

Mit. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
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AIR QUALITY							
1	<p>Prior to ground disturbance activities, the project operator shall provide evidence to the 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 prevent Valley Fever infection.</li><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</li></ul>	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>and earlier treatment of Valley Fever. Where respirators are required, the equipment shall be readily available and shall be provided to employees for use during work. Proof that the demonstration is included in the training shall be submitted to the county. This proof can be via printed training materials/agenda, DVD, digital media files, or photographs.</p> <p>The project operator also shall consult with the Los Angeles County Public Health to develop a Valley Fever Dust Management Plan that addresses the potential presence of the Coccidioides spore and mitigates for the potential for Coccidioidomycosis (Valley Fever). Prior to issuance of permits, the project operator shall submit the Plan to the Los Angeles County Public Health for review and comment. The Plan shall include a program to evaluate the potential for exposure to Valley Fever from construction activities and to identify appropriate safety procedures that shall be implemented, as needed, to minimize personnel and public exposure to potential Coccidioides spores. Measures in the Plan shall include the following:</p> <ul style="list-style-type: none"> <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> </ul>						

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	<ul style="list-style-type: none"> <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 construction vehicles and equipment for excess soil material and clean, as necessary, before equipment is moved off-site.</li> <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 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</li> </ul>						

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	<p>Valley Fever: what are the potential sources/causes, what are the common symptoms, what are the options or remedies available should someone be experiencing these symptoms, and where testing for exposure is available. Prior to construction permit issuance, this handout shall have been created by the project operator and reviewed by the project operator and reviewed by the 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.</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	The applicant shall retain a qualified biologist who shall conduct burrowing owl protocol surveys on the project site in accordance with the procedures established by the California Department of Fish and	Prior to the issuance of any construction related permits (e.g., grading,	A copy of the burrowing owl protocol survey results shall be provided to the City of Lancaster	Development Services Department, Community Development Division			

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	<p>Wildlife in the Staff Report on Burrowing Owl Mitigation prior to the issuance of any construction related permits. If burrowing owls are identified during the surveys, the applicant shall contact the California Department of Fish and Wildlife (CDFW) to develop appropriate mitigation/management procedures. The applicant shall submit a final Burrowing Owl Mitigation Plan to the City prior to issuing construction permits. The applicant shall implement all measures identified in the Burrowing Owl Mitigation Plan.</p> <p>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 burrow shall be collapsed.</li> <li>In the event that a breeding pair or female owl with offspring are present at the 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>	building, etc.).	Community Development Division.	(Planning)			
3	A nesting bird survey shall be conducted by a qualified biologist within 30 days prior to the start of construction/ground disturbing activities. If active bird nests are identified during the survey, the applicant shall contact the California Department of Fish and Wildlife to determine the appropriate mitigation/management requirements. Impacts to	Prior to the start of construction/ground disturbing activities and the issuance of any construction related permits.	A copy of the nesting bird preconstruction survey results shall be provided to the City of Lancaster.	Development Services Department, Community Development Division (Planning)			

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	nesting birds will be avoided by delay of work or establishing a buffer of 500 feet around active raptor nests and 50 feet around other migratory bird species.						
<b>CULTURAL RESOURCES</b>							
4	The applicant shall retain a professional Native American monitor procured by the Fernandeno Tataviam Band of Mission Indians (FTBMI) to observe all clearing, grubbing, and grading operations within the proposed impact areas. If cultural resources are encountered, the Native American monitor will have the authority to request that ground-disturbing activities cease within 60 feet of discovery to assess and document potential finds in real time. One monitor will be required on-site for all ground-disturbing activities in areas designated through additional consultation. However, if ground-disturbing activities occur in more than one of the designated monitoring areas at the same time, then the parties can mutually agree to an additional monitor, to ensure that simultaneously occurring ground-disturbing activities receive thorough levels of monitoring coverage.	Prior to the start of construction activities.	A copy of the tribal monitoring contract shall be submitted to the City of Lancaster.	Development Services Department, Community Development Division (Planning)			
5	The Lead Agency and/or applicant shall in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resources encountered during all ground activities.	During construction/ground disturbing activities.	Notification of the City of Lancaster.	Development Services Department, Community Development Division (Planning)			
6	In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment	During construction/ground disturbing activities.	Notification of the City of Lancaster.	Development Services Department, Community Development Division (Planning)			

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	period. Additionally, the FTBMI and Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.						
7	If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to the FTBMI and YSMN for review and comment, as detailed within Mitigation Measure No. 6. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.	During construction/ground disturbing activities.	A cultural resource Monitoring and Treatment Plan shall be submitted to FTBMI and YSMN if significant pre-contact and/or historic-era cultural resources are discovered and avoidance cannot be ensured.	Development Services Department, Community Development Division (Planning)			
8	If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.	During construction/ground disturbing activities and throughout life of the project.	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)			
9	The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) and the FTBMI shall be contacted, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding	During construction/ground disturbing activities.	Notification of the City of Lancaster, the FTBMI and the YSMN.	Development Services Department, Community Development Division			

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	the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the FTBMI and YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents FTBMI and YSMN for the remainder of the project, should the FTBMI and YSMN elect to place a monitor on-site.			(Planning)			
10	Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to FTBMI and YSMN. The Lead Agency and/or applicant shall, in good faith, consult with FTBMI and YSMN through the life of the project.	During and after construction.	Submittal of any archaeological/cultural documents created to the City of Lancaster, FTBMI, and YSMN.	Development Services Department, Community Development Division (Planning)			
<b>GEOLOGY AND SOILS</b>							
11	The applicant shall submit the required Construction Excavation Fee to the Antelope Valley Air Quality Management District (AVAQMD) prior to the issuance of any grading and/or construction permits. This includes compliance with all prerequisites outlined in District Rule 403, Fugitive Dust, including submission and approval of a Dust Control Plan, installation of signage and the completion of a successful onsite compliance inspection by an AVAQMD field inspector. Proof of compliance shall be submitted to the City.	Prior to issuance of grading and/or construction permits.	The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality Management District. The approved plan shall be submitted to the City of Lancaster.	Antelope Valley Air Quality Management District and Development Services Department, Community Development Division (Planning)			
12	A paleontological resource mitigation program shall be prepared by a qualified paleontologist prior to the issuance of any construction related permits. At a	Prior and during construction.	Submittal of the worker's environmental awareness program and results of the	Development Services Department, Community Development Division			



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	<p>minimum, the mitigation program shall include the following:</p> <ul style="list-style-type: none"> <li>A Worker's Environmental Awareness Program (WEAP) shall be prepared and presented to all field personnel to describe the types of fossils that may be found and the procedures to follow if any are encountered.</li> <li>Full time construction monitoring shall occur at all depths where alluvium is exposed and at depths greater than or equal to four feet below ground surface (bgs) where artificial fill is present. Full time monitoring may be reduced to spot-check monitoring at the discretion of the paleontologist if no intact and significant paleontological resources are encountered during the initial period of construction monitoring.</li> <li>Provide details about fossil collection, analysis, and preparation for permanent curation at an approved repository.</li> </ul>		monitoring to the City of Lancaster.	(Planning)			
<b>HAZARDS AND HAZARDOUS MATERIALS</b>							
13	The applicant shall have all non-compliant items discovered on the site and the dumped soil piles profiled (tested) to ensure proper disposal or potential reuse.	Prior to the start of construction/ground disturbing activities.	Submittal of the test results to the City of Lancaster.	Development Services Department, Community Development Division (Planning)			
<b>NOISE</b>							
14	Construction operations shall not occur between 8 p.m. and 7 a.m. on weekdays or Saturday or at any	During construction.	Field Inspection.	Development Services Department, Building			

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	time on Sunday. The hours of any construction-related activities shall be restricted to the periods and days permitted by local ordinance.			and Safety			
15	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			
16	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			
17	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			
18	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			
19	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			
20	All noise producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and other shrouds, shields, or other noise-reducing features in good operating condition that meets or exceeds original factory specifications. Mobile or fixed "package" equipment (e.g., arc-welders, air compressors, etc.) shall be equipped with	During construction.	Field inspection.	Development Services Department, Community Building and Safety			

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	shrouds and noise controls features that are readily available for the type of equipment.						
21	The proposed development shall incorporate design features recommended in the noise study, or the equivalent, to ensure noise impacts upon occupancy remain less than significant. These design features shall be indicated on the building plans.	Prior to issuance of building permits.	Noise mitigation design features shall be identified on the building plans.	Development Services Department, Community Development Division (Planning)			