeast of the Intersection of 55<sup>th</sup> Street West and West Avenue K-8, Lancaster, Los Angeles County, California,” identified the trash scatter and the farmstead.

In the Phase I report the 5x4 meter trash scatter in the west central portion of the property was determined to be typical single-component, short-term household refuse deposit circa 1955-57, that would not be considered significant under CEQA. The significance of the farmstead, identified as Site 539-1, could not be determined within the Phase I survey. Subsequently, a Phase II survey was conducted to determine the significance of the farmstead. This survey is titled “Phase II Cultural Resource Investigation for Site 539-1 on 20 Acres Northeast of the Intersection of 55<sup>th</sup> Street West and West Avenue K-8, Lancaster, Los Angeles County, California.” The survey included research, mapping, test excavation, and artifact cataloging and analysis. The farmstead complex is approximately 65x25 meters in area with a nearby irrigation pond approximately 30x40 meters. The site includes a cement house foundation, cement pads and footings for other structures, a burn pit, and a standpipe. The site was mapped, swept with a metal detector, and 13 1x1 meter square pits were excavated in June 2007. A total of 688 items such as bottles, cans, various household and farming items were excavated and catalogued. No items or components of the complex were considered significant and the site itself was

determined to lack historic integrity. The Phase II investigation determined the site does not have the potential to provide additional significant data and that development of the property would not be expected to result in a significant impact to cultural resources.

Because the surveys from RT Factfinders reported excellent ground visibility in the southern portion of the site, LSA Associates only surveyed the northern half of the project area, in addition to relocating and re-documenting the trash scatter and farmstead resources. LSA Associates conducted their field survey on January 20, 2015 and January 21, 2015. No new potential resources were recorded. The previously recorded resources, the trash scatter and farmstead, were found to be the same as they were recorded previously. The trash scatter contained fewer rusted cans, and a series of standpipes were found extending from the reservoir associated with the farmstead.

While no Native American/prehistoric cultural resources were identified on the project site, it is possible that unknown resources may be encountered during the course of construction related activities. Mitigation has been identified which lays out the procedures to be followed in the event that previously unidentified cultural resources are encountered on the project site. These mitigation measures also require the applicant/developer to work with the appropriate Native American tribe should any issues arise. With the incorporation of these measures, impacts would be less than significant.

#### Mitigation Measures

5. If humans or funerary objects are encountered during any construction activities associated with the proposed project, work within 100-foot buffer shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7050.5.
6. In the event that Native American cultural resources are discovered during any construction activities all work within 60-foot buffer shall cease and a qualified archaeologist meeting the Secretary of the Interior standards shall be hired to assess the find. The appropriate tribe(s) shall be contacted and provided information and invited to perform a site visit in conjunction with the archaeologist to provide Tribal input.
7. In the event that any issues arise with respect to cultural resources, the applicant shall in good faith discuss and address concerns associated with the development of the site with the appropriate tribe(s). A copy of any concerns and the proposed resolution/agreement shall be submitted to the City.
8. If significant Native American resources are discovered and avoidance cannot be ensured a Secretary of Interior qualified archaeologist shall be retained to develop a cultural resource Treatment Plan, as well as a Discovery and Monitoring Plan. A copy of the draft document shall be provided to the appropriate tribe(s) for review and comment. All in field investigation, assessment and/or data recovery pursuant to the Treatment Plan shall be monitored by a Tribal Monitor. Additionally, the applicant and the City of Lancaster shall consult with the appropriate tribe(s) on the discussion and treatment of any artifacts or other cultural materials encountered during 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 was adopted in 2016 and went into effect in January 1, 2017. An updated version of both the California Building Code and the CALGreen Code are expected to go 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.

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 have 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 obsolete when the CalGreen Code went into effect on January 1, 2020. Therefore, no impacts would occur.

	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) adopted by the City, which would render any potential impacts to a less than significant level. The 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 April 2019, the California Geologic Survey updated the Seismic Hazard Zones Map for Lancaster (SSHZ) (<https://maps.conservation.ca.gov/cgs/EQZApp/app/>). Based on these maps, the project site is not located in an area at risk for liquefaction. No impacts would occur.

- b. The project site is rated as having a low risk for soil erosion (USDA SCS Maps) when cultivated or cleared of vegetation. As such, there remains a potential for water and wind erosion 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 measure shall be required to control dust/wind erosion.

Water erosion controls must be provided as part of the proposed project's grading plans to be reviewed and approved by the City Engineering Division. These provisions, which are a part of the proposed project, would reduce any impacts to less than significant levels.

#### Mitigation Measures

9. The application 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.
  10. 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 or groundwater withdrawal, which results in the cracking of the ground surface. According to Figure 2-3 of the City of Lancaster's Master Environmental Assessment, the project site is not known to be within an area subject to fissuring, sinkholes, or subsidence or any other form of geologic unit or soil instability. The closest known fissures are located at Avenue I/55<sup>th</sup> Street West, approximately two miles north of the project site. For a discussion of potential impacts regarding liquefaction, please refer to Section Item VII.a. Therefore, no impacts would occur.
  - d. The soil on the project site is characterized by a low shrink/swell potential with some patches of moderate shrink/swell potential (LMEA Figure 2-3). A soils report for the proposed project shall be submitted to the City by the project developer prior to grading and the recommendations of

the report shall be incorporated into the development of the proposed project. 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 are part of the proposed project. Therefore, no impacts would occur.
- f. A paleontological assessment of the project site was conducted by LSA Associates, Inc., and documented in a report entitled "Paleontological Assessment for the Lancaster 40 Residential Project, City of Lancaster, Los Angeles County, California" and dated April 23, 2015. Based on this study it was determined that there is a low probability of paleontological resources within the top five feet of the project site. However, below five feet the possibility of paleontological resources increases. In order to ensure that impacts to these resources are less than significant, the following mitigation measure is required. With implementation of the mitigation measure, impacts would be less than significant.

#### Mitigation Measures

- 11. If excavation on the project site is planned to go deeper than 5 feet, a Paleontological Resources Management Plan shall be prepared by a qualified Paleontologist. This plan shall document the procedures to be followed in the event that paleontological resources are encountered during construction activities. Specifically, the plan shall include monitoring procedures and state that any fossils collected should be prepared to the point of identification, identified to the lowest taxonomic level, and curated into an accredited institutional repository. The plan shall also establish the occasions and frequencies of monitoring for the project site.

	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 involves subdividing the subject property into 169 individual lots for single family residences and changing the existing zoning from R-10,000 to R-7,000. As discussed in Section Item III.b., the proposed project would generate air emissions during construction and operational activities, some of which may be greenhouse gases. These emissions are anticipated to be less than the thresholds established by AVAQMD due to the size of the project and therefore would not prevent the State from reaching its greenhouse gas reduction targets. Once the development is operational, it would generate emissions, primarily from vehicles and other activities associated with the residential uses, including yard maintenance, heating/cooling maintenance, etc. However, the development would require to comply with the requirement of the City’s Net Zero Energy Ordinance, Water Efficient Landscape Ordinance, and other requirements which increase the efficiency of buildings and reduce air emissions. Therefore, impacts would be less than significant.

The proposed project would also be in compliance with the greenhouse gas goals and polices identified in the City of Lancaster General Plan (LMEA p.7-2 to 7-15) and in the City’s adopted Climate Action Plan. Therefore, impacts with respect to conflicts with an agency’s plans, policies, and regulations would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>IX. HAZARDS AND HAZARDOUS MATERIALS.</b> 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 subdividing the subject property into 169 individual lots for single family residences in addition to paseos and two open space areas including a community center, picnic areas, a dog run, tot lots, and a swimming pool. Typical construction materials would be utilized during 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 p. 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 to the project site is Endeavor Middle School, approximately .74 miles southeast of the project site, the proposed project would not generate hazardous emissions or handle hazardous/ acutely hazardous materials. Therefore, no impacts would occur.
- d. A Phase I Environmental Site Assessment was prepared for the proposed project by Petra Geosciences. The findings of the study are documented in Petra Geosciences "Phase I Environmental Site Assessment, Lancaster 171 Project, Proposed Tentative Tract 71210" dated March 20, 2015.

As part of the environmental site assessment, a site visit was conducted on March 2, 2015. Reported site conditions match descriptions provided in the cultural resource surveys (see Item V.a-d) and the same structure remnants were reported. Newer deposits of trash were reported along the unimproved power line road on the west edge of the property (55th Street West). There were no signs of soil discoloration or hazardous materials associated with the trash. No hazardous materials/waste were observed at the subject site. No obvious evidence (vent pipes, fill pipes, dispensers, etc.) of underground storage tanks (USTs) were noted within the area observed. No standing water was observed on the subject site. A cluster of pole-mounted transformers was noted on a wooden pole on unimproved 55th Street West. A metal tag indicated the pole may have been placed in 2005, and the transformers and pole appeared in good condition. A standpipe on the property was identified as a potential abandoned water well, but this does not constitute a recognized environmental condition. Mitigation measures have been incorporated to alleviate any potential impacts which could arise during construction.

In addition to the site visit, a regulatory records review was conducted for the project site. The records search includes historical aerial photographs and regulatory databases. The assessment concludes there is no evidence that recognized environmental conditions exist in connection with the historical and current uses of the subject site. Therefore, no impacts would occur.

#### Mitigation Measures

- 12. The applicant shall properly dispose of any trash or household debris in accordance with current regulations prior to issuance of any permit
- 13. The water well near the east central edge of the site shall be properly abandoned, unless planned for use pursuant to California Department of Water (CDWR) standards. The procedure shall be conducted by a licensed water well contractor.
- 14. If an onsite sewage disposal system is encountered during earthwork, the applicant shall remove the septic system in accordance with current regulations.

15. Any unanticipated buried containers, structures, or debris encountered during clearing, grubbing, and grading should be evaluated in-place by Petra prior to removal from the subsurface.
  16. In the event asbestos-containing material is encountered during removal, the lines should not be disturbed until they are evaluated by a licensed asbestos consultant.
- e. The proposed project is not located within an airport land use plan. The nearest airfield, General William Fox Airfield, is located approximately 4 miles northeast of the project site. There are no circumstances related to this proximity that could be expected to result in a safety hazard for people residing in the project area, therefore no impacts would occur.
  - f. The traffic generated by the proposed project is not expected to block the roadways and improvements that have been conditioned as part of the project would ensure that traffic operates smoothly. Therefore, the proposed project would not impair or physically block any identified evacuation routes and would not interfere with any adopted emergency response plan. Impacts would not occur.
  - g. The surrounding properties are vacant. It is possible that these lands could be subject to a grass fire. However, single-family homes are built according to CA Building Standards Code which includes standards for fire safety of buildings. The project site is also located approximately 1.4 miles from Los Angeles County Fire Station No. 84, located at 5030 Avenue L-14, which would serve the project site in the event of a fire. Therefore, potential 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 management 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 169 single-family residential lots and paseos, with two open space areas including a community center, picnic areas, a dog run, tot lots, and a swimming pool. The project proposal also includes a change from the existing zoning of R-10,000 to R-7,000. Single family residences are not a use that would normally generate wastewater that violates water quality standards or exceeds 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 Los Angeles County Waterworks District No. 40. Therefore, 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 grading of the site. 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 sites. 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 (06037C0415F). Flood Zone X is located outside of both the 100-year flood zone and the 500-year flood zone. 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 would not conflict or obstruct the implementation of the applicable 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 subdividing the subject site into 169 individual lots for single family residences with the addition of paseos, with two open space areas including a community center, picnic areas, a dog run, tot lots, and a swimming pool. areas for residents to utilize. 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 includes the subdivision of 169 individual lots for single-family residences and two open space areas. 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 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 not designated as Mineral Reserve 3 (contains potential but presently unproven resources). Additionally, it is not considered likely 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 residential uses. Table 8-11 of the LMEA provides existing roadway noise levels adjacent to the project site. The current noise levels in the vicinity of the project site is as follows: Avenue K between 60th Street West and 50th Street West is 59.5 dBA; 50th Street West between Avenue K and Avenue K-8 is 61.3 dBA; and 60th Street West between Avenue K and Avenue L is 60.9 dBA. However, the project as proposed would not exceed the 65-dBA threshold. This proposed project 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. Therefore, potential noise impacts associated with traffic from the proposed development and operational activities 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 immediately adjacent to 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.

Mitigation Measures

17. Construction operations shall not occur between 8 p.m. and 7 a.m. on weekdays or Saturday or at any time on Sunday. The hours of any construction-related activities shall be restricted to periods and days permitted by local ordinance.
  18. 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.
  19. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.
  20. Material stockpiles and mobile equipment staging, parking and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.
  21. The use of noise producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only.
  22. No project-related public address or music system shall be audible at any adjacent receptor. 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.
- b. It is not anticipated that construction of the proposed project would require the use of machinery that generates ground-borne vibration as no major subsurface construction (e.g., parking garage) is planned. No ground mounted industrial-type equipment that generates ground vibration would be utilized once the project is constructed and operational. Therefore, no impacts associated with ground-borne vibration/noise are anticipated.
  - c. The project site is not in proximity to an airport or a frequent overflight area and would not experience noise from these sources. 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 result in an incremental increase in population growth; however, this increase was anticipated in both the City's General Plan and in the Southern California Association of Government's (SCAG's) most recent Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Additionally, while it is likely that individuals involved in the construction of the proposed project or residing at the proposed project would come from the Antelope Valley any increase in population would contribute, on an incremental basis, to the population of the City. As such, 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
<b>XV. PUBLIC SERVICES.</b>				
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 may increase the need for fire and police services during construction and operation; however, the project site is within the current service area of both these agencies and the additional time and cost to service the sites is minimal. The proposed project would not induce substantial population growth and therefore, would not increase the demand on parks or other public facilities. Therefore, impacts would be less than significant.

Construction of the proposed project may result in an incremental increase in population (see Item XIII) and may increase the number of students in the Westside Union School District and Antelope Valley Union High 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. The project is proposed to include single-family homes in addition to paseos, with two open space areas including a community center, picnic areas, a dog run, tot lots, and a swimming pool. However, the applicant would be required to pay park fees which would offset the impacts of the existing parks. The development of the proposed project would not require the construction of new recreational facilities or the expansion of existing ones. 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 does not conflict with or impede any of the General Plan policies or specific actions related to alternative modes of transportation. Additionally, the proposed project provides recreational facilities that would encourage alternative transportation. 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 site - 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 project site would have adequate emergency access from Avenue K. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>XVIII. TRIBAL CULTURAL RESOURCES.</b> 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. Although no cultural resources were identified during the field study, it is possible that previously unknown resources could be encountered during the course of construction-related activities. 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
<b>XIX. UTILITIES AND SERVICE SYSTEMS.</b> 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 in the general area. 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 proposed project would discharge to the District's Avenue J West Trunk Sewer, located in Avenue J at 55th Street West. According to the letter dated August 15, 2017 from the County Sanitation Districts of Los Angeles (LACSD), this 36-inch diameter trunk sewer has a design capacity of 15.8 million gallons per day (mgd) and conveyed a peak flow of 2.6 mgd when last measured in 2014. The project's wastewater would be treated at the Lancaster Water Reclamation Plant upon connection which has a design capacity of 18 mgd and currently processes an average recycled water flow of 12.8 mgd. The expected average wastewater flow from the proposed project is 43,940 gallons per day. Therefore, impacts would be less than significant.
  
- d-e. 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 service (GPEIR pgs. 5.9-20 to 21); although the project's contribution is considered minimal. However, the existing landfill has capacity to handle the waste generated by the project. Additionally, the proposed project would be in compliance with all State and local regulations regulating solid waste disposal. Therefore, impact would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XX. <u>WILDFIRE</u> . 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 service boundaries of an existing fire station which can adequately serve the project site. Other fire stations are also located in close proximity to the project site which can provide service if needed. Additionally, the proposed project would be constructed in accordance with all existing and applicable building and fire codes. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<u>XXI. 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 40 acres into 169 individual lots for single-family residences in the R-10,000 zone with a proposal to change the zone to R-7,000. In addition to the single-family lots, the project is proposed to include paseos and two open space areas including a community center, picnic areas, a dog run, tot lots, and a swimming pool. Other projects have been submitted within approximately one mile of the project site (Table 5). These projects are also required to be in accordance with the City's zoning code and General Plan.

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 Resources, Land Use and Planning, Mineral Resources, Transportation, Tribal Cultural Resources and Wildfire. The project would create impacts to other resource areas and mitigation measures have identified for Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Noise. 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), hazards and hazardous materials, 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.

**Table 5**  
**Related Projects List**

<b>Case No.</b>	<b>Location</b>	<b>APNs</b>	<b>Acres</b>	<b>Description</b>	<b>Status</b>
TTM No. 61920/ZC No. 21-04	NEC of 55 <sup>th</sup> Street West and Ave K	3203-016-035, -036, -037	38.9	Subdivision of 169 single-family lots and a Zone change from R-10,000 and R-15,000 to R-7,000	Submitted
TTM No. 66680	SEC and SWC of Avenue K-8 and 55 <sup>th</sup> Street West	3204-006-025, -026, -027, -031, -032, -033, -067, -071, -075, -081, -085, -088, -096	71.8	Subdivision of 219 single-family residential lots	Submitted
TTM No. 61600	57 <sup>th</sup> Street West and Avenue L	3204-006-084, -090, -091	6.87	Subdivision of 33 single-family residential lots	Submitted
TTM No. 53642/CUP No. 22-08	East of 60 <sup>th</sup> Street West, north of Avenue K-8 and south of West Avenue K-4	3204-009-026, 3204-009-079, 3204-009-081	32.9	Subdivision of 218 single-family residential lots	Submitted
TTM No. 83232/VAR No. 21-02	NWC of 60 <sup>th</sup> Street West and Avenue K-12	3204-008-048	20	Subdivision of 86 single-family residential lots	Approved
Avanti North/ TTM No. 73507	South of West Avenue K, North of Avenue K-8, east of 70 <sup>th</sup> Street West, and west of 60 <sup>th</sup> Street West	3204-002-126	238.25	Specific Plan including 758 single-family residences, two public parks, and open space	Approved
Avanti South/ TTM No. 74312	62nd St W, 75th St W, Ave K-8, Ave L	3204-008-045 and 3204-008-047, 3204-001-184, 3204-001-195.	307.7	Specific Plan including 1,375 single-family homes and 325 multi-family units	Approved

List of Referenced Documents and Available Locations\*:

BRR:	General Biological Resources Report, 40-Acre Residential Lancaster Project, City of Lancaster, County of Los Angeles, California March 2015, LSA Associates	DSD
CRS:	Cultural Resources Assessment, Lancaster 40 Residential Project, County of Los Angeles, California	DSD
ESA:	Phase I Environmental Site Assessment, Lancaster 171 Project, Proposed Tentative Tract 71210, APNs 3204-101-054, 055, 062, 063 and 3204-011-023, 033, 034, Southeast Corner of West Avenue K and 55th Street West Lancaster, Los Angeles County, CA 93536 March 20, 2015, Petra Geosciences	DSD
FIRM:	Flood Insurance Rate Map	DSD
GPEIR:	Lancaster General Plan Environmental Impact Report	DSD
LACSD:	County Sanitation Districts of Los Angeles County, August 15, 2017	DSD
LGP:	Lancaster General Plan	DSD
LMC:	Lancaster Municipal Code	DSD
LMEA:	Lancaster Master Environmental Assessment	DSD
PAL	Paleontological Assessment for the Lancaster 40 Residential Project, City of Lancaster, Los Angeles County, California, April 23, 2015, LSA Associates	DSD
SSHZ:	State Seismic Hazard Zone Maps	DSD
TRA	Traffic CEQA Form, August 10, 2022	
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 INVESTOR GROUP, 8596 WILSHIRE BLVD, SUITE 708, BEVERLY HILLS, CA 90212
- ENGINEER: DAVID EVANS AND ASSOCIATES, 25152 SPRINGFIELD COURT, SUITE 350, SANTA CLARITA, CA 91355
- LEGAL DESCRIPTION: SEE LEGAL DESCRIPTION ON SHEET
- DATE OF SURVEY: APRIL 2007 BY STANTEC
- EXISTING LAND USE (ON SITE): VACANT
- EXISTING LAND USE: NORTH - VACANT, SOUTH - VACANT, EAST - VACANT, WEST - VACANT
- EXISTING ZONING: R - 10,000, PROPOSED ZONING: R - 7000
- PROPOSED SETBACKS: FRONT: 14'-26", SIDE: 5' (10' ON CORNER), REAR: 15'
- GROSS AREA: 40.4 AC, NET AREA: 36.30 AC, TOTAL RESIDENTIAL LOTS: 169, GROSS DENSITY: 4.18 DU/ACRE, PARK AND PASEO AREA: 1.49 AC (4.10% OF NET AREA)
- ASSESSOR'S PARCEL NO.: 3204-010-054, 055, 062, 063, 3204-011-033, 034, 059
- EARTHWORK QUANTITIES: CUT: 98,000 CY, FILL: 96,000 CY, NET: 0 CY

**EASEMENT DATA:**

- (NUMBERS CORRESPOND TO ITEM NUMBERS IN PRELIMINARY TITLE REPORT. NOT ALL EXCEPTION ITEMS ARE NOTED.)
- THE FOLLOWING MATTERS AFFECT PARCELS 1 THROUGH 4:
- AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED MAY 4, 1936 IN BOOK 14049, PAGE 374; FEBRUARY 25, 1952 IN BOOK 38324, PAGE 343 AND FEBRUARY 25, 1952 IN BOOK 38324 PAGE 335, ALL OF OFFICIAL RECORDS.  
IN FAVOR OF: COUNTY OF LOS ANGELES  
AFFECTS: A PORTION OF SAID LAND
  - THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
  - AN EASEMENT FOR PUBLIC ROAD, INGRESS, EGRESS, PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED MAY 13, 1977 AS INSTRUMENT NO. 77-496930 OF OFFICIAL RECORDS.  
IN FAVOR OF: LOIS AVIKE, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY  
AFFECTS: A PORTION OF SAID LAND (AFFECT PARCEL 4)
  - AN EASEMENT FOR PUBLIC ROAD, INGRESS, EGRESS, PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED MAY 13, 1977 AS INSTRUMENT NO. 77-496933 OF OFFICIAL RECORDS.  
IN FAVOR OF: ROLAND LAND COMPANY, A CALIFORNIA CORPORATION  
AFFECTS: A PORTION OF SAID LAND (AFFECT PARCEL 3)
- THE FOLLOWING MATTERS AFFECT PARCELS 5 THROUGH 7:
- A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED MAY 17, 1888 IN BOOK 7 OF PATENTS, PAGE 259. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
  - AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 31, 1952 AS INSTRUMENT NO. 3651 OF OFFICIAL RECORDS.  
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY  
AFFECTS: THE NORTHERLY 10.00 FEET OF THE SOUTHERLY 34.00 FEET OF PARCEL 5
  - AN EASEMENT FOR PUBLIC ROAD, HIGHWAY AND UTILITY AND INCIDENTAL PURPOSES, RECORDED APRIL 10, 2009 AS INSTRUMENT NO. 20090522827 OF OFFICIAL RECORDS.  
IN FAVOR OF: CITY OF LANCASTER, A MUNICIPAL CORPORATION  
AFFECTS: AS DESCRIBED THEREIN

**LEGAL DESCRIPTION:**

Real property in the City of Lancaster, County of Los Angeles, State of California, described as follows:

PARCEL 1: (APN: 3204-010-054)  
THE NORTH HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.  
EXCEPTING THEREFROM 50 PERCENT OF ALL OIL AND MINERAL RIGHTS IN AND UNDER SAID LAND, AS RESERVED BY EARL F. LEONARD AND LELA H. LEONARD, HUSBAND AND WIFE, IN DEED RECORDED FEBRUARY 24, 1956, IN BOOK 50403 PAGE 287, OF OFFICIAL RECORDS.

PARCEL 2: (APN: 3204-010-055)  
THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.  
EXCEPTING THEREFROM 50 PERCENT OF ALL OIL AND MINERAL RIGHTS IN AND UNDER SAID LAND, AS RESERVED BY EARL F. LEONARD AND LELA H. LEONARD, HUSBAND AND WIFE, IN DEED RECORDED FEBRUARY 24, 1956, IN BOOK 50403 PAGE 287, OF OFFICIAL RECORDS.

PARCEL 3: (APN: 3204-010-062)  
THE NORTH HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.  
EXCEPTING THEREFROM 50 PERCENT OF ALL OIL AND MINERAL RIGHTS IN AND UNDER SAID LAND, AS RESERVED BY EARL F. LEONARD AND LELA H. LEONARD, HUSBAND AND WIFE, IN DEED RECORDED FEBRUARY 24, 1956, IN BOOK 50403 PAGE 287, OF OFFICIAL RECORDS.

PARCEL 3A:  
AN EASEMENT FOR PUBLIC ROAD, INGRESS, EGRESS, AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THE WESTERLY 30 FEET OF THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 4: (APN: 3204-010-063)  
THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.  
EXCEPTING THEREFROM 50 PERCENT OF ALL OIL AND MINERAL RIGHTS IN AND UNDER SAID LAND, AS RESERVED BY EARL F. LEONARD AND LELA H. LEONARD, HUSBAND AND WIFE, IN DEED RECORDED FEBRUARY 24, 1956, IN BOOK 50403 PAGE 287, OF OFFICIAL RECORDS.

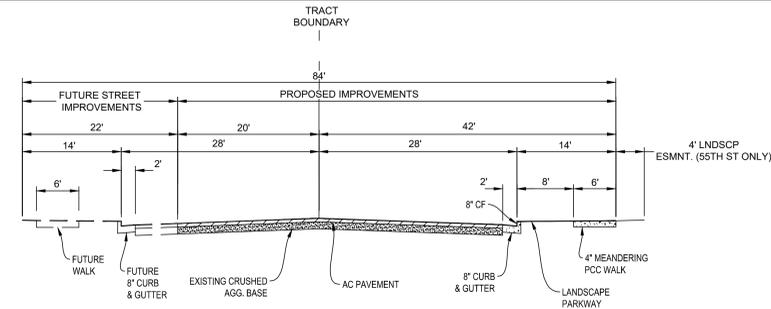
PARCEL 4A:  
AN EASEMENT FOR PUBLIC ROAD, INGRESS, EGRESS, AND PUBLIC UTILITY PURPOSES TO BE USED IN COMMON WITH OTHERS OVER THE WESTERLY 30 FEET OF THE NORTH HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT, LYING SOUTHERLY OF THE NORTH 20 ACRES THEREOF.

PARCEL 5: (APN: 3204-011-059)  
THE WEST HALF OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 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 APPROVED BY THE SURVEYOR GENERAL ON FEBRUARY 19, 1856.

PARCEL 6: (APN: 3204-011-033)  
THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 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 APPROVED BY THE SURVEYOR GENERAL ON FEBRUARY 19, 1856.

PARCEL 7: (APN: 3204-011-034)  
THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 13 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 APPROVED BY THE SURVEYOR GENERAL ON FEBRUARY 19, 1856.

EXCEPTING THEREFROM ANY PORTION OF SAID LAND LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE NORTH 20 ACRES OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26.



**SECONDARY ARTERIAL  
84' PUBLIC R.O.W. (63' PARTIAL WIDTH)**

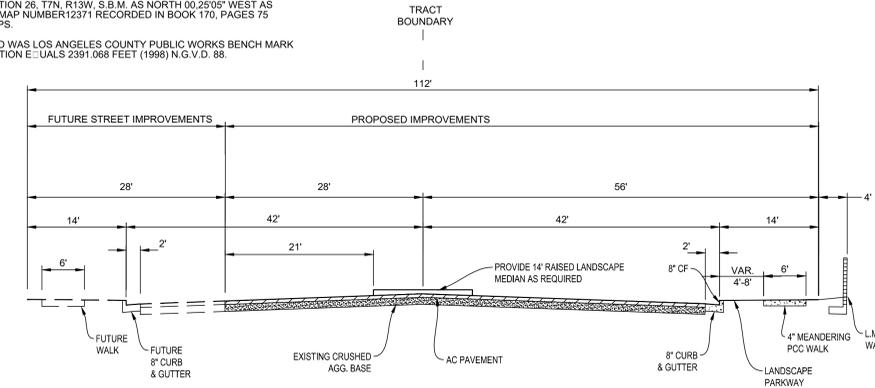
**SURVEY NOTES:**

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 NH-SC-6708074 (d) ISSUED BY FIRST AMERICAN TITLE COMPANY DATED SEPTEMBER 29, 2021.

THE BASIS OF BEARING FOR THIS MAP WAS THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, T7N, R13W, S.B.M. AS NORTH 00.2505° WEST AS DEPICTED ON PARCEL MAP NUMBER 12371 RECORDED IN BOOK 170, PAGES 75 AND 76 OF PARCEL MAPS.

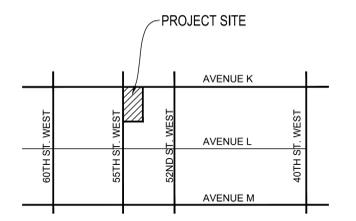
THE BENCH MARK USED WAS LOS ANGELES COUNTY PUBLIC WORKS BENCH MARK NUMBER L 3328, ELEVATION EQUALS 2391.068 FEET (1998) N.G.V.D. 88.



**AVENUE K  
112' R.O.W. (76' PARTIAL WIDTH)**

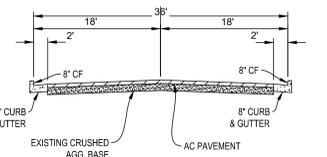
**LEGEND**

- PROJECT BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- CENTER LINE
- PROPOSED V.C.P. SEWER MAIN
- PROPOSED SEWER MANHOLE
- PROPOSED D.I. WATER MAIN
- PROPOSED PRIVATE STORM DRAIN
- PROPOSED PUBLIC STORM DRAIN
- EASEMENT LINE
- RIGHT OF WAY
- ENGINEERED SLOPE
- PROPOSED 6' BLOCK WALL
- CROSS GUTTER
- PROPOSED FINISHED SURFACE ELEVATION
- PROPOSED SURFACE SLOPE
- PROPOSED SEWER INVERT ELEVATION
- PROPOSED A.C. PAVEMENT
- PROPOSED CONCRETE
- PROPOSED PARK AREA



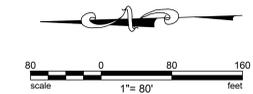
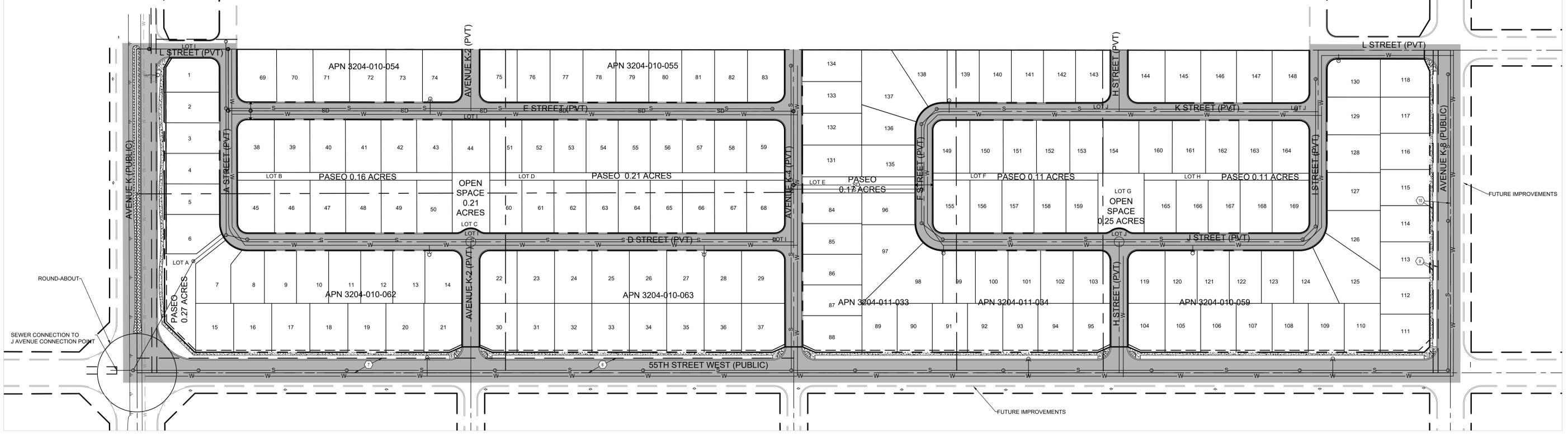
**SHEET INDEX:**

- TITLE SHEET
- GRADING AND DRAINAGE PLAN 1 OF 2
- GRADING AND DRAINAGE PLAN 2 OF 2



**AVENUE K-4, A, F, H STREET  
36' PRIVATE DRIVE/FIRE LANE**

SCALE: N.T.S.  
PARKING ON BOTH SIDES OF THE STREET



PREPARED BY: **DAVID EVANS AND ASSOCIATES INC.**  
25152 Springfield Court Suite 350  
Santa Clarita California 91355-1096  
Phone: 661.284.7400

**CITY OF LANCASTER**  
PLANNING DEPARTMENT  
**TENTATIVE TRACT MAP NO. 71210**

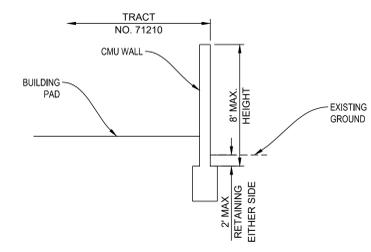
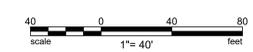
PROJECT NO. **ROIG000-0011**  
DATE: **08/8/2022**  
SHEET: **1 OF 3**

REGISTERED PROFESSIONAL ENGINEER  
**KARL MALLICK**  
No. 42529  
CIVIL  
STATE OF CALIFORNIA

APN 3204-010-046

APN 3204-010-060

APN 3204-010-061



**PERIMETER WALL  
TYPICAL SECTION**

SCALE: N.T.S.

PREPARED BY:  
**DAVID EVANS  
AND ASSOCIATES INC.**

25152 Springfield Court Suite 350  
Santa Clarita California 91355-1096  
Phone: 661.284.7400



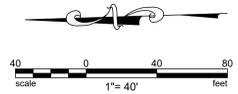
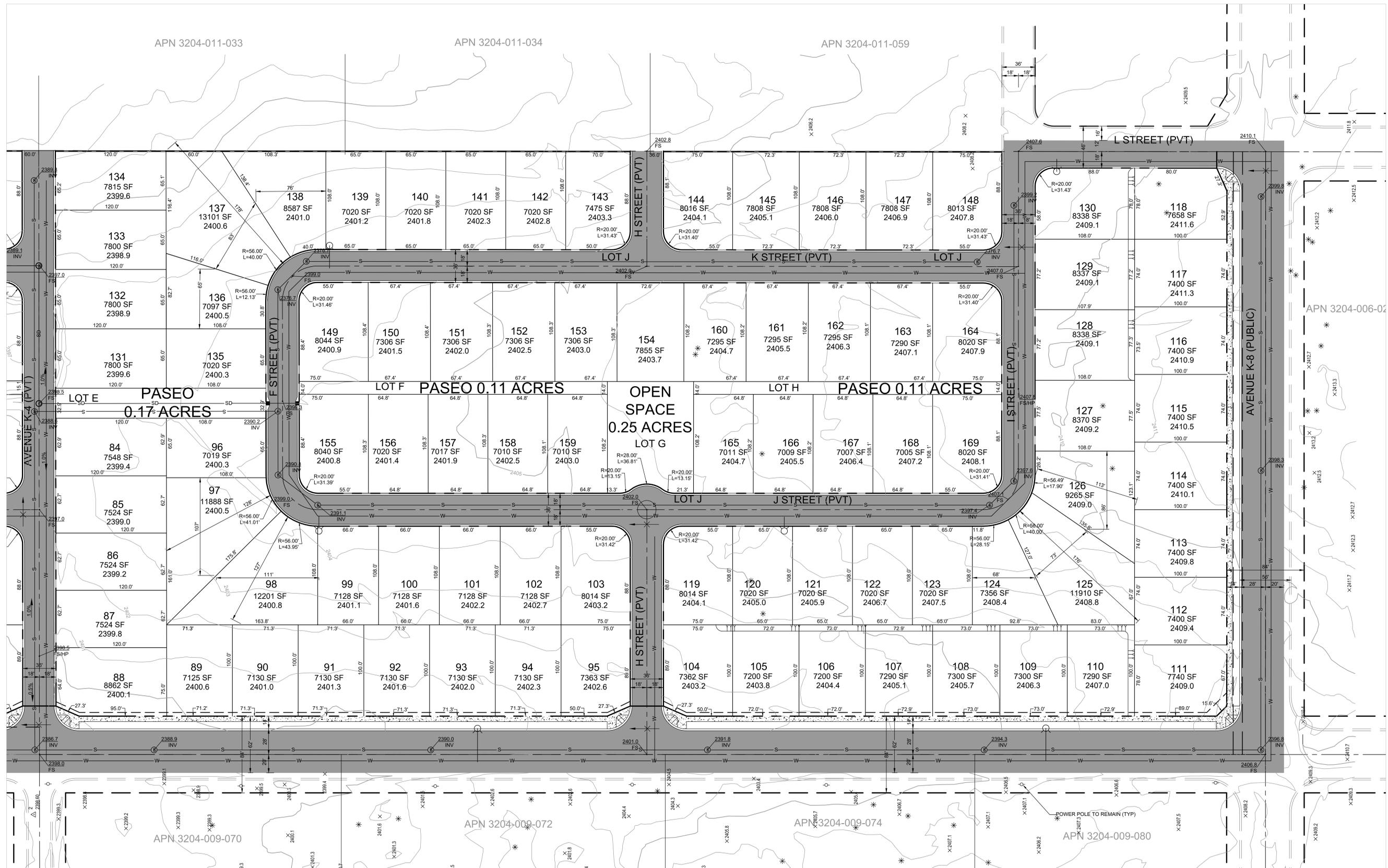
**CITY OF LANCASTER**  
PLANNING DEPARTMENT  
**TENTATIVE TRACT MAP NO. 71210**

PROJECT NO.  
**ROIG000-0011**  
DATE:  
**08/8/2022**  
SHEET:  
**2 OF 3**

APN 3204-011-033

APN 3204-011-034

APN 3204-011-059



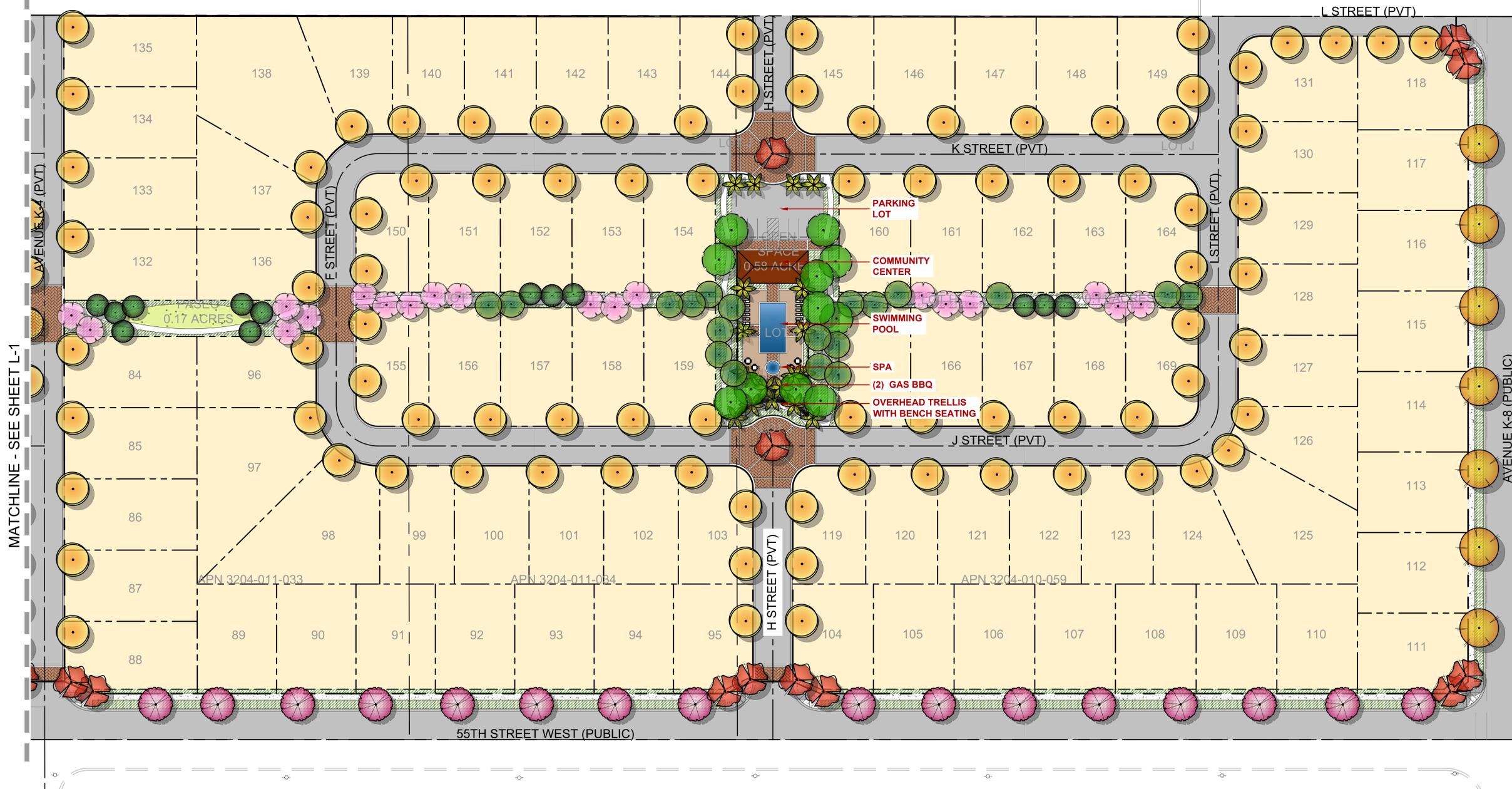
PREPARED BY:  
**DAVID EVANS AND ASSOCIATES INC.**  
 25152 Springfield Court Suite 350  
 Santa Clarita California 91355-1096  
 Phone: 661.284.7400



**CITY OF LANCASTER**  
 PLANNING DEPARTMENT  
**TENTATIVE TRACT MAP NO. 71210**

PROJECT NO.  
**ROIG0000-0011**  
 DATE:  
**08/8/2022**  
 SHEET:  
**3 OF 3**





**WATER BUDGET CALCULATIONS (PRELIMINARY)**

MAWA  
 MAWA (in gallons) = (ETo) (0.62) [(0.55 x LA) + (0.45 x SLA)]  
 MAWA (in gallons) = (71.0) (0.62) [(0.55 x 95,975) + (0.45 x 0)]  
 MAWA (in gallons) = 2,323,651

STREETSCAPE - EAWU (Drip / Low)  
 EAWU (in gallons) = (ETo) (0.62) [(PF x HA) / IE] + SLA  
 EAWU (in gallons) = (71.0) (0.62) [(0.2 x 42,494) / 0.9] + 0  
 EAWU (in gallons) = (374,117 / 0.9)  
 EAWU (in gallons) = 415,686

PASEO - EAWU (Drip / Low)  
 EAWU (in gallons) = (ETo) (0.62) [(PF x HA) / IE] + SLA  
 EAWU (in gallons) = (71.0) (0.62) [(0.2 x 24,891) / 0.9] + 0  
 EAWU (in gallons) = (219,140 / 0.9)  
 EAWU (in gallons) = 243,489

PASEO - EAWU (Spray / Mod)  
 EAWU (in gallons) = (ETo) (0.62) [(PF x HA) / IE] + SLA  
 EAWU (in gallons) = (71.0) (0.62) [(0.5 x 6,923) / 0.7] + 0  
 EAWU (in gallons) = (152,375 / 0.7)  
 EAWU (in gallons) = 217,679

PARKS - EAWU (Drip / Low)  
 EAWU (in gallons) = (ETo) (0.62) [(PF x HA) / IE] + SLA  
 EAWU (in gallons) = (71.0) (0.62) [(0.2 x 13,345) / 0.9] + 0  
 EAWU (in gallons) = (117,489 / 0.9)  
 EAWU (in gallons) = 130,544

PARKS - EAWU (Spray / Mod)  
 EAWU (in gallons) = (ETo) (0.62) [(PF x HA) / IE] + SLA  
 EAWU (in gallons) = (71.0) (0.62) [(0.5 x 8,322) / 0.7] + 0  
 EAWU (in gallons) = (183,167 / 0.7)  
 EAWU (in gallons) = 261,667

TOTAL EAWU = 1,269,065

**PRELIMINARY PLANT PALETTE**

SYM	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	E/G
<b>TREES</b>					
	Albizia julibrissin	Silk Tree	15 Gal	M	D
	Geijera parviflora	Australian Willow	24" Box	M	E
	Koeleruteria paniculata	Goldenrain Tree	24" Box	M	D
	Calocedrus decurrens	Incense Cedar	24" Box	M	E
	Chilopsis linearis	Desert Willow	24" Box	M	D
	Fraxinus v. 'Rio Grande'	Velvet ash	24" Box	M	D
	Phoenix dactylifera	Date Palm	16 BTF	M	Palm
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	24" Box	M	D
	x Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa	24" Box	M	D
Street Tree Per Parkway Planting (Separate Submittal)					

**PRELIMINARY PLANT PALETTE**

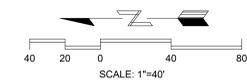
SYM	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
<b>LANDSCAPE AREAS</b>				
50% shrubs to be 1/gal; 50% shrubs to be 5/gal				
	Artemisia x 'Powis Castle'	Powis Castle Artemisia	5 Gal	L
	Baccharis spp.	Coyote Bush	5 Gal	L
	Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal	L
	Calliandra californica	Red Baja Fairy Duster	5 Gal	L
	Cotoneaster d. 'Mooncreeper'	Mooncreeper Cotoneaster	1 Gal @ 60" o.c.	L
	Dasyliroon wheeleri	Desert Spoon	5 Gal	L
	Hesperaloe parviflora	Red Yucca	1 Gal	L
	Heteromeles arbutifolia	Toyon	5 Gal	L
	Lantana	Lantana	1 Gal	M
	Leucophyllum f 'Compacta'	Compact Texas Ranger	5 Gal	L
	Macfadyenia unguis-cati	Cat's Claw Vine	5 Gal	L
	Muhlenbergia c. 'Regal Mist'	Pink Muhly	5 Gal	L
	Pennisetum s 'Rubrum'	Fountain Grass	5 Gal	L
	Rhus ovata	Sugar Bush	5 Gal	L
	Rosmarinus o. 'Prostratus'	Dwarf Rosemary	1 Gal @ 36" o.c.	L
	Santolina virens	Green Cotton Lavender	1 Gal	L
<b>RECREATIONAL TURF AREAS</b>				
	Tif-Tuf Hybrid Bermuda		Sod	M

**PROJECT NOTES**

Irrigation design shall comply with AB1881 and Estimated Annual Water Use (EAWU) will not exceed Maximum Annual Water Use (MAWA) calculations.  
 Landscape work shall be in accordance with City of Lancaster Landscape Standards and Codes for Landscape Improvements.  
 Trees within 6 feet of hardscape shall be installed with approved root control barrier (16 feet length min. each tree)

PRELIMINARY LANDSCAPE PLAN FOR  
**TRACT 71210 LANCASTER**

S/E CORNER OF 55TH STREET AND AVENUE K, CA 93536  
 SHEET 2 OF 2



**KDLA, inc**  
 Koriander Design  
 Landscape Architecture  
 7426 Cherry Avenue, #210-641  
 Fontana, Ca 92336  
 909.744.4378