

Mit. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
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AESTHETICS							
1	Aesthetics Plan. During the final design phase of the project, the applicant shall prepare a plan that addresses the color of the equipment, wall, lighting, and landscaping to reduce visual intrusion that could result from the facility, as well as minimize the potential for lighting to adversely affect views in the area. The plan shall be submitted to the City of Lancaster to demonstrate compliance with this measure.	Prior to issuance of any construction related permits (e.g., grading, building, etc.).	An Aesthetics Plan shall be submitted to the City of Lancaster.	Development Services Department, Community Development Division (Planning)			
AIR QUALITY							
2	Valley Fever Awareness and Prevention. 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	Prior to any ground disturbing activities.	A copy of all training session materials, handout(s), and schedule shall be provided to the Community Development Division.	Development Services Department, Community Development Division (Planning)			

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	<p>attended the training session.</p> <ul style="list-style-type: none"> Distribution of a written flier or brochure that includes educational information regarding the health effects of exposure to criteria pollutant emissions and Valley Fever. Training on methods that may help prevent Valley Fever infection. A demonstration to employees on how to use personal protective equipment, such as respiratory equipment (masks), to reduce exposure to pollutants and facilitate recognition of symptoms and earlier treatment of Valley Fever. Where respirators are required, the equipment shall be readily available and shall be provided to employees for use during work. Proof that the demonstration is included in the training shall be submitted to the county. This proof can be via printed training materials/agenda, DVD, digital media files, or photographs. <p>The project operator also shall consult with the Los Angeles County Public Health to develop a Valley Fever Dust Management Plan that addresses the potential presence of the Coccidioides spore and mitigates for the potential for Coccidioidomycosis (Valley Fever). Prior to issuance of permits, the project operator shall submit the Plan to the Los Angeles County Public Health for review and comment. The Plan shall include a program to evaluate the potential for exposure to Valley Fever from construction activities and to identify appropriate safety procedures that shall be implemented, as needed, to minimize personnel and public exposure to potential</p>						

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	<p>Coccidioides spores. Measures in the Plan shall include the following:</p> <ul style="list-style-type: none"> • Provide HEP-filters for heavy equipment equipped with factory enclosed cabs capable of accepting the filters. Cause contractors utilizing applicable heavy equipment to furnish proof of worker training on proper use of applicable heavy equipment cabs, such as turning on air conditioning prior to using the equipment. • Provide communication methods, such as two-way radios, for use in enclosed cabs. • 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. 						

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

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	<p>areas will be equipped with handwashing facilities.</p> <ul style="list-style-type: none"> Post warnings on-site and consider limiting access to visitors, especially those without adequate training and respiratory protection. Audit and enforce compliance with relevant Cal OSHA health and safety standards on the job site. 						
BIOLOGICAL RESOURCES							
3	<p>Nesting Birds. To protect nesting birds that are likely to occur within or adjacent to the project site, project activities should be initiated outside of the nesting season between September 1 and January 31 (as early as January 1 for some raptors). If project activities must be initiated during the nesting season, a nesting bird survey shall be conducted by a qualified biologist no more than seven days prior to the start of project activities. If nesting birds are encountered, an appropriate buffer will be established by a qualified biologist around the nest to avoid potential take of the nest. If project activities are delayed or suspended for more than 7 days during the breeding season, the surveys would be repeated. If nesting raptors and migratory songbirds are identified, no-disturbance buffers of 300 feet would be placed around passerine (perching birds and songbirds) nests, a buffer of 500 feet would be placed around non-listed raptor nests, and a buffer of 0.5 mile would be placed around listed bird nests. Buffers may be reduced at the discretion of a qualified biologist based on conditions in the field. If nesting birds are identified on the project site, a biological monitor will track the progress of the nest and will remove the buffer once nesting is complete and fledglings have left the nest. No work will be</p>	<p>No more than seven (7) days prior to the start of project activities for work during the nesting season and before the issuance of any construction related permits (e.g., grading, building, etc.).</p>	<p>A copy of the preconstruction survey results shall be provided to the City of Lancaster Community Development Division.</p>	<p>Development Services Department, Community Development Division (Planning)</p>			

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	permitted within the buffer.						
4	<p>Burrowing Owl. To protect burrowing owl that have a potential to be present within or adjacent to the project site, a pre-construction burrowing owl survey shall be completed no less than 14 days prior to ground disturbance throughout the project site and in all accessible suitable habitat within 500 feet of the project site. Implementation of avoidance and minimization measures would be triggered by positive owl presence on the site where project activities will occur.</p> <p>a. If burrowing owls are present outside of the nesting season, a qualified biologist shall develop and implement a passive relocation plan. The qualified biologist shall install one-way gates to relocate the owl to a suitable nearby property. Upon confirmation that the burrow is empty, the burrow shall be collapsed. Details of this plan shall be developed and implemented according to the 2012 CDFW Staff Report on Burrowing Owl Mitigation.</p> <p>b. During the nesting season, if burrowing owl are nesting on the project site, a buffer zone of at least 50 feet (or as coordinated with CDFW) shall be established around the burrow until the offspring have fledged and left the burrow. No work shall occur within the buffer zone.</p>	Prior to the start of construction/ground disturbing activities and the issuance of any construction related permits.	A copy of the burrowing owl survey shall be provided to CDFW. If burrowing owl are present outside the nesting season, a passive relocation program shall be provided to CDFW for review.	Development Services Department, Community Development Division			
5	<p>Special-Status Wildlife Species. To avoid or minimize impacts to special-status wildlife species, a qualified biologist would be present on the project site to conduct a pre-construction biological survey. Qualified biologists will have demonstrated expertise with the identification of plant and wildlife species in</p>	No more than seven (7) days prior to the start of project activities and prior to the issuance of any construction related permits.	A copy of the survey results shall be provided to the City of Lancaster Community Development Division.	Development Services Department, Community Development Division (Planning)			

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	<p>Southern California and biological resources within the project region. The pre-construction survey shall be completed no more than seven (7) days prior to the start of project activities, including but not limited to Swainson's hawk and burrowing owl. Information on special-status wildlife detected in the project site will be submitted in a CNDDDB Field Survey Form. Wildlife on the project site shall be protected, allowed to move away on its own (non-invasive, passive relocation), or relocated by a qualified biologist to suitable habitat adjacent to the project site. In areas where a special-status species is found, work shall only resume after a qualified biologist has determined it is safe to do so. If Swainson's hawks are found to be foraging in the area, work will be delayed to allow the hawks to leave the area on their own. If nesting Swainson's hawks are found within 0.5 miles of the project site, work will be halted until the end of the nesting season or until the qualified biologist determines that the nestlings have fledged. During the survey, a qualified biologist will survey the site for sign of special-status wildlife species. If any special-status species are harmed during relocation or a dead or injured animal is found, work in the immediate area shall stop immediately, the qualified biologist shall be notified, and dead or injured wildlife shall be documented and reported to CDFW and the City within three days. The report should include the date, time of the finding or incident (if known), and location of the carcass or injured animal and circumstances of its death or injury (if known). Work in the immediate area may only resume once the proper notifications have been made and additional mitigation measures have been identified to prevent additional injury or death. To further minimize impacts to wildlife, the use of rodenticides and</p>						

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	second-generation anticoagulant rodenticides shall be prohibited.						
6	Western Joshua Tree. To ensure compliance with the California Endangered Species Act (CESA), an Incidental Take Permit (ITP) shall be obtained from the CDFW for the loss of Western Joshua tree and their habitat within the project site. The ITP shall be obtained prior to any project activities within 186-feet of the Western Joshua trees. The ITP will include an analysis of individual Western Joshua trees and their seedbank, including dead trees, within 300 feet of the project site; an analysis of the acres of habitat impacted; a map of the project site, vegetation communities, and observed Western Joshua trees; and a discussion of trees adjacent to the site that may be impacted. The ITP shall also provide requirements for compensatory mitigation for loss of Western Joshua trees or the seedbank, as coordinated with the CDFW. If the California Fish and Game Commission decides not to list Western Joshua tree under CESA, this measure will no longer be required.	Prior to any project activities within 186-feet of the Western Joshua trees.	A copy of the ITP issued by the California Department of Fish and Wildlife shall be submitted to the City of Lancaster Community Development Division.	Development Services Department, Community Development Division (Planning)			
CULTURAL RESOURCES							
7	Inadvertent Discovery of Cultural Resources. During construction, a professional archaeologist meeting the Secretary of Interior qualifications should be available on-call to identify and evaluate previously unidentified cultural resources discovered during construction activities. If cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. Work on the portions of the project outside of the	During construction/ground disturbing activities.	A cultural resources Survey Report and Monitoring and Treatment Plan shall be provided to the City of Lancaster if cultural resources are discovered during project activities.	Development Services Department, Community Development Division (Planning)			

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	buffered area may continue during this assessment period. The archaeologist shall consult with the City of Lancaster regarding necessary plans for treatment of the find(s), and for the evaluation and mitigation of impacts if the finds are thought to be potentially eligible for the CRHR or may qualify as a unique archaeological resource under CEQA Section 21083.2.						
8	Tribal Notification. During construction, the Fernandeño Tataviam Band of Mission Indians (FTBMI) and the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted about any pre-contact and/or post-contact finds and be provided information after the archaeologist makes their initial assessment of the nature of the find, to provide Tribal input with regards to significance and treatment.	During construction/ground disturbing activities.	Records of pre-contact and/or post-contact/historic era finds shall be submitted to the FTBMI and the YSMN Cultural Resources Department.	Development Services Department, Community Development Division (Planning)			
9	Native American Monitor. During construction, should the find be deemed significant, as defined by CEQA (as amended, 2015), the project applicant shall retain a professional Native American monitor procured by the FTBMI and YSMN to observe all remaining ground-disturbing activities including, but not limited to, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, clearing, driving posts, auguring, blasting, stripping topsoil or similar activity, and archaeological work.	During construction/ground disturbing activities.	A professional Native American monitor shall be retained if the find should be deemed significant.	Development Services Department, Community Development Division (Planning)			
10	Monitoring and Treatment Plan. During construction, if significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and	During construction/ground disturbing activities.	A cultural resource Monitoring and Treatment Plan shall be submitted to FTBMI	Development Services Department, Community Development Division			

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	Treatment Plan, the drafts of which shall be provided to FTBML and YSMN for review and comment. All subsequent finds shall be subject to this Plan. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly. This Plan shall allow for a monitor to be present that represents FTBML and YSMN for the remainder of the project, should FTBML and YSMN elect to place a monitor on-site.		and YSMN if significant pre-contact and/or historic-era cultural resources are discovered and avoidance cannot be ensured.	(Planning)			
11	Tribal Consultation. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the City of Lancaster for dissemination to FTBML and YSMN. The applicant in consultation with the City of Lancaster shall, in good faith, consult with the FTBML and YSMN on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities and throughout the life of the project.	During construction/ground disturbing activities and throughout life of the project.	All archaeological/cultural documents created as part of the project shall be supplied to FTBML and YSMN.	Development Services Department, Community Development Division (Planning)			
12	Inadvertent Discovery of Human Remains. In the event that human remains, potential human remains, or funerary objects are discovered during any activities associated with the project, work within 100 feet of the find shall be immediately halted. The construction manager shall immediately notify the City of Lancaster and the County Coroner pursuant to State Health and Safety Code §7050.5 and that code shall be enforced for the duration of the project. The County Coroner will make a determination as to the origin of the remains and, if determined to be of Native American origin, will contact the NAHC by telephone within 24 hours. If the remains are not of Native American origin, the County Coroner will make a determination as to the disposition	During construction/ground disturbing activities.	The City of Lancaster and County Coroner shall be immediately notified in the event that human remains, potential human remains, or funerary objects are discovered during any activities associated with the project.	Development Services Department, Community Development Division (Planning)			

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	of the remains. Once contacted by the County Coroner, the NAHC shall immediately identify and notify the Most Likely Descendant (MLD). The MLD has 48 hours to make recommendations to the landowner for treatment or disposition of the human remains. If the descendant does not make recommendations within 48 hours, the City of Lancaster shall reinter the remains in an area of the property secure from further disturbance. If the responsible public agency does not accept the descendant's recommendations, the appropriate responsible public agency or the descendant may request mediation by the NAHC. Construction may continue once compliance with all relevant sections of the California Health and Safety Code have been addressed and authorization to proceed is issued by the County Coroner and the responsible public agency.						
GEOLOGY AND SOILS							
13	Dust Control Plan. Prior to the issuance of any grading and/or construction permits, the applicant shall submit a Dust Control Plan to the AVAQMD for review and approval in accordance with Rule 403, Fugitive Dust. This plan shall demonstrate adequate water or dust suppressant application equipment to mitigate all disturbed areas. The approved plan shall be submitted to the City of Lancaster to demonstrate compliance with this measure.	Prior to issuance of grading and/or construction permits.	The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality Management District. The approved plan shall be submitted to the City of Lancaster.	Antelope Valley Air Quality Management District and Development Services Department, Community Development Division (Planning)			
14	Geotechnical Study. The applicant shall conduct a geotechnical study prior to issuance of building permits to determine if soil remediation is required to adequately support the use of a septic tank and achieve proper drainage and filtration. If the study determines that remediation is required, the applicant shall conduct soil remediation activities prior to	Geotechnical Study – Prior to issuance of building permits. Soil Remediation – Prior to installing the septic system if the	The applicant shall submit the Geotechnical Study to the City of Lancaster. If soil remediation is required, the applicant	Development Services Department, Development Engineering and Building/Safety.			

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	installing the septic system.	Geotechnical Study determines that soil remediation is required.	shall submit documentation of soil remediation activities to the City of Lancaster.				
15	Paleontological Monitoring. During construction, excavations deeper than three feet, in native soil, shall be monitored by a qualified paleontologist. Any recovered specimens shall be deposited at an accredited institution.	During construction/ground disturbing activities for excavations deeper than three feet in native soil.	A paleontological monitoring report shall be submitted to the City of Lancaster.	Development Services Department, Community Development Division (Planning)			
HAZARDS AND HAZARDOUS MATERIALS							
16	Traffic Signage. During the final design phase of the project, the applicant shall incorporate onsite traffic signage in the general circulation plan, which shall be submitted to the City for approval to ensure that traffic patterns are met.	Prior to the issuance of a certificate of occupancy for the site.	A general circulation plan shall be submitted to the City of Lancaster for review and approval.	Development Services Department, Community Development Division (Traffic)			
17	Incident Notification. Throughout the duration of project construction and operation, project contact information shall be posted at the project site in a manner that is readily visible to the public, so that any member of the public can notify the facility manager of a potentially hazardous incident or a nuisance (e.g., exceedance of the City's noise limits) originating at the site.	Throughout the duration of project construction and operation.	Contact information included on the signage shall be provided to the City of Lancaster.	Development Services Department, Community Development Division (Planning)			
NOISE							
18	Restriction on Construction Hours. Construction operations shall not occur between 8 p.m. and 7 a.m. on weekdays or Saturday or at any time on Sunday. The hours of any construction-related activities shall be restricted to the periods and days permitted by local ordinance.	During construction.	Field Inspection.	Development Services Department, Building and Safety			

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19	Resolution of Noise Problems. The on-site construction supervisor shall have the responsibility and authority to receive and resolve complaints. A clear appeal process to the owner shall be established prior to construction commencement that will allow for resolution of noise problems that cannot be immediately solved by the site supervisor.	Prior to construction/ during construction	Contact information for the on-site construction supervisor and a clear appeal process that will allow for reduction of noise problems shall be provided to the City of Lancaster.	Development Services Department, Building and Safety			
20	Electrically Powered Construction Equipment. Electrically powered equipment shall be used instead of pneumatic or internal combustion power equipment, where feasible.	During construction.	Field Inspection.	Development Services Department, Building and Safety			
21	Construction Locations Away From Noise Sensitive Receptors. Material stockpiles and mobile equipment staging, parking and maintenance areas shall be located as far away as practicable from noise sensitive receptors.	During construction.	Field Inspection.	Development Services Department, Building and Safety			
22	Minimizing Noise Producing Signals. The use of noise producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only.	During construction.	Field Inspection.	Development Services Department, Building and Safety			
23	Minimizing Public Address and Music Systems. No project-related public address or music system shall be audible at any adjacent receptor.	During construction.	Field Inspection.	Development Services Department, Building and Safety			
24	Noise-Reducing Features. All noise producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and other shrouds, shields, or other noise-reducing features in good operating condition that meets or exceeds original factory specifications. Mobile or fixed	During construction.	Field inspection.	Development Services Department, Community Building and Safety			

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	"package" equipment (e.g., arc-welders, air compressors, etc.) shall be equipped with shrouds and noise controls features that are readily available for the type of equipment.						
25	Operational Noise Performance Standard. Prior to issuance of building permits, the project design and implementation shall include appropriate noise control features adequate to ensure that the operation of the project will not cause the noise levels due to plant operation alone to exceed 60 dBA Leq or 70 dBA CNEL when measured at any property boundary (City of Lancaster, General Plan, Policy 4.3.1). Stationary mechanical equipment that includes substantial sources of noise shall be located, enclosed, or shielded, if necessary, to meet this standard. No new pure-tone components shall be caused by mechanical equipment associated with the project. No single piece of equipment shall be allowed to stand out as a source of noise that draws legitimate complaints. To achieve this standard, the final project design in site plans shall avoid placing stationary sources of noise within 200 feet of any property boundaries. If the final design of the project includes any stationary source of noise within 200 feet of a property boundary, then a final, detailed noise attenuation study shall be prepared and submitted by a qualified acoustical engineer, in order to determine appropriate mitigation and ways to incorporate such mitigation into the project design, to the satisfaction of the City.	Prior to issuance of building permits.	<p>The final project design in site plans shall be submitted to the City of Lancaster.</p> <p>A final detailed noise attenuation study shall be submitted to the City of Lancaster, if the final design of the project includes any stationary source of noise within 200 feet of a property boundary.</p>	Development Services Department, Community Development Division (Planning)			