



COMMUNITY
DEVELOPMENT

City of Lancaster Initial Study

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1. **Project title and File Number:** Tentative Tract Map No. 84283 (23-011)
 2. **Lead agency name and address:** City of Lancaster
Community Development Department
Planning and Permitting Division
44933 Fern Avenue
Lancaster, California 93534
 3. **Contact person and phone number:** Jocelyn Swain, Senior Planner
City of Lancaster
Community Development Department
(661) 723-6100
 4. **Location:** ±20 gross acres at southeast corner of Avenue L
and 70th Street West
(APN: 3204-004-024)
(see Figure 1)
 5. **Applicant name and address:** KB Homes
Attn: Haggai Mazler
25152 Springfield Court, Suite270
Valencia, CA 91355
 6. **General Plan designation:** Urban Residential (UR)
 7. **Zoning:** R-10,000 (single family residential, minimum lot
size 10,000 square feet)
 8. **Description of project:**

The proposed project consists of the subdivision of approximately 20 gross acres into 56 single family residential lots in the R-10,000 (single family residential, minimum lot size 10,000 square feet). The lots within the subdivision would range in size from 10,001 square feet to 17,994 square feet. Access to the subdivision would be from Avenue L-4 from 70th Street West and from the subdivision immediately to the east of the project site. All streets within the subdivision would be public. A block wall would surround the subdivision and a meandering sidewalk with landscaping would be placed along both 70th Street West and Avenue L.



9. Surrounding land uses and setting:

The project site is located in the western portion of the city at the southeast corner of 70th Street West and Avenue L. This area of the City is rapidly growing with alternative energy uses and urban residential subdivisions mixed in with large areas of undeveloped property. Immediately east of the project site is a residential subdivision which is currently under construction by Pacific Communities. Quartz Hill High School and Lane Ranch are located on the southwest and southeast corner of 60th Street West and Avenue L, respectively. The Good Shephard Catholic Cemetery is located at the southwest corner of Avenue K-8 and 70th Street West. Additionally, the area generally bounded by Avenue K, Avenue L, 62nd Street West and 70th Street West has been approved for the Avanti North and Avanti South Specific Plans which would allow for the development of over 2,000 residential units along with parks, schools, fire station, and commercial uses.

**Table 1
Zoning/Land Use Information**

Direction	Zoning		Land Use
	City	County	
North	SP 15-02	N/A	Vacant, approved for the Avanti South Specific Plan
East	R-10,000	N/A	Residential subdivision under construction
South	R-10,000	N/A	Vacant
West	R-10,000	N/A	Existing residential subdivision

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

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

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

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

In accordance with Assembly Bill (AB) 52, consultation letters for the proposed project were sent to three individuals associated with three tribes who have requested to be included in the process. These letters were mailed on July 26, 2024, via certified return receipt mail and include the letter, site plan,

and a copy of the cultural resources report. Table 2 identifies the tribes, the person to whom the letter was directed, and the date the letter was received.

To date, a response has been received from the Yuhaaviatam of San Manuel Nation (YSMN). While no specific tribal cultural resources were identified, specific mitigation measures were requested to address the inadvertent discovery of cultural resources. These mitigation measures have been included in the cultural resources section. It is anticipated that the Fernandeno Tataviam Band of Mission Indians (FTBMI) will also respond with similar requests and may also request tribal monitoring. All requested measures will be incorporated into the project’s mitigation measures/conditions of approval.

**Table 2
Tribal Notification**

Tribe	Person/Title	Date Received
Fernandeno Tataviam Band of Mission Indians	Sarah Brunzell / Manager	August 1, 2024
Gabrieleno Band of Mission Indians – Kizh Nation	Andrew Salas / Chairman	August 1, 2024
Yuhaaviatam of San Manuel Nation (formerly San Manuel Band of Mission Indians)	Alexandra McCleary / CRM Senior Manager	August 1, 2024

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Jocelyn Swain

 Jocelyn Swain, Senior Planner

August 13, 2024

 Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

- a. The City of Lancaster General Plan identifies five scenic areas in the city and immediately surrounding area (LMEA Figure 12.0-1). Views of these scenic areas are not generally visible from the project site or the immediately surrounding roadways; although distant views of Quartz Hill and the Foothills area may be available from the project site. However, views of the open desert and mountains surrounding the Antelope Valley are available from the project site and nearby roadways (Avenue L, 70th Street West). The proposed project consists of the subdivision of approximately 20 acres into 56 single family residential lots. This subdivision would be similar to the other subdivisions located in the general vicinity of the project site. With implementation of the proposed project, the views would not change and would continue to be available from the roadways and project site. Therefore, impacts would be less than significant.
- b. The project site is not located along any State Scenic Highways. There are no State designated scenic routes or highways within the City of Lancaster. The project site is also not located along any locally designated scenic roadways. Additionally, there are no rock outcroppings, buildings, or trees on the project site. Therefore, no impacts would occur.
- c. The proposed project is consistent with the zoning code and general plan designations for the project site. The proposed project would also be in conformance with the City’s Design Guidelines which were adopted on December 8, 2009 (updated on March 30, 2010) and the objective design standards which

were adopted in September 2023 with the implementation of the Housing Element. These guidelines and standards provide the basis to achieve quality design for all development within the city. Additionally, prior to the construction of the residences within the subdivision, the elevations and floor plans would be reviewed by staff to ensure that they meet the design standards. Therefore, impacts would be less than significant.

- d. The ambient lighting the vicinity of the project site is moderate due to streetlights, vehicle headlights, residential lighting from the subdivisions in the vicinity of the project site, and security lighting from the nearby schools and Lane Ranch. Light and glare would be generated from the proposed project in the form of additional street lighting, residential lights, and motor vehicles. All street lighting within the proposed project would be shielded and focused downward onto the project site. Additionally, the proposed project would not produce substantial amounts of glare as the development would be constructed primarily from non-reflective materials. Therefore, impacts would be less than significant.

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

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

The maps for each county are updated every two years. The Los Angeles County Farmland Map was last updated in 2018. Based on these maps, the project site is designated as Grazing Land. Grazing Land is defined as “land on which the existing vegetation is suited to the grazing of livestock.” As the project site is not designated as farmland of importance by the State nor is it currently utilized for agricultural purposes, no impacts to agricultural resources would occur.

- b. The project site is zoned as R-10,000 which does not allow for agricultural uses. Additionally, the project site is located in the western portion of the City of Lancaster which is rapidly developing with residential subdivisions. The property immediately adjacent to the project site is zoned Specific Plan (SP) 15-02 and R-10,000. These zones do not allow for agricultural uses and the properties are not under agricultural production. The property to the northwest of the project site is zoned Semi-Rural Residential (SRR) which does allow for agricultural uses. However, the property is vacant/undeveloped and not utilized for agricultural production. Additionally, the project site and surrounding properties are not subject to a Williamson Act contract. Therefore, no impacts would occur.
- c-d. According to the City of Lancaster’s General Plan, there are no forests or timberlands located within the City of Lancaster. Therefore, the proposed project would not result in the rezoning of forest or timberland and would not cause the loss of forest land or the conversion of forest land to non-forest land. Therefore, no impacts would occur.
- e. See responses to Items IIa-d.

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

- a. Development proposed under the City’s General Plan would not create air emissions that exceed the Air Quality Management Plan (GPEIR pgs. 5.5-21 to 5.5-22). The proposed project is consistent with the General Plan and Zoning Code. Therefore, the proposed project would not conflict or obstruct implementation of the Air Quality Management Plan and no impacts would occur.
- b. An air quality study was prepared for the proposed project by Stantec Consulting Services, Inc. and documented in a report entitled “Air Quality, Greenhouse Gas, and Energy Impact Assessment, Lancaster 70th Residential Development Project” and dated September 25, 2023.

The proposed project’s construction and operational emissions were calculated using the California Emissions Estimator Model (CalEEMod) version 2022.1.1.19. Project construction is anticipated to include site grading, utility installation, paving, building construction, and architectural coating. Timing estimates for the grading, utility installation, and paving were provided by the applicant with construction expected to start in August 2025 and end in May 2027. The default values were utilized for the building construction and architectural coatings. No import or export of fill material would be required as grading would be balanced on site. All other assumptions regarding the analysis are contained within the air quality technical study and associated modeling results. The daily and annual emissions are shown for both construction and operation in Table 3 and 4, respectively. As shown in

these tables both the construction and operational emissions associated with the proposed project would be less than significant.

**Table 3
Construction Criteria Pollutant Emissions**

Year	Maximum Daily Emissions (lbs per day)						Total Annual Emissions (tons per year)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
2025	7.27	66.4	61.5	0.14	10.9	5.5	0.21	1.91	1.86	0.00	0.21	0.12
2026	2.39	21.2	23.1	0.04	1.14	0.9	0.15	1.29	1.84	0.00	0.09	0.05
2027	42.9	9.68	14.8	0.02	0.65	0.39	0.47	0.35	0.52	0.00	0.02	0.01
AVAQMD Threshold	137	137	548	137	82	64	25	25	100	25	15	12
Significant?	No	No	No	No	No	No	No	No	No	No	No	No

**Table 4
Operational Criteria Pollutant Emissions**

Year	Maximum Daily Emissions (lbs per day)						Total Annual Emissions (tons per year)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Mobile	2.61	1.93	18.6	0.04	3.29	0.85	0.42	0.35	2.85	0.01	0.58	0.15
Area	88.5	1.67	109	0.19	14.6	14.5	4.01	0.07	4.62	0.01	0.60	0.59
Total	91.1	3.6	128	0.23	17.9	15.4	4.42	0.42	7.48	0.01	1.18	0.75
AVAQMD Threshold	137	137	548	137	82	64	25	25	100	25	15	12
Significant?	No	No	No	No	No	No	No	No	No	No	No	No

- c. The closest sensitive receptors to the project site are the single-family residences located immediately to the west on the west side of 70th Street West and the residential subdivision located slightly to the southeast. Additionally, Quartz Hill High School is located approximately 0.5 miles to the east at the southwest corner of 60th Street West and Avenue L. The proposed project is anticipated to generate approximately 560 vehicle trips per day. These trips would generate emissions as shown in Table 4; however, the amount of traffic generated by the project is not sufficient to significantly impact nearby intersections or roadways and create or contribute considerably to violations of air quality standards on either a localized or regional basis. Therefore, substantial pollutant concentrations would not occur, and impacts would be less than significant.

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

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

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

Mitigation Measures

1. Prior to ground disturbance activities, the project operator shall provide evidence to the Community Development Director that the project operator and/or construction manager has developed a "Valley Fever Training Handout", training, and schedule of sessions for education to be provided to all construction personnel. All evidence of the training session materials, handout(s) and schedule shall be submitted to the Community Development Director within 24 hours of the first training session. Multiple training sessions may be conducted if different work crews will come to the site for different stages of construction; however, all construction personnel shall be provided training prior to beginning work. The evidence submitted to the Community Development Director regarding the "Valley Fever Training Handout" and Session(s) shall include the following:
 - A sign-in sheet (to include the printed employee names, signature, and date) for all employees who attended the training session.
 - Distribution of a written flier or brochure that includes educational information regarding the health effects of exposure to criteria pollutant emissions and Valley Fever.
 - Training on methods that may help prevent Valley Fever infection.
 - A demonstration to employees on how to use personal protective equipment, such as respiratory equipment (masks), to reduce exposure to pollutants and facilitate recognition of symptoms and earlier treatment of Valley Fever. Where respirators are required, the equipment shall be readily available and shall be provided to employees for use during work. Proof that the demonstration is included in the training shall be submitted to the county. This proof can be via printed training materials/agenda, DVD, digital media files, or photographs.

The project operator also shall consult with the Los Angeles County Public Health to develop a Valley Fever Dust Management Plan that addresses the potential presence of the *Coccidioides* spore and mitigates for the potential for *Coccidioidomycosis* (Valley Fever). Prior to issuance of permits, the project operator shall submit the Plan to the Los Angeles County Public Health for review and comment. The Plan shall include a program to evaluate the potential for exposure to

Valley Fever from construction activities and to identify appropriate safety procedures that shall be implemented, as needed, to minimize personnel and public exposure to potential *Coccidioides* spores. Measures in the Plan shall include the following:

- Provide HEP-filters for heavy equipment equipped with factory enclosed cabs capable of accepting the filters. Cause contractors utilizing applicable heavy equipment to furnish proof of worker training on proper use of applicable heavy equipment cabs, such as turning on air conditioning prior to using the equipment.
- Provide communication methods, such as two-way radios, for use in enclosed cabs.
- Require National Institute for Occupational Safety and Health (NIOSH)-approved half-face respirators equipped with minimum N-95 protection factor for use during worker collocation with surface disturbance activities, as required per the hazard assessment process.
- Cause employees to be medically evaluated, fit-tested, and properly trained on the use of the respirators, and implement a full respiratory protection program in accordance with the applicable Cal/OSHA Respiratory Protection Standard (8 CCR 5144).
- Provide separate, clean eating areas with hand-washing facilities.
- Install equipment inspection stations at each construction equipment access/egress point. Examine construction vehicles and equipment for excess soil material and clean, as necessary, before equipment is moved off-site.
- Train workers to recognize the symptoms of Valley Fever, and to promptly report suspected symptoms of work-related Valley Fever to a supervisor.
- Work with a medical professional to develop a protocol to medically evaluate employees who develop symptoms of Valley Fever.
- Work with a medical professional, in consultation with the Los Angeles County Public Health, to develop an educational handout for on-site workers and surrounding residents within three miles of the project site, and include the following information on Valley Fever: what are the potential sources/ causes, what are the common symptoms, what are the options or remedies available should someone be experiencing these symptoms, and where testing for exposure is available. Prior to construction permit issuance, this handout shall have been created by the project operator and reviewed by the project operator and reviewed by the Community Development Director. No less than 30 days prior to any work commencing, this handout shall be mailed to all existing residences within a specified radius of the project boundaries as determined by the Community Development Director. The radius shall not exceed three miles and is dependent upon the location of the project site.
- When possible, position workers upwind or crosswind when digging a trench or performing other soil-disturbing tasks.
- Prohibit smoking at the worksite outside of designated smoking areas; designated smoking areas will be equipped with handwashing facilities.
- Post warnings on-site and consider limiting access to visitors, especially those without adequate training and respiratory protection.
- Audit and enforce compliance with relevant Cal OSHA health and safety standards on the job site.

- d. Construction of the proposed project is not anticipated to produce significant objectionable odors. Construction equipment may generate some odors, but these odors would be similar to those produced by vehicles traveling on Avenue L and 70th Street West. Most objectionable odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. These types of uses are not part of the proposed project. Odors may also be generated by typical residential activities (e.g., cooking, etc.). However, these odors are considered to be normal odors associated with residential development and would be less than significant. Therefore, impacts associated with odors would be less than significant.

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

- a. A biological resource survey of the project site was conducted by Stantec Consulting Services, Inc. and documented in report entitled “Biological Resources Technical Report, 70th Street W and Avenue L, Residential Development Project, City of Lancaster, County of Los Angeles” and dated September 15, 2023.

A focused literature search was conducted for the project site and the surrounding area. This included a California Natural Diversity Database search encompassing 10 USGS quadrangles. A pedestrian survey of the project site was conducted on August 24, 2023. All plant and animal species were identified and recorded based on sight, sound or their sign. These plant and animal species are listed in Table 5 and Table 6, respectively.

Table 5
Observed Plant Species

Cheat grass (<i>Bromus tectorum</i>)	Fiddleneck (<i>Amsinckia</i> sp.)	Red brome (<i>Bromus rubens</i>)
Turkey mullein (<i>Croton setiger</i>)	Goosefoot (<i>Chenopodium</i> sp.)	Sacred datura (<i>Datura wrightii</i>)
Flatspine bursage (<i>Ambrosia acanthicarpa</i>)	Common sandaster (<i>Corethrogyne filaginifolia</i>)	Rubber rabbitbrush (<i>Ericameria nauseosa</i>)
California buckwheat (<i>Eriogonum fasciculatum</i>)	Skeletonweed (<i>Eriogonum deflexum</i>)	Longstem buckwheat (<i>Eriogonum elongatum</i>)
Whitemargin sandmat (<i>Euphorbia albomarginata</i>)	Redstem stork's-bill (<i>Erodium cicutarium</i>)	California poppy (<i>Eschscholzia californica</i>)
Horseweed (<i>Erigeron canadensis</i>)	Prickly lettuce (<i>Lactuca serriola</i>)	Miniature lupine (<i>Lupinus bicolor</i>)
Pistachio (<i>Pistacia terebinthus</i>)	Silverpuffs (<i>Uropappus lindleyi</i>)	Saltwort (<i>Salsola kali</i>)
Prickly Russian thistle (<i>Salsola tragus</i>)	Common Mediterranean grass (<i>Schismus barbatus</i>)	Tall tumbled mustard (<i>Sisymbrium altissimum</i>)
Wire lettuce (<i>Stephanomeria pauciflora</i>)	Prostrate knotweed (<i>Polygonum aviculare</i>)	Vinegar weed (<i>Trichostema lanceolatum</i>)
Athel tamarisk (<i>Tamarix aphylla</i>)		

Table 6
Observed Animal Species

Western honey bee (<i>Apis mellifera</i>)	Harvester ant (<i>Pogonomyrmex</i> sp.)	Desert stink beetle (<i>Eleodes</i> sp.)
Grasshopper (Arididae)	Dragonfly (Anisoptera)	Velvet ant (Mutillidae)
Western pygmy blue butterfly (<i>Brephidium exillis</i>)	Checkered white butterfly (<i>Pontia protodice</i>)	Anna's hummingbird (<i>Calypte anna</i>)
Turkey vulture (<i>Cathartes aura</i>)	Rock dove (<i>Columba livia</i>)	House sparrow (<i>Passer domesticus</i>)
American crow (<i>Corvus brachyrhynchos</i>)	Western meadowlark (<i>Sturnella neglecta</i>)	Common side-blotched lizard (<i>Uta stansburiana</i>)
Coyote (<i>Canis lanrans</i>)		

A total of 28 plant species (17 native/11 non-native) were observed onsite during the biological survey. No sensitive or special-status plant species were observed on the project site and no Joshua trees are present. Based on the CNDDDB records search, there are no sensitive plant species that are likely to occur on the project site. As such, no impacts to special status plant species would occur.

A total of 16 wildlife species or their sign were observed on the project site. However, no special status species were observed. No California ground squirrels were present; however, small mammal burrows were observed on the project site which could provide cover sites for burrowing owls. In order to ensure that no impacts to burrowing owls occur, a mitigation measure has been identified for a preconstruction

burrowing owl surveys. The project site does not contain suitable habitat for desert tortoise or Mohave ground squirrel and no evidence of either species was observed during the surveys.

Marginally suitable habitat is present on the project site for California legless lizard and coast horned lizard although evidence of these species was not observed during the survey. In order to ensure any potential impacts to these species are less than significant, a mitigation measure requiring pre-construction surveys is identified below. With implementation of this measure, impacts to these species would be less than significant.

The Crotch bumble bee is a candidate species for listing under the California Endangered Species Act and marginal habitat exists on site due to suitable buckwheat plant food species. In order to ensure that the bee is not present, and no impacts would occur to the species, a mitigation measure requiring a species-specific survey in accordance with CDFW standards has been included. With incorporation of the mitigation measure, impacts would be less than significant.

The site also provides some habitat for nesting birds and raptors. A preconstruction nesting bird survey shall be conducted prior to the issuance of any construction related permits to ensure activities do not disturb any nesting birds or raptors. With incorporation of the listed mitigation measures, all impacts to biological resources would be less than significant.

Mitigation Measures

2. Prior to the commencement of ground or vegetation disturbing activities pre-construction surveys for California legless lizard and coast horned lizard shall be conducted by a qualified biologist. The surveys shall be conducted within 14 days prior to the commencement of ground or vegetation disturbing activities. The pre-construction surveys shall incorporate appropriate methods and timing to detect these species, including individuals that could be concealed in burrows, beneath leaf litter, or in loose soil. If a special-status species is found, avoidance is the preferred mitigation option. If avoidance is not feasible, the species shall be captured and transferred to appropriate habitat and location where they would not be harmed by project activities, preferably to open space habitats in the vicinity of the project site. The City of Lancaster Community Development Department and California Department of Fish and Wildlife (CDFW) shall be consulted regarding the presence of a special-status species at the site.
3. A nesting bird survey shall be conducted by a qualified biologist within 14 days prior to the start of any construction/ground disturbing activities. The qualified biologist shall survey all suitable nesting habitat within the project impact area, and areas within a biologically defensible buffer zone surrounding the project impact area. If no active bird nests are detected during the clearance survey, project activities may begin, and no additional avoidance and minimization measures shall be required. If an active bird nest is found, the species shall be identified, and a "no disturbance" buffer shall be established around the active nest. The size of the "no disturbance" buffer shall be increased or decreased based on the judgement of the qualified biologist and level of activity and sensitivity of the species. At a minimum, the buffer shall be at least 500 feet around active raptor nests and 50 feet around nests of migratory bird species. The qualified biologist shall periodically monitor any active bird nests to determine if project-related activities occurring outside the "no-disturbance" buffer disturb the birds and if the buffer shall be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, project

activities within the “no-disturbance” buffer may occur following an additional survey by the qualified biologist to search for any new bird nests in the restricted area.

4. A pre-construction burrowing owl clearance survey shall be conducted no more than 30 days prior to any vegetation removal or ground disturbing activities to avoid impacts to burrowing owls and/or occupied burrows. The pre-construction clearance survey shall be conducted by a qualified biologist and in accordance with the methods outlined in the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012). Documentation of surveys and findings shall be submitted to the City of Lancaster for review and file. If no burrowing owls or occupied burrows are detected, project activities may begin, and no additional avoidance and minimization measures shall be required.

If an occupied burrow is found outside, but within 500 feet, of the development footprint, the qualified biologist shall establish a “no-disturbance” buffer around the burrow location(s). The size of the “no-disturbance” buffer shall be determined in consultation with CDFW and be based on the species status (i.e., breeding, non-breeding) and proposed level of disturbance. If an occupied burrow is found within the development footprint and cannot be avoided, a burrowing owl exclusion and mitigation plan shall be prepared and submitted to CDFW for approval prior to initiating project activities.

5. Prior to the issuance of any construction related permits, a qualified biologist shall conduct a survey to determine the presence or absence of the Crotch bumblebee on the project site. The survey shall be conducted in accordance with the CDFW Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species. If no evidence of the bumble bee is identified on the site, no further work is necessary. If the Crotch bumble bee is found on the project site, the applicant shall coordinate with CDFW to obtain an Incidental Take Permit prior to the issuance of any construction related permits.

- b. Multiple erosional features were observed during the biological survey. However, these features did not have any indication of regular channelization, bed and bank or evidence of a basin. Therefore, it was determined that there are no potential jurisdictional wetlands or waters on the project site. No impacts would occur.
- c. There are no State or federally protected wetlands on the project site as defined by Section 404 of the Clean Water Act. Therefore, no impacts would occur.
- d. The project is not part of an established migratory wildlife corridor. Therefore, no impacts would occur.
- e. The proposed project would not conflict with any local policies or ordinances, such as a tree preservation policy, protecting biological resources. The proposed project would be subject to the requirements of Ordinance No. 848, Biological Impact Fee, which requires the payment of \$770/acre to offset the cumulative loss of biological resources in the Antelope Valley as a result of development. This fee is required of all projects occurring on previously undeveloped land regardless of the biological resources present and is utilized to enhance biological resources through education programs and the acquisition of property for conservation. Therefore, no impacts would occur.
- f. There are no Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or State habitat conservation plans which are applicable to the project site. The West Mojave Coordinated Habitat Conservation Plan only applies to federal land, specifically land owned by the Bureau of Land Management. In conjunction with the Coordinated Management Plan, a Habitat

Conservation Plan (HCP) was proposed which would have applied to all private properties within the Plan Area. However, this HCP was never approved by the California Department of Fish and Wildlife nor was it adopted by the local agencies (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.

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

a-c. A cultural resource survey was conducted for the project site by Stantec Consulting Services Inc., and documented in a report entitled “Phase I Cultural Resources Assessment of a 18-Acre Parcel (APN 3204-004-024) in the City of Lancaster, Los Angeles County, California” and dated October 26, 2023.

On August 28, 2023, a California Historical Resources Information Service (CHRIS) records search at the South Central Coastal Information Center at California State University Fullerton. A single cultural resources study encompassing the project site was identified; however, it did not include an intensive pedestrian survey of the project site. The records search did not identify any cultural resources on the project site or within 0.25 miles of the project site. Additionally, a sacred lands file search was conducted by the Native American Heritage Commission on October 6, 2023, with negative results.

On September 14, 2023, a pedestrian survey of the project site was conducted by walking parallel transects spaced 10 meters apart. Modern refuse, consisting of domestic refuse and construction debris was observed on the site. No evidence of prehistoric or historic-era cultural resources were identified on the project site. Additionally, no human remains, including those interred outside of formal cemeteries were identified on the project site. Therefore, no impacts would occur.

While no specific tribal or cultural resources have been identified on the project site during the AB 52 process, the YSMN have requested the inclusion of specific measures to address the proper treatment of any previously unidentified cultural resources. These measures have been identified below. Additionally, it is anticipated that the FTBMI will respond and request similar measures and could also request tribal monitoring during construction. Any requested measures will be incorporated into the mitigation measures/conditions of approval. With incorporation of the mitigation measures, impacts would be less than significant.

Mitigation Measures

6. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist

meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

7. If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
8. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.
9. The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.
10. 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 YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

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

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

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

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

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

Additionally, an energy assessment was prepared for the proposed project by Stantec Consulting Services, Inc. and documented in a report entitled “Air Quality, Greenhouse Gas, and Energy Impact Assessment, Lancaster 70th Residential Development Project” and dated September 25, 2023. This report contains estimates for the amount of energy that would be consumed during construction and operation of equipment and vehicles and confirms that the amount of energy required is a very small portion of the energy/fuel consumed state-wide.

The proposed residences would require energy for normal operations, such as lighting and temperature controls and would not consume any natural gas. Operational electricity consumption is estimated at 390,089 kilowatt-hours per year. Additionally, the residences would be constructed in compliance with the energy efficiency standards set forth in the 2022 California Building Code. Therefore, the project would not result in the inefficient, wasteful, or unnecessary use of energy.

- b. In 1978, the California Energy Commission (CEC) established Title 24, California’s energy efficiency standards for residential and non-residential buildings, in response to a legislative mandate to create uniform building codes to reduce California’s energy consumption and provide energy efficiency standards for residential and non-residential buildings. The 2016 standards went into effect on January 1, 2017, and substantially reduce electricity and natural gas consumption. Additional savings result from the application of the standards on building alterations such as cool roofs, lighting, and air distribution ducts.

The California Green Building Standards Code (California Code of Regulations, Title 24, Part 11), commonly referred to as the CALGreen Code, is a statewide mandatory construction code that was developed and adopted by the California Building Standards Commission and the California Department of Housing and Community Development. CALGreen standards require new residential and commercial buildings to comply with mandatory measures under five topical areas: planning and design; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; and environmental quality. 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. SCE continues to deliver the electricity and provide billing, customer service and powerline maintenance and repair, while customers who choose to participate in this program, would receive power from renewable electric generating private-sector partners at affordable rates.

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

- a. The project site is not identified as being in or in proximity to a fault rupture zone (LMEA Figure 2-5). According to the Seismic Hazard Evaluation of the Lancaster East and West Quadrangles, the project site may be subject to intense seismic shaking (LMEA pg. 2-16). However, the proposed project would be constructed in accordance with the seismic requirements of the Uniform Building Code (UBC) adopted by the City, which would render any potential impacts to a less than significant level. The site is generally level and is not subject to landslides (SSHZ).

Liquefaction is a phenomenon in which the strength and stiffness of a soil is reduced by earthquake shaking or other events. This phenomenon occurs in saturated soils that undergo intense seismic shaking typically associated with an earthquake. There are three specific conditions that need to be in place for liquefaction to occur: loose granular soils, shallow groundwater (usually less than 50 feet below ground surface) and intense seismic shaking. Based on the California Geological Survey Seismic Hazard Zones Map for Lancaster (SSHZ) (<https://maps.conservation.ca.gov/EQZApp/app/>), the project site is not located in an area at risk for liquefaction. Therefore, no impacts would occur.

- b. The project site is rated as having a low risk for soil erosion (USDA SCS Maps) when cultivated or cleared of vegetation. However, there remains a potential for water and wind erosion during construction. The proposed project would be required, under the provisions of the Lancaster Municipal Code (LMC) Chapter 8.16 to adequately wet or seal the soils to prevent wind erosion. Additionally, the mitigation measure listed below shall be required to control dust/wind erosion.

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

Mitigation Measures

11. The applicant shall submit the required Construction Excavation Fee to the Antelope Valley Air Quality Management District (AVAQMD) prior to the issuance of any grading and/or construction permits. This includes compliance with all prerequisites outlined in District Rule 403, Fugitive Dust, including submission and approval of a Dust Control Plan, installation of signage and the completion of a successful onsite compliance inspection by an AVAQMD field inspector. Proof of compliance shall be submitted to the City.
- c. Subsidence is the sinking of the soil caused by the extraction of water, petroleum, etc. Subsidence can result in geologic hazards known as fissures. Fissures are typically associated with faults or groundwater withdrawal, which results in the cracking of the ground surface. According to Figure 2-3 of the City of Lancaster's Master Environmental Assessment, the project site is not known to be within an area subject to fissuring, sinkholes, subsidence or any other form of geologic unit or soil instability. The nearest sinkholes/fissures are located at Avenue I and 55th Street West, approximately 3 miles northeast of the project site. For a discussion of potential impacts regarding liquefaction, please refer to Section VII.a. Therefore, no impacts would occur.
 - d. The soil on the project site is characterized by a low shrink/swell potential (LMEA Figure 2-3). A soils report for the proposed project shall be submitted to the City by the project developer prior to grading and the recommendations of the report shall be incorporated into the development of the proposed project. Therefore, impacts would be less than significant.

- e. The proposed project would be tied into the sanitary sewer system. No septic or alternative means of wastewater disposal are part of the proposed project. Therefore, no impacts would occur.
- f. The proposed project would not directly or indirectly destroy a unique paleontological resource, site, or geologic feature. Therefore, no impacts would occur.

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

- a. As part of the air quality report, and discussed in Item III, the project’s potential greenhouse gas emissions were calculated for both construction and operation using CalEEMod. These emissions are depicted in Tables 7 and 8, respectively and the CalEEMod outputs are included in the appendix to the air quality report. The operational emissions include emissions from mobile, area, energy, water, waste, and refrigerant sources. However, these emissions don’t include reductions as a result of solar panels. As shown in these tables, the estimated CO₂e emissions would be substantially less than the established thresholds. Therefore, impacts would be less than significant.

**Table 7
Construction Greenhouse Gas Emissions**

Year	Maximum Daily Emissions lbs/day	Total Annual Emissions MTCO ₂ e per year
2025	16,147	400
2026	5,011	324
2027	2,872	92.1
AVAQMD Thresholds	548,000	100,000
Exceeds Thresholds?	No	No

**Table 8
Operational Greenhouse Gas Emissions**

Source	Maximum Daily Emissions lbs/day	Total Annual Emissions MTCO₂e per year
Mobile	3,834	579
Area	2,281	85.2
Energy	372	61.6
Water	81.1	13.4
Waste	83.0	13.7
Refrigerants	0.78	0.13
Total	6,652	754
AVAQMD Thresholds	548,000	100,000
Exceed Thresholds?	No	No

- b. The proposed project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing greenhouse gas (GHG) emissions. The 2022 Scoping Plan provides measures to achieve Senate Bill (SB) 32 targets and the SCAG RTP/SCS contains measures to achieve VTM reductions required under SB 375. An analysis of the project’s consistency with the scoping plan is found in Table 9 while the RTP/SCS is discussed in the land use section.

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

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

**Table 9
Project Consistency with 2022 Scoping Plan Greenhouse Gas Reduction Strategies**

Measure	Consistency Determination
Deploy ZEVs and reduce driving demand	Consistent: While the project would not deploy ZEVs, the project would include pedestrian infrastructure and would provide connections to existing bicycle infrastructure. In addition, consistent with the 2022 California Building Code, all residences would include EV-capable infrastructure to accommodate future installation of a Level 2 EV charger.
Generate clean electricity	Consistent: The residences would include rooftop solar panels to generate electricity.
Decarbonize Buildings	Consistent: The residences would not include any natural gas infrastructure and would include rooftop solar panels to generate clean electricity.
Reduce non-combustion emissions (methane)	Consistent: The proposed project is a residential subdivision and does include land uses which generate methane such as landfills and dairy farms.
Reduce non-combustion emissions (hydrofluorocarbons)	Consistent: The proposed project would comply with all state regulations governing hydrofluorocarbons.

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

a-b. The proposed project consists of the subdivision of approximately 20 acres into 56 single family residential lots and the ultimate construction of individual residences on each lot. Typical construction materials would be utilized during development of the subdivision. Occupants of the subdivision would

utilize typical household cleaners (e.g., cleaner, bleach, etc.), fertilizer and potentially limited use of common pesticides. These uses would be similar to other residential development in the area. The project site is currently vacant and no demolition activities would be necessary. Therefore, the proposed project would not expose individuals or the environment to asbestos containing materials (ACM) or lead-based paint. Additionally, the proposed project is not located along a hazardous materials transportation corridor (LMEA p. 9.1-14 and Figure 9.1-4). Therefore, impacts would be less than significant.

- c. The project site is not located within a quarter mile of any proposed or existing schools. The closest school is Quartz Hill High School which is located approximately 0.5 miles east of the project site at the southwest corner of 60th Street West and Avenue L. Additionally, the proposed project would not generate hazardous emissions or handle hazardous/acutely hazardous materials. Therefore, no impacts would occur.
- d. A Phase I Environmental Site Assessment was prepared by Stantec Consulting Services Inc. and documented in a report entitled "APN 3204-004-024, Phase I Environmental Site Assessment, 70th Street W and Avenue L, City of Lancaster, County of Los Angeles" and dated October 20, 2023.

A survey of the project site was conducted on April 28, 2023. The survey of the project site was conducted on-foot in the following fashion: traverse the outer property boundary, traverse transects across the property and traverse the periphery of all structures on site. No evidence of any hazardous materials/waste or other environmental concerns were identified on the project site. Additionally, a search of selected environmental databases was conducted by EDR for the project site and surrounding properties within specified search distances. The project site is not listed in any regulatory database. One site was identified at 6510 Avenue L which is located approximately 1,090 feet to the northeast. This site was listed as having a 1,000-gallon gasoline underground storage tank installed in 1980 and received a cease and desist in 1981. There is no evidence of a release. Due to this fact, the distance to the subject property and depth to groundwater, this site is not considered to be an environmental concern. Therefore, no impacts would occur.

- e. The project site is not located within two miles of an airport or within the boundaries of an airport land use plan. The nearest airfield, William J Fox Airfield, is located approximately 5 miles to the northeast of the project site. Therefore, the proposed project would not expose residents to a safety hazard or noise associated with an airport. Therefore, no impacts would occur.
- f. The traffic generated by the proposed project is not expected to block the roadways in the vicinity of the project site. Improvements have been conditioned as part of the project that would ensure that traffic operates smoothly. Therefore, the proposed project would not impact or physically block any identified evacuation routes and would not interfere with any adopted emergency response plan. Impacts would not occur.
- g. The subject property is vacant along with the properties to the south and north, while the property to the east is under construction with a residential subdivision. The project site is located within the service area of Fire Station No. 84, located at 5030 Avenue L-14, which would serve the site in the event of a fire. Therefore, potential impacts from wildland fires would be less than significant.

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

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

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

The proposed project consists of the subdivision of approximately 20 acres into 56 single family residential lots in the R-10,000 zone. Single family residences are not a use that would normally generate wastewater that violates water quality standards or exceeds waste discharge requirements. Therefore, impacts would be less than significant.

- b. The proposed project would not include any groundwater wells or pumping activities. All water supplied to the proposed project would be obtained from Quartz Hill Water District. Therefore, impacts would be less than significant.
- c. Development of the proposed project would increase the amount of surface runoff as a result of impervious surfaces associated with the grading of the site. The proposed project would be designed on the basis of a hydrology study, to accept current flows entering the property to handle the additional incremental runoff from the developed site. Therefore, impacts would be less than significant.

The project site is designated as Flood Zone X per the Flood Insurance Rate Map (06037C0415F). Flood Zone X is located outside of both the 100- and 500-year flood zone. Therefore, impacts would be less than significant.

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

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

a. The proposed project consists of the subdivision of 20 acres into 56 single family residential lots and the construction and occupancy of a single-family residences. The project site is located on the southeast corner of Avenue L and 70th Street West with a residential subdivision under construction immediately to the east of the project site. Access to the subdivision would be provided from 70th Street West and through the subdivision to the east. The proposed project would not block a public street, trail, or other access route nor would it result in a physical barrier that would divide the community. Therefore, no impacts would occur.

b. The proposed project would be consistent with the City’s General Plan and must be in conformance with the Lancaster Municipal Code. Table 10 provides a consistency analysis of the proposed project with respect to the relevant goals, objectives, and policies of the General Plan. Additionally, the proposed project would be consistent with the applicable policies of the City’s Housing Element as showing in Table 11. The proposed project will be in compliance with the city-adopted Uniform Building Code (UBC) and erosion control requirements (Section VII). Additionally, as noted in Section IV, the project site is not subject to and would not conflict with a habitat conservation plan or natural communities conservation plan.

In addition to the City’s General Plan, the Southern California Association of Governments (SCAG) adopts a Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) every five years. On May 7, 2020, SCAG adopted the 2020-2045 RTP/SCS, known as Connect SoCal for federal transportation purposes only. On September 3, 2020, SCAG adopted Connect SoCal for all other purposes. The RTP/SCS identifies ten regional goals; these goals are identified in Table 12 along with the project’s consistency with these goals.

**Table 10
General Plan Consistency Analysis**

Goals, Objectives and Policies	Consistency Analysis
Policy 3.2.1: Promote the use of water conservation measures in the landscape plans of new developments.	Consistent. Landscaping provided in the front yards of the residences, in the landscape maintenance districts and throughout the subdivision would be native and/or drought tolerant. It would also comply with the city’s municipal code with respect to residential landscaping.
Policy 3.2.2: Consider the potential impact of new development projects on the existing water supply.	Consistent. The proposed subdivision can be provided water by the Quartz Hill Water District.
Policy 3.2.5: Promote the use of water conservation measures in the design of new developments.	Consistent. The residences would be constructed in accordance with the Building Code/California Green Building Code. Additionally, all landscaping would be native and/or drought tolerant.
Policy 3.3.1: Minimize the amount of vehicular miles traveled.	Consistent. The subdivision would include sidewalks and other forms of alternative transportation amenities. Additionally, the developer would pay the city’s VMT fee to reduce the projects VMT impacts.
Policy 3.3.2: Facilitate the development and use of public transportation and travel modes such as bicycle riding and walking.	Consistent. The developer would pay the city’s VMT fee which would be utilized to install amenities for alternative modes of transportation citywide.
Policy 3.3.3: Minimize air pollutant emissions generated by new and existing development.	Consistent. The proposed project would generate air emissions during construction and operation; however, these emissions are substantially below the air district’s thresholds. Additionally, the subdivision would be located in close proximity to parks, schools and commercial uses.
Policy 3.4.4: Ensure that development proposals, including City sponsored projects, are analyzed for short- and long-term impacts to biological resources and that appropriate mitigation measures are implemented.	Consistent. A biological survey of the project site was conducted, and appropriate mitigation measures have been included to ensure that impacts to sensitive status plant and animal species remain less than significant.
Policy 3.5.1: Minimize erosion problems resulting from development activities.	Consistent. The project site is relatively flat and a dust control plan and erosion control measures are required to minimize any issues.
Policy 3.6.3: Encourage the incorporation of energy conservation measures in existing and new structures.	Consistent. The individual residences would be constructed with the energy conservation measures outlined in the California Building Code.
Policy 3.6.6: Consider and promote the use of alternative energy such as wind energy and solar energy.	Consistent. The residences within the subdivision will have solar and be wired for battery charging in accordance with the building code.

<p>Policy 4.3.1: Ensure that noise sensitive land uses and noise generators are located and design in such as manner that City noise objectives will be achieved.</p>	<p>Consistent. The subdivision will be located in an area that meets the noise standards for residential uses and is not located near noise generators which will impact the residents.</p>
<p>Policy 4.7.2: Ensure that the design of new development minimizes the potential for fire.</p>	<p>Consistent. The subdivision is designed in accordance with the requirements of the Fire Department and all residences would have fire sprinklers.</p>
<p>Policy 14.1.4: Encourage the design of roads and traffic controls to optimize the safe traffic flow by minimizing turning movements, curb parking, uncontrolled access, and frequent stops.</p>	<p>Consistent. Access to the subdivision would be provided from 70th Street West via Avenue L-4 and from the subdivision immediately to the east. Conditions of approval have been required to ensure the necessary improvements for the smooth operation of traffic in the vicinity.</p>
<p>Policy 15.1.2: Cooperate with local water agencies to provide an adequate water supply system to meet the standards for domestic and emergency needs.</p>	<p>Consistent. Water will be provided to the project from the Quartz Hill Water District.</p>
<p>Policy 15.1.5: Ensure sufficient infrastructure is built and maintained to handle and treat wastewater discharge.</p>	<p>Consistent. The proposed project will annex into the Sanitation District which will provide wastewater treatment.</p>
<p>Policy 16.3.1: Promote development patterns which will minimize the costs of infrastructure development, public facilities development and municipal service cost delivery.</p>	<p>Consistent. The project site is an infill site which is immediately adjacent to other existing, under construction, and approved residential subdivisions.</p>
<p>Policy 16.6.1: Require new development to construct and/or pay for new on-site capital improvements necessitated by their project, consistent with performance criteria identified in Objective 15.1.</p>	<p>Consistent. The proposed project is required to install appropriate improvements to support the needs of the subdivision. Additionally, the development will be part of a Communities Facilities District to fund necessary services.</p>
<p>Policy 18.1.4: Encourage the long-term maintenance of new residential development.</p>	<p>Consistent. The project site is an infill site and will be part of a Communities Facilities District to fund necessary services.</p>
<p>Policy 18.2.2: Encourage appropriate development to locate so that municipal services can be efficiently provided.</p>	<p>Consistent. The project site is an infill site and located immediately adjacent to other residential uses.</p>

**Table 11
Housing Element Consistency**

Goals, Objectives and Policies	Consistency Analysis
Policy H-1.2: Encourage a mix of housing types are provided, including single- and multi-family housing within a variety of price ranges to provide a range of housing options for Lancaster residents.	Consistent. The proposed project is a single-family residential subdivision in the R-10,000 zone. This is one of many housing types in the city and provides the city’s residents with additional housing options.
Policy H-1.3: Promote infill housing development within areas presently approved for urban density residential development, as well as areas which have been committed to urban development.	Consistent. The project site is an infill site which is surrounded by existing, approved and under construction residential developments.
Policy H-2.2: Promote the use of water conservation measures in the design of new developments.	The residences would be constructed in accordance with the Building Code/California Green Building Code. Additionally, all landscaping would be native and/or drought tolerant.
Policy H-3.7: Encourage energy conservation and sustainable living building measures in new and existing homes and the addition of energy conservation devices/practices in existing developments.	The individual residences would be constructed with the energy conservation measures outlined in the California Building Code.

**Table 12
Connect SoCal Consistency Analysis**

Goals	Consistency Analysis
Goal 1: Encourage regional economic prosperity and global competitiveness.	Not Applicable.
Goal 2: Improve mobility, accessibility, reliability, and travel safety for people and goods.	Not Applicable.
Goal 3: Enhance the preservation, security, and resilience of the regional transportation system.	Not Applicable.
Goal 4: Increase person and goods movement and travel choices within the transportation system.	Not Applicable.
Goal 5: Reduce greenhouse gas emissions and improve air quality.	Consistent. The proposed project would be all electric and include rooftop solar to generate clean electricity. The residences would not general substantial air quality or GHG emissions during occupancy.
Goal 6: Support health and equitable communities.	Consistent. The proposed project would be all electric and include rooftop solar to generate clean electricity. The residences would not general substantial air quality or GHG emissions during occupancy.
Goal 7: Adapt to a changing climate and support	Not Applicable.

<p>an integrated regional development pattern and transportation network.</p>	
<p>Goal 8: Leverage new transportation technologies and data-driven solutions that result in more efficient travel.</p>	<p>Not Applicable.</p>
<p>Goal 9: Encourage development of diverse housing types in areas that are supported by multiple transportation options.</p>	<p>Consistent. The proposed project would include paved sidewalks and direct access to the existing bike lanes in the project area. Additionally, access to area public transit is available at 60th Street West and Avenue L. The project would also pay the city’s VMT fee which is utilized to installed alternative transportation amenities citywide.</p>
<p>Goal 10: Promote conservation of natural and agricultural lands and restoration of habitats.</p>	<p>Consistent. The project site is an infill site and is surrounded by existing and approved residential subdivisions. As such, the development would minimize impacts of natural habitats.</p>

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

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

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

- a. A noise and vibration study was prepared by Stantec Consulting Services, Inc. and documented in a report entitled “Noise and Vibration Technical Memorandum, Residential Development at Avenue L and 70th Street West Cul-de-Sac, City of Lancaster, California” dated October 27, 2023.

As part of the analysis, short-term noise measurements were taken at four locations on August 30, 2023 and August 31, 2023. These locations represent the closest receptors to the project site. The noise measurements were utilized to calculate the expected construction noise levels at each of the locations. These estimated construction noise levels are shown in Table 13 and range from 52.2 dBA Leq to 67.2 dBA Leq. These noise levels are below the existing noise levels and/or below the 65 dBA residential maximum. While the estimated noise levels are below the residential threshold, construction best management practices have been incorporated to reduce construction noise levels to the maximum extent practicable. As such, construction noise would be less than significant.

The City’s General Plan (Table 3-1) establishes an outdoor maximum CNEL of 65 dBA for residential uses. Table 8-11 of the LMEA provides the existing roadway noise levels adjacent to the project site. The current noise levels on Avenue L between 60th Street West and 70th Street West are 58.4 dBA. The existing noise levels on 70th Street West between Avenue L and Avenue L-8 are 58.1 dBA. These noise levels are consistent with the standards of the General Plan, additional features of the proposed project (e.g., landscaping, block walls, etc.) would ensure that the project remains in compliance with the General Plan. Therefore, potential noise impacts associated with traffic from the proposed development and operational activities would be less than significant.

**Table 13
Predicted Construction Noise Levels**

Receptor	Predicted Project Noise	Predicted Project CNEL	CNEL Limit	Measured Ambient Noise
R1 (School)	52.2	49.2	65	65.7
R2 (Residential)	59.4	56.4	65	43.7
R3 (Residential)	52.5	49.5	65	69.3
R4 (Residential)	67.2	64.2	65	68.9

Mitigation Measures

12. Construction operations shall not occur between 8 p.m. and 7 a.m. on weekdays or Saturday or any time on Sunday. The hours of construction-related activities shall be restricted to periods and days permitted by local ordinance.
 13. The on-site construction supervisor shall have the responsibility and authority to receive and resolve noise complaints. A clear appeal process to the owner shall be established prior to construction commencement that will allow for resolution of noise problems that cannot be immediately solved by the site supervisor.
 14. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.
 15. Material stockpiles and mobile equipment staging, parking and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.
 16. No project-related public address or music system shall be audible at any adjacent receptor.
 17. The use of noise producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only.
 18. All noise producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specification. Mobile or fixed “package” equipment (e.g., arc-welders, air compressors, etc.) shall be equipped with shrouds and noise control features that are readily available for the type of equipment.
- b. During construction, groundborne vibration and noise may be generated by large trucks and other heavy equipment during demolition, grading, and construction of buildings. The largest vibrations would be generated by the vibratory rollers used for soil compaction working along the edge of the construction zone facing the residences on the west side of 70th Street West which are approximately 130 feet away. The maximum predicted peak particle velocity (PPV) level is estimated to be 0.04 inches per second which is less than the threshold of 0.20 inches per second. Therefore, groundbourne vibration and noise would have a minimal impact on nearby receptors. Impacts would be less than significant.

- c. The project site is not located within two miles of an airport or within the boundaries of an airport land use plan. The nearest airfield, William J Fox Airfield, is located approximately 5 miles to the northeast of the project site. Therefore, the proposed project would not expose residents to a safety hazard or noise associated with an airport. Therefore, no impacts would occur.

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

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

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

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

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

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

a-b. The proposed project would generate additional population growth and would contribute, on an incremental basis, to the use of the existing park and recreational facilities. The proposed project involves the subdivision of approximately 20 acres into 56 single family residential lots in the R-10,000 zone. However, the applicant would be required to pay park fees which would offset the impacts to the existing parks. The development of the proposed project would not require the construction of new recreational facilities or the expansion of existing ones. Therefore, impacts would be less than significant.

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

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

The proposed project does not qualify for any of the screening criteria and as such, a project specific VMT study was prepared by Iteris and documented in a report entitled “Lancaster Development VMT Assessment” dated August 1, 2024.

This analysis determined that the proposed project needs to reduce its vehicle miles traveled by 1,560 in order to be 15% below the City’s thresholds. However, on January 24, 2023, the City of Lancaster City Council adopted the Vehicle Miles Traveled Impact Fee Mitigation Program and certified the accompanying Final Program Environmental Impact Report, Findings, and Statement of Overriding Considerations. The VMT mitigation program allows developers to pay \$150 per VMT to mitigate their VMT impacts and tier off of the Program EIR. The fee associated with the 1,560 VMT reduction needed is \$234,000. With payment of the fee, the proposed project’s VMT impacts would be less than significant.

Mitigation Measures

19. The proposed project shall pay \$234,000 to mitigate its VMT impacts in accordance with the City's Vehicle Miles Traveled Impact Fee Mitigation Program approved by the City Council on January 24, 2023.

- c. Street improvements are required as part of the conditions of approval and would ensure that traffic flows smoothly in the vicinity of the project site. No hazardous conditions would be created by these improvements. Therefore, no impacts would occur.

- d. The project site would have adequate emergency access from Avenue L-4 via 70th Street West. Access would also be available from the neighboring residential tract to the east. Therefore, no impacts would occur.

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

- a. No cultural resources are present on the project site. Additionally, no specific tribal cultural resources were identified during the AB 52 process; however, the YSMN responded and requested that specific mitigation measures be included to address treatment of previously unknown cultural resources. These mitigation measures have been included in the cultural resources section. Additionally, it is anticipated that the FTBMI will request similar measures. Any measures, including the potential for tribal monitoring, requested by the FTBMI will be included in the mitigation measures/conditions of approval for the proposed project. As such, no impacts to Tribal Cultural Resources would occur.

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

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

- c. The project site is located outside of the boundaries of the Sanitation District. Upon annexation into the District, the proposed project would discharge to a local sewer for conveyance to the District's Avenue "J" West Trunk Sewer located in West Avenue J at 60th Street West. According to the letter dated December 6, 2023 from the Los Angeles County Sanitation Districts, this 36-inch diameter trunk sewer has a design capacity of 15.9 million gallons per day (gpd) and conveyed a peak flow of 0.3 mgd when last measured in 2021. The project's wastewater would be treated at the Lancaster Water Reclamation Plant upon connection which has a design capacity of 18 mgd and currently processes an average recycled water flow of 13.9. The expected average wastewater flow from the proposed project is 14,560 gallons per day. Therefore, impacts would be less than significant.

- d-e. Solid waste generated within the city limits is generally disposed of at the Lancaster Landfill located at 600 East Avenue F. This landfill is a Class III landfill which accepts agricultural, nonfriable asbestos, construction/demolition waste, contaminated soil, green materials, industrials, inert, mixed municipal, sludge, and waste tires. It does not accept hazardous materials. Assembly Bill (AB) 939 was adopted in 1989 and required a 25% diversion of solid waste from landfills by 1995 and a 50% diversion by 2005. In 2011, AB 341 was passed which required the State to achieve a 75% reduction in solid waste by 2030. The City of Lancaster also requires all developments to have trash collection services in accordance with City contracts with waste haulers over the life of the proposed project. These collection services would also collect recyclable materials and organics. The trash haulers are required to be in compliance with applicable regulations on solid waste transport and disposal, including waste stream reduction mandated under AB 341.

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

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

a. See Item IX.F.

b-d. The project site is not located in or near State responsibility areas or lands classified as very high fire hazard severity zones. The project site is located within the service boundaries Fire Station No. 84, located at 5030 West Avenue L-14, which can adequately serve the project site. Other fire stations are also located in close proximity to the project site which can provide service if needed. Therefore, no impacts would occur.

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

a-c. The proposed project consists of the subdivision of approximately 20 acres into 56 single family residential lots and the construction of single-family residences. Other projects have been approved within approximately one mile of the project site including those identified in Table 14. These projects are also required to be in accordance with the City’s zoning code and General Plan. Cumulative impacts are the change in the environment, which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable projects.

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

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

Table 14
Related Projects List

Case No.	Location	APNs	Acres	Description	Status
Avanti North (TTM 73507)	Bounded by Ave K, Ave K-8, 62 nd St W, 70 th St W		237	873 single family residential lots within Specific Plan No. 15-01	Approved
Avanti South (TTM 74312)	Bound by Ave K-8, 70 th St W/75 th St W, 62 nd St W, Ave L	3204-001-184, -195; 3204-008-045, -047	307	1,700 dwelling units; 213,600 sf commercial, 31.5 acres open space/parks, 12.8-acre school site, 1.3-acre fire station	Approved
TTM 83232	NWC 60 th St W & Ave K-12	3204-008-048	20	86 single family residential lots	Approved
TTM 53642/CUP 22-08	Eastside of 60 th St W between Ave K-4 and Ave K-8	3204-009-026, 079, -081	40	208 single family residential lots/community for active adults	Approved
DR 22-024	SEC 60 th Street West & Ave L			42,869 sf commercial/ retail center	Approved
TTM 66680	Bound by Ave K-8, Ave L, 52 nd St W, 57 th St W	3204-006-025, -026, -027, -031, -032, -033, -067, -071, -075, -081, -085, -086, -088	72	219 lot subdivision with 215 single family residential lots and 4 drainage lots	Approved
TTM 61040/ TTM 61041	NWC 55 th St W & Ave K-14		30	98 single family residential lots	Grading
TTM 83554	SEC 60 th St W & Ave K-10	3204-006-055, 3204-006-105	5	18 single family residential lots	Approved

List of Referenced Documents and Available Locations*:

AIR:	Air Quality, Greenhouse Gas, and Energy Impact Assessment, Lancaster 70 th Residential Development Project, Stantec, September 25, 2023	CDD
BRR:	Biological Resources Technical Report, 70 th Street W and Avenue Residential Development Project, City of Lancaster, County of Los Angeles, Stantec, September 15, 2023	CDD
CRS:	Phase I Cultural Resources Assessment of an 18-Acre Parcel (APN 3204-004-024) in the City of Lancaster, Los Angeles County, California, Stantec, October 26, 2023	CDD
ESA:	APN 3204-004-024, Phase I Environmental Site Assessment, 70 th Street W and Avenue L, City of Lancaster, County of Los Angeles, Stantec, October 20, 2023	CDD
FIRM:	Flood Insurance Rate Map	CDD
GPEIR:	Lancaster General Plan Environmental Impact Report	CDD
LACSD:	Los Angeles County Sanitation District Letter, December 6, 2023	CDD
LGP:	Lancaster General Plan	CDD
LMC:	Lancaster Municipal Code	CDD
LMEA:	Lancaster Master Environmental Assessment	CDD
NOI:	Noise and Vibration Technical Study Memorandum, Residential Development at Avenue L and 70 th Street West Cul-de-Sac, City of Lancaster, California, Stantec, October 27, 2023	CDD
SSHZ:	State Seismic Hazard Zone Maps	CDD
USGS:	United States Geological Survey Maps	CDD
USDA SCS:	United States Department of Agriculture Soil Conservation Service Maps	CDD

* CDD: Community Development Department
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