lancaster ca
it's positively clear

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City of Lancaster
Initial Study

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1. Project title and File Number:

Conditional Use Permit No. 15-18/Tentative Tract Map No. 70180 (Site 1)

Conditional Use Permit No. 15-15/Tentative Tract Map No. 70181 (Site 2)

Conditional Use Permit No. 15-16/Tentative Tract Map No. 70182 (Site 3)

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:

Site 1: ±19.55 acres at the northeast corner of Lancaster Boulevard and 44th Street West (APNs: 3153-007-004, -005, -006, -024)

Site 2: ±23.36 acres at the northwest corner of Lancaster Boulevard and 40th Street West (APNs: 3153-007-011, -012, -014, -018, -019, -020, -022; 3153-008-009)

Site 3: ±28.10 acres bounded by Avenue I, 40th Street West, Jackman Street, and 42nd Street West
(APNs: 3153-008-006, -007, -010, -011, -012, -013, -017)

5. Applicant name and address:

Site 1
So Cal Desert 5, LLC and Lancaster Blvd & 45th Street West, LLC
3470 Wilshire Boulevard, Suite 1020
Los Angeles, CA 90010

Site 2
Lancaster Blvd & 42nd Street West LLC
3470 Wilshire Boulevard, Suite 1020
Los Angeles, CA 90010

Site 3
Lancaster Blvd & 42nd Street West LLC, and
41st West LLC
3470 Wilshire Boulevard, Suite 1020
Los Angeles, CA 90010

6. **General Plan designation:** Urban Residential (UR)

7. **Zoning:** R-7,000 (single family residential, minimum lot size 7,000 square feet)

8. **Description of project:**

The proposed project consists of three sets of tentative tract maps and conditional use permits to create three residential planned developments (RPDs). These RPDs would allow for the creation of single family residential lots that are smaller than the traditional lot size in the R-7,000 zone in exchange for shared amenities. The following describes each of the individual developments.

Site 1: TTM No. 70180/CUP No. 15-18 is located on approximately 19.55 acres at the northeast corner of 44th Street West and Lancaster Boulevard. The subdivision would create a total of 109 single family residential lots which range in size from 3,966 square feet to 9,279 square feet. In addition, two parks and 4 paseo areas would be created within the subdivision. The parks would be 63,875 sf and 11,650 sf and would contain amenities such as picnic tables, shade sails, walkways, and passive recreation areas. The paseos would connect various parts of the subdivision to the park areas. Between the parks, paseos, and backyards in excess of the minimum required yards, the proposed subdivision would provide 3.41 acres of open space or 17.6%.

Site 2: TTM No. 70181/CUP No. 15-15 is located on approximately 23.36 acres at the northwest corner of 40th Street West and Lancaster Boulevard. The subdivision would create a total of 141 single family residential lots which range in size from 3,965 square feet to 13,759 square feet. In addition, two parks and 4 paseo areas would be created within the subdivision. The parks would be 67,553 sf and 5,500 sf and would contain amenities such as picnic tables, gazebo and jogging path. The paseos would connect various parts of the subdivision to the park areas. Between the parks, paseos, and backyards in excess of the minimum required yards, the proposed subdivision would provide 3.5 acres of open space or 15%.

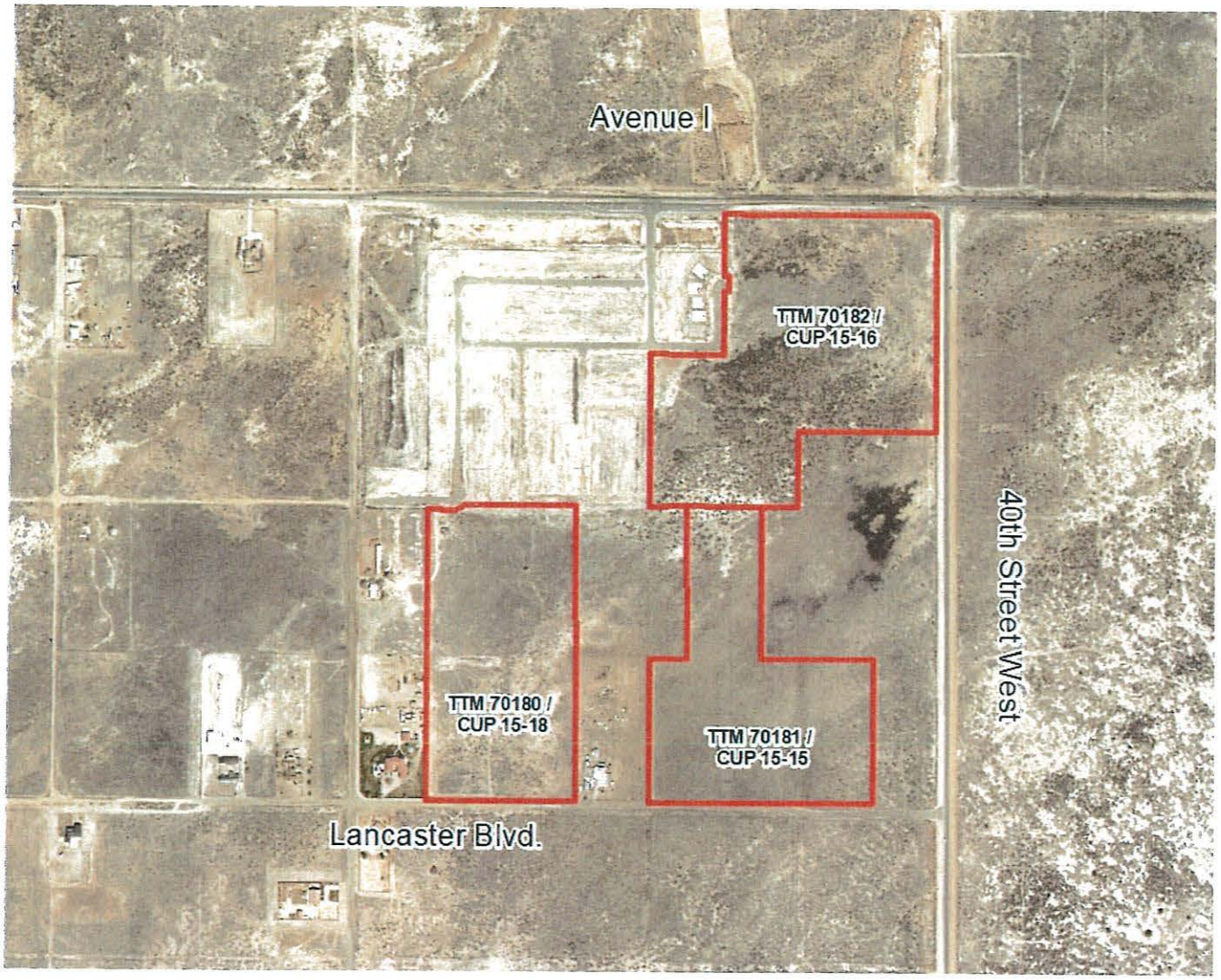

Figure 1, Project Location Map

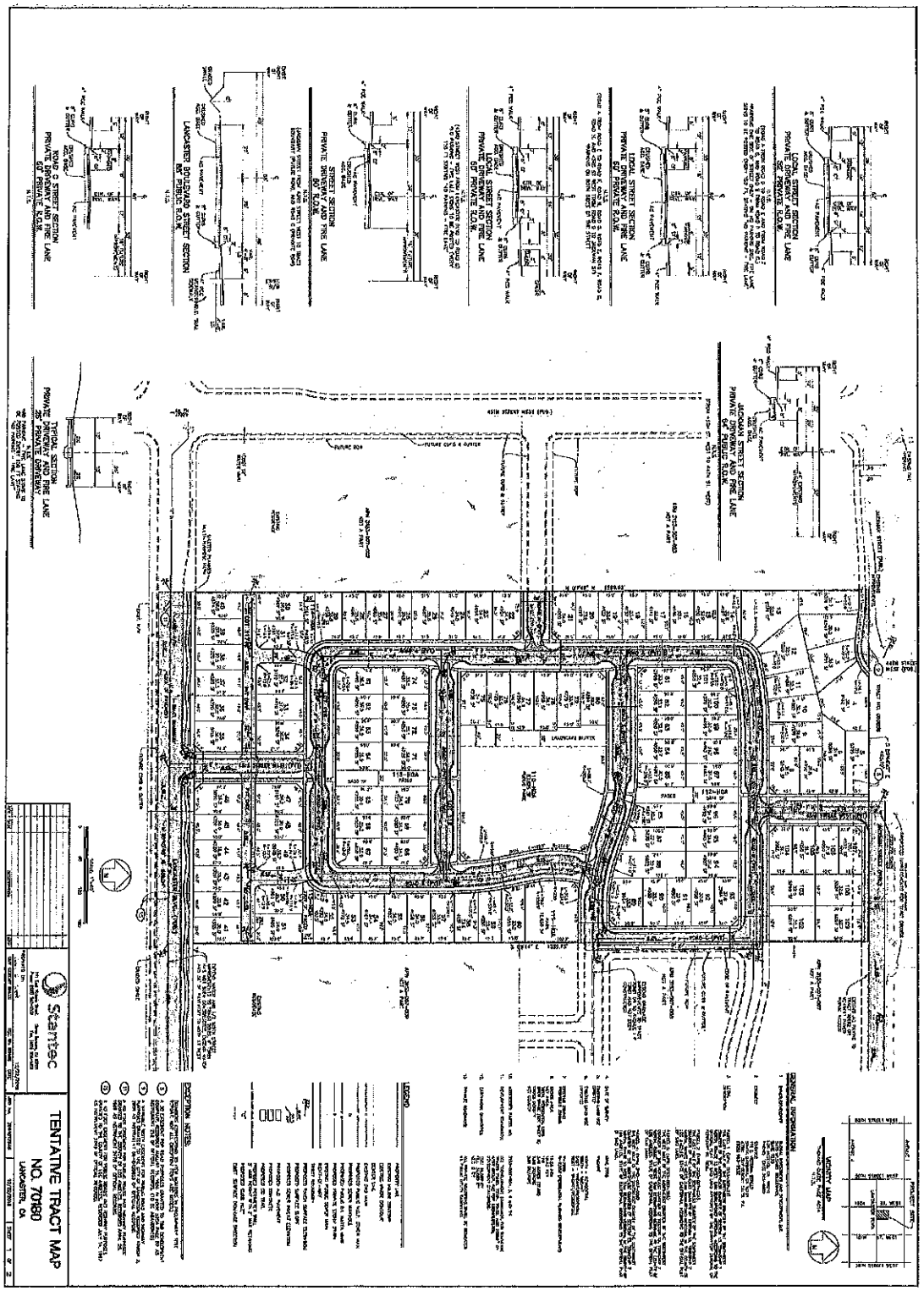

Figure 2, Conceptual Site Plan – TTM 70180

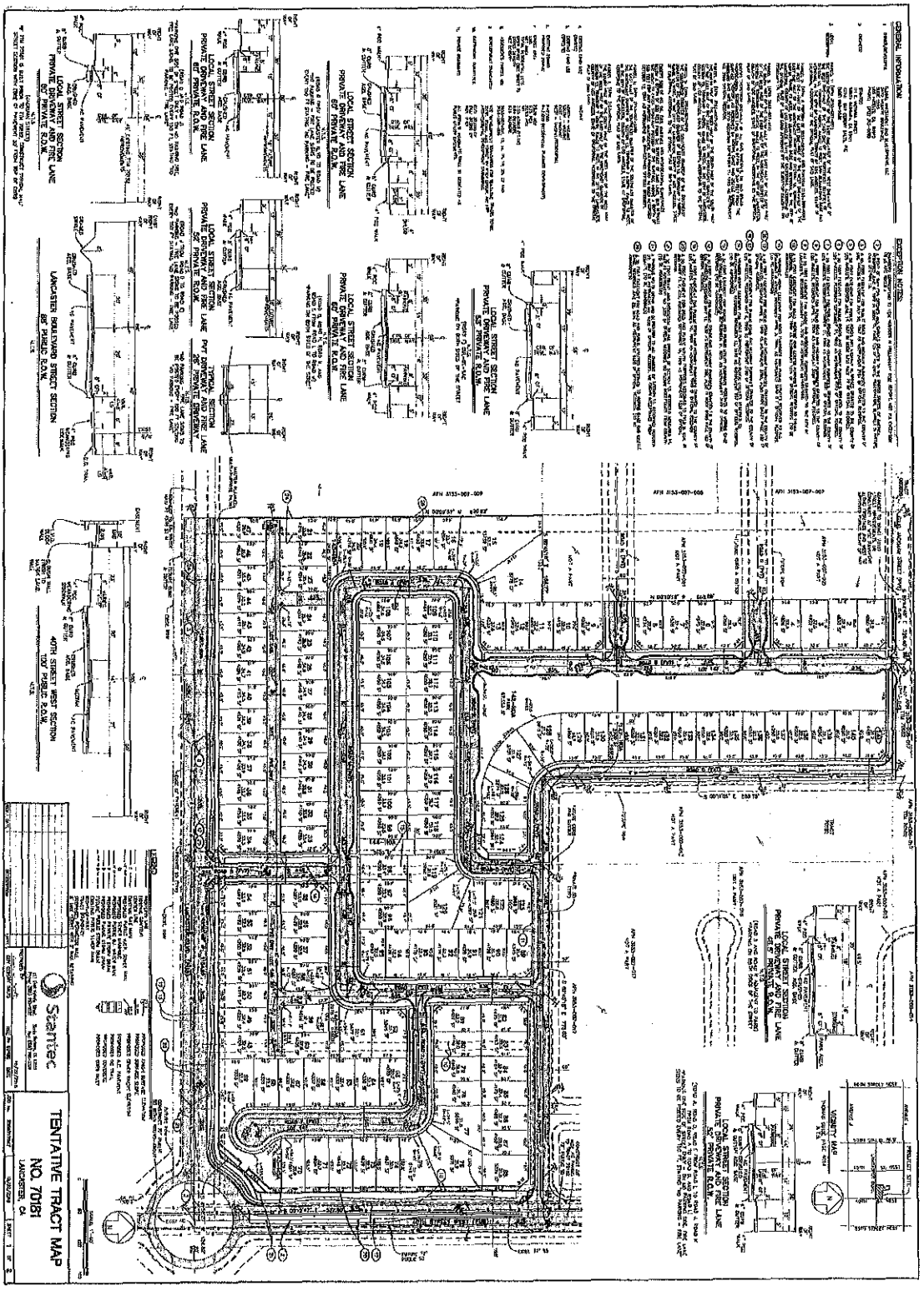

Figure 3, Conceptual Site Plan – TTM 70181

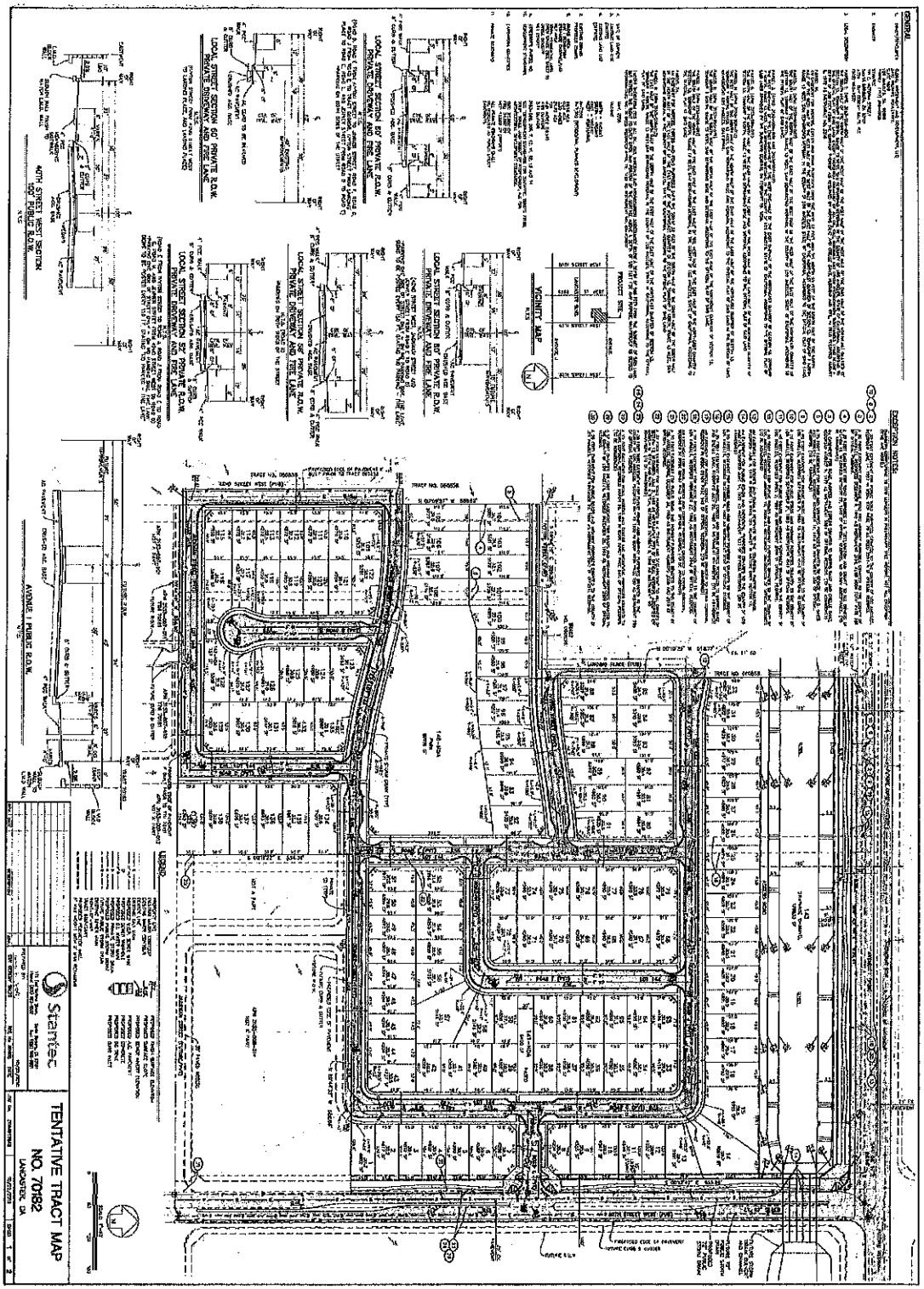

Figure 4, Conceptual Site Plan – TTM 70182

Site 3: TTM No. 70182/CUP No. 15-16 is located on approximately 28.10 acres bounded by Avenue I, 40th Street West, Jackman Street, and 42nd Street West. The subdivision would create a total of 139 single family residential lots which range in size from 3,965 square feet to 10,519 square feet. In addition, one park and two paseo areas would be created within the subdivision. The park would be 82,816 sf and would contain amenities such as picnic area, bocce and basketball courts, tot lot, walking paths, and jogging trails. The paseos would connect various parts of the subdivision to the park area. Between the park, paseos, and backyards in excess of the minimum required yards, the proposed subdivision would provide 4.81 acres of open space or 19.9%.

A drainage channel would be located along Avenue I to handle stormwater flows from the subdivisions. All interior streets, parks, and paseos would be built to public standards; however, the facilities would be privately maintained by the home owner's association.

9. Surrounding land uses and setting:

The project sites are located in a relatively undeveloped area within the central portion of the City. While development is not located immediately adjacent to the project sites, larger developments are located within close proximity (within a mile). Table 1 provides the zoning and land uses of the properties immediately adjacent to the project sites.

Table 1
Zoning/Land Use Information

Direction	Zoning		Land Use
	City	County	
Site 1			
North	R-7,000	N/A	Residential subdivision under construction
East	R-7,000	N/A	Single family residence; vacant
South	R-7,000	N/A	Single family residence; vacant
West	R-7,000	N/A	Two single family residences
Site 2			
North	R-7,000	N/A	Vacant
East	R-7,000	N/A	Vacant
South	R-7,000	N/A	Vacant
West	R-7,000	N/A	Single family residence, vacant
Site 3			
North	MU-N	N/A	Vacant
East	CPD	N/A	Vacant
South	R-7,000	N/A	Vacant
West	R-7,000	N/A	Residential subdivision under construction
MU-N: Mixed Use – Neighborhood; CPD: Commercial Planned Development			

In addition to the uses that are immediately adjacent to the project site, there are several other single family residences which are located along 45th Street West, Avenue I and Lancaster Boulevard. The California State Prison, Lancaster, is located in the square mile bounded by

Avenue I, Avenue J, 50th Street West, and 60th Street West. This facility is located approximately 0.5-0.75 miles to the west of the project sites. The Veteran's Homes is located at the northwest corner of 30th Street West and Avenue I, approximately one mile east of the project sites. The City's Kensington Campus homeless facility is currently being constructed immediately to the west of the Veteran's home. Further to east are commercial developments, Jethawk Stadium, large residential subdivisions and the Antelope Valley Freeway. Several large subdivisions are located south of Avenue J, approximately 0.5 miles south of the project site. Additionally, Lancaster High School is located approximately 0.5 miles southeast of the project sites.

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)
- California Department of Fish and Wildlife (CDFW)
- Lahontan Regional Water Quality Control Board
- Southern California Edison
- Los Angeles County Waterworks District 40
- Sanitation Districts of Los Angeles County

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

In accordance with Assembly Bill (AB) 52, the City sent letters to a total of three tribes which had directly contacted the City for notification via certified, return receipt mail on March 22, 2016. These letters were sent in accordance with the procedures in place at the time the projects were submitted. These letters included copies of the site plan, cultural resources report, and an aerial photograph along with the offer to consult on the project. Table 2 identifies the three tribes and the person to whom the letter was directed. No response was received from the tribes as a result of the letter. However, mitigation measures have been added to the cultural resources which outline the procedures to follow in the event that any previously unknown resources are encountered during construction and require the applicant to work to the tribes in the event any issues arise.

Table 2
Tribal Notification

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: On the basis of this initial evaluation:

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

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

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

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

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

Jocelyn Swain, Principal Planner

2/12/19
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a. Earlier Analysis Use. Identify and state where they are available for review.

   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c. Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages w3here the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a. The significance criteria or threshold, if any, used to evaluated each question; and

   b. The mitigation measure identified, if any, to reduce the impact to less than significance.

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

a. The project sites and surrounding area consist predominantly of disturbed open desert. Views of two scenic areas are available from the roadways and areas surrounding the project sites as identified in the General Plan (LMEA Figure 12-1). These scenic areas include views of the Foothill Area (Scenic Area 1) and Quartz Hill (Scenic Area 3). The California State Prison, Lancaster, is visible approximately one mile to the west.

With implementation of the proposed projects, the available views of the identified scenic resources would not change and would continue to be available from the roadways and areas surrounding the project sites. The change in the project sites would be visible as they would be developed with a total of 389 single family residences on small lots 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 or open desert while Avenue I, Avenue J, 50th Street West or 40th Street West. Therefore, impacts would be less than significant.

b. The project sites do not contain any rock outcroppings or large trees. Site 1 contains two buildings which were constructed in 1951 and 1953. These buildings are not considered historically significant (see Section V for a detailed explanation). Site 2 does contain some trees (desert olive) scattered throughout which would be removed with the construction of the

proposed projects. However, the project sites are 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 projects are 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 tot lots, basketball courts, picnic areas and jogging trails. Additionally, the developer has created development standards for these tracts which will provide for an attractive and cohesive appearance. Therefore, impacts would be less than significant.

d. The existing ambient light in the immediate vicinity of the project sites is low. There are a handful of residential scattered around the periphery of the project site which generate minimal amounts of light. The Veteran's Home is located at 30th Street West and Avenue I and commercial/residential developments are located at 27th Street West/Valley Central/Avenue I. The State Prison is located in the square mile bounded by Avenue I, Avenue J, 50th Street West, and 60th Street West. These other uses generate substantial amounts of ambient light, which are clearly visible from the project site. Additionally, street lights and vehicle headlights are visible on Avenue I. The proposed projects 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 projects would not introduce substantial amounts of glare as the development would be constructed primarily from non-reflective materials. Therefore, light and glare impacts would be less than significant.

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

a. The California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (FMMP), tracks and categorizes land with respect to agricultural resources. Land is designated as one of the following and each has a specific definition: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing Land, Urban and Built-Up Land, 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 sites are 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 sites are designated as R-7,000 (single family residential, minimum lot size 7,000 square feet) which does not allow for agricultural uses. Additionally, the project sites are located in the central portion of the City which is either heavily urbanized or developing. The properties surrounding the project site are designated as R-7,000, CPD (Commercial Planned Development), MU-N (Mixed Use – Neighborhood), and MU-E (Mixed Use – Employment); none of which allow for agricultural uses. The property to the northwest of Site 1 is designated as RR-2.5 (rural residential, minimum lot size 2.5 acres) which does allow for agricultural uses; however, it is not and wasn't previously under agricultural production. The project sites are not under agricultural production and none of the surrounding properties are under agricultural production. Additionally, the project sites 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. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?		X		
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

a. Development proposed under the City's General Plan would not create air emissions that exceed the Air Quality Management Plan (GPEIR pgs. 5.5-21 to 5.5-22). The proposed projects are consistent with the General Plan and Zoning Code. Therefore, the proposed projects would not conflict with or obstruct implementation of the Air Quality Management Plan and no impacts would occur.

b. The project sites are 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 projects are not large enough to require the preparation of an air quality study. Construction of the proposed projects 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 projects.

Table 3
AVAQMD Air Quality Thresholds

Criteria Pollutant	Daily Threshold (Pounds)	Annual Threshold (Tons)
Oxides of Nitrogen (NO_x)	137	25
Carbon Monoxide (CO)	548	100
Volatile Organic Compounds (VOC)	137	25
Oxides of Sulfur (SO_x)	137	25
Particulate Matter (PM_{10})	82	15
Particulate Matter ($PM_{2.5}$)	65	12

Based on a traffic study prepared for the proposed projects, it is anticipated that they would generated a combined total of 3,703 daily vehicle trips with each of the individual projects estimated to generate the following:

- Site 1: 1,038 daily vehicle trips with 82 a.m. peak hour and 109 p.m. peak hour trips
- Site 2: 1,342 daily vehicle trips with 107 a.m. peak hour and 142 p.m. peak hour trips
- Site 3: 1,323 daily vehicle trips with 103 a.m. peak hour and 139 p.m. peak hour trips

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.

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 projects would be less than significant, their 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 sites are the handful of single family residences located along Lancaster Boulevard, Avenue I west of 45th Street West and along 40th Street West immediately adjacent to the project sites. Larger residential subdivisions are located approximately a half mile south of the southern project boundaries, south of Avenue J. Slightly further out are other single family residential subdivisions, Lancaster High School, the Veteran's Home, and the prison which are all considered sensitive receptors with respect to air quality. Avenue I, 40th Street West, and 50th Street West are currently improved. A traffic study was prepared for the proposed project and determined that all traffic impacts would be less than significant with the exception of the unsignalized intersection at 40th Street West and Avenue I. The proposed projects are required to contribute their fair share of funding to the signalization of the intersection which would reduce traffic impacts to less than significant. Since no significant unavoidable traffic impacts would occur and it is not anticipated that the air emissions generated during construction or operation of the proposed projects would exceed the daily and yearly thresholds established by the AVAQMD, the proposed projects would not expose sensitive receptors to substantial pollutant concentrations and impacts would be less than significant.

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

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

Nearby sensitive receptors as well as workers at the project site could be exposed to Valley Fever from fugitive dust generated during construction. There is the potential that cocci spores would be stirred up during excavation, grading, and earth-moving activities, exposing construction workers and nearby sensitive receptors to these spores and thereby to the potential of contracting Valley Fever. However, implementation of Mitigation Measures 11 to 14 (see Geology and Soils) which requires the project operator to implement dust control measures in compliance with AVAQMD Rule 403, and implementation of Mitigation Measure 1, below, which would provide personal protective respiratory equipment to construction workers and provide information to all construction personnel and visitors about Valley Fever, the risk of exposure to Valley Fever would be minimized to a less than significant level.

Mitigation Measures

1. Prior to ground disturbance activities, the project operator shall provide evidence to the Development Services Director that the project operator and/or construction manager has developed a "Valley Fever Training Handout", training, and schedule of sessions for education to be provided to all construction personnel. All evidence of the training session materials, handout(s) and schedule shall be submitted to the Development Services Director within 24 hours of the first training session. Multiple training sessions may be conducted if different work crews will come to the site for different stages of construction; however, all construction personnel shall be provided training prior to beginning work. The evidence submitted to the Development Services Director regarding the "Valley Fever Training Handout" and Session(s) shall include the following:

    - A sign-in sheet (to include the printed employee names, signature, and date) for all employees who attended the training session.
    - Distribution of a written flier or brochure that includes educational information regarding the health effects of exposure to criteria pollutant emissions and Valley Fever.
    - Training on methods that may help prevent Valley Fever infection.
    - A demonstration to employees on how to use personal protective equipment, such as respiratory equipment (masks), to reduce exposure to pollutants and facilitate

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

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

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

the project operator and reviewed by the Development Services Director. No less than 30 days prior to any work commencing, this handout shall be mailed to all existing residences within a specified radius of the project boundaries as determined by the Development Services Director. The radius shall not exceed three miles and is dependent upon the location of the project site.

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

d. Construction and operation of the proposed projects 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 I, Avenue J, 40th Street West, and 50th Street West. 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 projects. The proposed projects are residential subdivisions 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. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

a. A total of three biological resources surveys were conducted by Mark Hagan; one study for each of the proposed tentative tract map sites. These surveys were documented in the following individual reports:

- Biological Resource Assessment of APNs 3153-007-004, -005, -006, -024, Lancaster, California dated June 14, 2015 (CUP 15-18/TTM 70180 – Site 1)

- Biological Resource Assessment of APNs 3153-007-011, 012, 014, 018, 019, 020, 022, Lancaster, California dated June 21, 2015 (CUP 15-15/TTM 70181 – Site 2)

- Biological Resource Assessment of APNs 3153-008-006, 007, 010, 011, 012, 013, 015, 017, Lancaster, California dated June 24, 2015 (CUP 15-16/TTM 70182 – Site 3)

Pedestrian surveys were conducted on all three project sites by walking transects. Pedestrian surveys on Site 1 were conducted on May 25, 2015 by walking transects spaced approximately 100 feet apart in a north-south direction. Pedestrian surveys on Site 2 were conducted on May 25, 2015 by walking east-west transects spaced approximately 100 feet apart in southern portion of the site and north-south transects spaced approximately 30 feet apart in the northwest portion of the site. Pedestrian surveys on Site 3 were conducted May 31 and June 1, 2015 by walking both east-west and north-south transects spaced between 65 and 70 feet.

Table 4 provides a listing of all of the plant species observed on each of the project sites and Table 5 provides a listing of all of the animal species observed on the project sites. No desert tortoise or Mohave ground squirrels or their sign were observed on the project sites and are not expected to occur. The following summarizes the individual results for each of the project sites.

Site 1: This site is located at the northeast corner of 44th Street West and Lancaster Boulevard and is characteristic of highly disturbed halophytic saltbush scrub habitat with shadscale and foxtail barley as the dominant species. A large loamy clay pan was observed on the project site. No sensitive plant or animal species were observed within the boundaries of this site.

Two unoccupied buildings were observed on the project site which provide suitable habitat for roosting bats. Bats use abandon buildings that provide appropriate conditions for roosting such as buffers from extreme heat, and secure, dark, "cave-like" conditions. Several bats, including those which are state listed, candidate, or sensitive could be utilizing the buildings for roosting. As such, a bat survey of the existing buildings need to be conducted prior to demolition to ensure impacts to bat species are less than significant. This mitigation measure is identified below.

A pair of rock doves was observed nesting in one of the buildings on the project site; no other nesting birds were observed during the survey. While no burrowing owls were observed on the project site (though they were observed on the adjacent property), it is possible that burrowing owls and other nesting birds 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.

Site 2: This site is located at the northwest corner of 40th Street West and Lancaster Boulevard and is characteristic of a historic agricultural field in the south and halophytic saltbush scrub habitat in the northwest portions of the site. Shadscale was the dominant shrub in the northwest portion of the site and a few shrubs and desert olives were located in the southeastern portion of the site. Loamy washes and depressions and clay pans were observed within the project site. No sensitive plant or animal species were observed within the boundaries of this site.

Table 4
Observed Plant Species

Site 1		
Shadscale (*Atriplex confertifolia*)	Allscale (*Atriplex polycarpa*)	Desert alyssum (*Lepidium fremontii*)
Silverscale (*Atriplex argentea*)	Spotted buckwheat (*Eriogonum maculatum*)	Flat topped buckwheat (*Eriogonum deflexum*)
Desert straw (*Stephanomeria pauciflora*)	Fiddleneck (*Amsinckia tessellata*)	Desert dandelion (*Malacothrix glabrata*)
Foxtail barley (*Hordeum leporinum*)	Saltgrass (*Distichlis spicata*)	Schismus (*Schismus* sp.)
Red stemmed filaree (*Erodium cicutarium*)	Russian thistle (*Salsola iberica*)	Tumble mustard (*Sisymbrium altisissiimum*)
Mustard sp. (Brassicaceae)	Five hook bassia (*Bassia hyssopifolia*)	Cheatgrass (*Bromus tectorum*)
Site 2		
Desert olive (*Forestiera pubescens*)	Alkali pink (*Nitrophila occidentalis*)	Mormon tea (*Ephedra nevadensis*)
Comet blazing star (*Mentzelia albicandis*)	Alkali rye (*Elymus cinereus*)	Cheatgrass (*Bromus tectorum*)
Red brome (*Bromus rubens*)	Schismus (*Schismus* sp.)	Allscale
Fiddleneck	Desert alyssum	Foxtail barley
Saltgrass	Silverscale	Red stemmed filaree
Russian thistle	Tumble mustard	Five hook bassia
Flat topped buckwheat	Desert straw	Shadscale
Site 3		
Prince's Plume (*Stanleya pinnata*)	Rattlesnake weed (*Euphorbia albomarginata*)	Fiddleneck (*Amsinckia tessellata*)
Annual burweed (*Franseria acanthicarpa*)	Clasping peppergrass (*Lepidium perfoliatum*)	Brown-eyed susan (*Rudbeckia hirta*)
Alkali pink	Flat topped buckwheat	Desert alyssum
Silverscale	Comet blazing star	Schismus
Red stemmed filaree	Russian thistle	Tumble mustard
Mustard sp. (Brassicaceae)	Five hook bassia	Cheatgrass
Foxtail barley	Saltgrass	Alkali rye
Red brome	Allscale	Desert straw
Shadscale		

Table 5
Observed Animal Species

Site 1		
Side blotched lizard (*Uta stansburiana*)	California ground squirrel (*Citellus beecheyi*)	Pocket gopher (*Thomomys bottae*)
Kangaroo rat (*Dipodomys* sp.)	Black-tailed jackrabbit (*Lepus californicus*)	Desert cottontail (*Sylvilagus auduboni*)
Coyote (*Canis latrans*)	Domestic dog (*Canis familiaris*)	Horse (*Equus* sp.)
Sheep (*Ovis* sp.)	Domestic goat (*Capra hircus*)	Rock dove (*Columba livia*)
Common raven (*Corvus corax*)	Northern mockingbird (*Mimus polyglottos*)	Horned lark (*Eremophila alpestris*)
House finch (*Carpodacus mexicanus*)	Sage sparrow (*Amphispiza belli*)	Rodents (Order: Rodentia)
Harvester ants (Order: Hymenoptera)	Butterfly (white) (Order: Lepidoptera)	Bees (Order: Hymenoptera)
Ladybird beetle (*Hippodamia convergens*)	Spider (Order: Araneida)	Grasshopper (Order: Orthoptera)
Fly (Order: Diptera)		
Site 2		
Rodents	California ground squirrel	Kangaroo rat
Black-tailed jackrabbit	Desert cottontail	Coyote
Great Horned Owl (*Bubo virginiamus*)	Burrowing owl (*Athene cunicularia*)	Common raven
Say's phoebe (*Sayornis saya*)	Horned lark	Western meadowlark (*Sturnella neglecta*)
Sage sparrow (*Amphispiza belli*)	Mojave rattlesnake (*Crotalus scutulatus*)	Butterfly (white)
Wolf spider (Order: Araneida)	Grasshopper	
Site 3		
Rodents	Pocket gopher	Kangaroo rat
Black-tailed jackrabbit	Desert cottontail	Coyote
Horse	Mourning dove (*Zenaida macroura*)	Common raven
Northern mockingbird	Horned lark	Western meadowlark
Sage sparrow	butterfly (white)	Bees
Funnel spider	Grasshopper	Cricket
wasp		

While no species status plant species were observed on the project site during the survey, suitable habitat for alkali mariposa lilies is present and the species is known to occur in the area. In order to ensure that impacts to this special status plant species are less than significant, mitigation has been identified below. With incorporation of this mitigation measure, impacts to alkali mariposa lilies would be less than significant.

While no nesting birds or burrowing owls were observed on the project site (though they were observed on the adjacent property), 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.

Site 3: This site is located at the southwest corner of Avenue I and 40th Street West and is characteristic of a halophytic saltbush scrub habitat with shadscale and foxtail barley as the dominant species. Loamy washes and clay pans were observed throughout the project site with the remains of a former culvert at the northeast corner of the site. No sensitive plant or animal species were observed within the boundaries of this site.

While no species status plant species were observed on the project site during the survey, suitable habitat for alkali mariposa lilies is present and the species is known to occur in the area. In order to ensure that impacts to this special status plant species are less than significant, mitigation has been identified below. With incorporation of this mitigation measure, impacts to alkali mariposa lilies would be less than significant.

While no nesting birds or burrowing owls were observed on the project site (though they were observed on the adjacent property), 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

The following mitigation measures apply to all three project sites unless indicated to ensure that impacts to biological resources are less than significant.

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 Swainson's hawks are identified using the project site during the survey, the applicant shall contact the California Department of Fish and Wildlife to determine the appropriate mitigation/management requirements. No construction shall occur with 0.5 miles of an active Swainson's hawk nest or within 500 feet of active nests for other raptors.

4. A bat survey shall be conducted no more than 30 days prior to the issuance of demolition permits for the existing buildings. If bats are encountered, a qualified bat biologist shall consult with the California Department of Fish and Wildlife (CDFW) to determine the appropriate measures for the species encountered. Any bats encountered shall not be removed from the building prior to coordination and approval from CDFW. (Site 1)

5. The applicant shall conduct a springtime plant survey to determine the presence or absence of alkali mariposa lily. The applicant shall pay $2,405 per acre for those portions of the project site determined to contain alkali mariposa lilies. In the event that a springtime survey cannot be conducted prior to the start of construction activities, the applicant shall have the biologist determine the most likely areas for lilies to be present and the fee shall apply to those areas. (Site 2 and Site 3)

b. The project sites contain loamy washes, loamy depressions and clay pans. An area that has any of the following characteristics may be considered a Waters of the State by either the California Department of Fish and Wildlife or the Lahontan Regional Water Quality Control Board or both: distinct bed, bank, channel, signs of scouring, and evidence of water flow. If these are considered Waters of the State, the altering of these characteristics through development would require a Streambed Alteration Agreement and a Report of Waste Discharge. Mitigation measures identified below would require the applicant to consult with the appropriate regulatory agencies and obtain any necessary permits. With implementation of the mitigation measures, impacts to potential Waters of the State would be less than significant.

Mitigation Measures

The following mitigation measures apply to all three project sites.

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

c. There are no State or federally protected wetlands on the project sites. Therefore, no impacts would occur.

d. The project sites are not part of an established migratory wildlife corridor as the property to the north and west is predominantly undeveloped and allows for the flow of wildlife from one area to another. Therefore, no impacts would occur.

e. The proposed projects would not conflict with any local policies or ordinances, such as a tree preservation policy, protecting biological resources. The proposed projects 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 projects. Therefore, no impacts would occur.

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

a-c. A total of three cultural resources surveys were conducted by RTFactfinders; one study for each of the proposed tentative tract map sites. These surveys were documented in the following individual reports:

- Phase I Cultural Resource Investigation for Tentative Tract Map 70180, 19.57 Acres in Lancaster, Los Angeles County, California dated March 2016 (CUP 15-18/TTM 70180 – Site 1)
- Phase I Cultural Resource Investigation for Tentative Tract Map 70181, 23.37 Acres in Lancaster, Los Angeles County, California dated March 2016 (CUP 15-15/TTM 70181 – Site 2)
- Phase I Cultural Resource Investigation for Tentative Tract Map 70182, 28.1 Acres in Lancaster, Los Angeles County, California dated March 2016 (CUP 15-16/TTM 70182 – Site 3)

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

Site 1

The records search from SCCIC and the NAHC did not indicate the presence of any cultural resources on the project site; however, cultural resources have been found in the general vicinity of the project site. The sacred lands file search produced negative results.

On March 13, 2016, a pedestrian survey of the project site was conducted. At the location of the structure indicated on the 1958 Lancaster West USGS Map, only a scatter of construction debris remained. During the survey, three cultural resources were identified.

Isolate 399-1: One clear glass bottle base was found embossed "DES. PAT. 120,277/14 A 48/23 [OI] 48/DURAGLAS-IN-SCRIPT/951-G". This bottle base probably dates to around 1948. However, isolate finds are not considered significant cultural resources under CEQA.

Site 399-1 Garage/work shed location: The structure is a cement block structure with a low pitched roof and concrete slab floor. There is a large garage door on the north side. The structure is approximately 720 (31x24) and dates to 1953.

Site 399-2 Well Pump House location: The structure is a small cement block structure with a low pitched roof and slab floor. The structure is approximately 192 square feet (15x15) and dates to 1951. This type of structure is common in the Antelope Valley and is associated with agricultural water pumps and wells.

These sites represent the remains of a farm dating to approximately 1951-1975. These sites are not associated with past historically significant persons, are not representative of a distinctive style of architecture, nor are they likely to yield information impact to history or prehistory. As such, these resources are not considered culturally significant. Impacts resulting from their removal would be less than significant.

Site 2

The records search from SCCIC and the NAHC did not indicate the presence of any cultural resources on the project site; however, cultural resources have been found in the general vicinity of the project site. The sacred lands file search produced negative results.

The original field survey which encompassed the project was conducted on July 28, 2005 and included property not part of this project. On March 13, 2016, a subsequent field survey was conducted by walking north/south transects spaced approximately 15 meters apart. As a result of this survey, no cultural resources (Native American or historic) were identified on the project site. Therefore, no impacts would occur.

Site 3

The records search from SCCIC and the NAHC did not indicate the presence of any cultural resources on the project site; however, cultural resources have been found in the general vicinity of the project site. The sacred lands file search produced negative results.

All of the project was previously surveyed by RTFactfinders on November 20, 2004, November 2, 2005, and March 22, 2006. These surveys were conducted by walking parallel transects spaced approximately 15 meters apart. The project site was resurveyed on March 13, 2016. During the surveys, the following historic cultural resources were identified. No Native American sites or isolates were identified.

Isolate 374-1: A small rectangular brown screw top bottle with a side panel embossed "BRONCHI-LYPTUS/FOR COUGHS" was identified. The maker's mark indicates that it was manufactured between 1929-1954. The base is embossed "21 [OI] 6" and was probably made in the late 1940s or early 1950s. However, isolate finds are not considered significant cultural resources under CEQA.

Site 440-1: The deposit is approximately 8 meters in diameter and contains typical late 1950s or early 1960s era household refuse including sanitary cans; clear, green and brown bottle glass; ceramics and building debris. There are approximately 300 items present and some evidence of vandalism was noted. Some bottle bases have the I-in-oval maker's mark that indicates manufacture after 1957. The presence of plastics (caps and fragments) and a few bimetal cans could date the site to the early 1960s.

This site represents an isolated household refuse dumping event between 1957 and 1970 which was common throughout the Antelope Valley. This deposit has no meaningful association with broad patterns of history, cannot be associated with any specific household/significant persons, and is not likely to yield information impact in history. As such, this resource is not considered culturally significant. Impacts resulting from its removal 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 no cultural resources (Native American or historic) were identified on the project sites, cultural resources have been previously discovered in the general vicinity of the project sites 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

8. 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.

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

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

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

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

The proposed projects 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 projects 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 projects 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 projects would comply with all of these regulations and would not conflict or obstruct a state or local plan for renewable energy or energy efficiency.

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

a. The project site is not identified as being in or in proximity to a fault rupture zone (LMEA Figure 2-5). According to the Seismic Hazard Evaluation of the Lancaster East and West Quadrangles, the project sites 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, Site 1 and Site 3 may be within the boundaries of an area at risk for liquefaction and while Site 2 does not appear to be within the boundaries, it is located in close proximity. All projects are required to have a geotechnical study prepared prior to the issuance of building permits and to comply with the recommendations contained within the report. In order to ensure that liquefaction does not present a hazard to these developments, the geotechnical study shall include an analysis of the liquefaction potential in accordance with State law. The mitigation measure identified below formalizes this requirement. With incorporation of the mitigation measure and the recommendations contained in the geotechnical report, impacts would be less than significant.

Mitigation Measures

The following mitigation measure is required for all three sites.

10. Prior to the issuance any construction related permits, the applicant shall prepare a liquefaction study for review and approval by the City Engineer and any third party that the City Engineer determines is necessary. The liquefaction study can be a completely separate or incorporated into the geotechnical study for the project.

b. Portions of the project sites are rated as having a "moderate" risk for soil erosion (USDA SCS Maps) when cultivated or cleared of vegetation. The proposed projects consist of three residential subdivisions 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 projects 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

The following mitigation measures are required for all three projects to ensure that wind and water erosion will be adequately controlled.

11. 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.

12. 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.
13. Signage shall be displayed on the project site in accordance with AVAQMD Rule 403 (Appendix A).
14. 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 sites are located on the north side of Avenue I at approximately 40th Street West. None were identified on the project sites though it is possible that they could occur. In order to ensure that no impacts occur from subsidence or fissures/sinkholes in the area, the following mitigation measure is required.

For a discussion of potential impacts regarding liquefaction, please refer to Item VII.a. With incorporation of the identified mitigation measures, impacts would be less than significant.

Mitigation Measures

The following mitigation measure applies to all three projects.

15. Prior to the issuance of any construction related permits (e.g., grading, building, etc.), the applicant shall submit a detailed geotechnical report for the project site for review and approval. Upon approval of the geotechnical report, the developer shall follow all of the identified recommendations.

d. The soil on the project sites is characterized predominantly by a low shrink/swell potential with some patches of moderate shrink/swell potential (LMEA Figure 2-3). The moderate shrink/swell potential soil may be considered an expansive soil. A soils report, as identified in Mitigation Measure 15 above, shall be submitted to the City by the project developer prior to grading of the property and the recommendations of the report shall be incorporated into the development of the property. With incorporation of the recommendations in the geotechnical report, impacts would be less than significant.

e. The proposed projects would connect to the existing sanitary sewer system for ultimate disposal at the wastewater treatment plant located north of the City. The proposed projects 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 sites. Therefore, no impact would occur.

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

a. As discussed in the Air Quality section under Item III.b, the proposed projects 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 developments 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, these developments provide a minimum of 15% open space which is landscaped and will help to offset carbon emissions. Therefore, impacts would be less than significant.

b. The proposed projects 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 projects would help to implement some of the specific program 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. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			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 projects consist of the construction and operation of three residential subdivisions on small lots with landscaped parks and open space. The proposed projects 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 residences. Use of all materials would be in accordance with all applicable rules and regulations. The proposed projects are not located along a hazardous materials/waste transportation corridor (LMEA Figure 9.1-4). The project sites are vacant and undeveloped with the exception of Site 1 which contains two small cement block buildings. Due to the nature of the type of construction associated with these buildings (cement blocks) 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 sites is not located within a quarter mile of an existing or proposed school. The closest school is Lancaster High School located at 44701 Eagle Way, slightly over half a mile from the southeast corner of Site 2. Sites 1 and 3 are a little further away. Additionally, the proposed projects 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 sites by AEI Consultants and the results documented in a report entitled "Phase I Environmental Site Assessment, Property Identification: TTM 70180, 70181, & 70182, Near the Northwest Corner of Lancaster Boulevard and 40th Street West, Lancaster, Los Angeles County, California 93535" and dated June 11, 2015.

A site visit was conducted on the project sites on June 3, 2015 to determine the presence of any recognized environmental concerns. The project sites are undeveloped/ vacant land with vegetation. Two former residential structures were identified on Site 1 (see Cultural Resources discussion). During the survey it was observed that pole mounted transformers were located on the adjacent properties. No spills, staining, or leaks were observed on or around the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern. No recognized environmental concerns were observed on the subject properties.

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 sites and the surrounding area within specified search distances. The project site and immediately adjacent properties are not listed on any regulatory databases. Due to the age of the Phase I Report, the Waterboards' Geotracker database was also search to determine if the project sites were listed on a regulatory database. No sites were identified in Geotracker. Therefore, no impacts would occur.

e. The project sites are 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 the General William Fox Airfield, which is located approximately 2 miles north of the northern boundary of Site 3. Sites 1 and 2 located slightly further away. 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 sites would be taken from Avenue I, Lancaster Boulevard, 40th Street West, and Jackman Street. These roadways will be improved to public standards in order to provide sufficient and safe access to the project sites. Avenue I has been designated as an evacuation route; Lancaster Boulevard, 40th Street West and Jackman Street are not identified as evacuation routes. Traffic generated by the proposed projects could create significant impacts at the stop-sign controlled intersection of 40th Street West and Avenue I. However, as a condition of approval, the projects are required to contribute their fair share to the signalization of the intersection. With the contribution, impacts would be less than significant. 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 sites is predominantly undeveloped with the exception of a handful of single family residences. It is possible that these lands could be subject to a grass fire. However, the project sites are located within the boundaries of Fire Station 130, located at 44558 40th Street West, which would serve the project site in the event of a fire. Therefore, impacts from wildland fires would be less than significant.

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

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

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

The proposed projects consist of three residential subdivisions on smaller lots with parks and landscaped open space. These three developments would result in the construction of a total of 389 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 projects would not include any groundwater wells or pumping activities. All water supplied to the proposed projects would be obtained from the Los Angeles County Water District No. 40 (LACWD). Additionally, as indicated in X.a, the proposed projects would not impact any groundwater recharge areas. Therefore, the proposed projects would not deplete groundwater supplies or interfere with groundwater recharge and impacts would be less than significant.

c. Development of the proposed projects would increase the amount of surface runoff as a result of impervious surfaces associated with the roadways and residences. The proposed projects would be designed, on the basis of a hydrology study, to accept current flows entering the property and to handle the additional incremental runoff from the developed sites. Additionally, the proposed projects are required to provide a minimum of 15% landscaped open space which would reduce the amount of runoff from impervious surfaces and help to filter contaminants from runoff. Therefore, impacts from drainage and runoff would be less than significant.

d. The project sites are not located within a coastal zone. Therefore, tsunamis are not a potential hazard. The project sites are relatively flat and do not contain any enclosed bodies of water and are not located in close proximity to any other large bodies of water. Therefore, the proposed projects would not be subject to inundation by seiches or mudflows. No impacts would occur.

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

e. The proposed projects are residential in nature. The residences would be located on smaller lots with a minimum of 15% common open space provided within the development. As such, the proposed projects would not conflict or obstruct the implementation of the applicable water quality control plan or sustainable groundwater management plan. For additional information see responses X.a through X.c. Impacts would be less than significant.

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

a. The proposed projects are not of the scale or nature that could physically divide an established community. The proposed projects consist of three residential subdivisions on smaller lots with parks and landscaped open space areas. The area surrounding the project site is predominantly vacant with single family residences located along 45th Street West and Lancaster Boulevard. Lancaster Boulevard, 40th Street West, Jackman Street and Avenue I would be improved to public standards as needed, but these are existing and planned for roadways which would not impacts existing residences. The proposed projects would not block a public street, trail, or other access route or result in a physical barrier that would divide the community. Therefore, no impacts would occur.

b. The proposed project is consistent with the City's General Plan and must be in conformance with the Lancaster Municipal Code. The proposed project will be in compliance with the City-adopted Uniform Building Code (UBC) and erosion control requirements (Section VII). Additionally, as noted Section IV, the project site is not subject to and would not conflict with a habitat conservation plan or natural communities conservation plan. Therefore, no impacts would occur.

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

a. The project sites do not contain any current mining or recovery operations for mineral resources and no such activities have occurred on the project sites in the past. According to the LMEA (Figure 2-4 and page 2-8), the project sites are 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 sites delineated in the City's General Plan, Specific Plans or any other land use plans applicable to the project sites. As such, no impacts would occur.

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

a. The City's General Plan (Table 3-1) establishes an outdoor maximum CNEL of 65 dBA for rural and residential uses. The current noise level on Avenue I between 40th Street West and 50th Street West is 61.0 dBA. The current noise level for 40th Street West between Avenue I and Avenue J ranges is 54.2 dBA (LMEA Table 8-11). This noise level is consistent with the standards of the General Plan. While this noise level is consistent with the standards of the General Plan, additional features of the proposed project (e.g., landscaping, block walls, etc.) would ensure that the projects remain 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. However, the noise associated with construction activities would occur during daylight hours and in compliance with the City's existing noise ordinance. As such, 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 projects is not enough to violate established thresholds and would be less than significant.

b. The proposed projects consist of the construction and occupancy of combined total of 389 single family residences. It is not anticipated that construction of the proposed projects 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 sites 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 the General William Fox Airfield, which is located approximately 2 miles north of the northern boundary of Site 3. Sites 1 and 2 located slightly further away. 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. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

a. The proposed projects 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 more likely that individuals involved in the construction of the proposed project and working or residing at the proposed project would come from the Antelope Valley any increase in population would contribute, on an incremental basis, to the population of the City. As such, impacts would be less than significant.

b. Site 2 and Site 3 are currently vacant. No housing or people would be displaced necessitating the construction of replacement housing elsewhere. Therefore, no impacts would occur.

Site 1 is predominantly vacant with two unoccupied cement block structures located on the property. These structures are not residential in nature and are not occupied. No housing or people would be displaced necessitating the construction of replacement housing elsewhere. Therefore, no impacts would occur.

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

a. The proposed projects would increase the need for fire and police services; however, the project sites are within the current service area of both these agencies and the additional time and cost to service the site is minimal. The proposed projects 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 projects may result in an incremental increase in population and may increase the number of students in the Antelope Valley Union High School District or Westside/Lancaster 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. RECREATION. Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

a. The proposed projects 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 projects consist of residential subdivisions on smaller lots with a minimum of 15% open space. Each of the project sites would include park and landscaped open space areas for use by their residents. This park/open space area is a development requirement associated with this type of project. The development of the proposed projects would not require the construction of new recreational facilities or expansion of existing ones. Therefore, impacts would be less than significant.

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

a. The proposed projects do 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 projects provide recreational facilities, including jogging trails and bicycle racks which would encourage alternative transportation. The proposed projects would also be required to add any pedestrian improvements contained within the Master Plan of Bikeways and Trails. Therefore, no impacts would occur.

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

This traffic study examined the potential traffic impacts associated with four intersections (three existing and one future intersection). Table 6 through Table 8 provide the project trip generation, the a.m. peak hour levels of service, and the p.m. peak hour levels of service for these intersections in the cumulative plus project conditions. As can be see, there would be an impact at the stop sign controlled intersection of 40th Street West and Avenue I. With signalization of intersection, the impacts would be reduced to a less than significant level. Mitigation has been identified which requires each of the proposed projects to pay their fair share of the cost for signalization of the intersection.

Table 6
Project Trip Generation

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

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

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

Table 8
PM Peak Hour Intersection Levels of Service (cumulative + project)

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

Mitigation Measures

The following mitigation measure applies to all three projects.

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

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 projects would have adequate emergency access from Avenue I, Lancaster Boulevard, 40th Street West and Jackman Street. 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
XVIII. TRIBAL CULTURAL RESOURCES. Would the project:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for in subdivision (c) of Public Resources Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

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

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

a. The proposed projects would be required to connect into the existing utilities such as electricity, natural gas, water, wastewater, telecommunications, etc. These services already exist in the general area. Connections would occur on the project sites or within existing roadways or right-of-ways. Connections to these utilities are assumed as part of the proposed projects 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 projects 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 sites are located outside of the jurisdictional boundaries of the Sanitation Districts and would be required to annex into the District for service. Upon annexation, all wastewater would be treated at the Lancaster Water Reclamation Plant. Wastewater from the proposed projects 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 15 mgd.

Site 1: This subdivision would discharge to a local sewer line for conveyance to the Districts' Avenue "I" West Trunk Sewer located at Avenue I and 42nd Street West. This trunk line has a design capacity of 13.6 mgd and conveyed a peak flow of 1.5 mgd in 2014. The proposed project is anticipated to generate approximately 28,340 gallons of wastewater per day which is within the capacity of the treatment plant.

Site 2: This subdivision would discharge directly to the Districts' 40th Street West Trunk Sewer located in 40th Street West. This trunk line has a design capacity of 24.7 mgd and conveyed a peak flow of 6.7 mgd in 2014. The proposed project is anticipated to generate approximately 34,840 gallons of wastewater per day which is within the capacity of the treatment plant.

Site 3: This subdivision would discharge to a local sewer line for conveyance to the Districts' Avenue "I" West Trunk Sewer located at Avenue I and 42nd Street West. This trunk line has a design capacity of 13.6 mgd and conveyed a peak flow of 1.5 mgd in 2014. The proposed project is anticipated to generate approximately 40,040 gallons of wastewater per day which is within the capacity of the treatment plant.

The proposed projects 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 also requires all developments to have trash collection services in accordance with City contracts with waste haulers over the life of the proposed project. These collection services would also collect recyclable materials. The trash haulers are required to be in compliance with applicable regulations on solid waste transport and disposal, including waste stream reduction mandated under AB 341.

The proposed projects would generate solid waste during construction and operation which would contribute to an overall impact on landfill services (GPEIR pgs. 5.13-25 to 5.13-28 and 5.13-31); although the projects' contribution would be minimal. However, the existing landfill has capacity to handle the waste generated by the proposed projects. Additionally, the proposed project would be in compliance with all State and local regulations regarding solid waste disposal. Therefore, impacts would be less than significant.

e. See Item XIX.d.

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

a. See Item IX.f.

b-d. The project sites are not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. The project sites are located within the service boundaries of an existing fire station which can adequately serve the project sites. Other fire stations are also located in close proximity to the projects sites which can provide service if needed. Additionally, the proposed projects would be constructed in accordance with all existing and applicable building and fire codes. Therefore, no impacts would occur as a result of wildfires.

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

a-c. The proposed projects consist of the construction and occupancy of three residential subdivisions on smaller lots with parks and landscaped open space areas. A total of 389 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 10 identifies the 7 related projects located with a one-mile radius of the project sites.

The proposed projects would not create any impacts with respect to Agriculture and Forest Resources and Land Use and Planning. The proposed projects 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, and Traffic. Many of the impacts generated by projects are site specific and generally do not influence the impacts on another site. All projects undergo environmental review and have required mitigation measures to reduce impacts when warranted. These mitigation measures reduce environmental impacts to less than significant levels whenever possible. All impacts associated with the proposed projects are less than significant with the incorporation of the identified mitigation measures. Therefore, the projects' contribution to cumulative impacts would not be cumulatively considerable.

Table 10
Related Projects List

Case No.	Location	APNs	Acres	Description	Status
TTM 74966	NEC of Avenue J and 42nd Street West	Multiple	17.5	67 single family lots	Under Review
TTM 70892	SEC of 40th Street West and Avenue I	Multiple	29.43	154 single family lots	Under Review
TTM 63283	NEC 42nd Street West and Avenue I	Multiple	20	85 single family lots	Approved
TTM 63282	NWC 40th Street West and Avenue I	Multiple	20.3	177 single family lots	Approved
TTM 62979	SWC 45th Street West and Jackman	Multiple	20	88 single family lots	Approved
TTM 62916	NEC 45th Street West and Lancaster Blvd	Multiple	15	84 single family lots	Approved
SPR 17-04	NEC 32nd Street West and Avenue I	3107-012-905	15	Kensington Campus Homeless Facility	Under Construction

List of Referenced Documents and Available Locations*:

BRR1:	Biological Resource Assessment of APNs 3153-007-004, 005 006, 024, Lancaster, California, Mark Hagan, June 14, 2015	DSD
BRR2:	Biological Resource Assessment of APNs 3153-007-011, 012 014, 018, 019, 020, 022, Lancaster, California, Mark Hagan, June 21, 2015	DSD
BRR3:	Biological Resource Assessment of APNs 3153-008-006, 007 010, 011, 012, 013, 014, 017, Lancaster, California, Mark Hagan, June 24, 2015	DSD
CRS1:	Phase I Cultural Resource Investigation for Tentative Tract 70180 19.57 Acres in Lancaster, Los Angeles County, California, RTFactfinders, March 2016	DSD
CRS2:	Phase I Cultural Resource Investigation for Tentative Tract 70181 23.37 Acres in Lancaster, Los Angeles County, California, RTFactfinders, March 2016	DSD
CRS3:	Phase I Cultural Resource Investigation for Tentative Tract 70182 28.1 Acres in Lancaster, Los Angeles County, California, RTFactfinders, March 2016	DSD
ESA:	Phase I Environmental Site Assessment, Property Identification TTM 70180, 70181, & 70182, Near the Northwest Corner of Lancaster Boulevard and 40th Street West, Lancaster, Los Angeles County, California 93535, AEI Consultants, June 11, 2015	DSD
FIRM:	Flood Insurance Rate Map	DSD
GPEIR:	Lancaster General Plan Environmental Impact Report	DSD
LACSD1:	County Sanitation District Letter regarding Tentative Tract Map No. 70180, December 7, 2015	DSD
LACSD2:	County Sanitation District Letter regarding Tentative Tract Map No. 70181, December 7, 2015	DSD
LACSD3:	County Sanitation District Letter regarding Tentative Tract Map No. 70182 and Conditional Use Permit No. 15-16, December 11, 2015	DSD
LGP:	Lancaster General Plan	DSD
LMC:	Lancaster Municipal Code	DSD
LMEA:	Lancaster Master Environmental Assessment	DSD
SSHZ:	State Seismic Hazard Zone Maps	DSD
TRA	Tracts 70180, 70181, 70182 & 70892 Residential Projects, Revised Traffic and Circulation Study, City of Lancaster, CA, Stantec, April 25, 2017	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
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Lancaster, California 93534