

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

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	<p>reduce exposure to pollutants and facilitate recognition of symptoms and earlier treatment of Valley Fever. Where respirators are required, the equipment shall be readily available and shall be provided to employees for use during work. Proof that the demonstration is included in the training shall be submitted to the county. This proof can be via printed training materials/agenda, DVD, digital media files, or photographs.</p> <p>The project operator also shall consult with the Los Angeles County Department of Public Health to develop a Valley Fever Dust Management Plan that addresses the potential presence of the Coccidioides spore and mitigates for the potential for Coccidioidomycosis (Valley Fever). Prior to issuance of permits, the project operator shall submit the Plan to the Los Angeles County Department of Public Health for review and comment. The Plan shall include a program to evaluate the potential for exposure to Valley Fever from construction activities and to identify appropriate safety procedures that shall be implemented, as needed, to minimize personnel and public exposure to potential Coccidioides spores. Measures in the Plan shall include the following:</p> <ul style="list-style-type: none"> • Provide HEP-filters for heavy equipment equipped with factory enclosed cabs capable of accepting the filters. Cause contractors utilizing applicable heavy equipment to furnish proof of worker training on proper use of applicable heavy equipment cabs, such as turning 						

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	<p>on air conditioning prior to using the equipment.</p> <ul style="list-style-type: none"> • Provide communication methods, such as two-way radios, for use in enclosed cabs. • Require National Institute for Occupational Safety and Health (NIOSH)-approved half-face respirators equipped with minimum N-95 protection factor for use during worker collocation with surface disturbance activities, as required per the hazard assessment process. • Cause employees to be medically evaluated, fit-tested, and properly trained on the use of the respirators, and implement a full respiratory protection program in accordance with the applicable Cal/OSHA Respiratory Protection Standard (8 CCR 5144). • Provide separate, clean eating areas with hand-washing facilities. • Install equipment inspection stations at each construction equipment access/egress point. Examine construction vehicles and equipment for excess soil material and clean, as necessary, before equipment is moved off-site. • Train workers to recognize the symptoms of Valley Fever, and to promptly report suspected symptoms of work-related Valley Fever to a supervisor. • Work with a medical professional to 						

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>develop a protocol to medically evaluate employees who develop symptoms of Valley Fever.</p> <ul style="list-style-type: none"> • Work with a medical professional, in consultation with the Los Angeles County Department of Public Health, to develop an educational handout for on-site workers and surrounding residents within three miles of the project site, and include the following information on Valley Fever: what are the potential sources/ causes, what are the common symptoms, what are the options or remedies available should someone be experiencing these symptoms, and where testing for exposure is available. Prior to construction permit issuance, this handout shall have been created by the project operator and reviewed by the project operator and reviewed by the Development Services Director. No less than 30 days prior to any work commencing, this handout shall be mailed to all existing residences within a specified radius of the project boundaries as determined by the Development Services Director. The radius shall not exceed three miles and is dependent upon the location of the project site. • When possible, position workers upwind or crosswind when digging a trench or performing other soil-disturbing tasks. • Prohibit smoking at the worksite outside of designated smoking areas; 						

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

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

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	disturbing activities. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Wildlife. If Swainson's hawks or other raptors are identified using the project site during the survey, the applicant shall contact the California Department of Fish and Wildlife to determine the appropriate mitigation/management requirements. No construction shall occur within 0.5 miles of an active Swainson's hawk nest or within 500 feet of active nests for other raptors.	plan, issuance of stockpile or construction permit, or any ground disturbing activities	the results of the nesting bird survey and a map showing buffer areas, if necessary.	Development Division			
8.	The applicant shall consult with the California Department of Fish and Wildlife to determine whether or not a Section 1602, Streambed Alteration Agreement, is required prior to any work occurring on the project site or the issuance of any construction related permits (e.g., grading, building, etc.). If a Streambed Alteration Agreement is required, it shall be obtained prior to the issuance of any construction related permits.	Prior to final approval of a grading/construction plan, issuance of stockpile or construction permit, or any ground disturbing activities	A copy of the approved Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW) or a letter from CDFW stating that one is not needed.	Development Services Department, Community Development Division			
9.	The applicant shall coordinate with the Lahontan Regional Water Quality Control Board to determine whether the applicant is required to obtain a Report of Waste Discharge prior to any work occurring on the project site. If this permit is required, it shall be obtained prior to the issuance of any construction related permits (e.g., grading, building, etc.).	Prior to final approval of grading/construction plan, issuance of stockpile or construction permit, or any ground disturbing activities	A copy of the approved WDR or a letter from Lahontan stating that a WDR is not necessary.	Development Services Department, Community Development Division			
CULTURAL RESOURCES							
10.	In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall	During construction	Notification to the City of Lancaster, affected tribes	City of Lancaster Community Development Division, construction			

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	cease and a qualified archaeologist meeting the Secretary of the Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians, the Fernandeno Tataviam Band of Mission Indians and the Morongo Band of Mission Indians shall be contacted regarding any pre-contact finds and provided information after the archaeologist makes their initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA, a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the Tribes, and all subsequent finds shall be subject to this plan. This plan shall allow for a monitor to be present that represents the tribe(s) for the remainder of the project, should the tribe(s) elect to place a monitor on-site.			foreman, and appropriate tribal parties			
11.	If significant pre-contact cultural resources, as defined by CEQA, are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to the San Manuel Band of Mission Indians, the Fernandeno Tataviam Band of Mission Indians and the Morongo Band of Mission Indians for review and comment. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.	During construction	Notification to the City of Lancaster, affected tribes	City of Lancaster Community Development Division, construction foreman, and appropriate tribal parties			
12.	If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the	During construction	Notification to the City of Lancaster, County Coroner, and any affected tribe	City of Lancaster Community Development Division, construction foreman, and			

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

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
				and the AVAQMD.			
NOISE							
16.	Construction operations shall not occur between 8 p.m. and 7 a.m. on weekdays or Saturday or at any time on Sunday. The hours of any construction-related activities shall be restricted to periods and days permitted by local ordinance.	During construction	Field inspections	Development Services Department, Community Development Division and Building and Safety			
17.	The on-site construction supervisor shall have the responsibility and authority to receive and resolve noise complaints. A clear appeal process to the owner shall be established prior to construction commencement that will allow for resolution of noise problems that cannot be immediately solved by the site supervisor.	During construction	Field inspections	Development Services Department, Community Development Division and Building and Safety			
18.	Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.	During construction	Field inspections	Development Services Department, Community Development Division and Building and Safety			
19.	Material stockpiles and mobile equipment staging, parking and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.	During construction	Field inspections	Development Services Department, Community Development Division and Building and Safety			
20.	The use of noise producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only.	During construction	Field inspections	Development Services Department, Community Development Division and Building and Safety			
21.	No project-related public address or music system shall be audible at any adjacent receptor.	During construction	Field inspections	Development Services Department, Community Development Division and Building and Safety			

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