

STAFF REPORT

TENTATIVE TRACT MAP 61733

PC ACTION:

APPROVED (6-0-0-0-1)

ABSENT: Cook

DATE: August 27, 2018

TO: Lancaster Planning Commission

FROM: Brenda Magaña, Associate Planner *BM*
Community Development Division, Development Services
Department

APPLICANT: Shaffy Nasser of Icon Properties, Inc.

LOCATION: ±10 acres at the northeast corner of 27th Street West and Avenue L-4; Assessor's Parcel Number (APN 3109-011-045)

REQUEST: Subdivision for 18 single-family lots in the Semi-Rural Residential (SRR; minimum lot size 20,000 square feet) zoning designation

RECOMMENDATION: Adopt Resolution No. 18-27, approving Tentative Tract Map No. 61733 to allow for the subdivision of 18 single-family lots in the SRR zone

BACKGROUND

The General Plan land use designation for this location is Non-Urban Residential (NU; 0.4 to 2.0 dwellings units per acre), is zoned SRR, and is currently vacant. On July 18, 2005, the Planning Commission approved Tentative Tract Map (TTM) No. 61733 for the subdivision of 18 single-family lots.

Tentative Map Extensions

The Planning Commission approved a one-year extension for Tentative Tract Map (TTM) No. 61733 on August 20, 2007. Since 2008, the State of California adopted various Senate and Assembly Bills (SB 1185 in 2008, AB 333 in 2009, AB 208 in 2011, and AB 116 in 2013) that allowed cities to grant four automatic time extensions. This TTM expired on July 18, 2015. As a result, the applicant has submitted a new TTM.

GENERAL INFORMATION

Table 1 summarizes the general information concerning this project.

Table 1: General Information

ITEM	DESCRIPTION
APN	3109-011-045
LOCATION	Northeast corner of 27th Street West and Avenue L-4
ZONING AND LAND USE	SRR
SURROUNDING LAND USES AND ZONING	North: Vacant Land (SRR) South: Vacant Land (SRR) West: Single Family Residences (SRR) East: Vacant Land (SRR)
CURRENT DEVELOPMENT	Vacant Land
ENVIRONMENTAL REVIEW	Review of pertinent environmental documents has disclosed no significant adverse impacts resulting from the proposed project after mitigation measures have been applied. Potential effects are discussed more fully in the Initial Study (Attachment B of the resolution). The Initial Study prepared for the proposed project was sent to the State Clearinghouse (SCH#2018071055) for public review. The 30-day public review period ended on August 23, 2018, at 5:00p.m. Based on this information, staff has determined that a Mitigated Negative Declaration is warranted. Notice of intent to prepare a Mitigated Negative Declaration has been legally advertised.

PROJECT DESCRIPTION

The proposed project will include a subdivision for 18 single-family lots in the SRR zone.

ANALYSIS

General Plan Consistency

Plan for Physical Development:

Land Use Patterns

Policy 18.1.2: Encourage development that is compatible with the City's designated rural and non-urban areas.

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

Policy 18.2.2: Encourage appropriate development to locate so that municipal services can be efficiently provided.

Community Form

Objective 19.2: Integrate new development with established land use patterns through quality infill to enhance overall community form and create a vibrant sense of place.

Compliance with the Lancaster Municipal Code

The proposed project complies with the Rural Residential Development Standards set forth in the Lancaster Municipal Code Section 17.08.060.

TENTATIVE MAP FINDINGS

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

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

The proposed residential planned development will be in conformance with the General Plan land use designation of NU, and with the various policies and specific actions of the General Plan.

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

The proposed design and improvements of the proposed project are consistent with the General Plan land use designation of NU, and with the provisions of Section 17.08.060 Rural Residential Development standards of the Zoning Ordinance. Additionally, the proposed project is not located within a specific plan, therefore it does not apply.

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

The site is physically suitable for the type and proposed density of development, because adequate roadway capacity and infrastructure exists, or can be provided, and the site has no topographical constraints.

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

The design of the subdivision will not likely cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the site is not within a sensitive habitat area, and all potential impacts are less than significant with mitigation as noted in the environmental review section of the staff report.

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

The design and improvement of the subdivision are not likely to cause serious public health problems, because adequate sewer and water systems will be provided to the project.

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

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

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

The proposed subdivision may have a beneficial effect on the housing needs of the region because an additional 18 dwelling units could be provided. The proposed project would not adversely affect the economic health of the City, because no major infrastructure investment is required to provide access to the site.

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

The project, as designed and conditioned, is not expected to have any significant impact on any future passive or natural heating or cooling opportunities.

LEGAL NOTICE

A notice of Public Hearing was mailed to all property owners within a 500-foot radius of the project, posted in three places, posted on the subject property, and noticed in Antelope Valley Press on August 17, 2018.

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RECOMMENDATION

Adopt Resolution No. 18-27, approving Tentative Tract Map No. 61733 to allow for the subdivision of 18 single-family lots in the Semi-Rural Residential zoning designation.

Attachment:
Resolution No. 18-27

RESOLUTION NO. 18-27

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 61733 TO ALLOW FOR THE SUBDIVISION OF 18 SINGLE-FAMILY LOTS IN THE SEMI-RURAL RESIDENTIAL ZONING DESIGNATION LOCATED ON THE NORTHEAST CORNER OF 27TH STREET WEST AND AVENUE L-4 (APN: 3109-011-045), AND ADOPTING A MITIGATED NEGATIVE DECLARATION

WHEREAS, a Tentative Tract Map has been requested by Shaffy Nasser of Icon Properties, Inc., to allow for the subdivision of 18 single-family lots in the SRR (Semi-Rural Residential) zone; and

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

WHEREAS, staff has conducted 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 Lancaster Municipal Code; and

WHEREAS, public notice was published and given, as required by law, and a public hearing was held on August 27, 2018; and

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

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

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

Section 2. That the Planning Commission hereby adopts the following findings, pursuant to Section 16.08.100 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 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 Act ("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 judgement of the City of Lancaster.

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

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

Section 6. That the Planning Commission hereby approves Tentative Tract Map No. 61733, subject to the conditions attached hereto and incorporated herein

PASSED, APPROVED and ADOPTED this 27th day of August 2018, by the following vote:

AYES: Hall, Harvey, Mercy, Moore, Smith, and Vose.

NOES: None.

ABSTAIN: None.

RECUSED: None.

ABSENT: Cook.



JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:



LARISSA DE LA CRUZ, Community Development Manager
City of Lancaster

Attachments:

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



25th Street West

West Avenue L

West Avenue L-4

TTM
61733

27th Street West

ATTACHMENT TO PC RESOLUTION NO. 18-27
TENTATIVE TRACT MAP NO. 061733
DRAFT CONDITIONS LIST
August 27, 2018

GENERAL ADVISORY

1. All standard conditions as set forth in Planning Commission Resolution No. 10-25 shall apply, except Condition Nos. 30, 44 (Modified), 63 (Modified), 65, 70, and 76.
2. The applicant shall contact the Los Angeles County Fire Department to determine improvements that may be required to protect the property from fire hazards. The applicant shall provide and install, at his expense, such improvements as may be deemed necessary by the Los Angeles County Fire Department. Fire protection improvements shall be completed to the satisfaction of the Development Services Director prior to certification of completion and occupancy of the subject buildings.

STREETS

3. 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.
4. Prior to issuance of building permits, or Tract/Parcel Map approval, the applicant shall dedicate additional street right-of-way for a total of 30 feet from centerline on Avenue L-2, and a total of 5 feet from centerline on Avenue L-4 fronting the project site, as directed by the City Engineer.
5. Prior to Tract Map approval, the applicant shall dedicate additional street right-of-way for a total of 54 feet for Avenue L-4 within the project site, as directed by the City Engineer.
6. Prior to Tract Map approval, the applicant shall dedicate additional street right-of-way for a total of 54 feet for Avenue L-2 within the project site, as directed by the City Engineer.
7. Prior to Tract Map approval, the applicant shall dedicate additional street right-of-way for a total of 54 feet for Sandwest Court within the project site, as directed by the City Engineer.
8. Prior to Tract Map approval, the applicant shall dedicate additional street right-of-way for a total of 54 feet for Edison Avenue within the project site, as directed by the City Engineer.

9. 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 L-2	X	X	X	X				
Avenue L-4	X	X	X	X				
Sandwest Ct	X	X	X	X				
Edison Avenue	X	X	X	X				

10. 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.
11. Prior to building occupancy, the applicant shall provide and install street name signs, as directed by the City Engineer.
12. Prior to building occupancy, the applicant shall design and construct Americans with Disabilities Act (ADA) "walk-arounds" at driveway locations, and dual ADA-compliant curb ramps at all intersections to the specifications of the Development Services Director. The curb ramp shall comply with the requirements of Title II of the ADA relating to curb ramps and pedestrian crossings. (Modified Condition No. 44)
13. 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.

GRADING & DRAINAGE

14. Prior to issuance of 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.
15. 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.

16. The Preliminary Grading Plan shows an import/export of CY of material to/from the project. Prior to commencing hauling operations for this project, the applicant shall obtain a hauling permit for hauling material 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 and release of security, the applicant shall repair any pavement damaged by the material hauling operation to the satisfaction of the Development Services Director. The security will not be reduced or released or building occupancy given until the completion of the repair work. The limits of the road repairs shall be consistent with the approved haul route and determined by the Development Services Director.
17. If the project is developed in phases, undeveloped portions of the site shall not contribute to blowing debris, dirt or dust.

SEWER

18. Prior to the issuance of a sewer permit, the applicant shall submit a sewer plan consistent with the approved site plan and conditions of approval. The sewer plan shall be based on an approved Sewer Area Study.
19. 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.

WATER

20. 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 Quartz Hill Water 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. If the project is not located within the boundaries of the District, it must be annexed into the District in addition to securing a will serve letter.
21. 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

22. The development shall comply with all requirements of Ordinance No. 907 and the State of California Model Water Efficient Landscape Ordinance. The requirements are subject to revision, upon adoption of the City's updated Water Efficient Landscape Ordinance. (Modified No. 63)

ENVIRONMENTAL

23. A nesting bird survey shall be conducted within 30 days prior to start of construction/ground disturbing activities. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged, or the appropriate permits are obtained from the California Department of Fish and Wildlife.
24. In the event that previously unknown cultural resources are identified during construction, the following requirements shall apply:
 - a. If human remains or funerary objects are encountered during any construction activities associated with the proposed project, work within a 100-foot buffer shall cease, and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7050.5.
 - b. In the event that Native American cultural resources are discovered during any construction activities, all work within a 60-foot buffer shall cease and a qualified archaeologist meeting the Secretary of the Interior standards shall be hired to assess the find. The San Manuel Band of Mission Indians shall be contacted and provided information and invited to perform a site visit in conjunction with the archaeologist to provide Tribal input.
 - c. If significant Native American resources are discovered, and avoidance cannot be ensured, a Secretary of the 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 San Manuel Band of Mission Indians 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 City of Lancaster shall consult with the San Manuel Band of Mission Indians on the disposition and treatment of any artifacts, or other cultural materials, encountered during the project.
25. The applicant shall, in good faith, contact both the Morongo Band of Mission Indians and the Fernandeno Tataviam Band of Mission Indians to discuss and address concerns associated with the development of the site. A copy of any concerns and the proposed resolution/agreement shall be submitted to the City prior to the issuance of permits.
26. A Dust Control Plan, in accordance to AVAQMD Rule 403, shall be submitted to the AVAQMD for review and approval. Prior to the issuance of any construction-related permits (grading, building, etc.), a copy of the AVAQMD approved Dust Control Plan shall be submitted to the City of Lancaster. 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. A sign-in sheet (to include the printed employee names, signature, and date) for all employees who attended the training session.
 - b. Distribution of a written flier or brochure that includes educational information regarding the health effects of exposure to criteria pollutant emissions and Valley Fever.
 - c. Training on methods that may help prevent Valley Fever infection.
 - d. 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.
27. 28 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 approval. 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:
- a. 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.
 - b. Provide communication methods, such as two-way radios, for use in enclosed cabs.
 - c. 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.

- d. 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).
- e. Provide separate, clean eating areas with hand-washing facilities.
- f. 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.
- g. Train workers to recognize the symptoms of Valley Fever, and to promptly report suspected symptoms of work-related Valley Fever to a supervisor.
- h. Work with a medical professional to develop a protocol to medically evaluate employees who develop symptoms of Valley Fever.
- i. 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 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 three miles of the project boundaries.
- j. When possible, position workers upwind or crosswind when digging a trench or performing other soil-disturbing tasks.
- k. Prohibit smoking at the worksite outside of designated smoking areas; designated smoking areas will be equipped with handwashing facilities.
- l. Post warnings on-site and consider limiting access to visitors, especially those without adequate training and respiratory protection.
- m. Audit and enforce compliance with relevant Cal OSHA health and safety standards on the job site.

MITIGATION MONITORING PLAN (Attachment B)

TTM 61733

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

MITIGATION MONITORING PLAN (Attachment B) TTM 61733

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
2.	<p>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 <i>Coccidioides</i> spore and mitigates for the potential for <i>Coccidioidomycosis</i> (Valley Fever). Prior to issuance of permits, the project operator shall submit the Plan to the Los Angeles County Public Health for review and approval. 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 <i>Coccidioides</i> spores. Measures in the Plan shall include the following:</p> <ul style="list-style-type: none"> •Provide HEP-filters for heavy equipment equipped with factory enclosed cabs capable of accepting the filters. Cause contractors utilizing applicable heavy equipment to furnish proof of worker training on proper use of applicable heavy equipment cabs, such as turning on air conditioning prior to using the equipment. •Provide communication methods, such as two-way radios, for use in enclosed cabs. •Require National Institute for Occupational Safety and Health (NIOSH)-approved half- face respirators equipped with minimum N-95 protection factor for use during worker collocation with surface disturbance activities, as required per the hazard assessment process. 	<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 Public Health approved plan.</p>	<p>Development Services Department, Community Development Division, and LA County Public Health</p>			

MITIGATION MONITORING PLAN (Attachment B)

TTM 61733

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"> •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 three miles of the project boundaries. •When possible, position workers upwind or crosswind when digging a trench or performing other soil-disturbing tasks. 						

MITIGATION MONITORING PLAN (Attachment B) TTM 61733

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">•Prohibit smoking at the worksite outside of designated smoking areas; designated smoking areas will be equipped with handwashing facilities.•Post warnings on-site and consider limiting access to visitors, especially those without adequate training and respiratory protection.•Audit and enforce compliance with relevant Cal OSHA health and safety standards on the job site.						
BIOLOGICAL RESOURCES							
3.	A nesting bird survey shall be conducted within 30 days prior to start of construction/ground disturbing activities. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Wildlife.	Prior to final approval of a grading/construction plan, issuance of stockpile or construction permit, or any ground disturbing activities	A copy of the report from a biologist with the results of the nesting bird survey	Development Services Department, Community Development Division			
CULTURAL RESOURCES							
4.	<p>In the event that previously unknown cultural resources are identified during construction, the following requirements shall apply:</p> <ul style="list-style-type: none">•if human remains or funerary objects are encountered during any construction activities associated with the proposed project, work within a 100-foot buffer shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7050.5.•In the event that Native American cultural resources are discovered during any construction activities all work within a 60-foot buffer shall cease and a qualified archaeologist meeting the Secretary of the Interior standards shall be hired to assess the find. The San Manuel Band of Mission Indians shall be contacted and provided information and invited to perform a site visit in conjunction with the archaeologist to provide Tribal input.	Prior to the issuance of any construction-related permits.	Submittal of executed contracts with both an archaeological monitor and tribal monitor.	Development Services Department, Community Development Division			

MITIGATION MONITORING PLAN (Attachment B) TTM 61733

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"> If significant Native American resources are discovered and avoidance cannot be ensured a Secretary of the 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 San Manuel Band of Mission Indians 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 City of Lancaster shall consult with the San Manuel Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials encountered during the project. 						
5.	The applicant shall in good faith contact both the Morongo Band of Mission Indians and the Fernandeno Tataviam Band of Mission Indians to discuss and address concerns associated with the development of the site. A copy of any concerns and the proposed resolution/agreement shall be submitted to the City prior to the issuance of permits.	During construction.	Field inspection and notification of City Staff	Development Services Department, Community Development Division and archaeological/ tribal monitors			
GEOLOGY AND SOILS							
6.	A Dust Control Plan, in accordance to AVAQMD Rule 403, shall be submitted to the AVAQMD for review and approval. Prior to the issuance of any construction-related permits (grading, building, etc.) a copy of the AVAQMD approved dust control plan shall be submitted to the City of Lancaster.	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	Development Services Department, Community Development Division and Building and Safety, and the AVAQMD.			