COMMUNITY DEVELOPMENT

City of Lancaster
Initial Study

1.	**Project title and File Number:**	**Desert Meadows Apartment and Townhome Residential Project** Tentative Parcel Map No. 84233 (23-002) Conditional Use Permit (CUP) No. 23-014 Site Plan Review (SPR) No. 23-010
2.	**Lead agency name and address:**	City of Lancaster Community Development Department Planning and Permitting Division 44933 Fern Avenue Lancaster, California 93534
3.	**Contact person and phone number:**	Shannon Edwin, AICP City of Lancaster Community Development Department (661) 723-6100
4.	**Location:**	±20.17 acres on the northeast corner of 30th Street West and Lancaster Blvd. (Assessor's Parcel Number: 3153-034-087)
5.	**Applicant name and address:**	Glen Powles Guardian Capital 5780 Fleet Street, Suite 225 Carlsbad, CA 92008
6.	**General Plan designation:**	Commercial (C)
7.	**Zoning:**	Commercial Planned Development (CPD)

8. Description of project:

The proposed project is located on the northeast corner of 30th Street West and Lancaster Blvd (Figure 1) and consists of a subdivision of approximately 20 acres into 2 residential lots; one residential lot for a 324-unit luxury apartment complex and the other residential lot for a 96-unit

townhome community as shown on Figure 2. The site plan of the proposed apartment and townhome community, called Desert Meadows, is included as Figure 3.

The proposed apartment complex is located on the western portion of the project site adjacent to 30th Street West and Lancaster Blvd. A primary gated entry is proposed from Lancaster Blvd. A secondary, right turn-only exit, is proposed on 30th Street West. The apartments are designed as 3-story walk-up luxury apartments with 1, 2-, and 3-bedroom units ranging in size from 657 square feet to 1,257 square feet. The complex includes recreational amenities consisting of a clubhouse with a meeting room and fitness area, pool, putting green, a hard court such as pickleball, open/sports lawn area, covered table tennis area, two dog parks, and a mini clubhouse intended for tenant activities. A total of 662 parking spaces are proposed, with 490 parking spaces provided under carport covers and the remaining 172 parking spaces uncovered.

The second residential lot proposed for 96 townhomes is located adjacent and east of the apartment complex along Lancaster Blvd. and just west of the existing flood control channel. The primary gated entry is proposed from Lancaster Blvd. and a secondary emergency vehicle access is also provided from Lancaster Blvd. The two-story townhomes include 2- and 3-bedroom units ranging in size from 1,139 square feet to 1,297 square feet. Each townhome includes 2 parking spaces within an attached and enclosed garage. A total of 37 guest parking spaces are provided uncovered. The townhome community includes recreation amenities consisting of an outdoor pool and spa, a bathroom building, a sports lawn, a putting green, and a children's playground.

All wet and dry utilities will connect to existing facilities within Lancaster Blvd. and 30th Street West. Detention and water quality facilities are proposed on the project site. Basin A, located in the northwest corner of the site to serve the apartments, is proposed to connect to existing storm drain facilities approximately 500 feet north of the project site along 30th Street West. The offsite storm drain will be installed within the right-of-way of 30th Street West, just beyond the curb limits. Basins B and C, which generally serve the townhomes, are located in the northeast corner of the project site. Basins B and C will discharge through a connection to the adjacent flood control channel.

The project site is generally flat; however, unauthorized fill material has been placed on the western portion of the site near 30th Street West over the years. Preliminary raw earthwork calculations estimate that the site will require approximately 79,804 cubic yards (cy) of cut and 70,899 cy of fill. This raw earthwork number includes over-excavation of artificial fill and alluvial deposits to a depth of approximately 5 feet below foundation elevations and accounts for shrinkage and subsidence. Therefore, the project will require approximately 8,905 cy of export.

The proposed project includes a request for a Tentative Parcel Map to subdivide the project site into two parcels; a Conditional Use Permit (CUP) and Site Plan Review (SPR) to approve the residential uses within a commercial district and for site design/architecture, respectively.

9. Surrounding land uses and setting:

The project site is currently undeveloped and vacant. Adjacent properties surrounding the project site are also vacant and undeveloped, including the area north of Lancaster Blvd., east of 30th Street

West, south of Avenue I, and west of 27th Street West. West of 30th Street West and south of Lancaster Blvd, the properties consist of predominantly single-family homes.

Table 1 provides the zoning and the land uses of the properties adjacent to the site.

Table 1: Zoning/Land Use Information

Direction	Zoning	Land Use
North	MU-C (Mixed Use – Commercial)	Vacant Land
South	Specific Plan (R-7,000)	Single-family residences
East	CPD	Vacant Land
West	R-7,000	Single-family residences

10. Cumulative Projects

The following table summarizes the cumulative projects used to assess the potential for cumulatively considerable impacts for the proposed project.

Table 2: Cumulative Project List

Case Number	Location	Description	Status
DR 23-051	45431 23rd St W	30,145 sf office/storage building	Proposed
CUP 22-17	APN 3123-005-042	5,987 sf car wash	Approved
TTM 83865	SWC Avenue J and 32nd St. West	29-Lot single family residential subdivision	Proposed
TTM 70181	NWC Lancaster Blvd & 40th St. West	141 lot residential subdivision	Approved
TTM 70892	SEC of Ave I & 40th St. West	154 lot residential subdivision	Approved
TTM 61921	NEC of 40th St. West & Ave J	70 lot residential subdivision	Approved
CUP 20-02 TPM 82243	SWC 20th St. West and Ave I	392 multi-family residential units	Approved
SPR 20-04	SEC 20th Street West and Avenue I	162 multi-family residential units	Approved
CUP 22-15	SEC 20th Street West and Avenue I	3,596 square foot Quick Quack car wash	Approved

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

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

- California Department of Fish and Wildlife
- Regional Water Quality Control Board
- Antelope Valley Air Quality Management District
- Southern California Edison
- Los Angeles County Sanitation District #14
- Los Angeles County Waterworks District #40
- Los Angeles County Fire Department

12. 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, notification letters for the proposed project were sent to three individuals associated with three tribes which have requested to be included. These letters were mailed via certified return receipt mail and included copies of the site plan and cultural resources report. Table 3 identifies the tribes, the person to whom the letter was directed, and the date the letter was received.

Both the Yuhaaviatam of San Manuel Nation and the Fernandeño Tataviam Band of Mission Indians responded to the letters. While no specific tribal cultural resources were identified, both tribes requested mitigation measures to address proper procedures in the event that previously unknown cultural resources are discovered on the project site during construction and tribal monitoring of ground disturbing activities. These measures have been included in the cultural resources section.

Table 3: Tribal Notification

Tribe	Person/Title	Date Received
Gabrieleno Band of Mission Indians – Kizh Nation	Andrew Salas/Chairman	08/18/2023
Yuhaaviatam of San Manuel Nation	Alendra Mcleary, Cultural Resources Management Department	08/17/2023
Fernandeno Tataviam Band of Mission Indians	Sarah Brunzell, Manager	08/21/2023

Figure 1: Aerial Map

Figure 2: Tentative Parcel Map

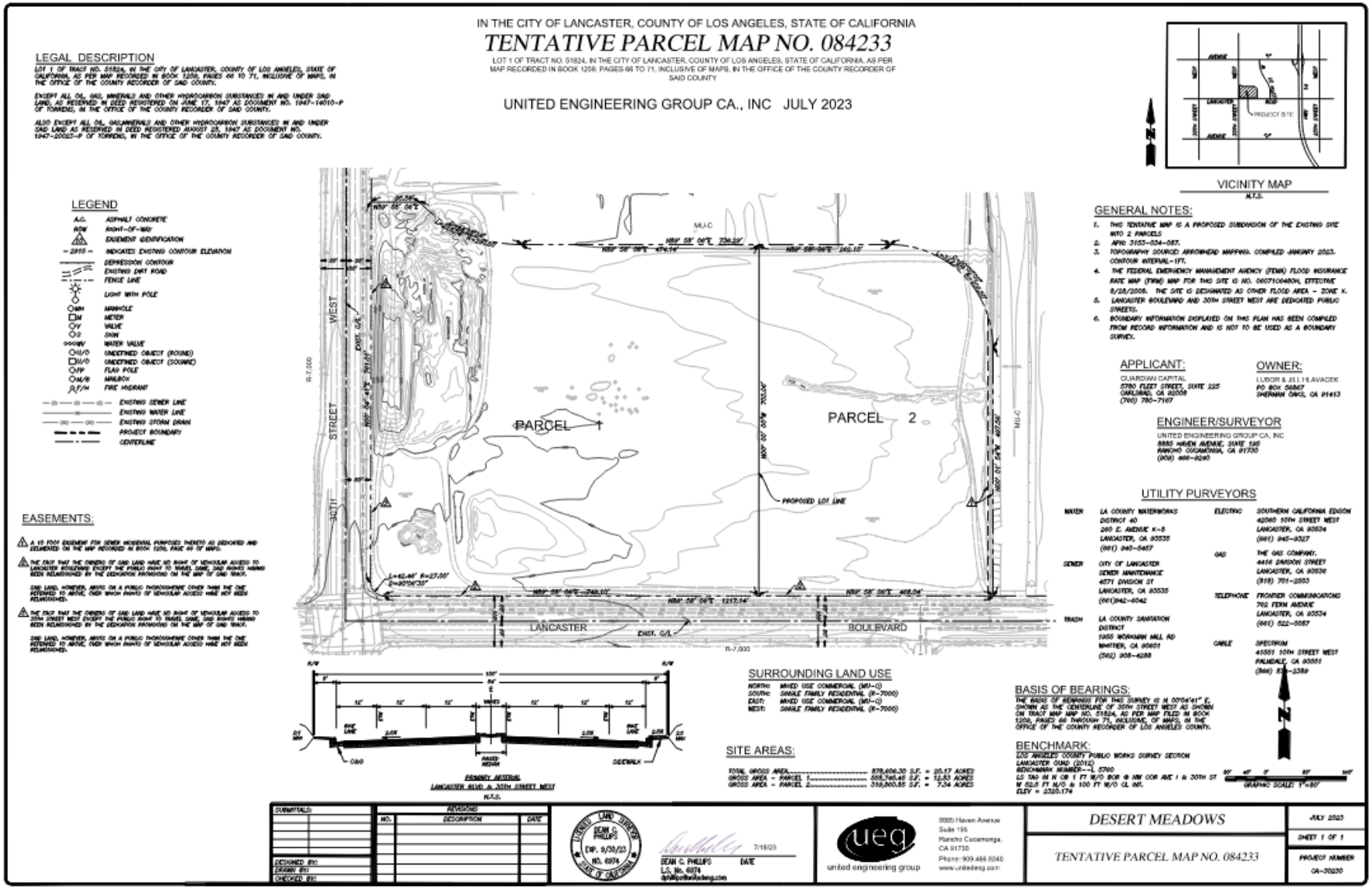
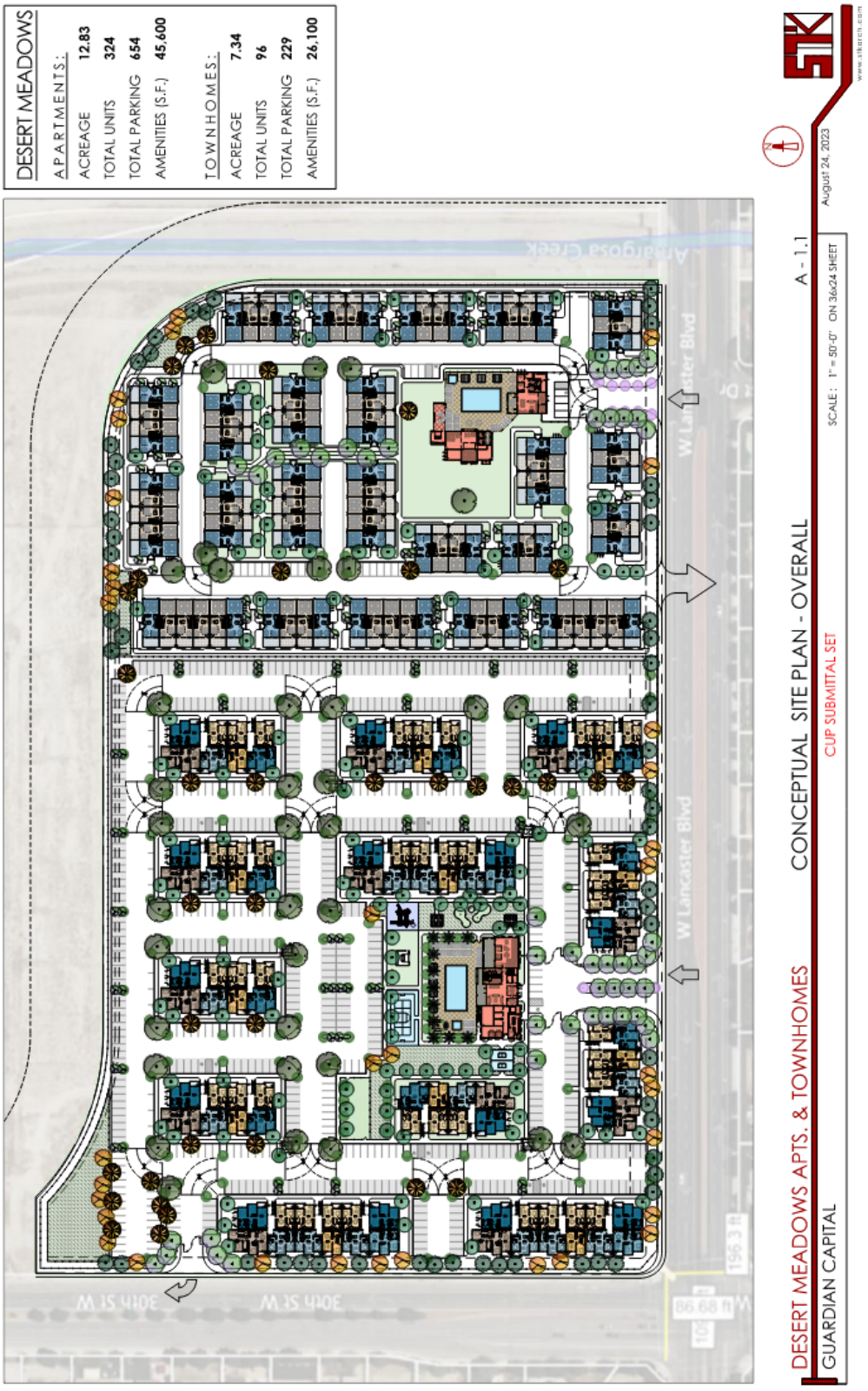


Figure 3. Site Plan



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

DETERMINATION: On the basis of this initial evaluation:

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made 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 the 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.

Sharon Edin

Signature

11/8/2023

Date

Environmental Checklist

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings with a state scenic highway?	☐	☐	☐	☒
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?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views of the area?	☐	☐	☒	☐

a) No Impact. The project site does not constitute a scenic vista. The City of Lancaster General Plan Master Environmental Assessment (LMEA) dated April 2009, includes Figure 12-1, which identifies the five scenic resources within the City of Lancaster (City) and immediately surrounding area. The project site is not located within or adjacent to any of the five scenic resource areas. Furthermore, the project site is currently a disturbed site, where unauthorized dumping has occurred. The site does not contain any trees, rock outcroppings, ridgelines, or any other notable scenic resources that would make the site a scenic vista. Therefore, no impact would occur to a scenic vista. (*Source: LMEA Figure 12-1, site inspection*)

b) No Impact. The project site does not contain any scenic resources, such as trees, rock outcroppings, or historic buildings, and the project site is not located along a scenic highway. According to the LMEA, the City does not have any State designated scenic routes or highways (LMEA, page 12-3). The LMEA states that several local roadways within the City could potentially serve as scenic routes, including Antelope Valley Freeway, Avenue K, Avenue M, 60th Street West, and 90th Street West. The project site is not located along any of those local roadways. Therefore, no impact to scenic resources along a State scenic highway would occur. (*Source: LMEA, page 12-3*)

c) Less than Significant. The project site is located within an urbanized area, surrounded by existing streets that contain utilities. To the west and south are existing residential neighborhoods. The proposed project is consistent with the applicable zoning, which allows for multi-family residential development within a commercial zone with approval of a conditional use permit. Development of the project site would change the visual character of the site. Currently, the site is vacant and includes disturbed vegetation and unauthorized dumping. Therefore, the City's General Plan and Zoning Map have contemplated and planned for development

of the project site, including a change in the visual character of the site.

Additionally, the City adopted Design Guidelines on December 8, 2009 (updated on March 30, 2010). These guidelines provide the basis to achieve quality design for all development within the City. The new development would conform to the design standards for multi-family residential buildings, which would be confirmed by the approval of a Conditional Use Permit (CUP) and Site Plan Review (SPR). Prior to issuance of building permits for the project, the elevations of the buildings would be subject to review by the Community Development Director to ensure that the elevations are consistent with the design guidelines and in substantial conformance with the approved CUP and SPR.

d) Less than Significant. Currently, no light is generated on the project site. Light generated in the area is primarily from residential lighting, vehicle headlights, streets lights, and the commercial developments to the east. The light generated from the proposed project would be in the form of motor vehicles, streets lights, parking lot lights, and residential lighting. The proposed streetlights and parking lot lighting within the development would be shielded and focused downward onto the project site. Additionally, the proposed development would not produce substantial amounts of glare as the development would be constructed primarily from non-reflective materials. Therefore, impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

a) No Impact. Through the California Department of Conservation, the Farmland Mapping and Monitoring Program provides a database and mapping of Prime, Unique, and Farmland of Statewide Importance. As shown on the latest maps (2018), the project site is not listed as Prime, Unique, or Farmland of Statewide Importance. The project site is designated as "Other Land" which is defined as "land not included in any other mapping

category. Common examples include low density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as other land. Therefore, no impacts would occur. (*Source: Department of Conservation Important Farmland Finder, DLRP/CaliforniaImportantFarmland_2020 (MapServer))*

b) No Impact. The project site is zoned commercial, which does not permit agricultural uses. Furthermore, the project site is not subject to a Williamson Act contract. Therefore, no impacts would occur. (*Source: Lancaster Zoning Map; Preliminary Title Report*)

c) No Impact. The project site is zoned commercial and is not zoned as forest land or timberland. Therefore, no conflict would occur with zoning that supports forest and timber production. No impact would occur. (*Source: Lancaster Zoning Map*)

d) No Impact. The project site is highly disturbed and sparsely vegetated with ruderal species and scattered native species. No trees exist on the project site. Therefore, the proposed project would not cause the loss of forest or timber production, since those resources do not exist on the project site. No impact would occur. (*Source: site inspection*)

e) No Impact. See responses to Items II.a-d.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

a) Less than Significant. Development proposed under the City's General Plan would not create air emissions that exceed the Air Quality Management Plan (AQMP). The project site is designated as commercial and multi-family housing is permitted with approval of a CUP. As such, emissions associated with the development of the project site as commercial have been accounted for in the AQMP. As detailed in Sections b), c), and d) below, emissions generated by the proposed project would be below emissions thresholds established by the Antelope Valley Air Quality Management District (AVAQMD). By generating emissions below the AVAQMD thresholds, the proposed project would be consistent with, and would not conflict with or obstruct, implementation of the AQMP. Impacts would be less than significant. (*Source: Desert Meadows Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Lancaster, CA prepared by RK Engineering Group, Inc. dated August 21, 2023*)

b) Less than Significant. Criteria pollutant emissions from the proposed project would be generated by both construction emissions and operational emissions. An air quality impact study was prepared for the proposed project by RK Engineering Group and titled, *Desert Meadows Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Lancaster, CA* dated August 21, 2023, and included in Appendix A. The air quality impact study evaluates both construction and operational emissions from the proposed project compared to the criteria pollutant emissions thresholds established by AVAQMD. Table 4 summarizes the AVAQMD significance thresholds.

Table 4: AVAQMD Criteria Pollutant Emission Thresholds[1]

Criteria Pollutant	Annual Threshold (tons)	Daily Threshold (pounds)
Greenhouse Gases (CO_2e)	100,000	548,000
Carbon Monoxide (CO)	100	548

Criteria Pollutant	Annual Threshold (tons)	Daily Threshold (pounds)
Oxides of Nitrogen (NO_x)	25	137
Volatile Organic Compounds (VOC)	25	137
Oxides of Sulfur (SO_x)	25	137
Particulate Matter (PM_{10})	15	82
Particulate Matter ($PM_{2.5}$)	12	65
Hydrogen Sulfide (H_2S)	10	54
Lead (Pb)	0.6	3

[1] Source: AVAQMD CEQA and Federal Conformity Guidelines, August 2016

Construction emissions occur during demolition, site preparation, soil import, grading, building construction, architectural coatings and paving. Based on construction details supplied by the Applicant, the following annual and daily emissions were calculated using CalEEMod (Version 2020.4.0). The construction emissions conservatively assumed 50,000 cubic yards of import/export, even though preliminary earthwork calculations indicate that almost 9,000 cubic yards of export would occur. As shown in Table 5 and 6 below, the annual and daily construction emissions generated by the project would be less than the AVAQMD thresholds of significance.

Table 5: Annual Construction Air Quality Emissions
(tons/year)

Year	VOC	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Year 1- 2024	0.32	2.23	3.91	0.01	0.60	0.22
Year 2 – 2025	1.69	1.53	3.95	0.00	0.51	0.16
Year 3 – 2026	0.20	0.00	0.01	0.00	0.00	0.00
Maximum	1.69	2.23	3.95	0.01	0.60	0.22
AVAQMD Annual Threshold	25	25	100	25	15	12
Exceeds Threshold?	No	No	No	No	No	No

Table 6: Daily Construction Air Quality Emissions
(lbs/day)

Activity	VOC	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Site Preparation	3.74	36.07	34.18	0.05	9.49	5.47
Grading	3.88	47.17	35.17	0.14	8.76	3.89
Building Construction	3.06	14.75	45.78	0.03	4.87	1.51
Paving	1.83	7.55	10.99	0.01	0.54	0.37
Architectural Coating	79.10	1.26	5.21	0.00	0.82	0.21
Maximum	79.10	47.17	45.78	0.14	9.49	5.47
AVAQMD Annual Threshold	137	137	548	137	82	65
Exceeds Threshold?	No	No	No	No	No	No

Operational emissions from the proposed project primarily consist of vehicle trips and energy. As shown in Table 7 and 8 below, the annual and daily operational emissions generated by the project would be less than

the AVAQMD thresholds of significance.

Table 7: Annual Operational Air Quality Emissions (tons/year)

Source	VOC	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Mobile	2.39	2.39	21.62	0.04	1.68	0.32
Area	1.88	0.02	2.15	0.00	0.00	0.00
Energy	0.02	0.27	0.12	0.00	0.02	0.02
Water	-	-	-	-	-	-
Waste	-	-	-	-	-	-
Refrigeration	-	-	-	-	-	-
Total	4.29	2.68	23.89	0.04	1.70	0.34
AVAQMD Annual Threshold	25	25	100	25	15	12
Exceeds Threshold?	No	No	No	No	No	No

Table 8: Daily Operational Air Quality Emissions (lbs/day)

Source	VOC	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Mobile	16.13	14.20	127.65	0.29	10.28	1.95
Area	11.40	0.23	23.83	0.00	0.01	0.01
Energy	0.09	1.50	0.64	0.01	0.12	0.12
Water	-	-	-	-	-	-
Waste	-	-	-	-	-	-
Refrigeration	-	-	-	-	-	-
Total	27.62	15.93	152.12	0.30	10.41	2.08
AVAQMD Annual Threshold	137	137	548	137	82	65
Exceeds Threshold?	No	No	No	No	No	No

The proposed project would generate construction and operational air quality emissions less than the annual and daily thresholds established by AVAQMD. Therefore, air quality impacts would be less than significant. (*Source: Desert Meadows Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Lancaster, CA prepared by RK Engineering Group, Inc. dated August 21, 2023*)

c) Less than Significant with Mitigation. The closest sensitive receptors to the project site are residential uses south of Lancaster Blvd. and west of 30th Street West. AVAQMD Guidelines indicates that a project may result in a significant impact if it exposes sensitive receptors to substantial pollutant concentrations, including those resulting in a cancer risk greater than or equal to 10 in a million and/or a Hazard Index (HI) (noncancerous) greater than or equal to 1. AVAQMD Guidelines indicate that the following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated for potential exposure of substantial pollution concentrations.

- Any industrial project within 1,000 feet of a sensitive receptor.
- A distribution center (40 or more trucks per day) within 1,000 feet of a sensitive

receptor.

- A major transportation project (50,000 or more vehicles per day) within 1,000 feet of a sensitive receptor.
- A dry cleaner using perchloroethylene within 500 feet of a sensitive receptor.
- A gasoline dispensing facility within 300 feet of a sensitive receptor.

The proposed project's residential land use has not been identified by the AVAQMD as a potentially significant generator of TACs that could cause the exposure of sensitive receptors to substantial pollutant concentrations. Therefore, since the project is not considered a substantial source of stationary pollution, the project's operational impact may be presumed to cause a less than significant impact without the need for further evaluation.

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

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

Nearby sensitive receptors as well as workers at the project site could be exposed to Valley Fever from fugitive dust generated during construction. There is the potential that cocci spores would be stirred up during excavation, grading, and earth-moving activities, exposing construction workers and nearby sensitive receptors to these spores and thereby to the potential of contracting Valley Fever. However, implementation of Mitigation Measure 4 (see Geology and Soils) which requires the project operator to implement dust control measures in compliance with AVAQMD Rule 403, and implementation of Mitigation Measure 1, below, which would provide personal protective respiratory equipment to construction workers and provide information to all construction personnel and visitors about Valley Fever, the risk of exposure to Valley Fever would be minimized to a less than significant level.

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

employees who attended the training session.

- Distribution of a written flyer 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 City of Lancaster. This proof can be via printed training materials/agenda, DVD, digital media files, or photographs.

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

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

on Valley Fever: what are the potential sources/ causes, what are the common symptoms, what are the options or remedies available should someone be experiencing these symptoms, and where testing for exposure is available. Prior to construction permit issuance, this handout shall have been created by the project operator and reviewed by the project operator and reviewed by the Community Director. No less than 30 days prior to any work commencing, this handout shall be mailed to all existing residences within a specified radius of the project boundaries as determined by the Community Development Director. The radius shall not exceed three miles and is dependent upon the location of the project site.

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

d) Less than Significant. Substantial odor-generating sources include land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills, or heavy manufacturing uses. The proposed project does not include any of these uses that result in significant odor impacts. Some objectionable odors may occur during construction from diesel engines, paving, and architectural coatings/paint. However, these odors are temporary, limited only to specific construction activities, and dissipate quickly. Since residential uses do not typically generate objectionable odors and the project site is located near existing residential uses, no new objectionable odors would be created. Impacts would be less than significant. (*Source: Desert Meadows Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Lancaster, CA prepared by RK Engineering Group, Inc. dated August 21, 2023*)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?	☐	☒	☐	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

a) Less than Significant with Mitigation. The project site was assessed for sensitive plant and animal species by Carlson Strategic Land Solutions, Inc. and presented in a report titled, *Biological Resource Assessment for the Desert Meadows Project*, dated July 2023, and included in Appendix B. The biological assessment of the project site included a database review and site inspection. The database review included the Inventory of Rare and Endangered Plants of California (California Native Plant Society [CNPS] 2023), California Natural Diversity Database [CNDDB] (CDFW 2023), and USFWS critical habitat maps (USFWS 2023). No special status plant species have been recorded on or adjacent to the project site.

A site inspection was conducted on March 3, 2023 and May 31, 2023 to map on-site vegetation and observe wildlife present. The project site consists of disturbed habitat, which includes non-native plant species common throughout the region. Large areas of bare disturbed area and illegal dumping also occur on the project site. No special status plant species exist within the project site. Therefore, all 20.3 acres on the project site are

considered disturbed. Given the lack of native vegetation and the disturbed nature of the site, impacts to vegetation are less than significant.

No special status wildlife species were observed on the project site. All species observed during the site inspections are common species. The species observed include:

- American crow (*Corvus brachyrhynchos*)
- song sparrow (*Melospiza melodia*)
- Say's phoebe (*Sayornis saya*)
- Anna's hummingbird (*Calypte anna*)
- turkey vulture (*Cathartes aura*)
- western fence lizard (*Sceloporus occidentalis*)

Burrowing Owl Habitat Assessment (BUOW) surveys were conducted on March 3, 2023 and May 31, 2023, to determine if the project site contains suitable BUOW habitat. Based on the Habitat Assessment it was determined the project site contains very limited suitable habitat. Burrows were observed on the spoils/illegal dumping on the western side of the project site; however, no California ground squirrels (*Spermophilus beecheyi*) were observed on the project site. Furthermore, the project site lacks satellite burrows and the burrows observed contained spider webs further confirming the burrows were not recently used by mammals or burrowing owls. Based on the location of the project site bordered by busy streets; the observed pedestrian access and use of the site; the lack of indicators of BUOW such as feathers, pellets, or white wash; and the inactive nature of the burrows observed, it is determined the project site is not occupied by the species and no further assessment is necessary.

While sensitive species are not anticipated due to a lack of suitable habitat, the project site could provide very limited nesting opportunities for avian species protected by the Migratory Bird Treaty Act (MBTA). Therefore, if site disturbance were to occur during nesting season, typically January 1 through August 31, a preconstruction nesting bird survey should be conducted in accordance with Mitigation Measure 2, which would reduce this potential impact to less than significant.

> **Mitigation Measure 2**: If grading or site disturbance is to occur between January 1 and August 15 for raptors and February 15 and August 31 for all other avian species, a nesting bird survey shall be conducted within all suitable habitat, onsite and within 300-feet surrounding the site (as feasible), by a qualified biologist within no more than 5 days of scheduled vegetation removal or start of ground disturbing activities, to determine the presence of nests or nesting birds. If active nests are identified, the biologist shall establish buffers around the vegetation (500 feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers shall be halted until the nesting effort is finished (i.e. the juveniles are surviving independent from the nest). The onsite biologist shall review and verify compliance with the no-work buffers and verify the nesting effort has finished. Work can resume when no other active nests are found onsite or within the surrounding buffer area. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer areas of an active nest with preparation and implementation of a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared documenting mitigation monitoring compliance. If ground disturbances have not commenced within 5 days of a negative survey or if construction activities have stopped for 5 days or longer, the nesting survey must be repeated to

confirm the absence of nesting birds.

With implementation of Mitigation Measure MM 2, impacts would be reduced to less than significant. (*Source: Biological Resource Assessment for the Desert Meadows Project, prepared by CSLS, dated July 2023*)

b) Less than Significant. As part of the field assessment of the project site a jurisdictional delineation was performed. The delineation determined that on the project site, no jurisdictional waters are present. Furthermore, no riparian vegetation is present on the project site. Adjacent to the project site to the east is the Amargosa Creek Flood Control Channel. This facility is concrete lined and absent riparian vegetation in the reach adjacent to the project site. The Amargosa Creek Flood Control Channel would likely be under the jurisdiction of the California Department of Fish and Wildlife and the Regional Water Quality Control Board. The channel would not fall under the jurisdiction of the U.S. Army Corps of Engineers.

The project proposes to connect Basin B directly to the Amargosa Creek Flood Control Channel. This connection would require the construction of a pipe outfall within the concrete portion of the channel. The impacts are considered temporary because the concrete bank of the channel will remain concrete after the outfall connection. The impacts are considered less than significant, and no mitigation is required. (*Source: Biological Resource Assessment for the Desert Meadows Project, prepared by CSLS, dated July 2023*)

c) Less than Significant. No jurisdictional waters and no wetlands are present on the project site. The project proposes to connect Basin B directly to the Amargosa Creek Flood Control Channel. This connection would require the construction of a pipe outfall within the concrete portion of the channel. The impacts are considered temporary because the concrete bank of the channel will remain concrete after the outfall connection. No riparian vegetation or wetlands would be impacted. The impacts would be less than significant, and no mitigation is required. (*Source: Biological Resource Assessment for the Desert Meadows Project, prepared by CSLS, dated July 2023*)

d) Less than Significant. The project site supports potential live-in and movement habitat for species on a local scale (i.e., some limited live-in and marginal movement habitat for reptile, bird, and mammal species), however, the project site provides no function to facilitate wildlife movement on a regional scale due to the surrounding developed area. Movement on a local scale likely occurs with species adapted to urban environments due to the surrounding development in the vicinity of the site. Although implementation of the project would result in disturbances to local wildlife movement within the site, those species adapted to urban areas would be expected to persist on-site following construction of the Project. As such, impacts would be less than significant, and no mitigation measures would be required.

e) No Impact. The proposed project would not conflict with any local policies or ordinances, such as a tree preservation policy, protecting biological resources. The proposed project would be subject to the requirements of Ordinance No. 848, Biological Impact Fee, which requires the payment of $770/acre to help offset the cumulative loss of biological resources in the Antelope Valley as a result of development. This fee is required of all projects occurring on previously undeveloped land regardless of the biological resources present and is utilized to enhance biological resources through education programs and the acquisition of property for conservation. Therefore, no impacts would occur. (*Source: Lancaster Municipal Code*)

f) No Impact. There are no Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or State habitat conservation plans which are applicable to the project site. The West Mojave Coordinated Habitat Conservation Plan only applies to federal land, specifically land owned by the Bureau of Land Management. In conjunction with the Coordinated Management Plan, a Habitat Conservation Plan (HCP) was proposed which would have applied to all private properties within the Plan Area. However, this HCP was never approved by the California Department of Fish and Wildlife, nor was it adopted by the local agencies (counties and cities) within the Plan Area. As such, there is no HCP that is applicable to the project site and no impacts would occur. (*Source: Biological Resource Assessment for the Desert Meadows Project, prepared by CSLS, dated July 2023*)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to §15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

a, b) Less than Significant with Mitigation. A cultural resource study was conducted for the project site by Brian F Smith and Associates (BFSA) Environmental Services and documented in the report titled, *Cultural Resources Study for The Desert Meadows Project*, dated May 24, 2023, and included in Appendix C. The cultural report included both a records search and field survey of the project site.

A records search was conducted through the South Central Coastal Information Center (SCCIC), which determined that 24 previous studies were conducted within one mile of the project site and three (3) previous studies were conducted on the project site. The record search determined two (2) previously recorded resources are located within one mile of the project site, including prehistoric lithic scatter and historic trash scatter. No resources were identified on the project site.

On April 21, 2023, the field archaeologist conducted an intensive pedestrian survey. The field methodology employed for the project included walking evenly spaced survey transects set approximately 10 meters apart while visually inspecting the ground surface. The entire project was covered by the survey process and photographs were taken to document project conditions during the survey. The survey did not result in the identification of any historic or prehistoric cultural resources within the project.

The cultural resources survey for the proposed project did not identify any archaeological resources within the property. These results are also supported by previous investigations within the subject parcel by Mabry (1979) and McKenna (2004). Due to the previous ground-disturbing activities and the absence of identified cultural resources within the project boundaries, there is little potential for cultural resources to be present or impacted by the proposed development. No further archaeological study or mitigation measures are required. Given that no archaeological sites, features, or artifacts have been identified within or directly adjacent to the project, impacts are considered less than significant. (*Source: Cultural Resources Study for The Desert Meadows Project, prepared by BFSA Environmental Services, dated May 24, 2023*)

While no specific tribal resources were identified on the project site during the AB 52 process, the Fernandeno Tataviam Band of Mission Indians and the Yuhaaviatam of San Manuel Nation (YSMN) both responded to the offer for consultation. Both tribes have requested specific mitigation measures to be included to ensure the appropriate treatment of previously unknown cultural resources and for a tribal monitor to be present during ground disturbing activities. These measures have been identified below. With incorporation of these measures, impacts would be less than significant.

Mitigation Measure 3: The project applicant shall retain a professional Tribal Monitor procured by the Fernandeño Tataviam Band of Mission Indians to observe all ground-disturbing activities including, but not limited to, clearing, grubbing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or similar activity. One Tribal Monitor shall be assigned to each simultaneously occurring ground-disturbing activity. Tribal Monitoring Services will continue until confirmation is received from the project applicant, in writing, that all scheduled activities pertaining to Tribal Monitoring are complete. If the Project's scheduled activities require the Tribal Monitor(s) to leave the Project for a period of time and return, confirmation shall be submitted to the Tribe by Client, in writing, upon completion of each set of scheduled activities and 5 days' notice (if possible) shall be submitted to the Tribe by project applicant, in writing, prior to the start of each set of scheduled activities. If cultural resources are encountered, the Tribal Monitor will have the authority to request that ground-disturbing activities cease within 60 feet of discovery and a qualified archaeologist meeting Secretary of Interior standards retained by the project applicant as well as the Tribal Monitor shall assess the find.

Mitigation Measure 4: The Lead Agency and/or applicant shall, in good faith, consult with the FTBMI and the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with FTBMI and YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents FTBMI and YSMN for the remainder of the project, should FTBMI and YSMN elect to place a monitor on-site.

Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to FTBMI and YSMN. The Lead Agency and/or applicant shall, in good faith, consult with FTBMI and YSMN throughout the life of the project.

Mitigation Measure 5: If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code shall be enforced for the duration of the Project. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.

c) Less than Significant with Mitigation. Although no conditions exist that suggest human remains are likely to be found on the project site, development of the proposed project site could result in the discovery of human remains and potential impacts to these resources. If human remains are found, those remains would be required to conduct proper treatment, in accordance with applicable laws. State of California Public Resources Health and Safety Code Sections 7050.5 to 7055 describe the general provisions for human remains. Specifically, Health and Safety Code Section 7050.5 describes the requirements if any human remains are accidentally discovered during excavation of a site. As required by State law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the

County Coroner, notification of the NAHC and consultation with the individual identified by the NAHC to be the "most likely descendant (MLD)." The MLD would have 48 hours to make recommendations to landowners for the disposition of any Native American human remains and grave goods found. If human remains are found during excavation, excavation must stop in the vicinity of the find and any area that is reasonably suspected to overlay adjacent remains until the County coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. Following compliance with existing State regulations and Mitigation Measure 6, would reduce impacts to less than significant.

> **Mitigation Measure 6:** If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified (California Public Resources Code §5097.98). The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of the County-approved Archaeologist, determines that the remains are prehistoric, s/he will contact the Native American Heritage Commission (NAHC). The NAHC shall be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD shall make his/her recommendation within 48 hours of being granted access to the site. The MLD's recommendation shall be followed if feasible, and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials (California Health and Safety Code §7050.5). If the landowner rejects the MLD's recommendations, the landowner shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (California Public Resources Code §5097.98).

With implementation of Mitigation Measure 6, impacts would be less than significant. (*Source: Cultural Resources Study for The Desert Meadows Project, prepared by BFSA Environmental Services, dated May 24, 2023*)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficient?	☐	☐	☒	☐

a) Less than Significant. Energy use would occur both during construction and operation of the Project, which is documented in the report, *Desert Meadows Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Lancaster, CA* prepared by RK Engineering Group, Inc., dated August 21, 2023, and included in Appendix A. Construction requires demolition, site preparation, grading, building construction, paving, and architectural coating activities during construction. Construction also requires energy for the manufacture and transportation of construction materials, preparation of the site for grading and building activities, and construction of the building. All or most of this energy would be derived from nonrenewable resources. Petroleum fuels (e.g., diesel and gasoline) would be the primary sources of energy for these activities. However, construction activities are not anticipated to result in an inefficient use of energy, as gasoline and diesel fuel would be supplied by construction contractors who would conserve the use of their supplies to minimize their costs on the project. Energy (i.e., fuel) usage on the project site during construction would be temporary in nature and would be relatively small in comparison to the State's available energy sources.

Transportation energy represents the largest energy use during construction and would occur from the transport and use of construction equipment, delivery vehicles and haul trucks, and construction worker vehicles that would use petroleum fuels (e.g., diesel fuel and/or gasoline). Therefore, the analysis of energy use during construction focuses on fuel consumption. Diesel fuel usage from construction off-road equipment was calculated using the CalEEMod assumptions used in the Air Quality and GHG Analysis. CalEEMod utilized the same construction equipment assumptions as used for the Air Quality and GHG analyses.

Energy use during operation of the proposed project has three primary sources, electricity, natural gas, and petroleum. State and local policies have trended away from natural gas, primarily because of greenhouse gas emissions, leading to higher demand for electricity. Table 9 below summarizes the anticipated operational energy demand.

Table 9: Annual Energy Consumption

Activity	Energy Consumption (MBtu/yr)[1]
Electricity	6,908.94
Natural Gas	5,929.56
Petroleum	57,871.78
Total Annual Operational Energy Consumption	70,710.28

[1]MBtu/yr = Millions of BTU per year. Operational activities only

The project will implement the mandatory requirements of California's Building Efficiency Standards (Title 24, Part 6) to reduce energy consumption. California's building standards are some of the strictest in the nation and the project's compliance with the Building Code will ensure that wasteful, inefficient or unnecessary consumption of energy is minimized. The California Building Code is designed to reduce the amount of energy needed to heat or cool a building, reduce energy usage for lighting and appliances and promote usage of energy from renewable sources.

In particular, the project will provide solar installations on carports to satisfy the prescribed Energy Design Ratings from the Energy Code. Thus, the project will significantly reduce its reliance on fossil fuels for building energy.

By providing renewable sources of energy, the project satisfies recent court rulings which indicate that when determining if a project would have a potentially significant impact to energy conservation, the analysis should discuss whether any renewable energy features could be incorporated into the project.[1] Therefore, impacts would be less than significant. (*Source. Desert Meadows Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Lancaster, CA prepared by RK Engineering Group, Inc., dated August 21, 2023*)

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

In 2014, the City of 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. Southern California Edison (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 renew able electric generating private- sector partners at affordable rates. SCE is also subject to the requirements of California Senate Bill 100 (SB 100). SB 100 is the most stringent and current energy legislation in California; requiring that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers and 100% of electricity procured to serve all state agencies by December 31, 2045.[2]

Therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, energy impacts would be less than significant. (*Source. Desert Meadows Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Lancaster, CA prepared by RK Engineering Group, Inc., dated August 21, 2023*)

[1] *League to Save Lake Tahoe Mountain Area Preservation Foundation, et al. v. County of Placer, et. al.*
[2] SB-100 California Renewables Portfolio Standard Program.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-relatedground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
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?	☐	☒	☐	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

a.i) Less than Significant. The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no faults were identified on the site during the geotechnical evaluation conducted by GeoTek, Inc. (*Geotechnical and Infiltration Evaluation Proposed Multi-Family Residential Development Assessor's Parcel Number 3153-034-087 West Lancaster Boulevard and 30th Street West, City of Lancaster, Los Angeles County, California* prepared by GeoTek, Inc., dated April 19, 2023) included in Appendix D. The closest active faults to the project site is the San Andreas Fault, approximately 7.5 miles to the southwest. The possibility of damage due to ground rupture is considered low since no active faults are known to cross the site. Therefore, impacts would be less than significant. (*Source*: *Geotechnical and Infiltration Evaluation Proposed Multi-Family Residential Development Assessor's Parcel Number 3153-034-087 West Lancaster Boulevard and 30th Street West, City of Lancaster, Los Angeles County, California prepared by GeoTek, Inc., dated April 19, 2023)*

a.ii) Less than Significant. The project site, like many areas in Southern California, is subject to strong seismic ground shaking. While the project site does not have any faults on the property, several nearby faults, such as the San Andreas Fault, have the potential to generate strong ground shaking. The closest active fault to the project site is the San Andreas Fault, approximately 7.5 miles southwest.

The construction of multiple story residential structures is common in earthquake prone areas like Southern California, including the project site. The geotechnical analysis included in Appendix D included an evaluation of site seismic characteristics in accordance with the California Building Code (CBC). Based on the site seismic characteristics, the CBC provides building code guidelines to minimize the effects of seismic ground shaking. With adherence to the building code standards, impacts associated with seismic ground shaking would be less than significant. (*Source*: *Geotechnical and Infiltration Evaluation Proposed Multi-Family Residential Development Assessor's Parcel Number 3153-034-087 West Lancaster Boulevard and 30th Street West, City of Lancaster, Los Angeles County, California prepared by GeoTek, Inc., dated April 19, 2023)*

a.iii) Less than Significant. The project site does not have earthquake faults on the property, therefore, the potential for seismic rupture is very low. The closest active fault to the project site is the San Andreas Fault, approximately 7.5 miles southwest. The project site is also not located with a liquefaction hazard zone as mapped by the State of California Seismic Hazard Zone mapping. Subsurface field data indicates that the site contains generally fine-grained (clayey) non-liquefiable soils. Furthermore, the subsurface exploration to over 50 feet deep did not encounter groundwater. The highest recorded groundwater is estimated to be approximately 30 feet below ground surface. Therefore, liquefaction is not considered to be a hazard on the project site. Lateral spreading, which is a type of liquefaction, may cause large horizontal displacements and such movement typically damages pipelines, utilities, bridges, and structures. Due to the depth to groundwater and on-site soil conditions, the potential for lateral spreading is considered low. Therefore, impacts associated with liquefaction and lateral spreading is considered less than significant. (*Source*: *Geotechnical and Infiltration Evaluation Proposed Multi-Family Residential Development Assessor's Parcel Number 3153-034-087 West Lancaster Boulevard and 30th Street West, City of Lancaster, Los Angeles County, California prepared by GeoTek, Inc., dated April 19, 2023)*

a.iv) No Impact. The project site is generally flat, without large slopes on or adjacent to the property. Small mounds of stockpiled fill occur on the west side of the property and would be removed as part of grading. Furthermore, the properties in the surrounding area are also all flat and there is no evidence of landslides on or adjacent to the project site. Therefore, no impacts associated with landslides would occur. (*Source*: *Geotechnical and Infiltration Evaluation Proposed Multi-Family Residential Development Assessor's Parcel Number 3153-034-087 West Lancaster Boulevard and 30th Street West, City of Lancaster, Los Angeles County, California prepared by GeoTek, Inc., dated April 19, 2023)*

b) Less than Significant with Mitigation. The project site is generally flat, without large slopes on or adjacent to the property. Small mounds of stockpiled fill occur on the west side of the property and would be removed as part of grading. During grading when the highest risk of loss of topsoil and/or erosion would occur, the proposed project would be required, under the provisions of the Lancaster Municipal Code (LMC) Chapter 8.16, to adequately wet or seal the soil to prevent wind erosion. Furthermore, additional measures such as silt fencing, sandbags, waddles, and other BMPs will be installed as part of the Stormwater Pollution Prevention Plans (SWPPP). Furthermore, the mitigation measure listed below is required to control dust/wind erosion.

> **Mitigation Measure 7:** The applicant shall submit the required Construction Excavation Fee to the Antelope Valley Air Quality Management District (AVAQMD) prior to the issuance of any grading and/or construction permits. This includes compliance with all prerequisites outlined in District Rule 403, Fugitive Dust, including submission and approval of a Dust Control Plan, installation of signage and the completion of a successful onsite compliance inspection by an AVAQMD field inspector. Proof of compliance shall be submitted to the City.

With implementation of Mitigation Measure 7, impacts would be less than significant. (*Source*: *Geotechnical and Infiltration Evaluation Proposed Multi-Family Residential Development Assessor's Parcel Number 3153-034-087 West Lancaster Boulevard and 30th Street West, City of Lancaster, Los Angeles County, California prepared by GeoTek, Inc., dated April 19, 2023)*

c) Less than Significant with Mitigation. The project site is not located in an area of seismic faulting, landslides, or liquefaction. However, the site is underlain by undocumented fill and alluvial deposits that could lead to settlement if not properly prepared. One recommendation included in the geotechnical evaluation prepared by GeoTek includes the over-excavation of the project site to a depth of at least five (5) feet below existing grade or three (3) feet below the base of the proposed foundations, whichever is greater. Additional recommendations are included in the geotechnical evaluation. Therefore, to mitigate impacts associated with potentially unstable geologic units to less than significant, the following Mitigation Measure shall be implemented.

> **Mitigation Measure 8:** The Project Applicant shall implement the recommendations contained in the *Geotechnical and Infiltration Evaluation Proposed Multi-Family Residential Development Assessor's Parcel Number 3153-034-087 West Lancaster Boulevard and 30th Street West, City of Lancaster, Los Angeles County, California* prepared by GeoTek, Inc., dated April 19, 2023, to reduce geologic hazards during implementation of the proposed project. Included in the reports are site-specific recommendations involving such topics as, grading and earthwork, slope stability, retaining walls, seismic design, construction materials, geotechnical observation, and testing and plan reviews.

Implementation of Mitigation Measure 8 will reduce impacts to less than significant. (*Source*: *Geotechnical and Infiltration Evaluation Proposed Multi-Family Residential Development Assessor's Parcel Number 3153-034-087 West Lancaster Boulevard and 30th Street West, City of Lancaster, Los Angeles County, California prepared by GeoTek, Inc., dated April 19, 2023)*

d) Less than Significant. Based on laboratory testing of on-site soils, the project site has a Low (Expansion Index of 31 per ASTM D4829) expansion potential. Therefore, impacts are considered less than significant. (*Source*: *Geotechnical and Infiltration Evaluation Proposed Multi-Family Residential Development Assessor's Parcel Number 3153-034-087 West Lancaster Boulevard and 30th Street West, City of Lancaster, Los Angeles County, California prepared by GeoTek, Inc., dated April 19, 2023)*

e) No Impact. The project site is located in an area served by sewer and would not rely on septic or other non-sewer wastewater treatment systems. No impact would occur. *(Source: Tentative Parcel Map 84233)*

f) Less than Significant with Mitigation. The project site was evaluated for paleontological resources by BFSA Environmental Services and documented in the report *Paleontological Assessment for the Desert*

Meadows Project, City of Landcaster, Los Angeles County, California, APN 3153-034-087, dated May 24, 2023, and included as Appendix C. The area surrounding the project site has known occurrences of significant terrestrial vertebrate fossils at very shallow depths from alluvial and playa (lacustrine) deposits from the Mojave Desert. The area also has a moderate to high paleontological sensitivity rating assigned to Pleistocene-aged alluvial deposits for yielding paleontological resources. The potential for paleontological resources results in a potentially significant impact. To mitigate that impact, paleontological monitoring shall be implemented during mass grading and excavation activities in undisturbed alluvial deposits. Furthermore, a Paleontological Resource Impact Mitigation Program (PRIMP) shall be prepared prior to the start of grading, as required by the following mitigation measure.

Mitigation Measure 9: Prior to the start of grading, the Applicant shall prepare, and the City shall approve, a Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP shall include methods for:

- Attendance by a qualified paleontologist at the preconstruction meeting to consult with the grading and excavation contractors.
- On-site presence of a paleontological monitor to inspect for paleontological resources during the excavation of previously undisturbed deposits.
- Salvage and recovery of paleontological resources by the qualified paleontologist or paleontological monitor.
- Preparation (repair and cleaning), sorting, and cataloguing of recovered paleontological resources.
- Donation of prepared fossils, field notes, photographs, and maps to a scientific institution (preferably the LACM) with permanent paleontological collections.
- Completion of a final summary report that outlines the results of the mitigation program, to be submitted for approval by the City of Lancaster.

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Mitigation Measure 10: A qualified paleontological monitor shall be present during grading and excavation within undisturbed alluvial deposits to monitor for paleontological resources. The paleontological monitor shall have the authority to halt or redirect grading activities if paleontological resources are found on site.

Implementation of Mitigation Measures 9 and 10 will reduce impacts to less than significant. (*Source: Paleontological Assessment for the Desert Meadows Project, City of Landcaster, Los Angeles County, California, APN 3153-034-087, dated May 24, 2023*)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

a) Less than Significant. The AVAQMD has established a threshold of 100,000 metric tons of CO_2e ($MTCO_2e$) per year. Greenhouse gas emissions occur from the following four sources for residential projects: construction; gas, electricity, and water uses; solid waste disposal; and motor vehicle use. Since construction operations are temporary, short-term emissions, the total construction emissions are amortized over 30 years. As documented in the report, *Desert Meadows Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Lancaster, CA* prepared by RK Engineering and dated August 21, 2023, (Appendix A), the project would generate annual GHG emissions of 929.89 $MTCO_2e$ per year in 2024, 765.98 $MTCO_2e$ per year in 2025, and 2.11 $MTCO_2e$ per year in 2026. In each year, the annual GHG emissions are well below the significance threshold established by AVAQMD.

AVAQMD has also established daily GHG emissions for construction and for operation. The threshold of significance for daily construction emissions is 548,000 lbs. CO_2e/day. According to the report, *Desert Meadows Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Lancaster, CA* prepared by RK Engineering and dated August 21, 2023, (Appendix A), the project would generate the highest daily construction GHG emissions in 2024, primarily during grading operations, of 19,544.92 lbs. CO_2e/day, well below the threshold of significance. Furthermore, this calculation assumes import/export of 50,000 cubic yards, which is very conservative since the preliminary earthwork calculations show the need for approximately 9,000 cubic yards of export.

The threshold of significance established by AVAQMD for daily operational GHG emissions is 100,000 lbs. CO_2e/day. According to the report, *Desert Meadows Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Lancaster, CA* prepared by RK Engineering and dated August 21, 2023, (Appendix A), the project would generate an average of 35,496.39 lbs. CO_2e/day, well below the threshold of significance.

Therefore, GHG impacts are less than significant. (*Source: Desert Meadows Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Lancaster, CA prepared by RK Engineering and dated August 21, 2023)*

b) Less than Significant. The proposed project's consistency with the following project design features specified in the report, *Desert Meadows Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Lancaster, CA* prepared by RK Engineering and dated August 21, 2023, (Appendix A), results in consistency with statewide goals and policies aimed at reducing GHG emissions, including AB 32, SB 375, CARB's 2022 Scoping Plan, and the City's Climate Action Plan.

- Comply with the mandatory requirements of Title 24 part 11 of the California Building Standards Code (CALGreen) and the Title 24 Part 6 Building Efficiency Standards, including net zero energy requirements.
- Implement water conservation strategies, including low flow fixtures and toilets, water efficient irrigation systems, drought tolerant/native landscaping, and reduce the amount of turf.
- Comply with the mandatory requirements of CalRecycle's residential recycling program and implement zero waste strategies.

Therefore, the proposed project's generation of GHG emissions would not make a project-specific or cumulatively considerable contribution to conflicting with an applicable plan, policy or regulation for the purposes of reducing the emissions of greenhouse gases, and the proposed project's impact would be less than significant. (*Source: Desert Meadows Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study, City of Lancaster, CA prepared by RK Engineering and dated August 21, 2023)*

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

a, b) Less than Significant. The proposed project consists of residential apartments and rental townhomes. Residential projects are not operators or generators of hazardous materials. Thus, operation of the proposed project would not involve the use, transport, or disposal of hazardous materials, nor would it generate hazardous emissions, materials, or wastes. Grading and construction activities may involve limited transport, use, and disposal of hazardous materials such as fuel for construction equipment. However, construction activities are short-term and hazardous materials used during construction would be transported, used, and disposed of according to federal, State, and local health and safety requirements. Furthermore, the proposed project is not located along a hazardous materials transportation corridor (LMEA p. 9.1-14 and Figure 9.1-4). Therefore, impacts would be less than significant. (*Source: LMEA p. 9.1-14 and Figure 9.1-4*)

c) No Impact. The proposed project is located approximately slightly farther than one-quarter mile east from Lancaster High School (estimated 0.27 – 0.3 mile). However, residential projects are not operators or generators of hazardous materials. The proposed project would not involve the use, transport, or disposal of

hazardous materials, nor would it generate hazardous emissions, materials, or wastes during operations. Hazardous materials used during construction would be used in accordance with federal, State, and local regulations.

d) Less than Significant. A Phase I Environmental Site Assessment (*Phase I Environmental Site Assessment Report,* prepared by Partner Engineering and Science, Inc. dated August 11, 2023) was prepared for the project site, which is included in Appendix E. The purpose of the Phase I ESA was to assess the presence or likely presence of any hazardous substances or petroleum products in, on, or at the project site: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment, which would be considered a recognized environmental condition (REC). The project site is not listed on any of the regulatory databases and no other sites listed on the databases pose a significant threat to the project site. No oil wells are located on the project site. Therefore, no Recognized Environmental Conditions (REC) were identified on or near the project site. Impacts would be less than significant. (*Source: Phase I Environmental Site Assessment Report, prepared by Partner Engineering and Science, Inc. dated August 11, 2023)*

e) No Impact. The project site is not located within an airport land use plan, nor within two miles of a private airstrip or public airport. The closest airport is the General William J. Fox Airfield, located approximately 2.5 miles northwest of the project site. Therefore, no impacts would occur. (*Source: Google Earth*)

f) Less than Significant. The traffic generated by the proposed project is not expected to block the roadways and improvements that have been conditioned as part of the project would ensure that traffic operates smoothly. Emergency Routes identified in the City's General Plan (LMEA Figure 9.1-3) closest to the project site include Avenue I, Avenue J, and State Route 14. The proposed project is not located directly on these Emergency Routes, not would the project generate traffic that would exceed the capacity of these emergency routes. Therefore, the proposed project would not impair or physically block any identified evacuation routes and would not interfere with any adopted emergency response plan. Impacts are less than significant. (*Source: LMEA Figure 9.1-3*)

g) Less than Significant. According to the Cal Fire – Fire and Resource Assessment Program, the project site is not located within a State Responsibility Area (SRA) Fire Hazard Severity Zone. Furthermore, according to the County of Los Angeles Fire Department, the project site is not located in a Local Responsibility Area (LRA) Fire Hazard Severity Zone. Therefore, the proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Additionally, the project site is located within the service area of Fire Station No. 130, located at 44558 40th Street West, which would serve the site in the event of a fire. Furthermore, for the proposed project all new structures would comply with current building standards, including fire sprinklers. Therefore, impacts would be less than significant. (*Source: LA County Enterprise GIS, LACoFD Fire Hazard Severity Zones – LRA (Feature Layer) | LACoFD Fire Hazard Severity Zones – LRA (Feature Layer) | County Of Los Angeles Enterprise GIS (arcgis.com) and Cal Fire SRA mapping Fire Hazard Severity Zones in State Responsibility Area - Los Angeles County (ca.gov)*)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site	☐	☐	☒	☐
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	☐	☐	☒	☐
iv) Impede or redirect flood flows	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

a) Less than Significant. The City of Lancaster has been designated a regulated Small Municipal Storm Sewer System (MS4) by the United States Environmental Protection Agency (USEPA) pursuant to 40 CFR§122.32(a)(1) because it is an urbanized area as defined by the Bureau of Census. Therefore, the City is required to comply with the Phase II regulations of the National Pollutant Discharge Elimination System (NPDES). The City is required to file a Notice of Intent (NOI) to comply with the State Water Resources Board (SWRB) Small MS4 General Permit. In compliance with Federal regulations, the City of Lancaster submitted an NOI, Storm Water Management Program (SWMP) and a fee on March 7, 2003. On April 20, 2003, the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004 was adopted. Therefore, to address water quality compliance, projects must comply with the provisions of the City's SWMP.

In accordance with the geotechnical investigation, the project site's infiltration rate ranges from 0.04 to 0.48

inches per hour, which is a very low infiltration rate. Therefore, infiltration Best Management Practices (BMPs) are not feasible. Harvesting and use of BMPs, which capture irrigation and other runoff for later use as irrigation, are also not feasible given the limited landscaping area and drought-tolerant plant material. Given the site limitations, the project proposes to use filtration systems in the site storm drain system for treatment of runoff. The filtration systems are designed to treat onsite storm water pollutants by passing runoff through an engineered media prior to discharge in a storm drain pipe. The filtration systems would be sized to collect and treat runoff from a 24-hour, 85th percentile storm event of 0.6-inches. The required flow for Area A is 1.02 cubic feet per second (cfs) and Area B is 0.73 cfs. The proposed filtration systems have been reviewed and determined consistent with the City's SWMP requirements for water quality. Therefore, impacts would be less than significant. (*Source: Preliminary Drainage Report for Desert Meadows, Lancaster, CA, prepared by United Engineering Group – California, dated August 2023*)

b) Less than Significant. The geology and geotechnical analysis determined the project site generally contains fine-grained (clayey) soils. Furthermore, the subsurface exploration to over 50 feet deep did not encounter groundwater. The highest recorded groundwater is estimated to be approximately 30 feet below ground surface. The on-site soils do not have a high percolation rate. A falling head percolation study was performed to determine the infiltration rates, which range on site from 0.04 to 0.48 inches per hour, which is not a high enough rate to be effective. Without feasible infiltration, the project site does not provide groundwater recharge. Furthermore, the proposed project would not rely on groundwater supplies. Therefore, impact to groundwater would be less than significant. (*Source: Preliminary Drainage Report for Desert Meadows, Lancaster, CA, prepared by United Engineering Group – California, dated August 2023*)

c) Less than Significant. Development of the project site would increase the amount of impervious surface, increase stormwater runoff that could lead to erosion, and increase stormwater runoff that could exceed existing conditions, leading to downstream flooding. However, the proposed project is designed with three detention basins that would reduce the potential impacts to less than significant. The increase in runoff and corresponding detention has been analyzed in the report *Preliminary Drainage Report for Desert Meadows, Lancaster, CA,* prepared by United Engineering Group – California, dated August 2023, included in Appendix F.

The proposed project would increase the amount of impervious surface from 147,668 square feet (sf) existing to 846,632 sf proposed. The proposed increase in impervious surface would increase runoff from the project site. Without detention, the increase in impervious surface would increase 100-year peak discharge rates as shown in Table 10 below.

Table 10: Summary of 100-year Peak Discharge Rates (Undetained)

	Existing		Proposed (Undetained)	
Drainage Area	Area (ac)	Q_{50} (cfs)	Area (ac)	Q_{50} (cfs)
Area A	13.8	2.6	13.8	7.9
Area B	8.8	1.6	8.8	5.8

(Source: United Engineering Group Preliminary Drainage Report, August 2023)

As shown in Table 11 below, the proposed detention basins would detain 50-year peak discharge rates to below existing conditions, reducing the risk of downstream erosion and/or flooding to less than significant.

Table 11: Summary of 100-year Peak Discharge Rates

	Existing		Proposed		
Drainage Area	Area (ac)	Q_{50} (cfs)	Area (ac)	Undetained Q_{50} (cfs)	Detained Q_{50} (cfs)
Area A	13.8	2.6	13.8	7.9	2.5
Area B	8.8	1.6	8.8	5.8	1.0

(Source: United Engineering Group Preliminary Drainage Report, August 2023)

d) No Impact. The project site is in Flood Zone X 0.2% Annual Chance Flood Hazard as documented on FEMA FIRM maps (Map No. 06037C0410F). Therefore, no housing would be put at significant risk of loss or damage involving flooding and impacts would be less than significant. The project site is over 50 miles from the Pacific Ocean and no other large waterbodies are located nearby; therefore, no impacts from tsunami or seiche would occur. No impacts would occur. (*Source: FEMA*)

e) Less than Significant. The proposed project has been designed to be consistent with the City's SWMP, which establishes the water quality requirements. The infiltration testing on the project site ranges from 0.04 to 0.48 inch per hour, which is not a high enough rate to be effective. Therefore, the proposed project includes alternative filtration treatment and detention basins. The filtration systems will provide treatment of the 24-hour 85% percentile storm event. Therefore, impacts to water quality are less than significant and the proposed project is consistent with water quality regulations. (*Source: Preliminary Drainage Report for Desert Meadows, Lancaster, CA, prepared by United Engineering Group – California, dated August 2023*)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒

a) No Impact. The proposed project consists of the construction and occupancy of an apartment complex and rental townhomes. The project site is zoned for commercial use and multi-family residential uses are permitted with the approval of a Conditional Use Permit (CUP). Therefore, the project site has been planned for development. The proposed project would not block a public street, trail or other access route or result in a physical barrier that would divide the community. Therefore, no impacts would occur. (*Source: City of Lancaster Municipal Code*)

b) No Impact. The proposed project consists of the construction and occupancy of an apartment complex and rental townhomes. The project site is zoned for commercial use and multi-family residential uses are permitted with the approval of a Conditional Use Permit (CUP). Therefore, the project site has been planned for development, does not require a General Plan Amendment or zone change, and is consistent with the City's land use regulations. Therefore, no impacts would occur. (*Source: City of Lancaster Municipal Code*)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

a, b) No Impact. The project site does not contain any current mining or recover operations for mineral resources and no such activities are known to have occurred on the project site in the past. According to the LMEA (Figure 2-4 and page 2-8), the project site is designated as Mineral Reserve Zone 1 (contains no mineral resources.) Furthermore, the project site is not designated or zoned for mining or mineral resource recovery. Therefore, no impacts to mineral resources would occur. (*Source: LMEA, Section 2.4 and Figure 2-4*)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
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?	☐	☐	☐	☒

a) Less than Significant. Noise is regulated by the City of Lancaster General Plan and the City has adopted the California Office of Planning and Research land use compatibility chart for community noise as a planning guideline. Noise impacts can occur from construction operations and long-term operations of a project, which for residential consists of vehicle traffic noise, and stationary sources, such as air conditioning noise. Potential noise impacts from these sources were analyzed in the report, *Desert Meadows Residential Project Noise Impact Study, City of Lancaster, CA*, prepared by RK Engineering Group, Inc. dated August 21, 2023, and included in Appendix G, assuming implementation of the following Project Design Features:

- All rooftop HVAC equipment shall be shielded from the line of sight of adjacent properties behind rooftop parapet walls. All ground-level HVAC equipment shall be fully shielded behind noise barrier walls from the line of sight of adjacent properties.
- The project should incorporate building construction techniques and insulation that is consistent with California Title 24 Building Standards to achieve the minimum interior noise standard of 45 dBA CNEL for all residential units.
- A "windows closed" condition with upgraded windows and sliding glass doors is expected to be required for all residential units facing Lancaster Blvd. and 30th Street West in order to meet the interior noise standard. See Section 6.3.2, Table 20, for details regarding window STC requirements.
- For proper acoustical performance, all exterior windows, doors, and sliding glass doors should have a positive seal and leaks/cracks must be kept to a minimum. Attic vents and opening should be oriented away from the adjacent roadways.
- The project shall comply with City of Lancaster Municipal Code requirements, and all construction will take place Monday through Saturday, between the hours of 7:00 AM to 8:00 PM. No construction will occur on Sundays or federal holidays.

- Provide public notifications and signage in readily visible locations along the perimeter of construction sites that indicate the dates and duration of construction activities, as well as provide a telephone number where neighbors can enquire about the construction process and register complaints to a designated construction noise disturbance coordinator.
- All construction equipment shall be equipped with mufflers and other suitable noise attenuation devices (e.g., engine shields).
- Establish an electric connection to the site to avoid the use of diesel- and gas-powered generators, to the extent feasible.
- Locate staging area, generators, and stationary construction equipment as far from the adjacent residential homes as feasible.
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes.
- The use of noise producing signals, including horns, whistles, alarms and bells shall be for safety warning purposes only.
- No project-related public address or music system shall be audible at any adjacent receptor.

As shown in Table 18 in the report *Desert Meadows Residential Project Noise Impact Study, City of Lancaster, CA*, prepared by RK Engineering Group, Inc. dated August 21, 2023, and included in Appendix G the proposed project would not generate construction noise levels in excess of the City's thresholds. Although construction activity is exempt from the noise standards in the City's Municipal Code, the Federal Transit Administration (FTA) has provided guidelines for assessment of construction noise impacts in the *Transit Noise And Vibration Impact Assessment Manual.* Therefore, project related construction noise levels have been analyzed using the construction noise criteria provided by the FTA. The FTA daytime construction noise standard is 90.0 Leq dBA And is shown in Table 22 of the Noise Study. The project is expected to generate a maximum construction noise level of 73.0 dBA, which is less than the FTA threshold of significance.

As shown in Table 18 in the report *Desert Meadows Residential Project Noise Impact Study, City of Lancaster, CA*, prepared by RK Engineering Group, Inc. dated August 21, 2023, and included in Appendix G, the proposed project would not generate stationary noise from sources such as HVAC equipment, recreation areas, dog parks, etc. that exceeds the City's noise standards.

The proposed project would also not cause a substantial increase in ambient noise levels in the vicinity of the project site as a result of increased traffic volumes along adjacent roadways. Typically, it takes a doubling of traffic volume along a roadway to cause a significant increase in ambient noise levels of more than 3 dBA. As documented in the noise study, the proposed project would not cause traffic on Lancaster Blvd. or 30th Street West to double.

The City has adopted noise compatibility standards consistent with the California Office of Planning and Research guidelines. The noise compatibility thresholds are 65 dBA CNEL for exterior and 45 dBA CNEL for interior noise levels. The proposed project includes apartment buildings facing both West Lancaster Blvd. and 30th Street West that have outdoor balconies. Along those street frontages future exterior noise levels from cumulative traffic on those arterial streets would exceed the 65 dBA CNEL threshold. However, the balconies function as architectural features rather than intended outdoor living space. The apartment complex provides an extensive outdoor recreation amenity package, including parks, outdoor gathering areas, and pool areas. As shown in Table 19 of the Noise Study, the outdoor recreation areas would have noise levels of 62.1 dBA

CNEL, below the noise compatibility threshold.

Approximately 10 of the 97 rental townhomes would have outdoor patio areas fronting onto Lancaster Blvd. and those outdoor patios would be exposed to cumulative roadway noise levels in excess of 65 dBA CNEL. Similar to the apartments, the rental townhome complex is designed with an extensive common outdoor recreation amenity package including parks, outdoor gathering areas, and pool areas. As shown in Table 19 of the Noise Study, the outdoor recreation areas would have noise levels of 60.9 dBA CNEL, below the noise compatibility threshold.

As documented in the Noise Study, a preliminary interior noise analysis has been performed for the first row of habitable dwellings facing the adjacent roadways using a typical "windows open" and "windows closed" condition. A "windows open" condition assumes 12 dBA of noise attenuation from the exterior noise level. A "windows closed" condition" assumes 20 dBA of noise attenuation from the exterior noise level. In order to be consistent with the 45 dBA CNEL interior noise standard, the project would be required to comply with the "windows closed" condition, which includes upgraded building construction, and upgraded STC-rated windows for all residential units facing Lancaster Blvd. and 30th Street West. All units will also have HVAC.

Therefore, noise impacts associated with the proposed project would be less than significant. (*Source: Desert Meadows Residential Project Noise Impact Study, City of Lancaster, CA, prepared by RK Engineering Group, Inc. dated August 21, 2023*)

b) Less than Significant. The construction vibration assessment included in the report *Desert Meadows Residential Project Noise Impact Study, City of Lancaster, CA*, prepared by RK Engineering Group, Inc. dated August 21, 2023, and included in Appendix G uses vibration levels and methodology set forth within the Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, September 2018. As shown in Table 24 of the Noise Study, construction activities for the proposed project would not cause potential damage to the nearest structures or vibration levels that would reach annoyance levels as defined by the FTA standards. Therefore, vibration impacts would be less than significant. (*Source: Desert Meadows Residential Project Noise Impact Study, City of Lancaster, CA, prepared by RK Engineering Group, Inc. dated August 21, 2023*)

c) No Impact. The project site is not located within an airport land use plan, nor within two miles of a private airstrip or public airport. The closest airport is the General William J. Fox Airfield, located approximately 2.5 miles northwest of the project site. Impacts would be less than significant. (*Source: Google Earth*)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a) Less than Significant. The project site is designated for commercial use; however, the commercial designation permits multi-family residential with approval of a Conditional Use Permit (CUP). Therefore, the proposed project would not generate growth beyond that planned in the City's 2030 General Plan and regional projections.

The proposed project does not include any infrastructure that could indirectly cause growth in other portions of the City. The proposed project would connect to existing water service within surrounding streets and no other growth-inducing water infrastructure is proposed. Similarly, the proposed project would connect to existing sewer service within surrounding streets. Furthermore, the proposed project does not include any infrastructure, such as roadways, water, sewer or other facilities, sized beyond what is necessary to serve only the proposed project, therefore, no growth-inducing impacts would occur.

b) No Impact. The project site is currently vacant and therefore, there would be no loss of existing residential units or displacement of people. Therefore, No impact would occur.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?	☐	☐	☒	☐
Police Protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other Public Facilities?	☐	☐	☒	☐

a) Less than Significant. The proposed project would increase the need for fire and police services; however, the project site is within the current service area of both these agencies. The LMEA (Chapter 9.0) analyzed impacts on public services associated with buildout of the 2030 General Plan and determined sufficient capacity for providing public services exists. The proposed project would not induce substantial population growth and therefore, would not substantially increase the demand on parks, schools or other public facilities. Additionally, this growth has been accounted for in the City's General Plan and within SCAG's population forecasts. Impacts would be less than significant.

Construction of the proposed project may result in an incremental increase in population and may increase the number of students in the Lancaster Elementary School District and Antelope Valley Union High School District. Proposition IA, 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. (*Source: LMEA, Chapter 9.0*)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

a, b) Less than Significant. The proposed project includes extensive on-site private recreation amenities, including parks, pools, clubhouse, outdoor gathering areas, etc. While the proposed project would generate additional population growth and would contribute on an incremental basis to the use of the existing park and recreational facilities, the majority of the increased recreation demand would be satisfied by on-site recreation amenities. However, the applicant would also be required to pay park fees which would offset the impacts of the existing parks, including more regional parks that contain ballfields. The development of the proposed project would not require the construction of new recreational facilities or the expansion of existing ones. Therefore, impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?	☐	☐	☐	☒
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☐	☐	☐	☒
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

a) No Impact. The proposed project consists of the construction and occupancy of an apartment complex and rental townhomes. The proposed project would also not conflict with or impede any of the General Plan policies or specific actions related to alternative modes of transportation (Lancaster General Plan pgs. 5-18 to 5-24.)

b) Less than Significant. The City's report "Transportation Analysis Updates in Lancaster - dated May 27, 2020" (Guidelines) adopted standards and thresholds for analyzing projects with respect to vehicle miles traveled (VMT). A series of screening criteria were adopted and if a project meets one of these criteria, a VMT analysis is not required. The screening criteria include: 1) project site – generates fewer than 110 trips per day; 2) locally serving retail – commercial developments of 50,000 square feet or smaller; 3) project located in a low VMT area – 15% below baseline; 4) transit proximity; 5) affordable housing; and 6) transportation facilities. The proposed project does not meet any of the screening requirements. Therefore, a VMT analysis for the proposed project was prepared by General Technologies & Solutions, dated May 8, 2023, and included in Appendix I.

The VMT analysis calculated the VMT generated by the proposed project per capita and compared that to the City's VMT per capita thresholds. Table 12 below summarizes the VMT calculation.

Table 12: Comparison of Project and Regional VMT per Capita

2020	Desert Meadows (project)	City of Lancaster Threshold *	Difference	% Difference
VMT per capita	10.4	17.2	-6.8	-39.6%

** City of Lancaster Threshold is 85% of 2020 Antelope Valley Planning Area (AVPA) average VMT per capita (20.2)*
Obtained from "Transportation Analysis Updates in Lancaster, May 27, 2020"

The proposed project would generate approximately 6.8 VMT per capita less than the City's threshold.

Therefore, the project would not cause a VMT impact and no impacts would occur. (*Source*: *Vehicle Miles Traveled (VMT) Analysis – Desert Meadows Apartments and Townhouses, City of Lancaster, CA, prepared by General Technologies and Solutions, dated May 8, 2023*)

c) Less than Significant. The proposed project provides the following access points to the adjacent streets of 30th Street West and Lancaster Blvd.

- One right-in/right-out only driveway along Lancaster Blvd.
- One right-out only driveway along 30th Street West.
- One full access driveway at the northern leg of the existing Shadowcrest Drive and West Lancaster Blvd.

The project also proposes the construction of an exclusive eastbound left turn lane at the intersection of Shadowcrest Drive and Lancaster Blvd. This left turn land will provide for left turns into the townhome complex and U-turns to reach the entry to the apartment complex.

The proposed turning movements have been reviewed by both the project's and the City's Traffic Engineer and no hazardous roadway conditions would be created by the proposed project. Impacts would be less than significant. (*Source: Local Transportation Assessment, Desert Meadows, 30th Street W and W Lancaster Boulevard, Lancaster, CA, prepared by General Technologies & Solutions, dated July 2023*)

d) Less than Significant. The traffic generated by the proposed project is not expected to block the roadways and improvements that have been conditioned as part of the project would ensure that traffic operates smoothly. Emergency routes identified in the City's General Plan (LMEA Figure 9.1-3) closest to the project site include Avenue I, Avenue J, and State Route 14. The proposed project is not located directly on these emergency routes, nor would the project generate traffic that would exceed the capacity of these emergency routes. Therefore, the proposed project would not impair or physically block any identified evacuation routes and would not interfere with any adopted emergency response plan. Impacts are less than significant. (*Source: LMEA Figure 9.1-3*)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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	☐	☐	☐	☒
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.	☐	☐	☐	☒

a) Less than Significant with mitigation. In accordance with Assembly Bill (AB) 52, notification letters for the proposed project were sent to three individuals associated with three tribes that requested to be included. These letters were mailed via certified return receipt mail and included copies of the site plan and cultural resources report. Table 3 identifies the tribes, the person to whom the letter was directed, and the date the letter was received.

Both the Yuhaaviatam of San Manuel Nation and the Fernandeño Tataviam Band of Mission Indians responded to the letters via email (included in Appendix J). While no specific tribal cultural resources were identified, both tribes requested mitigation measures to address proper procedures in the event that previously unknown cultural resources are discovered on the project site during construction and tribal monitoring of ground disturbing activities. Tribal consultation concluded with receipt of the last email comments on September 6, 2023. In response to tribal consultation, the requested mitigation measures have been incorporated into the cultural resources section. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

a) Less than Significant. Existing utilities including, electricity, natural gas, water, wastewater, telecommunications, etc., are available to the proposed project from adjacent roadways. These services already exist in the general area. Connections would occur on the project site or within existing roadways or right-of-ways. Connections to these utilities are assumed as part of the proposed project and impacts to environmental resources have been discussed throughout this document. There is no indication that new or expanded services are required to serve the proposed project. Therefore, impacts would be less than significant. (*Source: LMEA, Chapter 10*)

b) Less than Significant. The project site is located within the Los Angeles County Waterworks District No. 40. In accordance with Los Angeles County Waterworks procedures (Will Serve Letter Request, Appendix K), a conditional will serve letter is provided to a project once that project secures permanent water supply entitlements sufficient to meet the project's annual water demands as determined by the District. This entitlement may be secured through the new water supply entitlement acquisition program to secure additional State Water Project Table A water supply or other permanent water through the Antelope Valley-East Kern Water Agency. Therefore, the project cannot begin construction without demonstrating sufficient water supply. Impact would be less than significant. (*Source: Los Angeles County Water Service Availability Request*)

c) Less than Significant. Wastewater treatment for this area is provided by the Los Angeles County Sanitation District 14. The District treats the wastewater generated for the Lancaster/Palmdale area at the Lancaster Water

Reclamation Plant. All wastewater would be treated at the Lancaster Reclamation Plant which has a design capacity of 18 million gallons per day (mgd) and currently produces an average recycled water flow of 13.9 mgd. The proposed project would discharge to a local sewer line maintained by the City of Lancaster for conveyance to the Districts Trunk F Sewer, located in 30th Street West north of Jackman Street. This 36-inch trunk sewer has a capacity of 12.2 mgd and conveyed a peak flow of 4 mgd when last measured in 2021. The proposed project is anticipated to generate 69,264 gallons of wastewater per day, which is within the available capacity of the trunk sewer and treatment plant. The proposed project would not required the expansion of existing facilities or the construction of new facilities. Therefore, impacts would be less than significant.

d, e) Less than Significant. Solid waste generated within the City limits is generally disposed of at the Lancaster Landfill and Antelope Valley Landfill. Both landfills are designated as a Class III landfill, which accepts agricultural, nonfriable asbestos, construction/demolition waste, contaminated soil, green materials, industrial, inert, mixed municipal, sludge, and waste tires. It does not accept hazardous materials. Assembly Bill (AB) 939 was adopted in 1989 and required a 25% diversion of solid waste from landfills by 1995 and a 50% diversion by 2005. ln 2011, AB 341 was passed which requires the State to achieve a 75% reduction in solid waste by 2030. The City of Lancaster also requires all developments to have trash collection services in accordance with City contracts with waste haulers over the life of the proposed project. These collection services would also collect recyclable materials and organics. The trash haulers are required to comply with applicable regulations on solid waste transport and disposal, including waste stream reduction mandated under AB 341.

The proposed project would generate solid waste during construction and operation, which would contribute to an overall impact on landfill service. However, the local and regional landfills have sufficient capacity to accommodate the additional solid waste generated by the project. Additionally, the project would comply with all State and local regulations regulating solid waste disposal. Therefore, impacts would less than significant. (*Source: LMEA, Section 10.4*)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

a) No Impact. The traffic generated by the proposed project is not expected to block the roadways and improvements that have been conditioned as part of the project would ensure that traffic operates smoothly. Emergency Routes identified in the City's General Plan (LMEA Figure 9.1-3) closest to the project site include Avenue I, Avenue J, and State Route 14. The proposed project is not located directly on these emergency routes, not would the project generate traffic that would exceed the capacity of these emergency routes. Therefore, the proposed project would not impair or physically block any identified evacuation routes and would not interfere with any adopted emergency response plan. No impact would occur. (*Source: LMEA Figure 9.1-3*)

b) No Impact. According to the Cal Fire – Fire and Resource Assessment Program, the project site is not located within a State Responsibility Area (SRA) Fire Hazard Severity Zone. Furthermore, according to the County of Los Angeles Fire Department, the project site is not located in a Local Responsibility Area (LRA) Fire Hazard Severity Zone. Therefore, the proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Furthermore, for the proposed project all new structures would comply with current building standards, including fire sprinklers. Therefore, no impact would occur. (*Source: LA County Enterprise GIS, LACoFD Fire Hazard Severity Zones – LRA (Feature Layer) | LACoFD Fire Hazard Severity Zones – LRA (Feature Layer) | County Of Los Angeles Enterprise GIS (arcgis.com) and Cal Fire SRA mapping Fire Hazard Severity Zones in State Responsibility Area - Los Angeles County (ca.gov))*

c) No Impact. The proposed project would not install infrastructure that could exacerbate fire risk. The project site is located in a developed area bordered by two arterial roadways. The project site is not located in a fire hazard severity zone. Additionally, prior to the issuance of building permits, the project must demonstrate that sufficient water supplies are available for fire suppression. Therefore, no impact would occur. (*Source: LA County Enterprise GIS, LACoFD Fire Hazard Severity Zones – LRA (Feature Layer) | LACoFD Fire Hazard Severity Zones – LRA (Feature Layer) | County Of Los Angeles Enterprise GIS (arcgis.com) and Cal Fire SRA mapping Fire Hazard Severity Zones in State Responsibility Area - Los Angeles County (ca.gov)*)

d) No Impact. The project site is not located in or near state responsibility areas or land classified as very high fire hazard severity zones. The project site is not located adjacent or near hillside areas that could burn and generate flooding, mudflows, or landslides. The Project site is relatively flat and does not pose a risk of flooding. Therefore, no impact would occur. (*Source: LA County Enterprise GIS, LACoFD Fire Hazard Severity Zones – LRA (Feature Layer) | LACoFD Fire Hazard Severity Zones – LRA (Feature Layer) | County Of Los Angeles Enterprise GIS (arcgis.com) and Cal Fire SRA mapping Fire Hazard Severity Zones in State Responsibility Area - Los Angeles County (ca.gov)*)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	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?	☐	☒	☐	☐
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)?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

a) Less than Significant with Mitigation. As discussed in the Biological Resources Section, the proposed project would not cause significant impacts to biological resources with incorporation of Mitigation Measure 2, which would reduce all biological resource impacts to a less than significant level. Additionally, as discussed in the Cultural Resources Section, no new or previously recorded historic sites were identified within the project site as a result of the records search, archival research, or the intensive-level pedestrian survey. Therefore, the proposed project would not alter, destroy or adversely affect a historic site. However, due to the moderate sensitivity of a cultural resource occurring onsite, the proposed project would incorporate Mitigation Measures 3 through 6 to reduce all cultural resource impacts to a less than significant level. Therefore, with implementation of mitigation, the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or 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. Impacts would be less than significant with mitigation incorporated.

b) Less than Significant with Mitigation. As concluded throughout this IS/MND, the proposed project would result in either no impact, less-than-significant impact, or a less-than-significant impact with mitigation incorporated with respect to all environmental impact areas. Reasonably foreseeable projects have been incorporated into the traffic, air quality, noise, and greenhouse gas studies, all of which have shown that impacts are less than significant. Furthermore, no significant resources, such as cultural, geotechnical, or biotic, exist on the project site and therefore no cumulative impact would occur. The proposed project would detain and treat storm runoff from the project on-site, therefore no cumulative impacts would occur. For all resource

areas analyzed, the proposed project's individual-level impacts would be at less-than-significant levels, which, in turn, would reduce the potential for these impacts to be considered part of any cumulative impact. Therefore, the proposed project would not result in individually limited but cumulatively considerable impacts. Impacts would be less than significant with mitigation incorporated.

c) Less than Significant with Mitigation. As evaluated throughout this document, the proposed project would have no impact, less-than-significant impact, or a less-than-significant with mitigation incorporated with respect to all environmental impact areas. Therefore, the proposed project would not directly or indirectly cause substantial adverse effects on human beings. Impacts would be less than significant with mitigation incorporated.

List of Reference Documents:

California Fire State Responsibility Area Mapping

City of Lancaster General Plan

City of Lancaster Zoning Map

City of Lancaster Municipal Code

Desert Meadows Residential Project Air Quality, Greenhouse Gas, and Energy Impact Study
August 21, 2023, RK Engineering Group, Inc.

Biological Resource Assessment for the Desert Meadows Project
July 2023, Carlson Strategic Land Solutions

Cultural Resources Study for The Desert Meadows Project
May 24, 2023, Brian F. Smith and Associates

Department of Conservation Important Farmland Finder

Desert Meadows Residential Project Noise Impact Study
August 21, 2023, RK Engineering Group, Inc.

Geotechnical and Infiltration Evaluation Proposed Multi-Family Residential Development Assessor's Parcel Number 3153-034-087 West Lancaster Boulevard and 30th Street West
April 19, 2023, GeoTek, Inc.

Google earth

LA County Enterprise GIS

LA County Fire Department Fire Hazard Severity Zone

Local Transportation Assessment, Desert Meadows, 30th Street W and W Lancaster Boulevard
July 2023, General Technologies & Solutions

Los Angeles County Water Service Availability Request

Phase I Environmental Site Assessment Report
August 11, 2023, Partner Engineering and Science, Inc

Preliminary Drainage Report for Desert Meadows, Lancaster, CA
August 2023, United Engineering Group – California

Vehicle Miles Traveled (VMT) Analysis – Desert Meadows Apartments and Townhouses
May 8, 2023, General Technologies and Solutions

All referenced documents can be found at:

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