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1. **Project title and File Number:** Tentative Tract Map No. 74101  
Conditional Use Permit No.
  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:** Jocelyn Swain, Principal Planner  
City of Lancaster  
Development Services Department  
(661) 723-6100
  4. **Location:** ±22.51 gross acres at the southwest corner of  
Avenue K and 25<sup>th</sup> Street East (see Figure 1)  
(APNs: 3170-006-005, -038, -040, -041,  
-042)
  5. **Applicant name and address:** TK Properties, LLC  
16 Via Coralle  
Newport Coast, CA 92657
  6. **General Plan designation:** Urban Residential (UR)
  7. **Zoning:** R-10,000 (single family residential,  
minimum lot size 10,000 square feet)
  8. **Description of project:**

The proposed project consists of a tentative tract map and associated conditional use permit to create a residential planned development (RPD). This RPD would allow for the creation of single family residential lots that are smaller than the traditional lot size in the R-10,000 zone in exchange for shared amenities.

The project site is located on approximately 22.15 acres at the southwest corner of Avenue K and 25<sup>th</sup> Street East. The subdivision would create a total of 86 single family residential lots which range in size from 6,010 square feet (sf) to 11,609 sf. In addition, two parks would be created within the subdivision. The parks would be 14,100 sf and 125,710 sf and would contain amenities such as picnic tables, playgrounds/tot lots, basketball court, dog park, walkways, and passive recreation areas. The pedestrian walkways would connect various parts of the subdivision to the park areas. These parks would be open to the public but would be privately maintained.

The park areas would total 139,810 sf or 3.21 acres. This is the equivalent or 16.2% of the project site which exceeds the requirements in the municipal code. (see Figure 2)

#### 9. Surrounding land uses and setting:

The project site is located in area with a fair amount of residential development in the central/eastern portion of the City. Residential subdivisions are located to the north, west and east of the project site. Vacant land is located to the south of the project site. Further to the south (approximately 0.5 miles) are two utility scale solar facilities. The Lancaster Soccer Center is located approximately 1 mile to the south-southeast. Table 1 provides the zoning and land uses of the properties immediate adjacent to the project site.

**Table 1**  
**Zoning/Land Use Information**

Direction	Zoning		Land Use
	City	County	
<b>Site 1</b>			
<b>North</b>	R-7,000	N/A	Avenue K, residential subdivisions
<b>East</b>	R-10,000	N/A	Residential subdivision
<b>South</b>	SRR	N/A	Vacant
<b>West</b>	R-10,000	N/A	Vacant, followed by residential subdivision
R-7,000: Single family residential minimum lot size 7,000 square feet; R-10,000: single family residential minimum lot size 10,000 square feet; SRR: semi-rural residential, minimum lot size 20,000 square feet			

#### 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)
- Southern California Edison
- Los Angeles County Fire Department
- Los Angeles County Waterworks District 40
- Sanitation Districts of Los Angeles County



**Figure 1, Project Location Map**

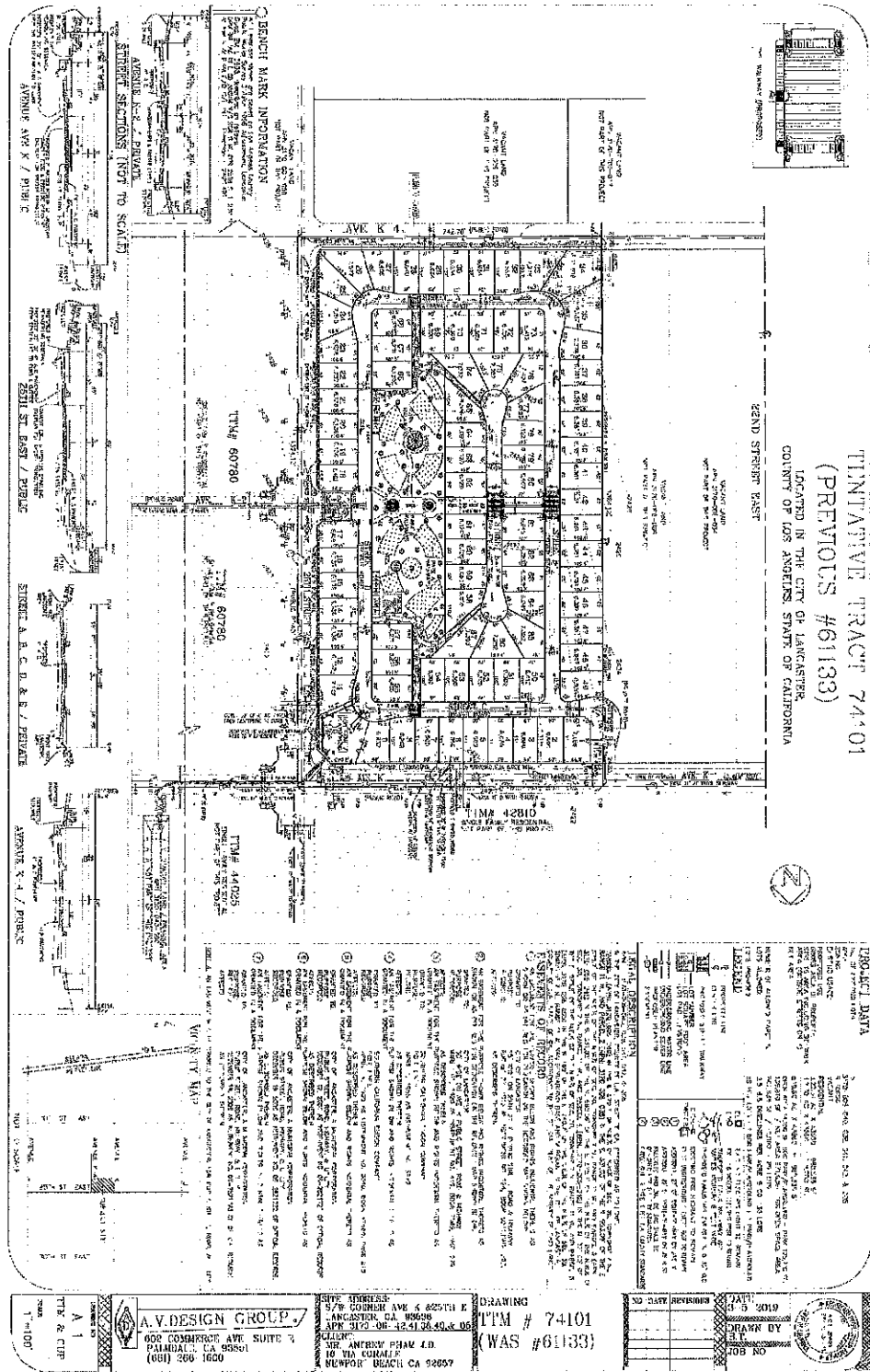


Figure 2, Conceptual Site Plan – TTM 74101

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 four tribes (five individuals) which had either directly contacted the City to be included in consultations or were identified on the list provided by the Native American Heritage Commission (NAHC). These letters were sent via certified, return receipt mail on February 25, 2019 and were received by all individuals, except one, on February 28, 2019. These letters included copies of the site plan, cultural resources report, and an aerial photograph along with the offer to consult on the project. Additionally, a sacred lands file search was conducted by the NAHC with negative results. Table 2 identifies the tribes and the person to whom the letter was directed. No response has been received from the tribes at this time. However, mitigation measures have been added to the cultural resources section 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. If specific measures are requested by an individual tribe, those measures will be included in the conditions of approval.

**Table 2**  
**Tribal Notification**

<b>Tribe</b>	<b>Person/Title</b>	<b>Date Received</b>
Gabrieleno Band of Mission Indians – Kizh Nation	Andrew Salas, Chairman	February 28, 2019
Fernandeno Tataviam Band of Mission Indians	Rudy Ortega Jr., Tribal President	February 28, 2019
San Manuel Band of Mission Indians	Lynn Valbuena	February 28, 2019
Kitanemuk & Yowlumne Tejon Indians	Delia Dominguez, Chairperson	Delivery Attempted
San Manuel Band of Mission Indians	Lee Clauss, Director of Cultural Resources	February 28, 2019

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, Principal Planner

  
 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 project site is vacant with the remains of a post-World War (WW) II homestead on the northwest portion. The area to the north, west, and east has been developed with residential subdivisions. The area to the south is vacant desert; however, solar developments, the Lancaster Soccer Center and other residential subdivisions are located between 0.5 and 1-mile south of the project site. The General Plan identifies five scenic areas (LMEA Figure 12-1) within the City; however, these scenic areas are not visible from the project site or the surrounding area. However, views of the mountains surrounding the Antelope Valley area available from the project site.

With implementation of the proposed project, the available views would not change and would continue to be available from the roadways and areas surrounding the project site. The change in the project site would be visible as it would be developed with a total of 86 single family residences on smaller lots than typically allowed in the zone with parks and common open space areas. The residences would be a mix of one and two stories with the height not exceeding the height of the typical two story residence in the Lancaster (maximum of 35 feet). The height of the developments would not impede the views of the mountains surrounding the Antelope Valley while traveling on Avenue K or 25<sup>th</sup> Street East. Therefore, impacts would be less than significant.

- b. The project site does not contain any rock outcroppings, or buildings (historic or otherwise). The project site does contain the remains (foundation) of a post-WWII homestead, and large trees near the homestead remnants. The remains of the homestead are not considered historically significant (see Section V for a detailed explanation). The large trees which are located near the remains of the former homestead would be removed with the construction of the proposed project. However, the project site is not located near a State Scenic Highway or a roadway designated as scenic by the City's General Plan. Additionally, landscaping and park areas would be installed throughout the development. Therefore, impacts would be less than significant.
  
- c. The proposed project is consistent with the zoning code as it pertains to this use and zone. Additionally, the City of Lancaster adopted Design Guidelines on December 8, 2009 (updated March 30, 2010). These guidelines provide the basis to achieve quality design for all development within the City of Lancaster and are intended to provide for an attractive and unique image for the community by creating a walkable, sustainable, cohesive and enduring built environment. The proposed project is consistent with the intent of the design guidelines; specifically, by providing unique and attractive homes on smaller lots with common open space that contains public amenities such as playgrounds, basketball courts, picnic areas, walking paths, and a dog park. Additionally, the elevations and floor plans for the proposed homes would be reviewed and approved by the City's Architectural and Design Commission prior to construction. Therefore, impacts would be less than significant.
  
- d. The existing ambient light in the immediate vicinity of the project site is moderate due to the existing residential tracts, street lights, vehicle headlights, and lighting from the City's Soccer Center. The proposed project would generate additional ambient light in the form of street lights, residential lighting, and motor vehicles. The street lights would be focused downward and the lights from the residences would be diffused by the landscaping and open space areas. Additionally, the proposed project would not introduce substantial amounts of glare as the development would be constructed primarily from non-reflective materials. This light and glare would be similar to the lighting levels that currently exist in the area. Therefore, light and glare impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<p><b>II. AGRICULTURE AND FORESTRY RESOURCES.</b> 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; however, the 2018 map has not been published yet. Based on the 2016, the project sites are 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 non-agricultural 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 designated as R-10,000 (single family residential, minimum lot size 10,000 sf) which does not allow for agricultural uses. Additionally, the project site is located in the central/eastern portion of the City which is either heavily urbanized or developing. The properties surrounding the project site are designated as R-7,000 (single family residential, minimum lot size 7,000 sf), R-10,000, and SRR (Semi-Rural Residential, minimum lot size 20,000 sf); none of which allow for agricultural uses. The project site is not under agricultural production and none of the surrounding properties are under agricultural production. Additionally, the project site and surrounding area 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. The project site is within the boundaries of the Antelope Valley Air Quality Management District (AVAQMD) and therefore, are subject to compliance with the thresholds established by the AVAQMD. These thresholds were provided in the AVAQMD’s *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines* document, dated August 2016. These thresholds have been summarized below in Table 3.

The proposed project is not large enough to require the preparation of an air quality study. Construction of the proposed project would generate air emissions associated with grading, use of heavy equipment, construction worker vehicles, etc. However, the emissions are not anticipated to exceed the established due to the size and type of the proposed project.

**Table 3**  
**AVAQMD Air Quality Thresholds**

<b>Criteria Pollutant</b>	<b>Daily Threshold (Pounds)</b>	<b>Annual Threshold (Tons)</b>
Oxides of Nitrogen (NO <sub>x</sub> )	137	25
Carbon Monoxide (CO)	548	100
Volatile Organic Compounds (VOC)	137	25
Oxides of Sulfur (SO <sub>x</sub> )	137	25
Particulate Matter (PM <sub>10</sub> )	82	15
Particulate Matter (PM <sub>2.5</sub> )	65	12

The proposed project would generate less than 900 trips per day and does not trigger the need for a traffic study (based on the number of lots). The vehicle trips associated with the proposed project would generate emissions; however, due to the relatively small number of daily trips, these emissions would not be sufficient to create violations of the established air quality standards identified above.

The proposed project, in conjunction with other development as allowed by the General Plan, would result in a cumulative increase in pollutants. However, since the emissions associated with the construction and operation of the proposed project would be less than significant, its contribution would not be cumulatively considerable. A discussion of dust control and associated mitigation measures can be found under the Geology and Soils section.

- c. The closest sensitive receptors to the project site are the single family residential subdivisions located immediately east, north, and west. The proposed project would generate less than 900 trips per day and would not impact any of the area intersections. Since no significant traffic impacts would occur and it is not anticipated that the air emissions generated during construction or operation of the proposed project would exceed the daily and yearly thresholds established by the AVAQMD, the proposed project would not expose sensitive receptors to substantial pollutant concentrations 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 6 to 9 (see Geology and Soils) which requires the project operator to implement dust control measures in compliance with AVAQM 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 Department of Public Health to develop a Valley Fever Dust Management Plan that addresses the potential presence of the *Coccidioides* spore and mitigates for the potential for *Coccidioidomycosis* (Valley Fever). Prior to issuance of permits, the project operator shall submit the Plan to the Los Angeles County Department of Public Health for review and comment. The Plan shall include a program to evaluate the potential for exposure to Valley Fever from construction activities and to identify appropriate safety procedures that shall be implemented, as needed,

to minimize personnel and public exposure to potential *Coccidioides* spores. Measures in the Plan shall include the following:

- 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 Department of Public Health, to develop an educational handout for on-site workers and surrounding residents within three miles of the project site, and include the following information on Valley Fever: what are the potential sources/ causes, what are the common symptoms, what are the options or remedies available should someone be experiencing these symptoms, and where testing for exposure is available. Prior to construction permit issuance, this handout shall have been created by the project operator and reviewed by the project operator and reviewed by the Development Services Director. No less than 30 days prior to any work commencing, this handout shall be mailed to all existing residences within a specified radius of the project boundaries as determined by the Development Services Director. The radius shall not exceed three miles and is dependent upon the location of the project site.
- When possible, position workers upwind or crosswind when digging a trench or performing other soil-disturbing tasks.
- Prohibit smoking at the worksite outside of designated smoking areas; 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 and operation of the proposed project is not anticipated to be produce significant objectionable odors. Construction equipment may generate some odors, but these odors would be similar to those produced by vehicles traveling along Avenue K and 25<sup>th</sup> Street East. Most objectionable odors are typically associated with industrial projects involving 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. The proposed project consists of a residential subdivision and would not produce strong industrial odors. Odors may be generated as a result of typical residential activities such as cooking, barbequing, gardening, etc. However, these odors are considered normal and acceptable for the use and impacts 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 resources assessment was conducted on the project site by RCA Associates, Inc., and documented in a report entitled "General Biological Resource Assessment, APN: 3170-006-005, -038, 040, 041 & 042, Lancaster, CA" and dated February 16, 2017. Pedestrian surveys were conducted on the project site by walking transects across the property on February 9, 2017.

Table 4 provides a listing of all of the plant species observed on the project site and Table 5 provides a listing of all of the animal species observed on the project site. In addition to the plant

species identified by the biologist, there are several large trees located near the remnants of a post-WWII homestead. These trees were identified by the archaeologist as pines and junipers. No desert tortoise or Mohave ground squirrels or their sign were observed on the project site and are not expected to occur. The following summarizes the results for the project site.

**Table 4**  
**Observed Plant Species**

Rubber rabbitbrush ( <i>Ericameria nauseosa</i> )	Schismus ( <i>Schismus barbatus</i> )	Brome grass ( <i>Bromus</i> sp.)
Russian thistle ( <i>Salsola tragus</i> )	Burrobush ( <i>Ambrosia dumosa</i> )	Yellow-green matchweed ( <i>Gutierrezia sarothrae</i> )
Saltbush ( <i>Atriplex</i> sp.)		

**Table 5**  
**Observed Animal Species**

Jackrabbit ( <i>Lepus californicus</i> )	California ground squirrel ( <i>Spermophilus beecheyi</i> )	Desert cottontail ( <i>Sylvilagus auduboni</i> )
Common raven ( <i>Corvus corax</i> )	Sage sparrow ( <i>Amphispiza belli</i> )	Mourning dove ( <i>Zenaida macroura</i> )

While no species status plant species were observed on the project site during the survey and none are expected to occur given the disturbed nature of the project site. No special status animal species were observed on the project site and none are expected to occur. While burrowing owls are found within the region, they were not observed on site and are not expected to occur due to the lack of suitable burrows.

While no nesting birds or burrowing owls were observed on the project site, it is possible that both could occupy the project site prior to the start of construction. As such mitigation has been identified for both nesting bird surveys and burrowing owl protocol surveys to ensure impacts remain less than significant.

### Mitigation Measures

2. Burrowing owl protocol surveys shall be conducted on the project site prior to the start of construction/ground disturbing activities in accordance with established burrowing owl protocols. If burrowing owls are identified using the project site during the surveys, the applicant shall contact the California Department of Fish and Wildlife to determine the appropriate mitigation/management requirements.
3. A nesting bird survey shall be conducted within 30 days prior to the 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. If nesting raptors are identified on the

project site, a buffer of 500 feet around the nest shall be established where no work shall occur. If Swainson's hawk are identified on the project site, a minimum buffer of 0.5 miles shall be established.

- b. The project site consists a relatively sparse density of vegetation, a handful of large trees, and appears to have been previously cleared. There is no riparian habitat or other sensitive natural communities located on the project site. Therefore, no impacts would occur.
- c. There are no State or federally protected wetlands on the project site. Therefore, no impacts would occur.
- d. The project site is not part of an established migratory wildlife corridor as the property to the north, east, and west has been developed. 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. <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 resources survey was conducted by Hudlow Cultural Resources Associates and documented in a report entitled "A Phase I Cultural Resource Survey for APN 3170-006-005, -038, -040, -041, and -042, Tentative Tract Map 74101, 25<sup>th</sup> Street East and Avenue K, City of Lancaster, California" and dated February 2017/

A records search was conducted using records from the South Central Coastal Information Center (SCCIC). Additionally, City staff requested a sacred lands file search from the Native American Heritage Commission (NAHC). The following summarizes the results of the surveys for each of the project sites.

The records search conducted at the SCCIC identified 19 surveys which had been conducted within a half mile of the project site; however, none of these surveys had included the project site. A total of 10 cultural resources were identified within a mile of the project site including a prehistoric milling site and nine historic sites (homesteads and trash scatters). The sacred lands file search conducted by the NAHC yielded negative results.

On February 14, 2017, a pedestrian survey of the project site was conducted by walking north/south transects across the property at 10-meter intervals (33 feet). One cultural resource was identified on the project site, Site AV-1, which is the remains of a post-WW II homestead.

A majority of the homestead's remains are architectural, primarily concrete foundations. A concrete block wall is located to the northwest of the house, along the property line. The house foundation is a concrete slab with three separate sections. The sole raised section of the house is the base of a fireplace, which was covered in manufactured brick. In addition, a large basement is located along the northern elevation. One of the possible additions in the northwest corner possible houses either a bathroom or a kitchen. A light scatter of historic ceramics is located to the northwest of the house, intermittently scattered with modern trash. A large majority of the trash is broken manufactured bricks. Three additional foundations are located on the property;

two large and one small. These foundations were likely for a garage, work/storage building, and a farm building.

This cultural resource is not eligible for listing under the California Register of Historic Places as it is not linked to any individuals, historical trends, nor has the potential to yield additional information in the future that qualifies it for listing under the National Register. As such, impacts to historic resources would be less than significant.

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

While significant cultural resources (Native American or historic) were not 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

4. 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.
5. 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. <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 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 proposed 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. <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) as adopted by the City, which would render any potential impacts to a less than significant level. The project 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 the ground surface) and intense seismic shaking. In February 2005, the California Geologic Survey updated the Seismic Hazard Zones Maps for Lancaster (SSHZ). Based on these maps, the project site is not subject to liquefaction hazards. Therefore, impacts would be less than significant.

- b. The project site is rated as having a “none to slight” risk for soil erosion (USDA SCS Maps) when cultivated or cleared of vegetation. The proposed project consists of a residential subdivision with parks and open space areas. Upon completion construction, all areas will either be paved, built upon or have landscaping which would control any erosion. 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 soil to prevent wind erosion. Additionally, the following mitigation measures shall be required to control dust/wind erosion. With incorporation of the mitigation measures, all impacts will be less than significant.

#### Mitigation Measures

- 6. The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality Management District (AVAQMD) for review and approval in accordance with Rule 403, Fugitive Dust, prior to the issuance of any grading and/or construction permits. This plan shall demonstrate adequate water or dust suppressant application equipment to mitigate all disturbed areas.
  - 7. 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.
  - 8. Signage shall be displayed on the project site in accordance with AVAQMD Rule 403 (Appendix A).
  - 9. 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 of groundwater withdrawal, which result in the cracking of the ground surface. According to Figure 2-3 of the City of Lancaster’s Master Environmental Assessment, the closest sinkholes and fissures to the project site are located at approximately Avenue I and 20<sup>th</sup> Street West. This is approximately 4.5 miles to the northeast of the project site. Therefore, no impacts would occur.

For a discussion of potential impacts regarding liquefaction, please refer to Item VII.a. No impacts would occur.

- d. The soil on the project site is characterized predominantly by a low shrink/swell potential (LMEA Figure 2-3) which is not considered an expansive soil. Therefore, impacts would be less than significant.
- e. The proposed project would connect to the existing sanitary sewer system for ultimate disposal at the wastewater treatment plant located north of the City. The proposed project would not utilize septic tanks or alternative waste water disposal systems. Additionally, portable restroom facilities would be provided for workers during construction activities. These facilities would be maintained in accordance with all applicable rules and regulations. Therefore, no impacts would occur.
- f. There are no known unique paleontological resources, sites, or unique geologic features located on the project site. Therefore, no impact would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>VIII. GREENHOUSE GAS EMISSIONS.</b> 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 discussed in the Air Quality section under Item III.b, the proposed project would generate air emissions during construction, some of which may be greenhouse gases. These emissions are anticipated to be less than the thresholds established by the AVAQMD and would not prevent the State from reaching its greenhouse gas reduction targets. Once the developments are operational, they would generate emissions, primarily from vehicles and other activities associated with the residential uses, including yard maintenance, heating/cooling maintenance, etc. However, the development would be required to comply with the requirements of the City's Net Zero Energy Ordinance, Water Efficient Landscape Ordinance and other requirements which increase the efficiency of buildings and reduce air emissions. Additionally, this development provides approximately 16.2% of the project site as open space which is landscaped and will help to offset carbon emissions. Therefore, impacts would be less than significant.
  
- b. The proposed project would be in compliance with the greenhouse gas goals and policies identified in the City of Lancaster's General Plan (pgs. 2-19 to 2-24) and with the City's adopted Climate Action Plan. Specifically, the proposed project would help to implement some of the specific programs identified in the Transportation (roundabouts, pedestrian amenities), Energy, and Community (green landscaping) sections of the 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. The proposed project consists of the construction and operation of a residential subdivision on small lots than normally allowed with landscaped parks and open space. The proposed project would use minimal amounts of hazardous materials during construction activities. These materials, glues/adhesives, paints, asphalt (hot), etc. are typically utilized in the construction of residential developments. Once construction is complete and the residences are occupied, it is likely that use of hazardous materials typically found in a residential setting would continue.

These include cleaners, pesticides, fertilizers and items for general upkeep of a residence. The use of these materials would be in accordance with all applicable rules and regulations. The proposed project is not located along a hazardous materials/waste transportation corridor (LMEA Figure 9.1-4). The project site is vacant and undeveloped with the remains of a former homestead (primarily foundations). Due to the nature of the type of remains associated with these buildings (cement foundations and manufactured bricks) and their previous use, they are unlikely to contain asbestos or lead-based paint. As such, impacts associated with the potential exposure of the environment or people to hazardous materials is less than significant.

b. See Item IX.a.

c. The project site is not located within a quarter mile of an existing or proposed school. The closest school is Tierra Bonita Elementary School located at 44820 27<sup>th</sup> Street East, approximately a mile northeast of the project site. Additionally, the proposed project would not emit hazardous emissions and use/disposal of any hazardous materials typically found in residential settings would occur in accordance with all applicable rules and regulations. Therefore, no impacts would occur.

d. A Phase I Environmental Site Assessment was prepared for the project site by California Environmental Geologists and Engineers and the results documented in a report entitled "Environmental Site Assessment - Phase I, Undeveloped Property Approximately 22.45 Acres South of East Avenue K at 25<sup>th</sup> Street East, APNs 3170-006-038; -040, -041, -042, & -005, Lancaster, California 93536" and dated July 2017.

A site visit was conducted on the project site to determine the presence of any recognized environmental concerns. The project site undeveloped with foundation remnants of the former residence, barn, and sheds. The former residential structure was constructed in 1954 and demolished in 2007. Approximately 8,000-10,000 cubic yards of soils and debris were placed on the property between 2006 and 2017. The fill piles located in the northern portion of the site contain abundant pieces of asphalt and concrete. The former residence basement is filled with wood and vegetative debris.

In 2005, a Phase II Soil Sampling was conducted on the project site to determine if pesticides were present due to its former agricultural use. A total of 24 soils samples were obtained and analyzed, 12 from 6 inches in depth and 12 from a 2-foot depth. Low concentrations of pesticide residue (chlordane, DDT, and DDE) were found in 9 of the 24 samples. The concentrations detected are well below the CAL EPA California Human Health Screening Levels for residential uses. Therefore, pesticide levels in the soil are not an issue. However, new soil piles were dumped on the property between 2006 and 2017 and should be tested to ensure no soil contamination. A mitigation measure requiring such testing is identified below. Within incorporation of this measure, impacts would be less than significant.

A geophysical survey was conducted in the area of the former homestead which identified areas of a possible septic tank, buried slab, vertical pipe, and utility conduits. These areas should be investigated and remediated if necessary prior to grading of the project site. A mitigation measure requiring the removal of these items has been identified and with incorporation, all impacts would be less than significant.

In addition to the site visit, a regulatory database search through Environmental Data Resources, Inc., (EDR) was conducted of Federal, State, and Tribal and local databases for the project site and the surrounding area within specified search distances. The project site and immediately adjacent properties are not listed on any regulatory databases. However, former water wells were identified either on the property or on adjacent property. In the event that water wells are encountered on the project site, these wells shall be abandoned and closed in accordance with existing rules and regulations. With incorporation of this mitigation measure, impacts would be less than significant.

#### Mitigation Measures

10. Soil sampling of the piles of dirt shall be conducted to determine the presence/absence of pesticides. If pesticides are identified above levels deemed safe for residential use, the piles shall be removed and disposed of or remediated in accordance with all existing rules and regulations.
  11. The areas identified in the geophysical survey shall be investigated and removed and/or remediated as necessary prior to the issuance of construction-related permits.
  12. Any water wells encountered on the project site shall be abandoned and closed in accordance with all applicable rules and regulations.
- e. The project site 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 airport is Air Force Plant 42, which is located approximately 2 miles south of the project site. Additionally, the noise contours associated with the use of the runway at Plant 42 do not extend to the project site (LMEA Figure 8-3). Therefore, no safety or noise impacts would occur from airport operations as a result of people working or residing in the area.
- f. Access to the project site would be taken from Avenue K-2, Avenue K, and 25<sup>th</sup> Street East. These roadways will be improved to public standards in order to provide sufficient and safe access to the project site. Avenue K has been designated as an evacuation route; Avenue K-2 and 25<sup>th</sup> Street East are not identified as evacuation routes. Traffic generated by the proposed project would not create significant impacts at any of the area intersections. Therefore, the proposed project would not impact or physically block any identified evacuation routes and would not interfere with any adopted emergency response plans. Therefore, impacts would be less than significant.
- g. The property surrounding the project site is predominantly developed with residential subdivisions with the exception of the property to the south which is vacant. It is possible that this land could be subject to a grass fire. However, the project site is located within the boundaries of Fire Station 135, located at 1846 East Avenue K-4, 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. <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 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 project 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 a total of 86 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 project 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 project 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 site. Additionally, the proposed project is required to provide a minimum of 15% landscaped open space (project provides 16.2%) 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 is 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-Shaded per the Flood Insurance Rate Map (FIRM) Panel No. 060672 (2008) (06037C0450F). Flood Zone X-Shaded is located outside of the 100-year flood zone but within 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 than normally allowed within the zone with a minimum of 15% common open space provided within the development. The proposed project provides 16.2% common open space. 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. <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 is not of the scale or nature that could physically divide an established community. The proposed project consists of a residential subdivision on smaller lots than normally allowed with parks and landscaped open space areas. The area surrounding the project site is developed predominantly residential subdivisions (north, east, and west of the site) and vacant property to the south. Avenue K and 25<sup>th</sup> Street East would be improved to public standards as needed, but these are existing and planned for roadways which would not impact existing 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. <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. The project site does not contain any current mining or recovery operations for mineral resources and no such activities have occurred on the project site in the past. According to the LMEA (Figure 2-4 and page 2-8), the project site is designated as Mineral Reserve Zone 3 (contains potential but presently unproven resources). However, it is considered unlikely that the Lancaster area has large, valuable mineral and aggregate deposits. Therefore, no impacts to mineral resources would occur.
- b. There are no locally-important mineral resource recovery site delineated in the City's General Plan, Specific Plans or any other land use plans applicable to the project site. As such, no impacts 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 decibels-A weighted (dBA) for rural and residential uses. The current noise level on Avenue K between 20<sup>th</sup> Street East and 30<sup>th</sup> Street East ranges from 61.6 dBA to 62.0 dBA. No noise readings are available for 25<sup>th</sup> Street East. However, the current noise level for 20<sup>th</sup> Street East between Avenue K and L is 62.9 dBA and 30<sup>th</sup> Street East between Avenue K and L is 61.0 dBA (LMEA Table 8-11). 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 standards. Therefore, potential noise impacts from traffic would be less than significant.

Construction activities associated with earth-moving equipment and other construction machinery would temporarily increase noise levels for adjacent land uses. The residences in the area may experience increased noise levels. The noise associated with construction activities would occur during daylight hours and in compliance with the City’s existing noise ordinance. However, in order to ensure that noise levels are reduced as much as possible during construction, the mitigation measures identified below are required. With implementation of the identified mitigation measures, construction impacts would be less than significant.

The proposed residences would contribute to an increase in noise levels from vehicle traffic and sounds typically associated with residential developments including people talking, children playing, car alarms, music etc. However, these activities and noise levels are consistent with the

General Plan, zoning designation, and surrounding land uses. The minimal increase in noise from the proposed project is not enough to violate established thresholds and would be less than significant.

Mitigation Measures

13. The applicant shall submit a Dust Control Plan to the Antelope Valley Air Quality Management District (AVAQMD) for review and approval in accordance with Rule 403, Fugitive Dust, prior to the issuance of any grading and/or construction permits. This plan shall demonstrate adequate water or dust suppressant application equipment to mitigate all disturbed areas.
  14. 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.
  15. Signage shall be displayed on the project site in accordance with AVAQMD Rule 403 (Appendix A).
  16. All disturbed surfaces shall meet the definition of a stabilized surface upon completion of project construction.
- b. The proposed project consists of the construction and occupancy of 86 single family residences. It is not anticipated that construction of the proposed project would require use of machinery that generates ground-borne vibration as no major subsurface construction (e.g., parking garage, etc.) is planned. No ground mounted industrial-type equipment that generates ground vibration would be utilized during occupancy of the proposed residences. Therefore, impacts associated with ground-borne vibration/noise would be less than significant.
- c. The project site 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 airport is Air Force Plant 42, which is a little over 2 miles south of the project site. Additionally, the noise contours associated with the operation of the runway at Plant 42 do not reach the project site. Therefore, no safety or noise impacts would occur from airport operations as a result of people working or residing in the area.

	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 may result in an incremental increase in population growth; however, this increase was anticipated in both the City’s General Plan and in SCAG’s most recent RTP. Additionally, while it is possible that individuals associated with the construction of the project would move to the Antelope Valley, it is more likely that individuals involved in the construction of the proposed project and residing at the proposed project would come from the Antelope Valley. However, 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 with the remnants of a former post-WWII homestead (foundations). 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
<b>XV. PUBLIC SERVICES.</b>				
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 would increase the need for fire and police services; however, the project site is within the current service area of both these agencies and the additional time and cost to service the site is minimal. The proposed project would not induce substantial population growth and therefore, would not substantially increase the demand on parks, schools, or other public facilities. Impacts would be less than significant.

Construction of the proposed project may result in an incremental increase in population and may increase the number of students in the Antelope Valley Union High School District or Eastside School Districts. 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. 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 (project provides 16.2%). The proposed project includes two parks and landscaped open space areas for use by the residents. The 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. <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 does not conflict with or impede any of the General Plan policies or specific actions related to alternative modes of transportation (e.g., transit, roadway, bicycle or pedestrian) (Lancaster General Plan pgs. 5-18 to 5-24). Additionally, the proposed project provides recreational facilities, including walking paths which would encourage alternative transportation. The proposed project would also be required to add any pedestrian improvements contained within the Master Plan of Bikeways and Trails. Therefore, no impacts would occur.
- b. The proposed project is anticipated to generate less than 900 vehicle trips on a daily basis and is not anticipated to impact any of the area intersections. Additionally, many of trips residents would need to make from the subdivision to commercial, school, and/or work locations are less than 5 miles away. Therefore, impacts would be less than significant.
- 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 proposed project would have adequate emergency access from Avenue K, Avenue K-2, and 25<sup>th</sup> Street East. Interior circulation would be provided in accordance with the requirements of the Los Angeles County Fire Department; therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>XVIII. TRIBAL CULTURAL RESOURCES.</b> 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. Additionally, any measures agreed to between a tribe and the City will be added to the conditions of approval. As such, impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>XIX. UTILITIES AND SERVICE SYSTEMS.</b> 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-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. The project site is located within the jurisdictional boundaries of the Sanitation Districts. All wastewater would be treated at the Lancaster Water Reclamation Plant. 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 produces an average recycled water flow of 12.8 mgd.

The proposed project would discharge to a local sewer line for conveyance to the Districts' Trunk C Trunk Sewer located in Avenue J-8 at 25<sup>th</sup> Street East. This trunk line has a capacity of 1.4 mgd and conveyed a peak flow of 1.1 mgd in 2014. The proposed project is anticipated to generate approximately 22,360 gallons of wastewater per day which is within the capacity of the treatment plant.

The proposed project would not require the expansion of existing facilities or the construction of new facilities. Therefore, impacts would be less than significant.

- d. 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 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 project's contribution would be minimal. However, the existing landfill has capacity to handle the waste generated by the proposed project. 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.

- e. See Item XIX.d.

	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 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
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
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 construction and occupancy of a residential subdivision on smaller lots with parks and landscaped open space areas. A total of 86 residential lots would be created. 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 future projects. Table 6 identifies the 2 related projects located with a one-mile radius of the project site.

The proposed project would not create any impacts with respect to Agriculture and Forest Resources, Land Use and Planning, Mineral Resources. The proposed project would create impacts with respect to the other resource areas and mitigation measures have been identified for Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards/Hazardous Materials, and Noise. Many of the impacts generated by project 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 incorporation of the

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

**Table 6  
Related Projects List**

<b>Case No.</b>	<b>Location</b>	<b>APNs</b>	<b>Acres</b>	<b>Description</b>	<b>Status</b>
CUP 12-06/ TPM 74904	Bounded by 25 <sup>th</sup> Street East, 30 <sup>th</sup> Street East, Avenue K-4 to Avenue K-8		80	32,524 sf church on 20 acres of an 80 acre site	Approved
TTM 72875	NEC of 25 <sup>th</sup> Street East and Avenue K-8	3150-012-033	10.15	Residential Planned Development for 65 single family lots	In plan review for construction permits

List of Referenced Documents and Available Locations\*:

BRR:	General Biological Resource Assessment, APNs: 3170-06-005, 038, 040, 041 & 042, Lancaster, CA, RCA Associates, Inc., February 16, 2017	DSD
	006, 024, Lancaster, California, Mark Hagan, June 14, 2015	DSD
CRS:	A Phase I Cultural Resource Survey for APN 3170-006-005, -038, 040, -041, and -042, Tentative Tract Map 74101, 25 <sup>th</sup> Street East and Avenue K, City of Lancaster, California, Hudlow Cultural Resource Associates, February 2017	DSD
	19.57 Acres in Lancaster, Los Angeles County, California, RTFactfinders, March 2016	DSD
ESA:	Environmental Site Assessment – Phase I, Undeveloped Property Approximately 22.45 Acres, South of East Avenue K at 25 <sup>th</sup> Street East, APNs 3170-006-038; -040, -041, -042, & -055, Lancaster, California 93536, California Environmental Geologists & Engineers, Inc., July 2017	DSD
	County, California 93535, AEI Consultants, June 11, 2015	DSD
FIRM:	Flood Insurance Rate Map	DSD
GPEIR:	Lancaster General Plan Environmental Impact Report	DSD
LACSD:	County Sanitation District Letter regarding Tentative Tract Map No. 74101, October 4, 2017	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