



COMMUNITY
DEVELOPMENT

City of Lancaster Initial Study

-
1. **Project title and File Number:** Tentative Tract Map No. 83497
 2. **Lead agency name and address:** City of Lancaster
Community Development Department
Planning and Permitting Division
44933 Fern Avenue
Lancaster, California 93534
 3. **Contact person and phone number:** Jocelyn Swain, Senior Planner
City of Lancaster
Community Development Department
(661) 723-6100
 4. **Location:** ±30 gross acres on the north side of Avenue
I at 42nd Street West
(APNs: 3105-018-014, -044, -045, -046)
(see Figure 1)
 5. **Applicant name and address:** Civil Design and Drafting, Inc.
Attn: Imad Aboujawdah
885 Patriot Drive, Unit C
Moorpark, CA 93021
 6. **General Plan designation:** Mixed Use (MU)
 7. **Zoning:** Mixed Use – Neighborhood (MU-N)
 8. **Description of project:**

The proposed project consists of the subdivision of approximately 30 gross acres into 163 single family residential lots in the Mixed Use – Neighborhood (MU-N) zone. The lots within the subdivision would range in size from 4,785 square feet to 14,234 square feet. Two drainage basins would be included as part of the proposed project. Access to the subdivision would be from Avenue I and the streets within the subdivision would be private. A block wall would surround the subdivision and a meandering sidewalk with landscaping would be provided along Avenue I.



Figure 1, Project Location Map

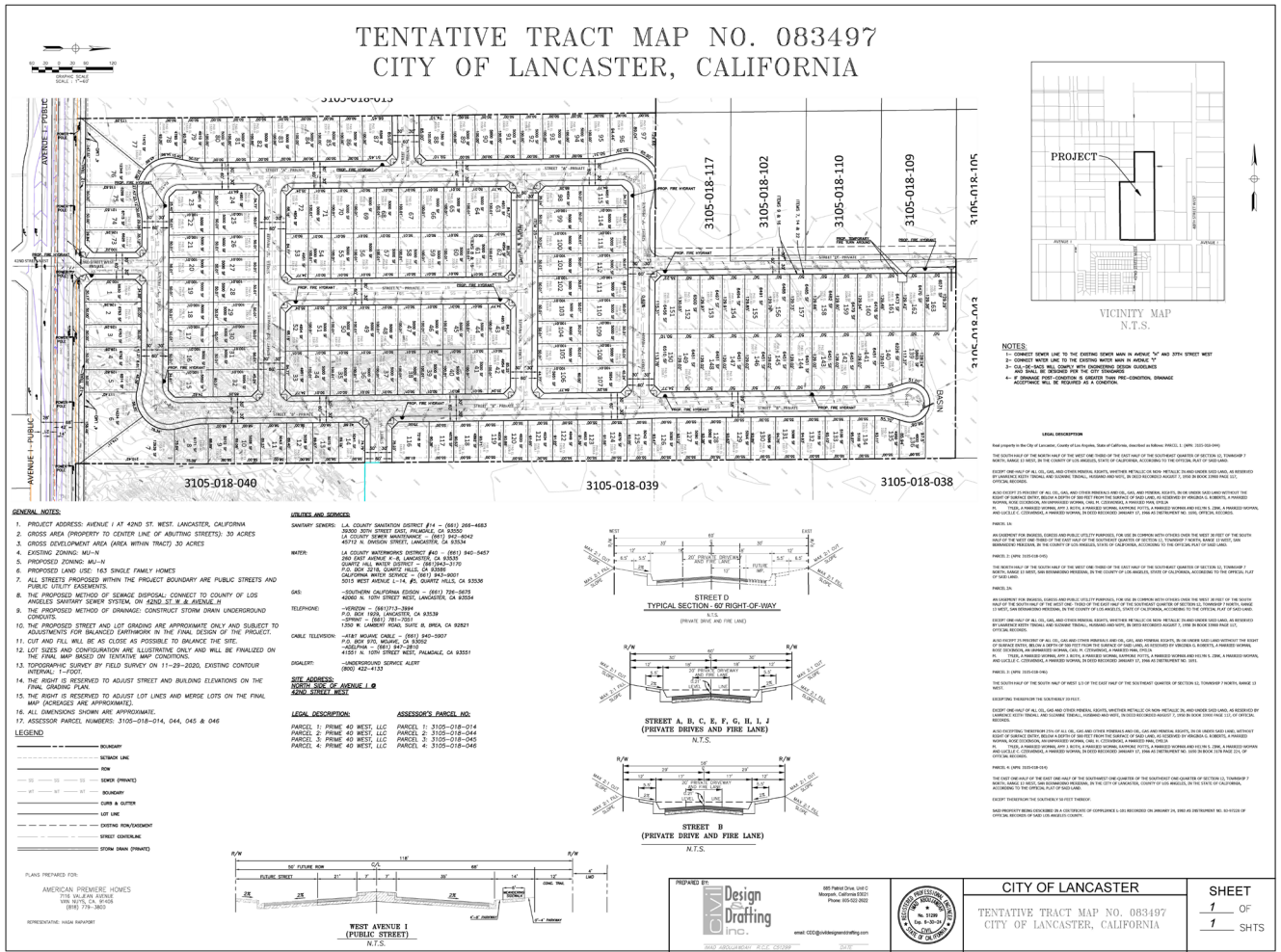


Figure 2, Conceptual Site Plan

9. Surrounding land uses and setting:

The project site is located in the central/western portion of the City of Lancaster. This area is predominantly undeveloped but growing rapidly with residential and industrial developments. The project site and most of the surrounding properties are currently undeveloped and vacant; however, a residential subdivision is located immediately south of the project site on the south side of Avenue I. Approximately one mile to the east of the project site is the Kensington Campus homeless facility, the Veteran’s Home and Copper Square Apartment Complex. Other residential subdivisions are located further to the southeast and south. A handful of residences are scattered throughout the areas to the west and southwest of the project site. The Antelope Valley Fairgrounds, Rite-Aid and Michaels Distribution facilities are located approximately one mile to the northeast and the Antelope Valley State Prison is located approximately 0.75 miles southwest of the project site. Lancaster High School is located 0.75 miles southeast of the project site at Lancaster Boulevard between 35th Street West and 32nd Street West with commercial uses further to the east. Table 1 provides a summary of the zoning and land uses immediately surrounding the subject property.

**Table 1
Zoning/Land Use Information**

| Direction | Zoning | | Land Use |
|-----------|---------|--------|-------------------------|
| | City | County | |
| North | MU-N | N/A | Vacant |
| East | MU-C | N/A | Vacant |
| South | R-7,000 | N/A | Residential Subdivision |
| West | MU-N | N/A | Vacant |

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

Approvals from other public agencies for the proposed project include, but are not limited to, the following:

- California Department of Fish and Wildlife
- Antelope Valley Air Quality Management District
- Southern California Edison
- Los Angeles County Waterworks District No. 40
- Los Angeles County Sanitation District No. 14 (annexation)
- Los Angeles County Fire Department

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

In accordance with Assembly Bill (AB) 52, consultation letters for the proposed project were sent to three individuals associated with three tribes who have requested to be included in the process. These letters were mailed on October 28, 2022 via certified return receipt mail and include the letter, site, and a copy of the cultural resources report. Table 2 identifies the tribes, the person to whom the letter was directed, and the date the letter was received.

A responses was received from one tribe: Fernandeno Tataviam Band of Mission Indians (FTBMI). While no specific tribal cultural resources were identified, specific mitigation measures were requested to address the inadvertent discovery of cultural resources. These mitigation measures have been included in the cultural resources section.

**Table 2
Tribal Notification**

| Tribe | Person/Title | Date Received |
|--|--|------------------|
| Fernandeno Tataviam Band of Mission Indians | Jairo Avila, Tribal Historic and Cultural Preservation Officer | October 31, 2022 |
| Gabrieleno Band of Mission Indians – Kizh Nation | Andrew Salas, Chairman | October 31, 2022 |
| Yuhaaviatam of San Manuel Nation (formerly San Manuel Band of Mission Indians) | Ryan Nordness, Cultural Resource Analyst | October 31, 2022 |

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

| | | | | | |
|--------------------------|---------------------------|--------------------------|------------------------------------|--------------------------|------------------------------------|
| <input type="checkbox"/> | Aesthetics | <input type="checkbox"/> | Agriculture and Forestry Resources | <input type="checkbox"/> | Air Quality |
| <input type="checkbox"/> | Biological Resources | <input type="checkbox"/> | Cultural Resources | <input type="checkbox"/> | Energy |
| <input type="checkbox"/> | Geology/Soils | <input type="checkbox"/> | Greenhouse Gas Emissions | <input type="checkbox"/> | Hazards & Hazardous Materials |
| <input type="checkbox"/> | Hydrology/Water Quality | <input type="checkbox"/> | Land Use/Planning | <input type="checkbox"/> | Mineral Resources |
| <input type="checkbox"/> | Noise | <input type="checkbox"/> | Population/Housing | <input type="checkbox"/> | Public Services |
| <input type="checkbox"/> | Recreation | <input type="checkbox"/> | Transportation | <input type="checkbox"/> | Tribal Cultural Resources |
| <input type="checkbox"/> | Utilities/Service Systems | <input type="checkbox"/> | Wildfire | <input type="checkbox"/> | Mandatory Findings of Significance |

DETERMINATION: On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Jocelyn Swain

 Jocelyn Swain, Senior Planner

December 20, 2023

 Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Use. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less Than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| I. <u>AESTHETICS</u> . Except as provided in Public Resources Code Section 21099, would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | | | | X |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings with a state scenic highway? | | | | X |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality or public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | | | X | |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views of the area? | | | X | |

- a. The City of Lancaster General Plan identified five scenic areas in the City and immediately surrounding area (LMEA Figure 12.0-1). Views of these scenic areas are not generally visible from the project site or the immediately surrounding roadways. However, views of the open desert and the mountains surrounding the Antelope Valley are available from the project site and nearby roadways (Avenue I, 40th Street West). Additionally, distant views are available of Quartz Hill from the project site. The proposed project consists of the subdivision of approximately 30 acres into 163 single family residential lots. This subdivision would be similar to the other subdivisions located in the general vicinity of the project site. With implementation of the proposed, the views would not change and would continue to be available from the roadways and project site. Therefore, no impacts would occur.
- b. The project site is not located along any designated State Scenic Highways. There are no State designated scenic routes or highways within the City of Lancaster. Additionally, there are no rock outcroppings, buildings, or trees on the project site. Therefore, no impacts would occur.
- c. The proposed project is consistent with the zoning code and general plan designations for the project site. The proposed project would also be in conformance with the City’s Design Guidelines which were adopted on December 8, 2009 (updated on March 30, 2010) and the objective design standards that were recently adopted with the implementation of the Housing

Element. These guidelines and standards provide the basis to achieve quality design for all development within the City. Therefore, impacts would be less than significant.

- d. The ambient lighting in the vicinity of the project site is moderate due to street lights, vehicle headlights, and residential lighting from subdivision south of the project site. Distant operational lighting from the residential complexes (Veteran's Home, Kensington, and Copper Square) along with the Antelope Valley State Prison are also visible from the project site. Light and glare would be generated from the proposed project in the form of additional street lighting, residential lights, and motor vehicles. All street lighting within the proposed development would be shielded and focused downward onto the project site. Additionally, the proposed development would not produce substantial amounts of glare as the development would be constructed primarily from non-reflective materials. Therefore, impacts would be less than significant.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| <p>II. <u>AGRICULTURE AND FORESTRY RESOURCES.</u> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p> | | | | |
| <p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p> | | | | X |
| <p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p> | | | | X |
| <p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?</p> | | | | X |
| <p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p> | | | | X |
| <p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p> | | | | X |

- a. The California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (FMMP), tracks and categorizes land with respect to agricultural resources. Land is designated as one of the following and each has a specific definition: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing Land, Urban and Built-Up land, Other Land and Water.

The maps for each county are updated every two years. The Los Angeles County Farmland Map was last updated in 2018. Based on these maps, the project site is designated as Other Land. Other Land is defined as “land not included in any other mapping category. Common examples include low density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as other land.” As the project site is not designated as farmland of importance by the State nor is it currently utilized for agricultural purposes, no impacts to agricultural resources would occur.

- b. The project site is zoned as MU-N which does not allow for agricultural uses. Additionally, the project is located in the central/western portion of the City of Lancaster which is rapidly developing with a mix of residential and industrial uses. The area approximately one mile to the east and south of the project site is heavily developed with a mix of residential and commercial uses interspersed with vacant undeveloped land. The immediately adjacent property is also zoned MU-N, MU-C (mixed use-commercial), or R-7,000 which do not allow for agricultural uses and is not under agricultural production. Additionally, the project site and surrounding properties are not subject to a Williamson Act contract. Therefore, no impacts would occur.
- c-d. According to the City of Lancaster’s General Plan, there are no forests or timberlands located within the City of Lancaster. Therefore, the proposed project would not result in the rezoning of forest or timberland and would not cause the loss of forest land or the conversion of forest land to non-forest land. Therefore, no impacts would occur.
- e. See responses to Items IIa-d.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| III. <u>AIR QUALITY</u> . Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | | | | X |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | | | X | |
| c) Expose sensitive receptors to substantial pollutant concentrations? | | X | | |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | | | X | |

- a. Development proposed under the City’s General Plan would not create air emissions that exceed the Air Quality Management Plan (GPEIR pgs. 5.5-21 to 5.5-22). The proposed project is consistent with the General Plan and Zoning Code. Therefore, the proposed project would not conflict with or obstruct implementation of the Air Quality Management Plan and no impacts would occur.
- b. An air quality study was prepared for the proposed project by Envicom Corporation and documented in a report entitled “Air Quality and Greenhouse Gas Emissions Analysis, West Avenue I Subdivision Project, City of Lancaster, California” and dated May 2021.

The proposed project’s construction and operational emissions were calculated using the California Emissions Estimator Model (CalEEMod). The construction emissions were modeled based on the acreage to be graded, duration of construction, equipment fleet, soil export volumes, buildings to be constructed and parking to be provided. These assumptions along with the proposed construction schedule (in days per activity) are provided in the technical report. The project was also assumed to comply with all Antelope Valley Air Quality Management District Rules and Regulations.

Operational emissions were also calculated for the numbers of residences to be constructed and reflected the project assumptions that no wood burning fire places would be included the

development. The construction and operational emissions estimated for the proposed project can be found in Tables 3 and 4. As seen in these tables, the emissions associated with the proposed project would be less than significant.

**Table 3
Daily and Annual Construction Emissions**

| | Criteria Pollutant | | | | | |
|---|--------------------|-----------------|------|-----------------|------------------|-------------------|
| | ROG | NO _x | CO | SO ₂ | PM ₁₀ | PM _{2.5} |
| Maximum Daily Construction Emissions | Pounds/Day | | | | | |
| | 74.3 | 47.0 | 52.8 | 0.1 | 6.5 | 1.7 |
| Daily Thresholds | 137 | 137 | 548 | 137 | 82 | 65 |
| Significant? | No | No | No | No | No | No |
| Annual Construction Emissions | Tons/Year | | | | | |
| | 4.2 | 13.6 | 15.4 | <0.1 | 1.3 | 0.7 |
| Yearly Thresholds | 25 | 25 | 100 | 25 | 15 | 12 |
| Significant? | No | No | No | No | No | No |

**Table 4
Daily and Annual Operational Emissions**

| | Criteria Pollutant | | | | | |
|--------------------------------------|--------------------|-----------------|------|-----------------|------------------|-------------------|
| | ROG | NO _x | CO | SO ₂ | PM ₁₀ | PM _{2.5} |
| Daily Operational Emissions | Pounds/Day | | | | | |
| | 11.5 | 14.8 | 46.7 | 0.1 | 10.2 | 3.0 |
| Daily Thresholds | 137 | 137 | 548 | 137 | 82 | 65 |
| Significant? | No | No | No | No | No | No |
| Annual Construction Emissions | Tons/Year | | | | | |
| | 1.9 | 2.4 | 6.3 | 0.02 | 1.7 | 0.5 |
| Yearly Thresholds | 25 | 25 | 100 | 25 | 15 | 12 |
| Significant? | No | No | No | No | No | No |

- c. The closest sensitive receptors is the residential subdivision immediately south of the project site. Additionally, there are other residential uses and schools the general vicinity of the project site. The proposed project is estimated to generate approximately 1,537 trips per day. These trips would generate emissions; however, the amount of traffic generated by the project is not sufficient to significantly impact nearby intersections or roadways and create or contribute considerably to violations of air quality standards on either a localized or regional basis. Therefore, substantial pollutant concentrations would not occur and impacts would be less than significant.

However, since the construction of the proposed project would result in the disturbance of the soil, it is possible individuals could be exposed to Valley Fever. Valley Fever or coccidioidomycosis, is primarily a disease of the lungs caused by the spores of the *Coccidioides immitis* fungus. The spores are found in soils, become airborne when the soil is disturbed, and are subsequently inhaled into the lungs. After the fungal spores have settled in the lungs, they change into a multicellular structure called a spherule. Fungal growth in the lungs occurs as the spherule grows and bursts, releasing endospores, which then develop into more spherules.

Valley Fever is not contagious, and therefore, cannot be passed on from person to person. Most of those who are infected would recover without treatment within six months and would have a life-long immunity to the fungal spores. In severe cases, especially in those patients with rapid and extensive primary illness, those who are at risk for dissemination of disease, and those who have disseminated disease, antifungal drug therapy is used.

Nearby sensitive receptors as well as workers at the project site could be exposed to Valley Fever from fugitive dust generated during construction. There is the potential that cocci spores would be stirred up during excavation, grading, and earth-moving activities, exposing construction workers and nearby sensitive receptors to these spores and thereby to the potential of contracting Valley Fever. However, implementation of Mitigation Measures 11 (see Geology and Soils) which requires the project operator to implement dust control measures in compliance with AVAQMD Rule 403, and implementation of Mitigation Measure 1, below, which would provide personal protective respiratory equipment to construction workers and provide information to all construction personnel and visitors about Valley Fever, the risk of exposure to Valley Fever would be minimized to a less than significant level.

Mitigation Measures

1. Prior to ground disturbance activities, the project operator shall provide evidence to the Community Development 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 Community Development 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 Community Development Director regarding the “Valley Fever Training Handout” and Session(s) shall include the following:
 - A sign-in sheet (to include the printed employee names, signature, and date) for all employees who attended the training session.
 - Distribution of a written flier or brochure that includes educational information regarding the health effects of exposure to criteria pollutant emissions and Valley Fever.
 - Training on methods that may help prevent Valley Fever infection.
 - A demonstration to employees on how to use personal protective equipment, such as respiratory equipment (masks), to reduce exposure to pollutants and facilitate

recognition of symptoms and earlier treatment of Valley Fever. Where respirators are required, the equipment shall be readily available and shall be provided to employees for use during work. Proof that the demonstration is included in the training shall be submitted to the county. This proof can be via printed training materials/agenda, DVD, digital media files, or photographs.

The project operator also shall consult with the Los Angeles County Public Health to develop a Valley Fever Dust Management Plan that addresses the potential presence of the *Coccidioides* spore and mitigates for the potential for Coccidioidomycosis (Valley Fever). Prior to issuance of permits, the project operator shall submit the Plan to the Los Angeles County Public Health for review and comment. The Plan shall include a program to evaluate the potential for exposure to Valley Fever from construction activities and to identify appropriate safety procedures that shall be implemented, as needed, to minimize personnel and public exposure to potential *Coccidioides* spores. Measures in the Plan shall include the following:

- Provide HEP-filters for heavy equipment equipped with factory enclosed cabs capable of accepting the filters. Cause contractors utilizing applicable heavy equipment to furnish proof of worker training on proper use of applicable heavy equipment cabs, such as turning on air conditioning prior to using the equipment.
- Provide communication methods, such as two-way radios, for use in enclosed cabs.
- Require National Institute for Occupational Safety and Health (NIOSH)-approved half-face respirators equipped with minimum N-95 protection factor for use during worker collocation with surface disturbance activities, as required per the hazard assessment process.
- Cause employees to be medically evaluated, fit-tested, and properly trained on the use of the respirators, and implement a full respiratory protection program in accordance with the applicable Cal/OSHA Respiratory Protection Standard (8 CCR 5144).
- Provide separate, clean eating areas with hand-washing facilities.
- Install equipment inspection stations at each construction equipment access/egress point. Examine construction vehicles and equipment for excess soil material and clean, as necessary, before equipment is moved off-site.
- Train workers to recognize the symptoms of Valley Fever, and to promptly report suspected symptoms of work-related Valley Fever to a supervisor.
- Work with a medical professional to develop a protocol to medically evaluate employees who develop symptoms of Valley Fever.
- Work with a medical professional, in consultation with the Los Angeles County Public Health, to develop an educational handout for on-site workers and surrounding residents within three miles of the project site, and include the following information on Valley Fever: what are the potential sources/ causes, what are the common symptoms, what are the options or remedies available should someone be experiencing these symptoms, and where testing for exposure is available. Prior to construction permit issuance, this handout shall have been created by the project operator and reviewed by

the project operator and reviewed by the Community Development 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 Community Development Director. The radius shall not exceed three miles and is dependent upon the location of the project site.

- When possible, position workers upwind or crosswind when digging a trench or performing other soil-disturbing tasks.
- Prohibit smoking at the worksite outside of designated smoking areas; designated smoking areas will be equipped with handwashing facilities.
- Post warnings on-site and consider limiting access to visitors, especially those without adequate training and respiratory protection.
- Audit and enforce compliance with relevant Cal OSHA health and safety standards on the job site.

d. Construction of the proposed project is not anticipated to produce significant objectionable odors. Construction equipment may generate some odors, but these odors would be similar to those produced by vehicles traveling on Avenue I, Avenue H, 40th Street West, and 30th Street West. Most objectionable odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. These types of uses are not part of the proposed project. Odors may also be generated by typical residential activities (e.g., cooking, etc.). However, these odors are considered to be normal odors associated with residential development and would be less than significant. Therefore, impacts associated with odors would be less than significant.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| IV. <u>BIOLOGICAL RESOURCES</u> . Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | X | | |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | | | X |
| c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | | X |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | | | | X |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | | X |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | | | | X |

- a. A biological resource survey of the project site was conducted by Envicom Corporation and documented in a separate report entitled “Biological Resources Assessment, 163-Lot Single Family Subdivision, W Avenue I, NW of W. 40th Street, City of Lancaster” and dated August 2021.

The biological report covers the project site plus an additional 200-foot wide buffer area around the site. The report included both a literature review and a field survey conducted on April 16,

2021. The field survey was conducted by walking pedestrian transects across the project site and documenting all plant and wildlife species or their sign observed. These are listed in Tables 5 and 6, respectively. There is a patchwork of small alkali flats at the site, which are shallow depressional features in which water pools ephemerally. There are no jurisdictional streams or other waterbodies on the project site. There are two natural swales that flow through the north portion of the area and the southernmost of these is located within the project site. The vegetation on the site consists generally of annual grassland and saltbush scrub as well a ruderal vegetation on the soil stockpile and along the roadsides.

A total of 22 plant species were found on the site (Table 5); however, no special status plant species were observed. No Joshua trees are present on the site. After a review of the CNPS Online Inventory of Rare and Endangered Plants and the CDFW CNDDDB Rarefind 5 application, it was determined that it was possible that six special status plant species could occur on the project site, including Alkali mariposa lily, Barstow woolly sunflower, California alkali grass, Clokey's cryptantha, horn's milk-vetch, and Rosamond eriastrum. However, it was also determined that a focused special status plant survey was necessary in order to determine presence or absence. This has been included as a mitigation measure below. With implementation of the mitigation measure, impacts would be less than significant.

Table 5
Observed Plant Species

| | | |
|--|---|--|
| Russian thistle (<i>Salsola</i> sp.) | Saltgrass (<i>Distichlis spicata</i>) | Native prunus (<i>Prunus</i> sp.) |
| Common sunflower (<i>Helianthus annuus</i>) | Rubber rabbitbrush (<i>Ericamera nauseosa</i>) | Hoary mustard (<i>Hirschfeldia incana</i>) |
| Tall tumble-mustard (<i>Sisymbrium altissimum</i>) | Fiddleneck (<i>Amsinckia tessellata</i>) | Four-wing saltbush (<i>Atriplex canescens</i>) |
| Shadscale saltbush (<i>Atriplex confertifolia</i>) | Red-stemmed filaree (<i>Erodium cicutarium</i>) | Bladder sage (<i>Scutellaria Mexicana</i>) |
| Red brome (<i>Bromus madritensis</i> spp. <i>rubens</i>) | Foxtail barley (<i>Hordeum murinum</i>) | Annual buckwheat (<i>Eriogonum</i> sp.) |
| Alkali heath (<i>Frankenia salina</i>) | Ripgut brome (<i>Bromus diandrus</i>) | Turkey mullein (<i>Croton setiger</i>) |
| Cheatgrass (<i>Bromus tectorum</i>) | Tansy mustard (<i>Descurainia</i> sp.) | Annual bursage (<i>Ambrosia acanthicarpa</i>) |
| Mediterranean grass (<i>Schismus barbatus</i>) | | |

A total of 14 wildlife species were observed on the project site (Table 6); no special status wildlife species were observed on the project site. No burrowing owls or their sign were observed on the project site. No desert tortoise or Mohave ground squirrels were observed on the project site nor are they likely to occur. Based on research by the biologist, it was determined that some special status species have the potential to inhabit or forage at or over the project site with likelihood that it would occur ranging from low to moderate. These species include Crotch bumble bee, California legless lizard, coast horned lizard, northern California legless lizard, burrowing owl, golden eagle, Le Conte's thrasher, loggerhead shrike, mountain plover, Swainson's hawk and American badger. In order to ensure that none of these species are present

on the project site at the time of construction and that any potential impacts to these species are less than significant, mitigation measures have been identified. With implementation of the mitigation measures, impacts to wildlife species would be less than significant.

**Table 6
Observed Animal Species**

| | | |
|---|---|---|
| Coyote (<i>canus latrans</i>) | Barn owl (<i>Tyto alba</i>) | Common raven (<i>Corvus corax</i>) |
| Horned lark (<i>Eremophila alpestris</i>) | House finch (<i>Haemorhous mexicanus</i>) | Mourning dove (<i>Zenaida macroura</i>) |
| Northern mockingbird (<i>Mimus polyglottos</i>) | Savannah sparrow (<i>Passerculus sandwichensis</i>) | Western kingbird (<i>Tyrannus verticalis</i>) |
| White-crowned sparrow (<i>Zonotrichia leucophrys</i>) | California ground squirrel (<i>Spermophilus beecheyi</i>) | Black-tailed jackrabbit (<i>Lepus californicus</i> ssp. <i>deserticola</i>) |
| Side-blotched lizard (<i>Uta stansburiana</i>) | Desert cottontail (<i>Sylvilagus audubonii</i>) | |

Mitigation Measures

2. Prior to the commencement of ground or vegetation disturbing activities pre-construction surveys for special status wildlife species, including the Crotch bumble bee, California legless lizard, coast horned lizard, northern California legless lizard, and American badger shall be conducted by a qualified biologist. The surveys shall be conducted within 14 days prior to the commencement of ground or vegetation disturbing activities. The pre-construction surveys shall incorporate appropriate methods and timing to detect these species, including individuals that could be concealed in burrows, beneath leaf litter, or in loose soil. If a special-status species is found, avoidance is the preferred mitigation option. If avoidance is not feasible, the species shall be captured and transferred to appropriate habitat and location where they would not be harmed by project activities, preferably to open space habitats in the vicinity of the project site. The City of Lancaster Community Development Department and California Department of Fish and Wildlife (CDFW) shall be consulted regarding the presence of a special-status species at the site.

3. A qualified biologist shall conduct a pre-construction special status plant survey within the project site for potentially occurring special-status plant species, including alkali mariposa lily, Barstow woolly sunflower, California alkali grass, Clokey's cryptantha, Horn's milk-vetch, and Rosamond eriastrum.

If special-status plants are not detected during the survey, no additional mitigation would be required, and the results of the survey shall be submitted to City of Lancaster Community Development Department. and CDFW (if applicable). If a special-status plant(s) is present, the population shall be mapped and the number of individual plants and the acreage of occupied habitat that would be impacted by the project shall be determined and submitted to the City of Lancaster Community Development Department. The applicant shall be required to pay \$2,405 per acre where the sensitive plant species are for use in acquiring conservation habitat.

4. A nesting bird survey shall be conducted by a qualified biologist within 14 days prior to the start of any construction/ground disturbing activities. The qualified biologist shall survey all suitable nesting habitat within the project impact area, and areas within a biologically defensible buffer zone surrounding the project impact area. If no active bird nests are detected during the clearance survey, project activities may begin, and no additional avoidance and minimization measures shall be required. If an active bird nest is found, the species shall be identified, and a “no disturbance” buffer shall be established around the active nest. The size of the “no disturbance” buffer shall be increased or decreased based on the judgement of the qualified biologist and level of activity and sensitivity of the species. At a minimum, the buffer shall be at least 500 feet around active raptor nests and 50 feet around nests of migratory bird species. The qualified biologist shall periodically monitor any active bird nests to determine if project-related activities occurring outside the “no-disturbance” buffer disturb the birds and if the buffer shall be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, project activities within the “no-disturbance” buffer may occur following an additional survey by the qualified biologist to search for any new bird nests in the restricted area.
5. Beginning no more than 30 days prior to start of ground disturbing activities a qualified biologist shall conduct a pre-construction survey for burrowing owls, a California Species of Special Concern, consisting of four (4) survey visits spaced approximately one week apart with the last survey within five days of the start of project activities. The preconstruction survey shall follow the habitat assessment and survey methodology outlined in *Staff Report on Burrowing Owl Mitigation* (CDFW, March 7, 2012) supplemented at the discretion of the surveying biologist with the survey guidance outlined in the *Burrowing Owl Survey Protocol and Mitigation Guidelines* (California Burrowing Owl Consortium, April 1993). Prior to the start of project activities, the biologist shall submit a report discussing the pre-project survey methods and results, as well as any measures to be implemented to avoid harm or disturbance to burrowing owls to the City of Lancaster Community Development Department and CDFW.

If burrowing owls are found during the nesting period disturbance to occupied burrows shall be avoided and an appropriate buffer (typically 500 feet) shall be established between project activities and the occupied burrow to ensure that nesting and foraging are not disrupted, unless it can be determined that the birds have not begun egg-laying and incubation or that the juveniles from those burrows are foraging independently and are capable of independent survival. A reduced buffer may be established in consultation with the CDFW, if appropriate, based on existing vegetation, development, and land uses in the area, as well as other relevant factors. If the project is allowed to be closer than the recommended buffer distance, a monitoring program that ensures that burrowing owls are not detrimentally affected shall be developed and implemented.

If suitable habitat and suitable burrow sites exist within 100 meters of an occupied burrow, burrowing owls that are not nesting and that are not dependent juveniles may be relocated using passive displacement techniques involving installation of a one-way door in the burrow opening and collapse of the burrow after the owls have been evicted. Destruction of the burrow shall only be conducted after the burrow has been confirmed to be empty by site surveillance and/or scoping. If suitable habitat and suitable burrow sites do not exist within

100 meters of the occupied burrow, then in consultation with the City and CDFW the burrowing owls may be captured and moved to a suitable mitigation site. The biologist(s) shall hold the requisite permits for capture and handling of the species.

Burrowing owls shall not be excluded from burrows or captured and relocated unless or until:

- A Burrowing Owl Exclusion and Relocation Plan with clearly stated success criteria is developed and approved by the City and CDFW;
 - Site monitoring is conducted prior to, during, and after exclusion of burrowing owls from their burrows to ensure that take is avoided and that evicted owls do not attempt to re-colonize the area that will be impacted; and
 - A Mitigation and Management Plan is developed and approved by the City and the CDFW that compensates for the loss of occupied habitat and ensures the long-term protection of the burrowing owls at the mitigation (relocation) site.
- b. Two natural swales in the northern portion of the study area convey concentrated runoff in a general west to east direction, and the southernmost swale is within the project site. The swales are shallow, and they do not exhibit a clear bed or bank or an Ordinary High Water Mark (OHWM), and therefore are not expected to be subject to CDFW, US Army Corps of Engineers (USACE), or Regional Water Quality Control Board (RWQCB) jurisdiction. Therefore, no impacts would occur.
- c. There are no State or federally protected wetlands on the project site as defined by Section 404 of the Clean Water Act. Therefore, no impacts would occur.
- d. The project site is not part of an established migratory wildlife corridor. Therefore, no impacts would occur.
- e. The proposed project would not conflict with any local policies or ordinances, such as a tree preservation policy, protecting biological resources. The proposed project would be subject to the requirements of Ordinance No. 848, Biological Impact Fee, which requires the payment of \$770/acre to offset the cumulative loss of biological resources in the Antelope Valley as a result of development. This fee is required of all projects occurring on previously undeveloped land regardless of the biological resources present and is utilized to enhance biological resources through education programs and the acquisition of property for conservation. Therefore, no impacts would occur.
- f. There are no Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or State habitat conservation plans which are applicable to the project site. The West Mojave Coordinated Habitat Conservation Plan only applies to federal land, specifically land owned by the Bureau of Land Management. In conjunction with the Coordinated Management Plan, a Habitat Conservation Plan (HCP) was proposed which would have applied to all private properties within the Plan Area. However, this HCP was never approved by the California Department of Fish and Wildlife nor was it adopted by the local agencies (cities and counties) within the Plan Area. As such, there is no HCP that is applicable to the project site and no impacts would occur.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| V. <u>CULTURAL RESOURCES</u> . Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | | | | X |
| b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to §15064.5? | | X | | |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries? | | | | X |

a-c. A cultural resource survey was conducted for the project site by Envicom Corporation and documented in a report entitled “Cultural Resources Phase I Assessment for 163 Lot Single-Family Subdivision on W. Avenue I, West of W. 40th Street in Lancaster, California” and dated April 30, 2021.

A records search for the project site and the area within a quarter mile of the project site was conducted at the South Central Coastal Information Center on April 23, 2021. One cultural resource report was found that encompassed the project site (General Plan Update Programmatic Cultural Resources Report) and no cultural resources were identified on the project site or the vicinity. Additionally, a Sacred Lands file search was requested from the Native American Heritage Commission on March 16, 2021 with negative results.

On March 19, 2021 a field survey of the project site was conducted. A small cultural resources site of nine cans with barbed wire dating to the 1930s-1940s was observed. All of the cans within the site were opened with a “church key” opener. However, this site is not eligible for listing and no additional assessment is recommended. No prehistoric cultural resources were identified on the project site. Additionally, no human remains, including those interred outside of formal cemeteries were identified on the project site. Therefore, impacts would be less than significant.

While no specific tribal or cultural resources were identified on the project site during the AB 52 process, the Fernandeno Tataviam Band of Mission Indians requested the inclusion of specific measures to address the proper treatment of any previously unidentified cultural resources. These measures have been identified below. With incorporation of the mitigation measures, impacts would be less than significant.

Mitigation Measures

6. 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 buffered area may continue during this assessment period. The Fernandeano Tataviam Band of Mission Indians (FTBMI) 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.

7. 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 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.
8. The Lead Agency and/or applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.
9. 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.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| VI. <u>ENERGY</u> . Would the project: | | | | |
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | | | | X |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficient? | | | | X |

a. Project construction would consume energy in two general forms: 1) the fuel energy consumed by construction vehicles and equipment and 2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass. Fossil fuels used for construction vehicles and other energy-consuming equipment would be used during site clearing, grading, and construction. Fuel energy consumed during construction would be temporary and would not represent a significant demand on energy resources. In addition, some incidental energy conservation would occur during construction through compliance with State requirements that equipment not in use for more than five minutes be turned off. Project construction equipment would also be required to comply with the latest EPA and CARB engine emissions standards. These emissions standards require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption.

Substantial reductions in energy inputs for construction materials can be achieved by selecting building materials composed of recycled materials that require substantially less energy to produce than non-recycled materials. The project-related incremental increase in the use of energy bound in construction materials such as asphalt, steel, concrete, pipes and manufactured or processed materials (e.g., lumber and gas) would not substantially increase demand for energy compared to overall local and regional demand for construction materials.

The proposed project would consume energy for interior and exterior lighting, heating/ventilation and air conditioning (HVAC), refrigeration, electronics systems, appliances, and security systems, among other things. The proposed project would be required to comply with Title 24 Building Energy Efficiency Standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Implementation of the Title 24 standards significantly reduces energy uses. Furthermore, the electricity provider is subject to California’s Renewables Portfolio Standard (RPS). The RPS requires investor-owned utilities, electric serve providers, and community choice aggregators (CCA) to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020 and to 50 percent of total procurement by 2030. Renewable energy is generally defined as energy that comes from

resources, which are naturally replenished within a human timescale such as sunlight, wind, tides, waves, and geothermal heat.

The project would adhere to all Federal, State, and local requirements for energy efficiency, including the Title 24 standards, as well as the project's design features and as such the project would not result in the inefficient, wasteful, or unnecessary consumption of building energy. Therefore, no impacts would occur.

- b. In 1978, the California Energy Commission (CEC) established Title 24, California's energy efficiency standards for residential and non-residential buildings, in response to a legislative mandate to create uniform building codes to reduce California's energy consumption, and provide energy efficiency standards for residential and non-residential buildings. The previous standards went into effect on January 1, 2017 and January 1, 2020 and substantially reduced electricity and natural gas consumption. Additional savings result from the application of the standards on building alterations such as cool roofs, lighting, and air distribution ducts.

The California Green Building Standards Code (California Code of Regulations, Title 24, Part 11), commonly referred to as the CALGreen Code, is a statewide mandatory construction code that was developed and adopted by the California Building Standards Commission and the California Department of Housing and Community Development. CALGreen standards require new residential and commercial buildings to comply with mandatory measures under five topical areas: planning and design; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; and environmental quality. An updated version of both the California Building Code and the CALGreen Code went into effect on January 1, 2023.

In 2014, Lancaster created Lancaster Choice Energy (LCE), allowing residents and businesses in Lancaster to choose the source of their electricity, including an opportunity to opt up to 100% renewable energy. SCE continue to delivery the electricity and provide billing, customer service and powerline maintenance and repair, while customers who choose to participate in this program would receive power from renewable electric generating private-sector partners at affordable rates.

The proposed project would comply with all of these regulations and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, no impacts would occur.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| VII. <u>GEOLOGY AND SOILS</u> . Would the project: | | | | |
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | | | | X |
| ii) Strong seismic ground shaking? | | | X | |
| iii) Seismic-related ground failure, including liquefaction? | | X | | |
| iv) Landslides? | | | | X |
| b) Result in substantial soil erosion or the loss of topsoil? | | X | | |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | | X | | |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | | | X | |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | | | | X |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | X | | |

- a. The project site is not identified as being in or in proximity to a fault rupture zone (LMEA Figure 2-5). According to the Seismic Hazard Evaluation of the Lancaster East and West Quadrangles, the project site may be subject to intense seismic shaking (LMEA pg. 2-16). However, the

proposed project would be constructed in accordance with the seismic requirements of the Uniform Building Code (UBC) adopted by the City, which would render any potential impacts to a less than significant level. The site is generally level and is not subject to landslides (SSHZ)

Liquefaction is a phenomenon in which the strength and stiffness of a soil is reduced by earthquake shaking or other events. This phenomenon occurs in saturated soils that undergo intense seismic shaking typically associated with an earthquake. There are three specific conditions that need to be in place for liquefaction to occur: loose granular soils, shallow groundwater (usually less than 50 feet below ground surface) and intense seismic shaking. In April 2019, the California Geological Survey updated the Seismic Hazard Zones Map for Lancaster (SSHZ) (<https://maps.conservation.ca.gov/cgs/EQZApp/app/>). Based on these maps, the project site is located in an area at risk for liquefaction. As such, the following mitigation measure is required for a detailed geotechnical study addressing the potential for liquefaction and for the developer to implement all recommendations. With implementation of the mitigation measure, impacts would be less than significant.

Mitigation Measures

10. The applicant shall have a detailed geotechnical study prepared that addresses the potential for liquefaction and other soil instability hazards (e.g., fissures/sinkholes, etc.) on the project site. This geotechnical study shall be reviewed and approved by the City Engineering Division and all recommendations contained within the report shall be implemented.
- b. The project site is rated as having a low risk for soil erosion (USDA SCS Maps) when cultivated or cleared of vegetation. However, there remains a potential for water and wind erosion during construction. The proposed project would be required, under the provisions of the Lancaster Municipal Code (LMC) Chapter 8.16, to adequately wet or seal the soils to prevent wind erosion. Additionally, the mitigation measure listed below shall be required to control dust/wind erosion.

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

Mitigation Measures

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.
- c. Subsidence is the sinking of the soil caused by the extraction of water, petroleum, etc. Subsidence can result in geologic hazards known as fissures. Fissures typically associated with faults or groundwater withdrawal, which results in the cracking of the ground surface. According to Figure 2-3 of the City of Lancaster's Master Environmental Assessment, the project site is in the general vicinity of known fissuring and sinkholes/subsidence. The proposed project would be

required to comply with Mitigation Measure No. 10 to address these issues. With incorporation of the identified mitigation measure, impacts would be less than significant.

- d. The soils on the project site is characterized by a moderate shrink/swell potential (LMEA Figure 2-3). A soils report for the proposed project shall be submitted to the City by the project developer prior to grading and the recommendations of the report shall be incorporated into the development of the proposed project. Therefore, impacts would be less than significant.
- e. The proposed project would be tied into the sanitary sewer system. No septic or alternative means of wastewater disposal are part of the proposed project. Therefore, no impacts would occur.
- f. The cultural resources report discussed in Item V, also addressed the potential for paleontological resources to be present on the project site. A records request was sent to the Los Angeles County Natural History Museum and the results were received on May 21, 2021. The results confirmed that the project site is considered to be sensitive for paleontological resources. On March 26, 2021, a paleontological survey was conducted by PaleoWest. No paleontological resources were identified during the survey; however, mitigation measures have been identified due to the sensitive nature of the project site for all work below three feet in depth. With implementation of the mitigation measures, impacts would be less than significant.

Mitigation Measures

- 12. A qualified paleontological monitor will be on site full time during grading-ground disturbing activities at or below 3-feet. The monitor will collect any fossil material uncovered through grading found within a disturbed context, and can halt construction within 30-feet of a potentially significant fossil resource if necessary. Fossils collected from a disturbed context or that do not warrant additional assessment can be collected, without the need to halt grading. However, if fossils are encountered, which cannot be removed during grading, and that the monitor believes will need further assessment, then the project “discovery” protocol will be followed. Discovery situations that do not lead to further assessment, survey, evaluation, or data recovery can be described in the daily monitoring log.
- 13. If potentially significant intact fossils are encountered, then all work in that area shall be halted or diverted away from the discovery to a distance of 30-feet until a qualified paleontologist can evaluate the nature and/or significance of the find(s). If the paleontologist confirms that the discovery is potentially significant, then the Lead Agency will be contacted and informed of the discovery. Construction will not resume in the locality of the fossil discovery until consultation between the paleontologist, the owner’s project manager, the Lead Agency, and any other concerned parties (such as additional regulatory agencies), takes place and reaches a conclusion approved by the Lead Agency. If a significant fossil resource is discovered during earth-moving, complete avoidance of the find is preferred. However, if the discovery cannot be avoided, further assessment work, evaluation tasks, or data recovery of the significant fossil resource may be required by the Lead Agency. The Lead Agency may also require changes to site monitoring, based on the discovery.
- 14. At the discretion of the qualified paleontologist, the monitor will periodically screen sediments to check for the presence of microfossils that can be seen with the aid of a hand

lens (i.e., microvertebrates). Should significant micro-vertebrate fossils be encountered during the screening process, then bulk matrix samples will be taken for processing off site. For each fossiliferous horizon or paleosol, a standard sample (4.0 cubic yards or 6,000 pounds) will be collected for subsequent wet screening per Society of Vertebrate Paleontology (2010) guidelines. All fossils recovered that may be of importance to California paleontology, will be cleaned, analyzed, and described within a final Project Monitoring Report. All materials will be curated at the Natural History Museum of Los Angeles County or placed on public display by the owner. If important fossils are found during monitoring, a Curation Plan will be needed that is reviewed by the Lead Agency prior to the publication of the Monitoring Report.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| VIII. <u>GREENHOUSE GAS EMISSIONS</u> . Would the project: | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | | | X | |
| b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | | | X | |

- a. As part of the air quality report, and discussed in Item III, an analysis of the projects potential greenhouse gas emissions was calculated for both construction and operation. These emissions are depicted in Tables 7 and 8, respectively. These emissions were calculated based on the CalEEMod output. These outputs are provided as part of the air quality technical report. The operational emissions include emissions from area sources, energy use, mobile, water use and waste disposal. As shown in these tables, the estimated CO_{2e} emissions would be substantially less than the established thresholds. Therefore, impacts would be less than significant.

**Table 7
Construction Greenhouse Gas Emissions**

| Annual Emissions (CO _{2e}) | | | Daily Emissions (CO _{2e}) | | |
|--|--------------------|---------------------|-------------------------------------|---------------------|---------------------|
| Peak Annual Emissions (MT/yr) | Threshold (MT/yr)* | Significant Impact? | Peak Daily Emissions (lbs/day) | Threshold (lbs/day) | Significant Impact? |
| 3,527 | 110,231 | No | 12,055 | 548,000 | No |
| * Expressed in metric tons (AVAMD threshold is 100,000 tons) | | | | | |

**Table 8
Operational Greenhouse Gas Emissions**

| Annual Emissions (CO _{2e}) | | | Daily Emissions (CO _{2e}) | | |
|--|--------------------|---------------------|-------------------------------------|---------------------|---------------------|
| Peak Annual Emissions (MT/yr) | Threshold (MT/yr)* | Significant Impact? | Peak Daily Emissions (lbs/day) | Threshold (lbs/day) | Significant Impact? |
| 2,184 | 110,231 | No | 15,374 | 548,000 | No |
| * Expressed in metric tons (AVAMD threshold is 100,000 tons) | | | | | |

- b. The proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing GHG emissions. The 2022 Scoping Plan provides measures to achieve Senate Bill (SB) 32 targets and the SCAG RTP/SCS contains measures to achieve VMT reductions required under SB 375. The project would be consistent with the applicable measures in both of these documents.

Additionally, the City of Lancaster's Climate Action Plan was adopted in March 2017. This plan identifies projects that would enhance the City's ability to further reduce GHG emissions. A total of 61 projects across eight sectors were identified which include 1) traffic; 2) energy; 3) municipal operations; 4) water; 5) waste; 6) built environment; 7) community; and 8) land use. Forecasts for both community and government operations were prepared for 2020, 2030, 2040, and 2050. Under all scenarios assessed, the City meets the 2020 target and makes substantial progress towards achieving post-2020 reductions.

The proposed project would also be in compliance with the greenhouse gas emission goals and policies identified in the City of Lancaster's General Plan (pgs. 2-19 to 2-24) and with the City's Climate Action Plan. Therefore, impacts with respect to conflicts with an agency's plan, policies, or regulations would be less than significant.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| IX. <u>HAZARDS AND HAZARDOUS MATERIALS.</u> Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | X | |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | | X | |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | | X |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | | X | | |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | | | X | |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | | X |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | | | X | |

a-b. The proposed project consists of the subdivision of approximately 30 acres into 163 lots. Typical construction materials would be utilized during development of the subdivision. Occupants of the subdivision would utilize typical household cleaners (e.g., cleaner, bleach, etc.), fertilizer and potentially limited use of common pesticides. These uses would be similar to other residential development in the area. The project site is currently vacant and no demolition activities would be necessary. Therefore, the proposed project would not expose individuals or the environment to

asbestos containing materials (ACM) or lead-based paint. Additionally, the proposed project is not located along a hazardous materials transportation corridor (LMEA p. 9.1-14 and Figure 9.1-4). Therefore, impacts would be less than significant.

- c. The project site is not located within a quarter mile of any proposed or existing schools. The closest school is Lancaster High School, approximately 0.75 miles southeast of the project site along Lancaster Boulevard between 32nd Street West and 35th Street West. Additionally, the proposed project would not generate hazardous emissions or handle hazardous/acutely hazardous materials. Therefore, no impacts would occur.
- d. A Phase I Environmental Site Assessment was prepared by Citadel EHS and documented in a report entitled “Phase I Environmental Site Assessment Report, Four Vacant Parcels, West Avenue I, Lancaster, California 93536”, dated April 8, 2021.

A survey of the project site was conducted on March 25, 2021. This survey consisted of an inspection of the project site and a perimeter survey of the surrounding properties to determine the presence of conditions that may be of environmental concern. No evidence of above- or underground storage tanks, hazardous materials, polychlorinated biphenyls, radioactive materials, pits, ponds, lagoons, septic tanks/cesspools, wastewater/grease interceptors, stains, odors, pools of liquid, or stressed vegetation was observed on the project site.

An elevated soil berm, mounds of soil, and evidence of debris dumping in the southeast portion of the site was observed. The debris consisted of cinder blocks, concrete mix bags, bricks, broken glass, furniture, and trash. No hazardous materials were observed. The observed debris is not expected to represent a significant environmental concern. The source of the soil mounds is unknown and as such, mitigation has been identified to require testing to ensure proper disposal of the piles. With implementation of the mitigation measure, the impacts from the soil piles would be less than significant.

Additionally, a search of selected environmental databases was conducted by EDR for the project site and surrounding properties within specified distances. The project site and the adjoining properties are not listed on any regulatory database. Two State/Tribal Brownfield sites and eight orphan sites potentially within the search distances were identified. However, these sites have been determined to not be a potential environmental concern to the project site. Therefore, no impacts would occur.

Mitigation Measures

- 15. Soil sampling and testing shall be conducted on the soil mounds present on the site to determine the presence or absence of any hazardous materials/waste. If elevated levels of chemicals are identified above regulatory levels for residential uses, the soil piles shall be remediated through accepted industry standards and in compliance with the recommendations of the report and all applicable regulations prior to the issuance of any construction related permits.
- e. The nearest airfield, William J Fox Airfield, is located approximately two miles northwest of the project site. The project site is located within the boundaries of the General William J Fox Airfield Land Use Compatibility Plan, specifically within Zone E (Other Airport Environs). The

project site is located at the very edge of this zone and the property to the south and east are not located within the airport land use plan. There are no prohibited uses in this zone, except hazards to flight. There is no limit or restrictions on residential uses in this zone. Therefore, any potential impacts would be less than significant.

- f. The traffic generated by the proposed project is not expected to block the roadways in the vicinity of the project site. Improvements have been conditioned as part of the project that would ensure that traffic operates smoothly. Therefore, the proposed project would not impact or physically block any identified evacuation routes and would not interfere with any adopted emergency response plan. Impacts would not occur.
- g. The subject property is vacant along with the properties to the west, east, and north. The property to the south is developed with a residential subdivision. The project site is located within the service area of Fire Station No. 130, located at 44558 40th Street West, which would serve the site in the event of a fire. Therefore, potential impacts from wildland fires would be less than significant.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| X. <u>HYDROLOGY AND WATER QUALITY.</u> Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | | | X | |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | | | X | |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | | | | |
| i) Result in substantial erosion or siltation on- or off-site | | | X | |
| ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site | | | X | |
| iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff | | | X | |
| iv) Impede or redirect flood flows | | | X | |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | | | | X |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | | | X | |

- a. The project site is not located in an area with an open body of water or in an aquifer recharge area. The proposed project would be required to comply with all applicable provisions of the National Pollutant Discharge Elimination System (NPDES) program. The NPDES program establishes a comprehensive storm water quality program to manage urban storm water and

minimize pollution of the environment to the maximum extent practicable. The reduction of pollutants in urban storm water discharge through the use of structural and nonstructural Best Management Practices (BMPs) is one of the primary objectives of the water quality regulations. BMPs that are typically used to manage runoff water quality include controlling roadway and parking lot contaminants by installing oil and grease separators at storm drain inlets, cleaning parking lots on a regular basis, incorporating peak-flow reduction and infiltration features (grass swales, infiltration trenches, and grass filter strips) into landscaping and implementing educational programs. The proposed project would incorporate appropriate BMPs during construction, as determined by the City of Lancaster Public Works Department. Therefore, impacts would be less than significant.

The proposed project consists of the subdivision of project site into 163 single family residential lots in the Mixed Use – Neighborhood (MU-N) zone. Single family residences are not a use that would normally generate wastewater that violates water quality standards or exceeds waste discharge requirements. Therefore, impacts would be less than significant.

- b. The proposed project would not include any groundwater wells or pumping activities. All water supplied to the proposed project would be obtained from Los Angeles County Waterworks District No. 40. Therefore, impacts would be less than significant.
- c. Development of the proposed project would increase the amount of surface runoff as a result of impervious surfaces associated with the grading of the site. The proposed project would be designed, on the basis of a hydrology study, to accept current flows entering the property and to handle the additional incremental runoff from the developed site. Therefore, impacts from drainage and runoff would be less than significant.

The project site is designated as Flood Zone X-Shaded per the Flood Insurance Rate Map (06037C0405F). Flood Zone X-Shaded is located outside the 100-year flood zone but within the 500-year flood zone. Therefore, impacts would be less than significant.

- d. The project site is not located within a coastal zone. Therefore, tsunamis are not a potential hazard. The project site is relatively flat, does not contain any enclosed bodies of water and is not in close proximity to any large bodies of water. Therefore, the proposed project would not be subject to inundation by seiches or mudflows. No impacts would occur.
- e. The proposed project would not conflict with or obstruct the implementation of the applicable water quality control plan or sustainable groundwater management plan. For additional information see responses X.a through X.c. Impacts would be less than significant.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| XI. <u>LAND USE AND PLANNING.</u> Would the project: | | | | |
| a) Physically divide an established community? | | | | X |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | | | | X |

- a. The proposed project consists of the subdivision of approximately 30 acres into 163 single family residential lots and the construction and occupancy of single-family residences. The project site is located on the north side of Avenue I at 42nd Street West. Access to the subdivision would be provided from Avenue I. The proposed project would not block a public street, trail, other access route, or result in a physical barrier that would divide the community. Therefore, no impacts would occur.
- b. The proposed project is consistent with the City’s General Plan and must be in conformance with the Lancaster Municipal Code. The proposed project will be in compliance with the City-adopted Uniform Building Code (UBC) and erosion control requirements (Section VII). Additionally, as noted Section IV, the project site is not subject to and would not conflict with a habitat conservation plan or natural communities conservation plan. Therefore, no impacts would occur.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| XII. <u>MINERAL RESOURCES.</u> Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | | | | X |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | | | | X |

a-b. The project site does not contain any mining or recovery operations for mineral resources and no such activities have occurred on the project site in the pasts. According to the LMEA (Figure 2-4 and page 2-8), the project site is designated as Mineral Reserve 3 (contains potential but presently unproven resources). Additionally, it is not considered likely that the Lancaster area has large, valuable mineral and aggregate deposits. Therefore, no impacts to mineral resources would occur.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| XIII. <u>NOISE</u> . Would the project: | | | | |
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | X | | |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | | | | X |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | | | | X |

- a. The City’s General Plan (Table 3-1) establishes an outdoor maximum CNEL of 65 dBA for residential uses. Table 8-11 of the LMEA provides the existing roadway noise levels adjacent to the project site. The current noise levels on Avenue I between 50th Street West and 40th Street West are 61 dBA and along 40th Street West between Avenue I and Avenue J the noise levels are 54.2 dBA. These noise levels are consistent with the standards of the General Plan. While this noise level is consistent with the standards of the General Plan, additional features of the proposed project (e.g., landscaping, block walls, etc.) would ensure that the project remains in compliance with the General Plan. Therefore, potential noise impacts associated with traffic from the proposed development and operational activities would be less than significant.

Construction activities associated with earth moving equipment and other construction machinery would temporarily increase noise levels for surrounding land uses. Noise sensitive receptors are located in close proximity to the project site including the residential subdivision immediately south of the project site and and construction noise may be audible at these residences. However, all construction activities would occur in accordance with the City’s noise ordinance with respect to days of the week and time of day. Additionally, construction best management practices have been identified to reduce the noise generated by construction activities to the extent feasible. With incorporation of these measures, construction noise may still be audible but would not exceed established standards and impacts would be less than significant.

Mitigation Measures

16. Construction operations shall not occur between 8 p.m. and 7 a.m. on weekdays or Saturday or any time on Sunday. The hours of construction-related activities shall be restricted to periods and days permitted by local ordinance.
 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.
 18. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.
 19. Material stockpiles and mobile equipment staging, parking and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.
 20. No project-related public address or music system shall be audible at any adjacent receptor.
 21. The use of noise producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only.
 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 factory specification. Mobile or fixed “package” equipment (e.g., arc-welders, air compressors, etc.) shall be equipped with shrouds and noise control features that are readily available for the type of equipment.
- b. It is not anticipated that the grading of the proposed project would require the use of machinery that generates ground-borne vibration as no major subsurface construction (e.g., parking garage) is planned. No ground mounted industrial-type equipment that generates ground vibration would be utilized once the residences are constructed and occupied. Therefore, no impacts associated with ground-borne vibration/noise are anticipated.
 - c. The project site is located approximately 2 miles southeast of the William J Fox Airfield and located within the boundaries of the airport land use plan. However, the site is located at the very edge of the plan and not under a frequent overflight areas. As such, noise impacts from the operation of the airport are not expected to occur. Therefore, no impacts would occur.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| XIV. <u>POPULATION AND HOUSING.</u> Would the project: | | | | |
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | | X | |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | | | | X |

- a. The proposed project would result in an incremental increase in population; however, this increase was anticipated in both the City’s General Plan and in the Southern California Association of Government’s (SCAG’s) most recent Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Additionally, while it is likely that individuals involved in the construction of the proposed project or residing at the proposed project would come from the Antelope Valley, any increase in population would contribute, on an incremental basis, to the population of the City. As such, impacts would be less than significant.
- b. The project site is currently vacant. No housing or people would be displaced necessitating the construction of replacement housing elsewhere. Therefore, no impacts would occur.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| XV. PUBLIC SERVICES. | | | | |
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| Fire Protection? | | | X | |
| Police Protection? | | | X | |
| Schools? | | | X | |
| Parks? | | | X | |
| Other Public Facilities? | | | X | |

a. The proposed project may increase the need for fire and police services during construction and occupancy; however, the project site is within the current service area of both these agencies and the additional time and cost to service the sites is minimal. The proposed project would not induce substantial population growth and therefore, would not increase the demand on parks or other public facilities. Therefore, impacts would be less than significant.

Construction of the proposed project may result in an incremental increase in population (see Item XIII) and may increase the number of students in the Lancaster School District and Antelope Valley Union High School District. Proposition 1A, which governs the way in which school funding is carried out, predetermines by statute that payment of developer fees is adequate mitigation for school impacts. Therefore, impacts would be less than significant.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| XVI. <u>RECREATION</u> . Would the project: | | | | |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | | | X | |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | X | |

- a-b. The proposed project would generate additional population growth and would contribute on an incremental basis to the use of the existing park and recreational facilities. The proposed project involves the subdivision of approximately 30 acres into 163 lots in the MU-N zone. However, the applicant would be required to pay park fees which would offset the impacts to the existing parks. The development of the proposed project would not require the construction of new recreational facilities or the expansion of existing ones. Therefore, impacts would be less than significant.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| XVII. <u>TRANSPORTATION</u> . Would the project: | | | | |
| a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | | | | X |
| b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? | | X | | |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | | X |
| d) Result in inadequate emergency access? | | | | X |

- a. The proposed project would not conflict with or impede any of the General Plan policies or specific actions related to alternative modes of transportation (Lancaster General Plan pgs. 5-18 to 5-24). Additionally, roadway improvements have been identified as conditions of approval to ensure the smooth operation of the transportation network. Therefore, no impacts would occur.
- b. In July 2020, the City of Lancaster adopted standards and thresholds for analyzing projects with respect to vehicle miles traveled (VMT). A series of screening criteria were adopted and if a project meets one of these criteria, a VMT analysis is not required. These criteria are: 1) project site – generates fewer than 110 trips per day; 2) locally serving retail – commercial developments of 50,000 square feet or smaller; 3) project located in a low VMT area – 15% below baseline; 4) transit proximity; 5) affordable housing; and 6) transportation facilities.

The proposed project does not qualify for any of the screening criteria and as such, a project specific VMT study was prepared by Linscott Law & Greenspan and documented in a report entitled “Vehicle Miles Traveled Analysis, 42nd Street West and Avenue I, Residential Project, City of Lancaster, California” and dated September 20, 2023.

This analysis determined that the proposed project needs to reduce its vehicle miles traveled by 2,032 VMT in order to be 15% below the City’s thresholds. However, on January 24, 2023, the City of Lancaster City Council adopted the Vehicle Miles Traveled Impact Fee Mitigation Program and certified the accompanying Final Program Environmental Impact Report, Findings, and Statement of Overriding Considerations. The VMT mitigation program allows developers to pay \$150 per VMT to mitigate their VMT impacts and tier off of the Program EIR. The fee associated with the 2,032 VMT reduction needed is \$304,800. With payment of the fee, the proposed project’s VMT impacts would be less than significant.

Mitigation Measures

23. The proposed project shall pay \$304,800 to mitigate its VMT impacts in accordance with the City's Vehicle Miles Traveled Impact Fee Mitigation Program approved by the City Council on January 24, 2023.
- c. Street improvements are required as part of the conditions of approval and would ensure that traffic flows smoothly in the vicinity of the project site. No hazardous conditions would be created by these improvements. Therefore, no impacts would occur.
 - d. The project site would have adequate emergency access from Avenue I. Therefore, no impacts would occur.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|------------------------------|-----------|
| XVIII. <u>TRIBAL CULTURAL RESOURCES</u> . Would the project: | | | | |
| a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | | | | |
| i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or | | | | X |
| ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for in subdivision (c) of Public Resources Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | | | | X |

- a. A small historic period site of church-key cans was identified on the project. No other cultural resources, including prehistoric resources, were identified on the project site during the preparation of the cultural resources report. (See Item V). No specific tribal cultural resources were identified during the AB 52 process; however, one tribe responded requesting the inclusion of specific mitigation measures to ensure the proper handling and treatment of any previously unknown cultural resources. These mitigation measures have been included in the cultural resources section. Therefore, no impacts to tribal cultural resources would occur.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| XIX. UTILITIES AND SERVICE SYSTEMS. Would the project: | | | | |
| a) Require or result in the relocation or construction or new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | | | X | |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | | | X | |
| c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | X | |
| d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impact the attainment of solid waste reduction goals? | | | X | |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | | | X | |

- a. The proposed project would be required to connect into the existing utilities such as electricity, natural gas, water, wastewater, telecommunications, etc. These services already exist in the general area. Connections would occur on the project site or within existing roadways or right-of-way. Connections to these utilities are assumed as part of the proposed project and impacts to environmental resources have been discussed throughout the document. As such, impacts would be less than significant.
- b. The Los Angeles County Waterworks District No. 40 has not indicated any problems in supplying water to the proposed project from existing facilities and the applicant is responsible for acquiring water in accordance with established procedures. No new construction of water treatment or new or expanded entitlements would be required. However, they have noted that on and off-site improvements may be necessary to connect to the existing water service. Therefore, water impacts would be less than significant.

- c. The project site is located outside of the boundaries of the Sanitation District. Upon annexation into the district, the proposed project would discharge to a local sewer line for conveyance to the Districts' Avenue I West Trunk Sewer located in 30th Street West at Avenue I. According to the letter dated September 16, 2021 from the County Sanitation Districts of Los Angeles (LACSD), this 48-inch diameter trunk sewer has a design capacity of 53.9 million gallons per day (mgd) and conveyed a peak flow of 6.4 mgd when last measured in 2019. The project's wastewater would be treated at the Lancaster Water Reclamation Plant upon connection which has a design capacity of 18 mgd and currently processes an average recycled water flow of 14.3 mgd. The expected average wastewater flow from the proposed project is 42,380 gallons per day. Therefore, impacts would be less than significant.
- d-e. Solid waste generated within the City limits is generally disposed of at the Lancaster Landfill located at 600 East Avenue F. This landfill is a Class III landfill which accepts agricultural, nonfriable asbestos, construction/demolition waste, contaminated soil, green materials, industrial, inert, mixed municipal, sludge, and waste tires. It does not accept hazardous materials. Assembly Bill (AB) 939 was adopted in 1989 and required a 25% diversion of solid waste from landfills by 1995 and a 50% diversion by 2005. In 2011, AB 341 was passed which requires the State to achieve a 75% reduction in solid waste by 2030. The City of Lancaster also requires all developments to have trash collection services in accordance with City contracts with waste haulers over the life of the proposed project. These collection services would also collect recyclable materials and organics. The trash haulers are required to be in compliance with applicable regulations on solid waste transport and disposal, including waste stream reduction mandated under AB 341.

The proposed project would generate solid waste during construction and operation, which would contribute to an overall impact on landfill service (GPEIR pgs. 5.9-20 to 21); although the project's contribution is considered minimal. However, the existing landfill has capacity to handle the waste generated by the project. Additionally, the proposed project would be in compliance with all State and local regulations regulating solid waste disposal. Therefore, impact would be less than significant.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| XX. <u>WILDFIRE</u> . If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | |
| a) Substantially impact an adopted emergency response plan or emergency evacuation plan? | | | | X |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildlife risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | | | | X |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | | | | X |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | | | | X |

a. See Item IX.f.

b-d. The project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. The project site is located within the service boundaries of Fire Station No. 130, located at 44558 40th Street West, which can adequately serve the project site. Other fire stations are also located in close proximity to the project site which can provide service if needed. Therefore, no impacts would occur.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---------------------------------------|------------------------------|-----------|
| XXI. MANDATORY FINDINGS OF SIGNIFICANCE. | | | | |
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | | X | | |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulative considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | | | X | |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | X | | |

a-c. The proposed project consists of the subdivision of approximately 30 acres into 163 single family residential lots. Other projects have been approved within approximately one mile of the project site including those identified in Table 9. These projects are also required to be in accordance with the City’s zoning code and General Plan. Cumulative impacts are the change in the environment, which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable projects.

The proposed project would not create any impacts with respect to: Agriculture and Forestry Resources, Energy Resources, Land Use and Planning, Mineral Resources, Tribal Cultural Resources, and Wildfire. The project would create impacts to other resource areas and mitigation measures have been identified for Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazardous/Hazardous Materials, Noise, and Transportation. Impacts associates with these issues are less than significant with the incorporation of the identified mitigation measures. Many of the impacts generated by projects are site specific and generally do not influence the impacts on another site. All projects undergo environmental review and have required mitigation measures to reduce impacts when warranted. These mitigation measures

reduce environmental impacts to less than significant levels whenever possible. Therefore, the project's contribution to cumulative impacts would be less than significant.

Table 9
Related Projects List

| Case No. | Location | Acres | Description | Status |
|---|---|--------------|--|---------------|
| SPR 23-002 | NEC 35th St W & Ave H | 20 | 395,000 sf industrial/distribution facility | Under review |
| SPR 22-006 | South side of Ave H between 25th St W & 27th St W | 5 | 20,750 sf bldg. for stone cutting/cement storage (2k sf office, 15k sf warehouse, 3,750 sf cement repacking) | Under review |
| TTM 63215 | 42 nd St W & Ave H | 20 | 85 lot residential subdivision in the R- 7000 zone | Under review |
| TTM 70180/ CUP 15-18 | NEC Lancaster Blvd & 44th St W | 19.55 | Subdivision for 109 SFR lots and 6 open space lots | Approved |
| TTM 70181/CUP 15-15 | NWC Lancaster Blvd & 40th St W | 23.36 | Subdivision for 141 SFR lots and 6 open space lots | Approved |
| TTM 70182/ CUP 15-16 | Generally bounded by Ave I, 40th St W, Jackman, 42nd St W | 28.10 | Subdivision for 139 SFR lots, 3 open space lots and one drainage channel | Approved |
| TTM 70892/ CUP 15-17 | SEC Ave I & 40th St W | 29.43 | Subdivision for 154 SFR lots, 2 open space lots and one drainage channel | Approved |
| GPA 17-007/ ZC 17-006/ SPR 17-003 | South side of Ave H between 50 th St W and 55 th St W | 160 | Construction and operation of a 630,000 square foot electric school bus manufacturing facility on 30 acres of a 160 acre site. | Approved |

List of Referenced Documents and Available Locations*:

| | | |
|-----------|---|-----|
| AIR: | Air Quality Study and Greenhouse Gas Emissions Analysis, West Avenue I Subdivision Project, City of Lancaster, California, Envicom Corporation, May 2021 | CDD |
| BRR: | 163-Lot Single-Family Subdivision, W. Avenue I, NW of W. 40 th Street, City of Lancaster, Envicom Corporation, August 2021 | CDD |
| CRS: | Cultural Resources Phase I Assessment for 163 Lot Single-Family Subdivision on W. Avenue I, West of W 40 th Street in Lancaster, California, Envicom Corporation, April 30, 2021 | CDD |
| ESA: | Phase I Environmental Site Assessment Report, Four Vacant Parcels, West Avenue I, Lancaster, California 93536, Citadel EHS, April 8, 2021 | CDD |
| FIRM: | Flood Insurance Rate Map | CDD |
| GPEIR: | Lancaster General Plan Environmental Impact Report | CDD |
| LASD | Los Angeles County Sanitation District Letter, September 16, 2021 | CDD |
| LGP: | Lancaster General Plan | CDD |
| LMC: | Lancaster Municipal Code | CDD |
| LMEA: | Lancaster Master Environmental Assessment | CDD |
| SSHZ: | State Seismic Hazard Zone Maps | CDD |
| USGS: | United States Geological Survey Maps | CDD |
| USDA SCS: | United States Department of Agriculture Soil Conservation Service Maps | CDD |
| VMT: | Vehicle Miles Traveled Analysis, 42 nd Street West and Avenue I, Residential Project, City of Lancaster, California, Linscott, Law & Greenspan, September 20, 2023 | CDD |

* CDD: Community Development Department
Planning and Permitting Division
Lancaster City Hall
44933 Fern Avenue
Lancaster, California 93534