lancaster ca
it's positively clear

2019029062

City of Lancaster
Initial Study

1. **Project title and File Number:** Tentative Tract No. 70892 and Conditional Use Permit No. 15-17

2. **Lead agency name and address:** City of Lancaster
Development Services Department
Community Development Division
44933 Fern Avenue
Lancaster, California 93534

3. **Contact person and phone number:** Brenda Magaña, Associate Planner
City of Lancaster
Development Services Department
(661) 723-6100

4. **Location:** 29.43± gross located on the southeast corner of Avenue I and 40th Street West (APNs:3153-009-007 thru -009)
(see Figure 1)

5. **Applicant name and address:** WKR 360-3, LLC
3470 Wilshire Boulevard, Suite 1020
Los Angeles, CA 90010

6. **General Plan designation:** Urban Residential (UR) (2.1-6.5 DU/AC)

7. **Zoning:** R- 7,000 (Single family residential - one dwelling unit per minimum net area of 7,000 square feet)

8. **Description of project:** Residential planned development of 154 single-family residential lots in the R-7,000 zone, including 76,008 square-feet of open space located at the center of the proposed development.

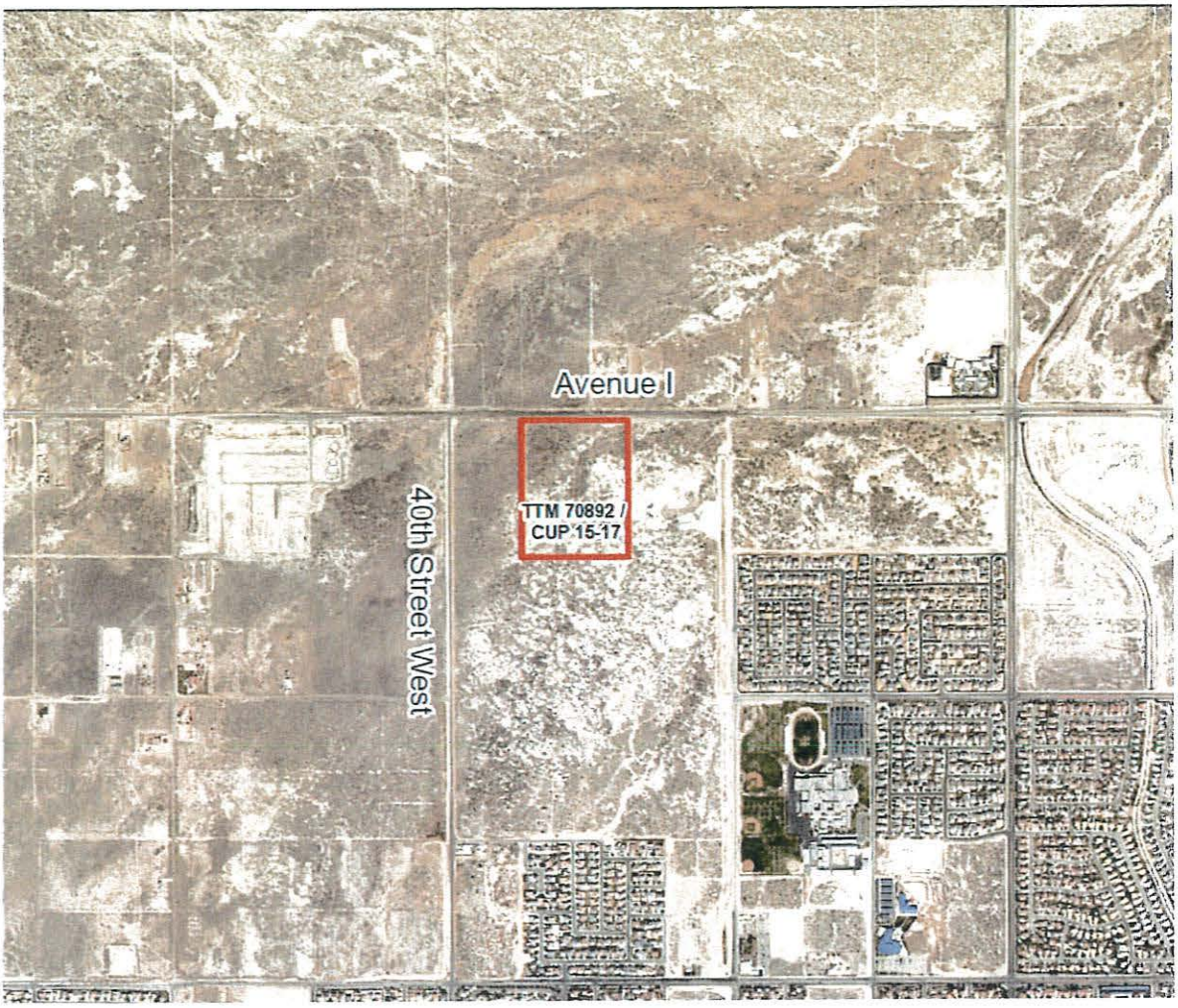

Figure 1, Project Location Map

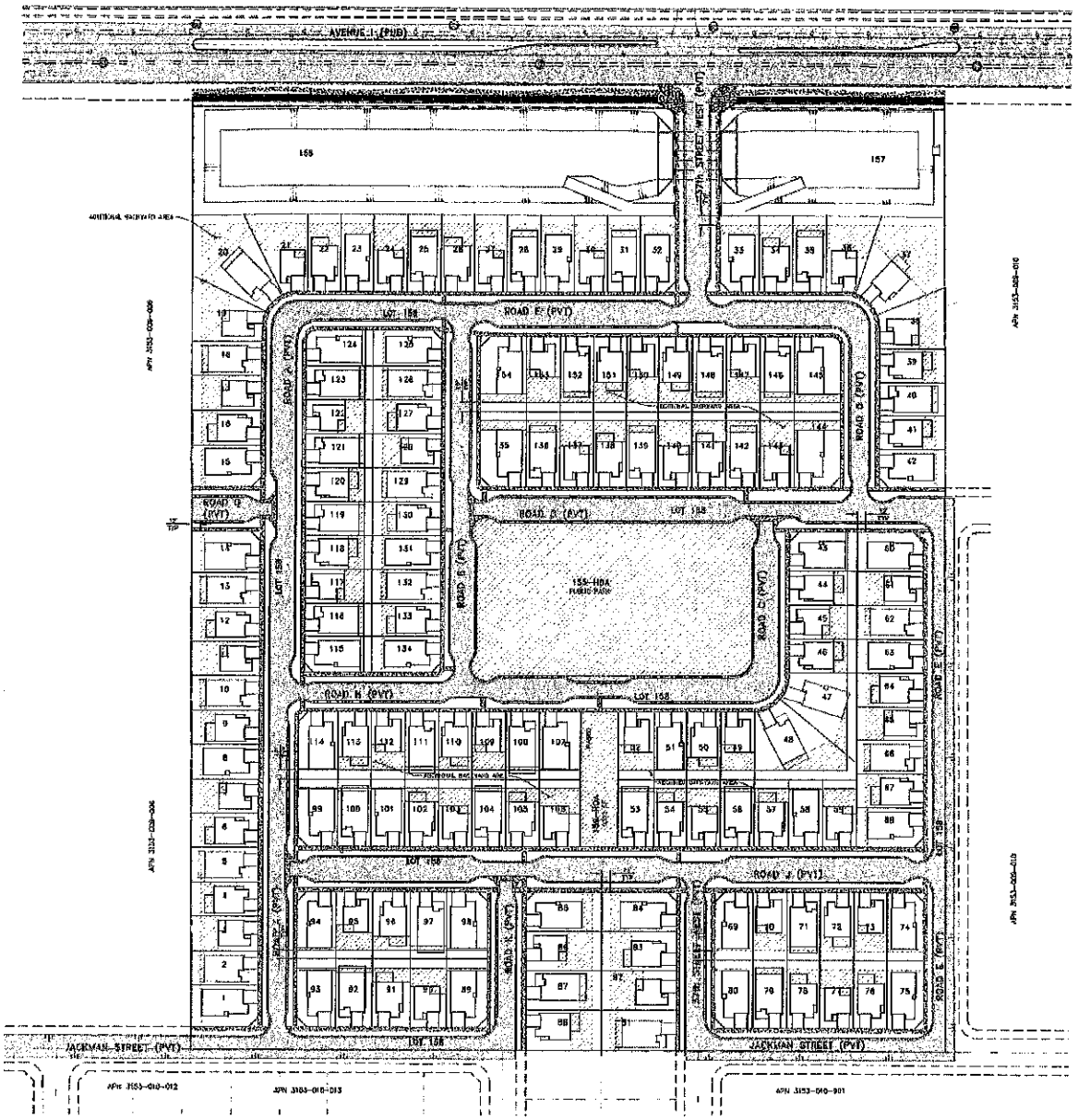

Figure 2, Conceptual Site Plan

9. Surrounding land uses and setting:

The project site is located in a partially developed residential area. The property immediately adjacent to the project site has the following uses and zoning:

Table 1
Zoning/Land Use Information

Direction	Zoning		Land Use
	City	County	
North	MU-C MU-N	N/A	Vacant
East	R-7,000	N/A	Vacant
South	R-7,000	N/A	Vacant
West	CPD	N/A	Vacant
MU-C: Mixed-Use Commercial; MU-N: Mixed-Use Neighborhood			

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:

- Antelope Valley Air Quality Management District (AVAQMD)
- Los Angeles County Fire Department
- Los Angeles Waterworks District 40
- Southern California Edison

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, the City sent letters to a total of three tribes which had directly contacted the City for notification via certified, return receipt mail on April 14, 2016. These letters were sent in accordance with the procedures in place at the time the projects were submitted. These letters included copies of the site plan, cultural resources report, and an aerial photograph along with the offer to consult on the project. Table 2 identifies the three tribes and the person to whom the letter was directed. No response was received from the tribes as a result of the letter. However, mitigation measures have been added to the cultural resources which outline the procedures to follow in the event that any previously unknown resources are encountered during construction and require the applicant to work to the tribes in the event any issues arise.

Table 2
Tribal Notification

Tribe	Person/Title
San Manuel Band of Mission Indians	Daniel McCarthy, Director, CRM Department
Gabrieleno Band of Mission Indians – Kizh Nation	Andrew Salas, Chairman
Fernandeno Tataviam Band of Mission Indians	Caitlin B. Gulley, Tribal Historic and Cultural Preservation Officer

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.

__	Aesthetics	__	Agriculture and Forestry Resources	__	Air Quality
__	Biological Resources	__	Cultural Resources	__	Energy
__	Geology/Soils	__	Greenhouse Gas Emissions	__	Hazards & Hazardous Materials
__	Hydrology/Water Quality	__	Land Use/Planning	__	Mineral Resources
__	Noise	__	Population/Housing	__	Public Services
__	Recreation	__	Transportation	__	Tribal Cultural Resources
__	Utilities/Service Systems	__	Wildfire	__	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.

__X_ 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.

Brenda Magaña, Associate Planner

2/12/19
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 w3here 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 evaluated 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. AESTHETICS. 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 identifies 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 mountains surrounding the Antelope Valley are available from the project site and roadways. With implementation of the proposed project, these views would not change and would continue to be available from the roadways and project site. Therefore, impacts would be less than significant.

b. The project site does not contain any rock outcroppings, trees or historic buildings and is not located along a scenic highway. Therefore, no impacts would occur.

c. Development of the site as proposed would change the visual character of the property in that it would result in the development of vacant land with residential uses. However, development of the site would be similar to other vacant properties that are zoned residential to the east and south side of the site and therefore, impacts to the visual character would be less than significant.

d. Currently, no light is generated on the project site. Light generated in the area is primarily from vehicles. The light generated from the project site would be in the form of motor vehicles, street lights and residential lighting. The proposed street lights within the development would be directed onto the project site. Additionally, the proposed project would not introduce 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
II. AGRICULTURE AND FORESTRY RESOURCES. 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:				
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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				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, and Other Land.

According to The Los Angeles County Farmland Map was last updated in 2018; however, it has not been published yet. Based on the 2016 map, the project site is designated as "Urban and Built-Up Land". This designation 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 non-agricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as other land." The proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. Therefore, no impact would occur.

b. The project site is zoned R- 7,000, which does not allow for agricultural uses. Additionally, the project site and surrounding area are not utilized for agricultural uses nor are they subject to a Williamson Act contract. No agricultural uses are present on the project site. 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. AIR QUALITY. 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. The activities required to construct the proposed project would generate emissions associated with construction vehicles and equipment, grading, paving of roadways, etc. However, these emissions are not anticipated to exceed the daily or yearly construction emission thresholds established by the Antelope Valley Air Quality Management District (AVAQMD) due to the relatively small size of the project, and length and type of construction of the proposed project. Additionally, all work would comply with the AVAQMD's rules and regulations, particularly those pertaining to construction equipment and dust control.

The project would generate a total of 1,466 new vehicle trips per day according to the traffics study prepared for the proposed project. These trips would generate air emissions; however, due to the relatively small number of daily trips, these emissions would not be sufficient to create or significantly contribute towards violations of the air quality standards. Therefore, impacts would be less than significant.

c. The closest sensitive receptors are the single residences located immediately to the southeast of the project site. A traffic study was prepared for the proposed project and determined that all traffic impacts would be less than significant with the exception of the unsignalized intersection at 40th Street West and Avenue I. The proposed project is required to contribute its fair share of funding to the signalization of the intersection which would reduce traffic impacts to less than significant. Additionally, it is not anticipated that the air emissions from the construction or the operation of the proposed project would exceed the thresholds established by the AVAQMD. 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 multicelluar 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 8 through 11 number one (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 Development Services Director that the project operator and/or construction manager has developed a "Valley Fever Training Handout", training, and schedule of sessions for education to be provided to all construction personnel. All evidence of the training session materials, handout(s) and schedule shall be submitted to the Development Services Director within 24 hours of the first training session. Multiple training sessions may be conducted if different work crews will come to the site for different stages of construction; however, all construction personnel shall be provided training prior to beginning work. The evidence submitted to the Development Services Director regarding the "Valley Fever Training Handout" and Session(s) shall include the following:

- A sign-in sheet (to include the printed employee names, signature, and date) for all employees who 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 Development Services Director. No less than 30 days prior to any work commencing, this handout shall be mailed to all existing residences within a specified radius of the project boundaries as determined by the Development Services Director. The radius shall not exceed three miles and is dependent upon the location of the project site.
- When possible, position workers upwind or crosswind when digging a trench or performing other soil-disturbing tasks.
- Prohibit smoking at the worksite outside of designated smoking areas; designated smoking 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 40th Street West and Avenue I. 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 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. BIOLOGICAL RESOURCES. 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 was conducted for the project site by Mark Hagan, and documented in a report, "Biological Resource Assessment of APNs 3153-009-007, 008, 009, Lancaster, California" dated June 13, 2015. This report documents the findings of both a literature review and a field survey.

A survey of the project site was conducted on June 13, 2015. The project site is located within the Amargosa Creek Drainage and consisted of a loam surface soil texture and sandy clay loam

surface texture were characteristic throughout the study area. No blue line streams were found on the USGS topographic map. Clay pans and interconnected washes were observed throughout the study area. A total of 18 plant species and 16 wildlife species were observed during the field survey. A complete list of plant species and wildlife species observed/detected during the field survey are provided in Table 3 and Table 4, respectively. Alkali mariposa lilies are considered special-status plant according to the California Department of Fish and Wildlife and the California Native Plant Society. Alkali mariposa lilies have potential to appear on the project site. With implementation of the identified mitigation measure, impacts to special-status plant species would be less than significant.

Desert tortoise, Mohave ground squirrel, and burrowing owls, or sign thereof, were not observed on the project site during the survey and are not expected to occur. Therefore, impacts to sensitive wildlife species would be less than significant.

However, the project site provides suitable habitat for nesting birds. Therefore, mitigation has been identified requiring preconstruction surveys to ensure potential impacts to nesting bird species are less than significant.

Table 3
Observed Plant Species

Desert olive/ *Forestiera pubescens*	Arrow scale/ *Atriplex phyllostegia*	Foxtail barley/ *Hordeum leporinum*
California juniper/ *Juniperus californica*	Desert straw/ *Stephanomeria pauciflora*	Red stemmed filaree/ *Erodium cicutarium*
Shadscale/ *Atriplex confertifolia*	Fiddleneck/ *Amsinckia tessellata*	Tumble mustard/ *Sisymbrium altisissiimum*
Allscale/ *Atriplex polycarpa*	Pennyroyal/ *Monardella exilis*	Schismus/ *Schismus sp.*
Rabbit brush/ *Chrysothamnus nauseosis*	Flat topped buckwheat/ *Eriogonum deflexum*	Red brome/ *Bromus rubens*
Silverscale/ *Atriplex argentena*	Saltgrass/ *Distichlis spicata*	Cheatgrass/ *Bromus tectorum*

Table 4
Observed Animal Species

Rodents/ *Rodentia*	Common raven/ *Corvus corax*	Funnel spider/ *Araneida*
Black-tailed jackrabbit/ *Lepus californicus*	Northern mockingbird/ *Mimus polyglottos*	Dragonfly/ *Odonata*
Desert Cottontail/ *Sylvilagus auduboni*	Wilson's warbler/ *Wilsonia pusilla*	Grasshopper/ *Orthoptera*
Kangaroo rat/ *Dipodomys*	House finch/ *Carpodacus mexicanus*	Walkingstick/ *Orthoptera*
Coyote/ *Canis latrans*	Bees/ *Hymenoptera*	European honey bees/ *Hymenoptera*
Pocket gopher/ *Thomomys bottae*		

Mitigation Measures

2. The applicant shall conduct a springtime plant survey to determine the presence or absence of alkali mariposa lily. The applicant shall pay $2,405 per acre for those portions of the project site determined to contain alkali mariposa lilies. In the event that a springtime survey cannot be conducted prior to the start of construction activities, the applicant shall have the biologist determine the most likely areas for lilies to be present and the fee shall apply to those areas.
3. A nesting bird survey shall be conducted within 30 days prior to start of construction/ground disturbing activities. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Wildlife.

b. The project site contains ephemeral drainages and connecting clay pans and dune geomorphology is present. Soft clay pans may indicate potential water flow below and above the surface. These areas indicate that a large quantity of water flows through and pools within the area and it is possible that the areas could be considered Waters of the State by the California Department of Fish and Wildlife and the Lahontan Regional Water Quality Control Board. As such the following mitigation measures is required. With implementation of the identified mitigation measure, impacts would be less than significant.

Mitigation Measures

4. The applicant shall consult with the California Department of Fish and Wildlife to determine whether or not a Section 1602 Streambed Alteration Agreement is required prior to the development of the project site. If a Streambed Alteration Agreement is required, it shall be obtained prior to the issuance of any permits (e.g., grading, etc.).
5. The applicant shall coordinate with the Lahontan Regional Water Quality Control Board to determine whether the applicant is required to obtain a Report of Waste Discharge prior to the development of the project site. If this permit is required, it shall be obtained prior to the issuance of any permits (e.g., grading, etc.).

c. There are no 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. 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 Bureau of Land Management properties and as such does not apply to the proposed project. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. 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 resources survey has been prepared for the project site by RT Factfinders, and documented in a report entitled "Phase I Cultural Resources Investigation for Tentative Tract Map 70892, 30 Acres in Lancaster, Los Angeles County, California", dated March 2016. The cultural resource report consisted of a pedestrian survey and record searches.

A Native American Heritage Commission search of the Sacred Lands File was conducted on February 1, 2016 with negative results.

A pedestrian survey of APN 3153-009-007 one of the three parcels of the project site was conducted on July 13, 2004 by walking a series of east-west transects spaced approximately 15 meters apart. As a result of the survey, no prehistoric or historic sites or artifacts were found. The 2016 cultural resources report confirmed that there are no cultural resources on the project site.

A pedestrian survey of APN 3153-009-008 the second of the three parcels of the project site was conducted on March 6, 2005 by walking a series of east-west transects spaced approximately 15 meters apart. As a result of the survey, no prehistoric or historic sites or artifacts were found. The 2016 cultural resources report confirmed that there are no cultural resources on the project site.

A pedestrian survey of APN 3153-009-009, the last of the three parcels of the project site was conducted on December 16, 2005 by walking a series of east-west transects spaced approximately 15 meters apart. As a result of the survey, no prehistoric or historic sites or artifacts were found. The 2016 cultural resources report confirmed that there are no cultural resources on the project site.

No human remains, including those interred outside of formal cemeteries, were discovered on the project site nor are they expected to occur.

While no cultural resources (Native American or historic) were identified on the project site, cultural resources have been previously discovered in the general vicinity of the project site and it

is possible that unknown resources may be encountered during the course of construction related activities. Mitigation has been identified which lays out the procedures to be followed in the event that previously unidentified cultural resources are encountered on the project site. These mitigation measures also require the applicant/developer to work with the appropriate Native American tribe should any issues arise. With incorporation of these measures, impacts would be less than significant.

Mitigation Measures

6. In the event that previously unknown cultural resources are identified during construction, the following requirements shall apply:

    i. If human remains or funerary objects are encountered during any construction activities associated with the proposed project, work within a 100-foot buffer shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7050.5.

    ii. In the event that Native American cultural resources are discovered during any construction activities all work within a 60-foot buffer shall cease and a qualified archaeologist meeting the Secretary of the Interior standards shall be hired to assess the find. The appropriate tribe(s) shall be contacted and provided information and invited to perform a site visit in conjunction with the archaeologist to provide Tribal input.

    iii. If significant Native American resources are discovered and avoidance cannot be ensured a Secretary of the Interior qualified archaeologist shall be retained to develop a cultural resource Treatment Plan, as well as a Discovery and Monitoring Plan. A copy of the draft document shall be provided to the appropriate tribe(s) for review and comment. All in field investigation, assessment and/or data recovery pursuant to the Treatment Plan shall be monitored by a Tribal Monitor. Additionally, the applicant and City of Lancaster shall consult with the appropriate tribe(s) on the disposition and treatment of any artifacts or other cultural materials encountered during the project.

7. In the event that any issues arise with respect to cultural resources, the applicant shall in good faith discuss and address concerns associated with the development of the site with the appropriate tribe(s). A copy of any concerns and the proposed resolution/agreement shall be submitted to the City.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VI. ENERGY. 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 usage. Furthermore, the electricity provider is subject to California's Renewables Portfolio Standard (RPS). The RPS requires investor owned utilities, electric service 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.

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 2016 standards went into effect on January 1, 2017 and substantially reduce 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. The most recent update to the CALGreen Code was adopted in 2016 and went into effect in January 1, 2017.

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 continues to deliver 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 City of Lancaster adopted the Zero Net Energy (ZNE) Home Ordinance in February 2017. The ZNE Ordinance mandates all builders to install a solar system equal to two watts per square foot for each home built. Developers have three options available to comply with the City's ZNE requirement: a solar component, mitigation fees in lieu of a solar component, or a combination of both. The houses constructed as a result of the proposed project would comply with all of these regulations and would not conflict or obstruct a state or local plan for renewable energy or energy efficiency.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS. 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 February 2005, the California Geologic Survey updated the Seismic Hazard Zones Map for Lancaster (SSHZ). Based on these maps, the project site is not located in an area at risk for liquefaction. No impacts would occur

b. The project site is rated as having a low risk for soil erosion (USDA SCS Maps) when cultivated or cleared of vegetation. As such, 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 soil to prevent wind erosion. Additionally, the following mitigation measured shall be required to control dust/wind erosion. Water erosion controls must be provided as part of the proposed project's grading plans to be reviewed and approved by the City Engineering Division. These provisions, which are a part of the proposed project, would reduce any impacts to less than significant levels.

Mitigation Measures

8. Dust Control Plan, in accordance to AVAQMD Rule 403, shall be submitted to the AVAQMD for review and approval. Prior to the issuance of any construction- related permits (grading, building, etc.) a copy of the AVAQMD approved dust control plan shall be submitted to the City of Lancaster.

9. When water is used for dust control, water shall occur three times per day and shall be increased to four times per day when there is evidence of visible wind driven fugitive dust.

10. Signage shall be displayed on the project site in accordance with AVAQMD Rule 403 (Appendix A).

11. All disturbed surfaces shall meet the definition of a stabilized surface upon completion of project construction.

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 are 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 not known to be within an area subject to fissuring, sinkholes, or subsidence or any other form of geologic unit or soil instability. For a discussion of potential impacts regarding liquefaction, please refer to Item VII.a. Therefore, no impacts would occur.

d. The soil on the project site is characterized predominantly by a low shrink/swell potential with some patches of moderate shrink/swell potential (LMEA Figure 2-3). The moderate shrink/swell potential soil may be considered an expansive soil. 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 waste water disposal are part of the proposed project. Therefore, no impacts would occur.

f. Development of the project site would not directly or indirectly destroy a unique paleontological resource, site or geologic feature. No human remains, including those interred outside of formal cemeteries, were discovered on the project site. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS. 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-b. The proposed project involves subdividing the subject property into 154 individual lots for single family residences. As discussed in Section Item III.b., the proposed project would generate air emissions during construction and operational activities, some of which may be greenhouse gases. These emissions are anticipated to be less than the thresholds established by AVAQMD due to the size of the project and therefore would not prevent the State from reaching its greenhouse gas reduction targets. Therefore, impacts would be less than significant.

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

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS. 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? (g)				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (h)			X	

a-b. The proposed project consists of subdividing the subject property into 154 individual lots for single family residences. Typical construction materials would be utilized during development of the subdivision. Occupants of the subdivision would typically utilize household cleaners (e.g., cleanser, bleach, etc.), fertilizer, and potentially limited use of common pesticides. These uses would be similar to other residential development in the area. The proposed project is not located along a hazardous materials transportation corridor (LMEA p. 9.1-14 and Figure 9.1-4).

Development of the project site would not involve the demolition of any structures and therefore, would not expose individuals or the environment to asbestos containing materials or lead based paint. Therefore, impacts would be less than significant.

c. The project site is not located within a quarter mile of an existing or proposed school. The closest school to the project site is Lancaster High School, approximately .33 miles southeast of the project site. Therefore, no impacts would occur.

d. A Phase I Environmental Site Assessment was prepared by AEI Consultants. The findings of the study are documented in a report entitled "Phase I Environmental Site Assessment, TTM 70892, East of the South Eastern Corner of 40th Street West and West Avenue I, Lancaster, Los Angeles County, California, 93535" and dated June 11, 2015.

As part of the environmental site assessment, a site visit was conducted to obtain information on the likelihood of any recognized environmental concerns being present on the project site. During the site reconnaissance, the project site did not contain evidence of the use, treatment, storage, disposal, and generation of hazardous substances.

A regulatory records review was conducted for the project site and the database search was conducted using publicly available regulatory records detailed in a report from Environmental Data Resources (EDR). The subject site was not listed in any databases, therefore, there is no significant impact. Due to the age of the Phase I, the Regional Water Quality Control Board's GeoTracker database website was checked. No sites are located within a mile of the site. Therefore, there are no impacts.

e. The proposed project is not located within an airport land use plan, or within two miles of a public airport, public use airport, or private airstrip. The closest airports are United States Air Force Plant 42, which is located approximately 6 miles southeast of the project site, and General William Fox Airfield, which is located approximately 2.5 miles northwest of the project site. Therefore, the proposed project would not result in a safety or noise hazard for people working in the project area and no impacts would occur.

f. The traffic generated by the proposed project is not expected to block the roadways and improvements that have been conditioned as part of the project would ensure that traffic operates smoothly. Therefore, the proposed project would not impair or physically block any identified evacuation routes and would not interfere with any adopted emergency response plan. Impacts would not occur.

g. The properties surrounding the project site consist of single family residences and vacant land. It is possible that the vacant land could be subject to a grass fire. However, the project site is located within the boundaries of Los Angeles County Fire Station No. 130, located at 44558 40th Street West, which would serve the project site in the event of a fire. Therefore, impacts from wildland fires would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY. 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 projects 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 management 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 projects would incorporate appropriate BMPs during construction, as determined by the City of Lancaster Development Services Department. Therefore, impacts would be less than significant.

The proposed project consists of a residential subdivision on smaller lots with parks and landscaped open space. This development would result in the construction of 154 single family residences. Single family residences are not a use that would normally generate wastewater that would violate water quality standards or exceed 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 projects would be obtained from the Los Angeles County Water District No. 40 (LACWD). Additionally, as indicated in X.a, the proposed project would not impact any groundwater recharge areas. Therefore, the proposed projects would not deplete groundwater supplies or interfere with groundwater recharge and 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 roadways and residences. 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 sites. Additionally, the proposed project is required to provide a minimum of 15% landscaped open space which would reduce the amount of runoff from impervious surfaces and help to filter contaminants from runoff. Therefore, impacts from drainage and runoff 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 and does not contain any enclosed bodies of water and are not located in close proximity to any other large bodies of water. Therefore, the proposed project would not be subject to inundation by seiches or mudflows. No impacts would occur.

The project site is designated as Flood Zone X per the Flood Insurance Rate Map (FIRM) Panel No. 060672 (2008) (06037C0405F). Flood Zone X is located outside of both the 100-year flood zone and the 500-year flood zone. Therefore, no impacts would occur.

e. The proposed project is residential in nature. The residences would be located on smaller lots with a minimum of 15% common open space provided within the development. As such, the proposed project would not conflict 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. LAND USE AND PLANNING. 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 subdividing the subject site into 154 individual lots for single family residences. The proposed project would not block a public street, trail or 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. MINERAL RESOURCES. 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 are have occurred on the project site in the past. According to the LMEA (Figure 2-4 and page 2-8), the project site is not 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. NOISE. 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? (e)				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 existing roadway noise levels adjacent to the project site. The current noise levels along Avenue I and 40th Street West to 30th Street West is 64.7 dBA. However, the project as proposed will not exceed the 65 dBA threshold. This proposed project is 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.

b. It is not anticipated that construction 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 project is constructed and operational. Therefore, no impacts associated with ground-borne vibration/noise are anticipated.

c. The project site is not in proximity to an airport or a frequent overflight area and would not experience noise from these sources (see Item VIII.e-f.). Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING. 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 project would generate additional population growth in the immediate area because 154 new dwelling units would be constructed. This increase would contribute, on an incremental basis, to a cumulative increase in the population of the City. The project site is within the service area of both the Los Angeles County Sheriff's Department and Station 130 of the Los Angeles County Fire Department. Therefore, the project would not result in a need for additional facilities to provide these services and impacts from increased population growth 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 operation; 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 (see Section Item XIII) 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 Antelope Valley Union High School District or Lancaster 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. RECREATION. 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. 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. However, the applicant would be required to pay park fees which would offset the impacts of the existing parks. No new parks would be required. Therefore, impacts would be less than significant.

b. The proposed project consists of a residential subdivision on smaller lots with a minimum of 15% open space. The project site would include park and landscaped open space areas for use by their residents. This park/open space area is a development requirement associated with this type of project. The development of the proposed project would not require the construction of new recreational facilities or 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. TRANSPORTATION. 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 does 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). Therefore, no impacts would occur

b. A traffic study was prepared for the proposed project and three tentative tract maps located just west of 40th Street West. The study was prepared by Stantec and is entitled "Tracts 70180, 70181, 70182, & 70892 Residential Projects, Revised Traffic and Circulation Study, City of Lancaster, CA" and dated April 25, 2017.

This traffic study examined the potential traffic impacts associated with four intersections (three existing and one future intersection). Table 5 through Table 7 provide the project trip generation, the a.m. peak hour levels of service, and the p.m. peak hour levels of service for these intersections in the cumulative plus project conditions. As can be see, there would be an impact at the stop sign controlled intersection of 40th Street West and Avenue I. With signalization of intersection, the impacts would be reduced to a less than significant level. Mitigation has been identified which requires the proposed project to pay its fair share of the cost for signalization of the intersection.

Mitigation Measures

12. The proposed project shall contribute their fair share of the cost to signalize the intersection of 40th Street West and Avenue I. This fair share shall be based upon the information contained in the Traffic Study as determined by the Development Services Director.

Table 5
Project Trip Generation

Land Use	Size (units)	ADT	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
TTM 70180	109	1,038	20	62	82	69	40	109
TTM 70181	141	1,342	27	79	106	89	52	141
TTM 70182	139	1,323	26	77	103	88	51	139
TTM 70892	154	1,466	30	86	116	97	57	154
Total	**543**	**5,169**	**103**	**304**	**407**	**343**	**200**	**543**

Table 6
AM Peak Hour Intersection Levels of Service (cumulative + project)

Intersection	Traffic Control	AM Peak Hour LOS	PM Peak Hour LOS	Increase in V/C or %	Impact
Avenue I/40th Street West	Two-way stop	29.1 sec/ LOS D	>50 sec/ LOS F	>2%	Yes
Avenue J/40th Street West	Signal	0.61/ LOS B	0.64/ LOS B	0.03	No
Avenue I/37th Street West	One-way stop	--	22.1 / LOS C	N/A	No
Lancaster Blvd/40th Street W	Roundabout	--	6.6 sec/ LOS A	N/A	No

Table 7
PM Peak Hour Intersection Levels of Service (cumulative + project)

Intersection	Traffic Control	AM Peak Hour LOS	PM Peak Hour LOS	Increase in V/C or %	Impact
Avenue I/40th Street West	Two-way stop	45.3 sec/ LOS E	>50 sec/ LOS F	>2%	Yes
Avenue J/40th Street West	Signal	0.69/ LOS B	0.79/ LOS C	0.10	No
Avenue I/37th Street West	One-way stop	--	27.1 / LOS D	N/A	No
Lancaster Blvd/40th Street W	Roundabout	--	7.7 sec/ LOS A	N/A	No

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. TRIBAL CULTURAL RESOURCES. 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. No specific tribal cultural resources have been identified either through the sacred lands file search conducted by the Native American Heritage Commission or by any of the Native American Tribes with cultural affiliations to the area. Mitigation measures have been identified under the Cultural Resources Section which layout the procedures to be followed in the event that previously unidentified cultural resources are encountered during construction and require the developer to address any potential issues that may arise. As such, impacts would be less than significant.

	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 sites or within existing roadways or right-of-ways. 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. No new construction of water treatment or new or expanded entitlements would be required. Therefore, water impacts would be less than significant.

c. Wastewater from the proposed project would be treated at the Lancaster Water Reclamation Plant, which has a design capacity of 18 million gallons per day (mgd) and currently processes approximately 15 mgd. The proposed project would discharge directly into the District' Avenue I West Trunk Sewer which has a design capacity of 35.5 mgd and conveyed a peak flow of 13.2 mgd in 2014. The proposed project is anticipated to generate approximately 40,040 gallons of wastewater per day, which is within the available capacity of the treatment plant (LACSD letter). The proposed project would not require the expansion of existing facilities or the construction of new facilities. Therefore, impacts would be less than significant.

c. See Section Item XIX.a.

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, non-friable 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 2020. 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. 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 services (GPEIR pgs. 5.13-25 to 5.13-28 and 5.13-31); although the projects' contribution would be minimal. However, the existing landfill has capacity to handle the waste generated by the proposed projects. Additionally, the proposed project would be in compliance with all State and local regulations regarding solid waste disposal. Therefore, impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XX. WILDFIRE. 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 an existing fire station 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. Additionally, the proposed project would be constructed in accordance with all existing and applicable building and fire codes. Therefore, no impacts would occur as a result of wildfires.

	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 subdividing the subject site into 154 individual lots for single family residences in the R-7,000 zone. Nine projects are located within a one-mile radius of the project site (see Table 8). 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 Forest Resources, Mineral Resources, and Wildfire. The project would create impacts to other resource areas and mitigation measures have identified for Air Quality, Biological Resources, Cultural Resources, Geology/Soils, and Traffic. 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. All impacts associated with the proposed project are less than significant with the exception of air quality, biological resources, cultural resources, geology and soils (soil erosion), and traffic. Impacts associated with these issues are less than significant with the incorporation of

the identified mitigation measures. Therefore, the project's contribution to cumulative impacts would not be cumulatively considerable.

Table 8
Related Projects List

Case No.	Location	APNs	Acres	Description	Status
TTM 74966	NEC of Avenue J and 42nd Street West	Multiple	17.5	67 lot single-family residential subdivision	Under Review
TTM 70182	SWC of 40th Street West and Avenue I	Multiple	28	139 single-family lots	Under Review
TTM 70181	NWC Lancaster Blvd and 40th Street West	Multiple	23	141 single-family lots	Under Review
TTM 70180	NEC Lancaster Blvd. 44th Street West	Multiple	19	109 single-family lots	Under Review
TTM 63283	NEC 42nd St W & Ave I	Multiple	20	85 single-family lots	Approved
TTM 63282	NWC 40th Street West and Avenue I	Multiple	20.3	177 single-family lots	Approved
TTM 62979	SWC 45th Street West and Jackman	Multiple	20	88 single-family lots	Approved
TTM 62916	NEC 45th Street West and Lancaster Blvd.	Multiple	15	84 single-family lots	Approved
SPR 17-04	NEC 32nd Street West and Avenue I	3107-012-905	15	Kensington Campus Homeless Facility	Under Construction

List of Referenced Documents and Available Locations*:

BRR:	Biological Resource Assessment of APNs 3153-009-007, 008, 009, Lancaster, California" Mark Hagan, June 13, 2015	DSD
CRS:	Phase I Cultural Resources Investigation for Tentative Tract Map 70892, 30 Acres in Lancaster, Los Angeles County, California, RTFactfinders, March 2016	DSD
ESA:	Phase I Environmental Site Assessment, TTM 70892, East of the South Eastern Corner of 40th Street West and West Avenue I, Lancaster, Los Angeles County, California, 93535, AEI Consultants, June 11, 2015	DSD
FIRM:	Flood Insurance Rate Map, www.fema.gov	
GPEIR:	Lancaster General Plan Environmental Impact Report	DSD
LACSD:	County Sanitation Districts of Los Angeles County, December 2, 2015	DSD
LACWD:	Los Angeles County Water District 40	DSD
LGP:	Lancaster General Plan	DSD
LMC:	Lancaster Municipal Code	DSD
LMEA:	Lancaster Master Environmental Assessment	DSD
SSHZ:	State Seismic Hazard Zone Maps	DSD
USGS:	United States Geological Survey Maps	DSD
USDA SCS:	United States Department of Agriculture Soil Conservation Service Maps	DSD

* DSD: Development Services Department
Community Development Division
Lancaster City Hall
44933 Fern Avenue
Lancaster, California 93534