



COMMUNITY
DEVELOPMENT

City of Lancaster Initial Study

- 1. Project Title and File Number:** Tentative Tract Map No. 23-010 (83740)
Variance No. 25-002
- 2. Lead Agency Name and Address:** City of Lancaster
Community Development Department
44933 Fern Avenue
Lancaster, California 93534
- 3. Contact Person and Phone Number:** Shannon Edwin, AICP
Planner
City of Lancaster
Community Development Department
(661) 723-6100
- 4. Project Location:** ±11 gross acres on the southwest corner of
Avenue H and 20th Street West
(APNs: 3114-012-069)
(see Figure 1)
- 5. Applicant Name and Address:** David Horne
280 South Beverly Drive #204
Beverly Hills, CA 90212
- 6. General Plan Designation:** Urban Residential (UR)
- 7. Zoning Designation:** R-7,000 (single family residential, minimum lot
size 7,000 square feet)
- 8. Description of Project:**

The proposed project consists of a 47-lot single-family residential subdivision on approximately 11 gross acres on the west side of 20th Street West, south of Avenue H. The lots would range in size from 7,000 square feet to 11,000 square feet. Access to the subdivision would be provided from 20th Street West. The streets within the subdivision would be private and the streets surrounding the subdivision would remain public. The project also includes a variance for increased wall height to be consistent with height of neighboring subdivision wall to the south. The project also includes sidewalks along 20th Street West and on the internal private streets as well as new landscaping.



Figure 1 - Project Location Map

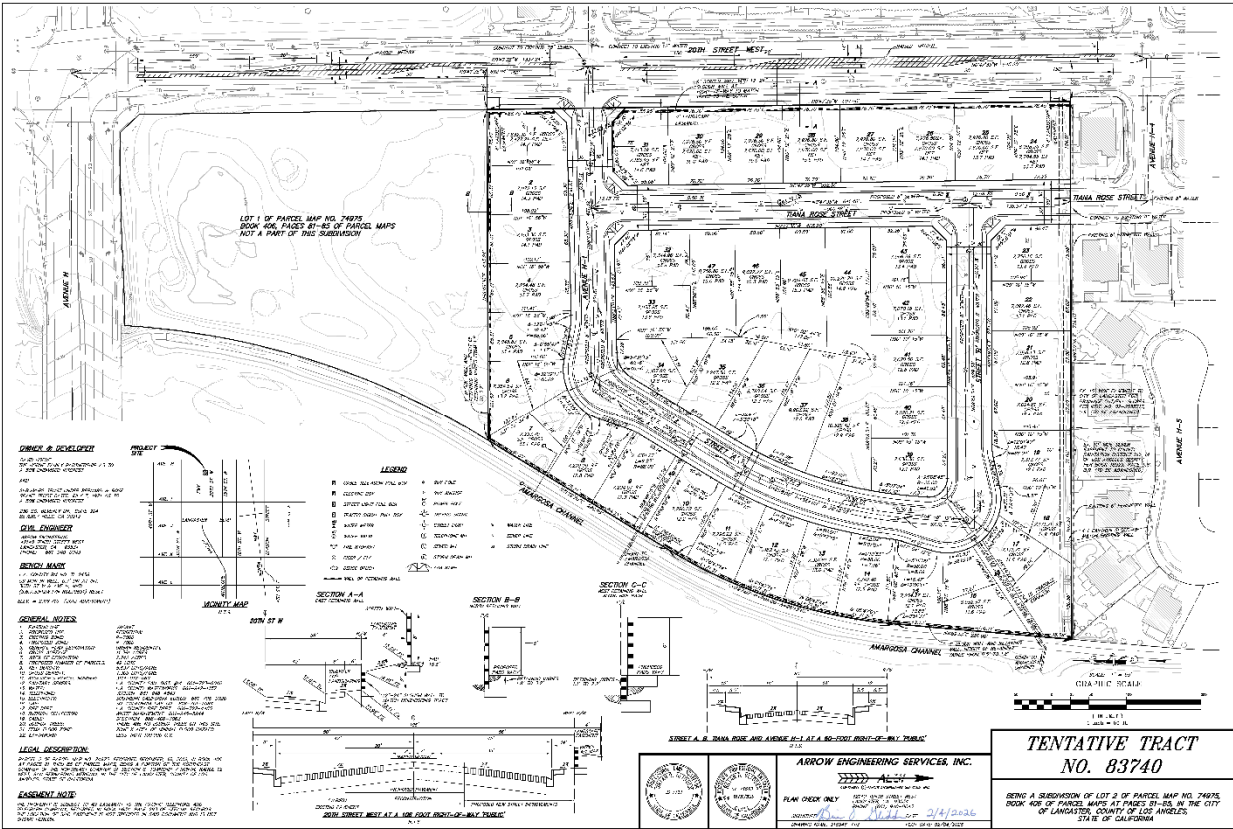


Figure 2 - Conceptual Site Plan

9. Surrounding land uses and setting:

The project site is vacant. The property to the north is vacant. The project site borders Armargosa Creek Drainage Channel to the west, and the properties south and east are occupied by existing single-family residences.

In a wider context, the subject area is primarily urban residential, comprised of single-family subdivisions which were built at dates ranging from 1996 to 2002. Desert View Elementary School is located approximately 0.5 miles to the southeast. California State Route 14 (SR 14) is also located west of the project site, adjacent to Armargosa Creek Drainage Channel. West of the project site on Avenue H is the Antelope Valley Fairgrounds. Vacant industrial zoned land is also located north and west of the site on Avenue H. Table 1 provides the zoning and land uses immediately surrounding the subject site.

Table 1 - Zoning and Land Use Information

Direction	Zoning	Land Use
North	Commercial (C)	Vacant
East	R-7,000	Single-Family Residential
South	R-7,000	Single-Family Residential
West	Open Space (O)	Armargosa Drainage Channel, SR-14

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement) for the proposed project include, but are not limited to, the following:

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

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 which have requested to be included. These letters were mailed

via certified return receipt mail and included copies of the site plan and cultural resources report. Table 2 identifies the tribes, the person to whom the letter was directed, and the date the letter was received.

The Yuhaaviatam of San Manuel Nation and the Fernandeano Tataviam Band of Mission Indians responded to the letters and requested mitigation measures have been included in the Cultural Resources Section to address proper procedures in the event of that previously unknown cultural resources are discovered on the project site during construction.

Table 2 - Tribal Notification List

Tribe	Person/Title	Date Received
Gabrielesño Band of Mission Indians – Kizh Nation	Andrew Salas – Chairman	February 16, 2024
Fernandeano Tataviam Band of Mission Indians	Sarah Brunzell – Tribal Historic and Cultural Preservation Officer	February 16, 2024
Yuhaaviatam of San Manuel Nation	Alexandra McCleary – Cultural Resource Analyst	February 16, 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.



 Shannon Edwin, AICP, Planner

3/17/2026

 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 the immediately surrounding area (LMEA Figure 12.0-1). Views of these scenic areas are not generally visible from the project site or the immediately surrounding roadways. However, views of the open desert and mountains surrounding the valley are available from the project site and area roadways. The proposed project would consist of the subdivision of 47 single-family residential lots and would be similar to the existing single-family homes surrounding the project site. With implementation of the proposed project, the existing views from the surrounding roadways would remain the same. Therefore, no impact would occur.

b. The project site is not located along any designated State Scenic Highways. There are no State designated scenic routes or highways within the City of Lancaster. Additionally, there are no rock outcroppings or buildings on the project site.

The project is located adjacent to California State Route 14 (SR 14) which is designated as a local Scenic Route per LMEA Figure 12.0-1 of the City’s Master Environmental Assessment due to the views of the mountains at the north and south end of the valley. Views of the open desert and mountains surrounding the Antelope Valley are available from the project site and nearby roadways, including SR 14. The proposed project would consist of the subdivision of 47 single-family residential lots and would be similar to the existing single-family homes surrounding the project site and also visible from SR 14. Development of the proposed project would not change the views available from SR 14 or change its status as a locally scenic roadway. Therefore, impacts would be less than significant.

This would be a change from the current views of vacant land on the project site, however, it would not result in a significant aesthetic impact as the currently available views that would continue to be available from the surrounding roadways and project site. With implementation of the proposed project, the new construction would have similar heights as the existing surrounding homes. Therefore, impact would be less than significant.

- c. The proposed project is consistent with the zoning code and the General Plan as it pertains to this use and zone. The City's Design Guidelines provide the basis to achieve quality design for all development within the city. Development of the proposed project would change the visual character of the subject site from vacant land to a residential subdivision of 47 lots. The new development would conform to design standards for subdivisions, the intent of the design guidelines, and would be compatible with nearby developments. Prior to the issuance of building permits for the project, the elevations of the houses would be subject to review by the Community Development Director to ensure that the elevations are consistent with the design guidelines, the City's Objective Design Standards, and the City's vision for the look of the community. Therefore, the impacts would be less than significant.
- d. Currently, no light is generated on the project site. Light generated in the area is primarily from residential lighting, vehicle headlights, and streetlights. The light generated from the project site would be in the form of motor vehicles, streetlights, and residential lighting. The proposed streetlights within the development would be shielded and focused downward onto the project site. Additionally, the proposed development would not produce substantial amounts of glare as the development would be constructed primarily from non-reflective materials. Therefore, impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	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, and Other Land.

The latest available map for Los Angeles County is from 2020. According to the 2020 map, the project site is designated as Other Land. Other Land is defined as land “not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry, or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.”

As the project site is not designated as farmland of importance by the State nor is it currently utilized for agricultural purposes, no impacts to agricultural resources would occur.

- b. The project site is zoned R-7,000. This designation does not allow for agricultural uses. Additionally, the project site and the surrounding area are not subject to a Williamson Act contract. Therefore, no impact 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 impact would occur.
- e. See responses to Ila-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 project site is designated as UR and zoned R-7,000. Single-family homes are a permitted use under this zone. As such, any emissions associated with the proposed project have already been accounted for and the proposed project would not conflict with or obstruct the implementation of the Air Quality Management Plan and no impacts would occur
- b. An air quality study was prepared for the proposed project by Wolf Environmental, Inc., and documented in a report titled “Air Quality and Greenhouse Gas Assessment – Proposed Residential Development 20th Street West Lancaster, California” and dated August 14, 2023.

Construction emissions were calculated using the California Emissions Estimator Model (CalEEMod) with inputs regarding construction of the proposed project, including construction schedule and equipment, provided by the engineer. These assumptions are documented in the air quality report. The import and/or export of soil is not anticipated and as such is not included in the emissions calculations. All construction activities would comply with the air district rules regarding dust control and VOC content in architectural coatings.

Operational emissions consist of area sources, energy use, mobile sources, solid waste disposal, and water/wastewater use. For architectural coating operations (i.e., reapplying coatings), VOC emissions were calculated based on the assumption that the coatings would be compliant with the VOC content

limits of AVAQMD Rule 113. All other operational emission sources were calculated using CalEEMod default factors. The construction and operational emissions estimated for the proposed project can be found in Table 3 and Table 4.

As seen in these tables, the emissions associated with the proposed project would be less than significant.

Table 3 - Estimated Construction Emissions

	Daily Emissions (lbs/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Project Total	1	11	15	<0.1	0.8	0.5
Significance Threshold	137	137	548	137	82	65
Exceeds Threshold?	No	No	No	No	No	No

Table 4 - Estimated Operational Emissions

	Daily Emissions (lbs/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Project Total	76	3	104	.02	14	13
Significance Threshold	137	137	548	137	82	65
Exceeds Threshold?	No	No	No	No	No	No

- c. The nearest sensitive receptors are single family residences surrounding the project site. As discussed in Item III.b, the project would generate air emissions during both construction and operation. However, these air emissions would not exceed the thresholds established by the Antelope Valley Air Quality Management District (AVAQMD) nor would the traffic generated by the proposed project significantly impact nearby roadways or intersections. As such, the proposed project would not expose sensitive receptors to substantial pollutant concentrations.

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 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 15 (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. a. 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 come to the site for various 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:
 1. A sign-in sheet (to include the printed employee names, signature, and date) for all employees who attended the training session.
 2. Distribution of a written flier or brochure that includes educational information regarding the health effects of exposure to criteria pollutant emissions and Valley Fever.
 3. Training on methods that may help prevent Valley Fever infection.
 4. 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.
- b. 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:
 1. 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.
 2. Provide communication methods, such as two-way radios, for use in enclosed cabs.

3. 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.
 4. 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).
 5. Provide separate, clean eating areas with hand-washing facilities.
 6. 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.
 7. Train workers to recognize the symptoms of Valley Fever, and to promptly report suspected symptoms of work-related Valley Fever to a supervisor.
 8. Work with a medical professional to develop a protocol to medically evaluate employees who develop symptoms of Valley Fever.
- c. 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.
1. When possible, position workers upwind or crosswind when digging a trench or performing other soil-disturbing tasks.
 2. Prohibit smoking at the worksite outside of designated smoking areas; designated smoking areas will be equipped with handwashing facilities.
 3. Post warnings on-site and consider limiting access to visitors, especially those without adequate training and respiratory protection.
 4. 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 along Avenue H and 20th 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 be generated by typical residential activities (e.g. cooking, etc.). However, these odors are considered to be normal odors associated with residential developments and are less than significant. Therefore, impacts associated with

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the 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 resources survey was conducted for the project site by Mark Hagan, and documented in a report entitled, "Biological Resource Assessment of APNs 3114-012-068 and 069 Lancaster, California," and dated May 29, 2022.

A survey of the project site was conducted on May 28, 2022 by walking pedestrian transects spaced

approximately 100 feet apart. The site is consistent with a highly disturbed lot with Russian knapweed (*Rhaponticum repens*) and invasive grasses as the dominant species. Plant species and animal species identified during the survey are listed in Table 5 and Table 6.

No desert tortoises were observed during the field survey, and the site did not contain suitable habitat to support desert tortoises. The site did not contain suitable habitat to support Mohave ground squirrels.

The burrowing owl (*Athene cunicularia*) is a State Candidate for listing under the California Endangered Species Act (CESA) and is considered a species of special concern by the California Department of Fish and Wildlife (CDFW). Its habitat includes coastal prairie, coastal scrub, Great Basin grassland, Great Basin scrub, Mojavean desert scrub, Sonoran desert scrub, and valley and foothill grassland. This species is typically found in open and dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. It is a subterranean nester and is dependent upon burrowing mammals, most notably the California ground squirrel, as discussed above

Based on the Biological Assessment, No burrowing owls were observed during the field survey, however potential future cover sites for burrowing owls were present within the site. The few trees within the study area may provide suitable nesting habitat for smaller migratory birds. Swainson’s hawk and other raptors would not nest within the study area given the lack of suitable nesting sites for them. The site appears to have no forage value for Swainson’s hawks given the condition and location.

No sensitive plants, specifically Joshua tree, alkali mariposa lily, desert cymopterus, and Barstow woolly sunflower, were observed during the field survey. No other sensitive plants are expected to occur within the study area due to the lack of suitable habitat. No other state or federally listed species are expected to occur within the proposed project area. As such, mitigation measures have been included requiring a pre-construction survey to confirm that burrowing owls and any bird/raptor nests are absent prior to the start of construction activities. With incorporation of the required mitigation measures, impacts would be less than significant

Table 5 - Observed Plant Species

Common Name	Scientific Name
Desert olive	<i>Forestiera pubescens</i>
Narrow-leaf willow	<i>Salix exigua</i>
California juniper	<i>Juniperus californica</i>
Salt cedar	<i>Tamarix</i> sp.
Great basin sagebrush	<i>Artemisia tridentata</i>
Shadscale	<i>Atriplex confertifolia</i>
Silverscale	<i>Atriplex argentea</i>
Rabbit brush	<i>Chrysothamnus nauseosis</i>
Inkweed	<i>Suaeda torreyana</i>
Alkali rye	<i>Elymus cinereus</i>
Desert straw	<i>Stephanomeria pauciflora</i>
Fiddleneck	<i>Amsinckia tessellata</i>

Common Name	Scientific Name
Prickly lettuce	<i>Lactuca seriola</i>
Russian knapweed	<i>Rhaponticum repens</i>
Five-hook bassia	<i>Bassia hyssopifolia</i>
Russian thistle	<i>Salsola iberica</i>
Sahara mustard	<i>Brassica tournefortii</i>
Yellow star thistle	<i>Centaurea melitensis</i>
Black-eyed susan	<i>Rudbeckia hirta</i>
Red stemmed filaree	<i>Erodium cicutarium</i>
Saltgrass	<i>Distichlis spicata</i>
Schismus	<i>Schismus sp.</i>
Red brome	<i>Bromus rubens</i>
Cheatgrass	<i>Bromus tectorum</i>
Foxtail barley	<i>Hordeum leporinum</i>

Table 6 - Observed Animal Species

Common Name	Scientific Name
Rodents	Order: Rodentia
California ground squirrel	<i>Citellus beecheyi</i>
Desert cottontail	<i>Sylvilagus auduboni</i>
Domestic dog	<i>Canis familiaris</i>
Mourning dove	<i>Zenaida macroura</i>
Rock dove	<i>Columba livia</i>
Common raven	<i>Corvus corax</i>
Horned lark	<i>Eremophila alpestris</i>
House finch	<i>Carpodacus mexicanus</i>
Cabbage white butterfly	<i>Pieris rapae</i>
Harvester ants	Order: Hymenoptera

Mitigation Measures

2. A pre-construction burrowing owl clearance survey shall be conducted no more than 14 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 (California Department of Fish and Game 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, the qualified biologist shall prepare an Impact Assessment and Burrowing Owl Mitigation Plan in accordance with the 2012 Staff Report on Burrowing Owl Mitigation. The project applicant shall contact CDFW to develop appropriate mitigation and management procedures and a final Burrowing Owl Mitigation Plan shall be submitted to the City and CDFW for review and approval prior to project activities.

3. If burrowing owl presence is confirmed, the project applicant shall offset impacts by acquiring CDFW-approved mitigation lands for the species. The potential mitigation land shall have the following: 1) have presence of burrowing owl; 2) replace the impacted burrowing owl habitat at a minimum of 2:1 ratio to ensure no net loss of habitat; and 3) be of equivalent or greater habitat value than that of the project site. Prior to acquisition of potential mitigation land, the project applicant shall provide CDFW with the appropriate documentation for property eligibility. Requested documentation may include, but is not limited to, a biological report, preliminary title report, mineral risk assessment report, and Phase I Environmental Assessment report. Following CDFW written approval of potential mitigation land, the project applicant shall protect the land in perpetuity under a conservation easement dedicated to a local land conservancy or other appropriate entity that has been approved to hold and manage mitigation lands pursuant to Assembly Bill 1094. Recordation of the conservation easement shall occur prior to commencement of project activities. An appropriate endowment, to be determined by CDFW, shall also be provided for the long-term monitoring and management of mitigation lands.
- b. There is no riparian habitat or other sensitive natural community located on the project site. However, the project is located adjacent to the Armargosa Creek Drainage Channel, which may be considered waters of the State by Lahontan Regional Water Quality Control Board and California Department of Fish and Wildlife (CDFW). The project plans include drainage from the site into the channel. As such, a Lake and Streambed Alteration Agreement (LSA) from CDFW and Waste Discharge Report (WDR) from the Regional Board may be required prior to development activities. Therefore, mitigation measures have been provided below to ensure that coordination with both agencies occurs, and any necessary permits are obtained. With implementation of the identified mitigation measures, impacts would be less than significant.

Mitigation Measures

4. The applicant shall consult with the California Department of Fish and Wildlife (CDFW) to determine whether a Streambed Alteration Agreement is required for the washes on the project site. A copy of the agreement or documentation stating an agreement is unnecessary shall be submitted to the City of Lancaster prior to the issuance of any construction-related permits.
5. The applicant shall consult with the Lahontan Regional Water Quality Control Board (RWQCB) to determine if the washes on the project site are subject to their jurisdiction. Any necessary permits from the RWQCB shall be obtained prior to the issuance of construction-related permits (e.g., grading, building, etc.) by the City of Lancaster.
- 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 site is not part of an established migratory wildlife corridor. Therefore, no impacts would occur.

- e. The proposed project would not conflict with any local policies or ordinances, such as a tree preservation policy, protecting biological resources. The proposed project would be subject to the requirements of Ordinance No. 848, Biological Impact Fee, which requires the payment of \$770/acre to offset the cumulative loss of biological resources in the Antelope Valley as a result of development. This fee is required of all projects occurring on previously undeveloped land regardless of the biological resources present and is utilized to enhanced 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. As such, 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 RT Factfinders and documented in a report entitled “Updated Phase I Cultural Resource Investigation for Approximately 15.15 Acres Southeast of the Intersection of Interstate 14 and West Avenue H Lancaster, Los Angeles County, California,” and dated June 2022. The cultural report included both a search for records and details of surveys conducted onsite.

A records search for the project site and the area within one mile of the project site was conducted and results indicate that several Phase I surveys have been conducted within one-half mile of the subject site. Several cultural resources have been recorded within the vicinity of the project site including a historic period site, a historic period road, a historic period piece of glass and several other historic period resources. None of these resources were on the project site. A sacred lands file search was also requested from the Native American Heritage Commission with negative results.

In 2004, a pedestrian survey of the project site was conducted, and a second update field survey was completed on December 28, 2016. Surveys were conducted by walking a series of linear transects, oriented north to south, beginning at the northeast property corner. Spacing between the transects did not exceed 15-meter intervals. Per the 2022 report, the two previous studies provided adequate coverage to discover any surface evidence of significant cultural resources so additional fieldwork was considered unnecessary. The 2004 study resulted in the finding of an isolated Ownes-Illinois bottle base dating between 1929-1954 and is not considered a significant cultural resource. Additionally, no human remains, including those interred outside of formal cemeteries, were identified on the project site. Therefore, no impacts would occur.

It is possible that previously unknown resources could be encountered during the course of construction-related activities. Additionally, tribes contacted during the AB 52 process requested that mitigation measures be included as part of the project to ensure the proper handling and treatment of any cultural resources encountered on the project site. These measures have been included and are identified below. With incorporation of these 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.
11. If 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 retained by the project applicant shall assess the find. Work on the portions of the Projects outside of the buffered area may continue during this assessment period. Should the find be deemed significant, as defined by CEQA (as amended, 2015), the Project applicant shall retain a professional Tribal Monitor procured by the FTBMI to observe all remaining ground-disturbing activities including, but not limited to, clearing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or similar activity, and archaeological work.
12. The Lead Agency and/or applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.
13. If Human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner

shall be contacted pursuant to State Health and Safety Code §7050.5 and that code shall be enforced for the duration of the Project.

- a. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.

	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.

The project would adhere to all Federal, State, and local requirements for energy efficiency, including the Title 24 standards, as well as the project's design features and as such the project would not result in the inefficient, wasteful, or unnecessary consumption of building energy. Therefore, no impacts would occur.

- 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, 2026.

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.

Therefore, no impacts would occur.

	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 the soil is reduced by earthquake shaking or other events. This phenomenon occurs in saturated soils that undergo intense seismic shaking typically associated with an earthquake. There are three specific conditions that need to be in place for liquefaction to occur: loose granular soils, shallow groundwater (usually less than 50 feet below ground surface) and intense seismic shaking. In April 2019, the California Geologic Survey updated the Seismic Hazard Zones Map for Lancaster (SSHZ) (<https://maps.conservation.ca.gov/cgs/EQZApp/app/>). Based on these maps, the project site is located in an area at risk of liquefaction. As such, the following mitigation measure is required for a detailed geotechnical study addressing the potential for liquefaction and for the developer to implement all recommendations. With implementation of the mitigation measure, impacts would be less than significant.

Mitigation Measures

14. The applicant shall have a detailed geotechnical study prepared that addresses the potential for liquefaction and other soil instability hazards (e.g., fissures/sinkholes, etc.) on the project site. This geotechnical study shall be reviewed and approved by the City of Lancaster City Engineer or designee prior to the issuance of grading and/or building plans.
- b. The biological report notes that the project site is comprised of highly compacted soil. As such, there remains potential for water and wind erosion during construction. The proposed project would be required, under the provisions of the Lancaster Municipal Code (LMC) Chapter 8.16, to adequately wet or seal the soil to prevent wind erosion. Additionally, the mitigation measure listed below is required to control dust/wind erosion. With implementation of the mitigation measures, impacts would be less than significant.

Mitigation Measures

15. 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 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 in the general vicinity of known fissuring and sinkholes/subsidence. The proposed project would be required to comply with Mitigation Measure No. 12 to address these issues. With incorporation of the identified mitigation measure, impacts would be less than significant.

- d. The soils on the project site are characterized by a moderate shrink/swell potential (LMEA Figure 2-3). As required by Mitigation Measure No. 12, a geotechnical report for the proposed project is required to 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. With incorporation of this mitigation measure, 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. The proposed project consists of a 47-lot residential subdivision. As discussed in Item III.b., the proposed project would generate air emissions during construction and operational activities. As part of the air quality report discussed in Item III, an analysis of the project’s potential greenhouse gas emissions (GHG) was calculated for both construction and operation. These emissions were calculated based on the CalEEMod output. Based on the results of the CalEEMod Model, the project would generate a total of 2,820 lbs./day of CO₂e from construction and 5,366 lbs./day CO₂e emissions from operations. This equates to 514.65 tons per year for construction and 979.295 tons per year for operations, for a total of 10,293.95 tons per year. AVAQMD’s threshold for GHG is 100,000 tons per year. Therefore, the construction and operation of the project would be less than the established thresholds and the impacts would be less than significant.
- b. The proposed project would not conflict with any applicable plan, policy, or regulation of an agency of an agency adopted for the purpose of reducing GHG emissions. The 2022 Scoping Plan provides measures to achieve Senate Bill (SB) 32 targets and the Southern California Association of Governments’ (SCAG) Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) contain measures to achieve VMT reductions required under SB 375.

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 traffic, energy, municipal operations, water, waste, built environment, community, and 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 comply with the greenhouse gas goals and policies identified in the City of Lancaster General Plan (LMEA p.7-2 to 7-15) and in the City’s adopted Climate Action Plan. Therefore, impacts with respect to conflicts with an agency’s plans, policies, and regulations would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
IX. <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 a 47-lot residential subdivision. Typical construction materials would be utilized during the development of the proposed project. The local roadways surrounding the project site have not been designated for hazardous materials transportation. The Antelope Valley Freeway is designated as a hazardous materials transportation corridor (LMEA p. 9.1-14 and Figure 9.1-4), which is

west of the project site. State regulations and procedures are in place regarding the transportation of hazardous materials and the potential to impact the proposed project is minimal. Development of the project site would not involve the demolition of any structures, and therefore, would not expose individuals or the environment to asbestos containing materials or lead-based paint. Therefore, impacts would be less than significant.

- c. The project is not located within a quarter-mile of any proposed or existing schools. The closest school is Desert View Elementary, approximately one-half mile southeast of the project site at 1555 Avenue H-10. 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 for the project site by AESI. The results of the study are documented in a report entitled "Phase I Environmental Assessment for Potential Hazardous Materials/Waste Contamination," and dated August 22, 2023.

A survey of the project site was conducted on August 1, 2023, to determine the presence of any recognized environmental concerns. No structures were observed, nor was there evidence of dumping. No evidence of staining, releases or olfactory indications of release were identified. No evidence of environmental concerns, including hazardous material disposal, sewage, discharge, wells, septic systems, underground or above ground (UST/AST) storage tanks, or stressed vegetation, were observed on the subject site.

In addition to the survey of the project site, a regulatory database search was conducted for the project site and immediately surrounding properties within the specified search distances by Environmental Data Resources, Inc. (EDR). The project site and the adjoining properties are not listed on any regulatory database. However, two Leaking Underground Storage Tanks (LUST) and one HIST CORTESE site were identified within the search distances. However, these sites have been determined to not be a potential environmental concern to the project site. A summary of the sites are listed below:

- Johnson Ford (45640 23rd Street West) – This site is located at a higher elevation than the project site and is within one-fourth mile to the southwest. The EDR report indicates a diesel leak. Discovery and remediation occurred between 2009 and 2011. The site drains away from the subject property and there are no apparent environmental impacts to the subject property at this time.
- Dewey Pest Control (45440 23rd Street North) – This site is located at a higher elevation than the subject property and within one-half mile to the southwest. The EDR report indicates a Benzene leak. Discovery and remediation occurred between 1994 and 2012, and the LUST case was closed in 2012. The site drains away from the subject property there are no apparent environmental impacts to the subject property at this time.
- Dewey Pest Control (45440 23rd Street North) – This site is located at a higher elevation than the subject property and within one-half mile southwest of the project site. This site drains away from the subject property and there are no apparent environmental impact to the subject property at this time.

Therefore, no impacts would occur.

- e. The project site is not located within the boundaries of an airport land use plan or within two miles of a public airport. The closest airport is the William J Fox Airfield located approximately 2.5 miles northwest of the project site. Therefore, no impacts would occur.
- f. The traffic generated by the proposed project is not expected to block the existing or proposed roadways, and improvements which have been conditioned as part of the project would ensure that traffic operates smoothly. Therefore, the proposed project would not impair or physically block any identified evacuation routes and would not interfere with any adopted emergency response plan. No impacts would occur.
- g. The surrounding properties are vacant land and single-family residences. It is possible that these lands could be subject to grass and building fires. The project site is within the service boundaries of Los Angeles County Fire Station No. 130, located at 44558 40th Street West, which would serve the project site in the event of a fire. Therefore, 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				
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 the immediate vicinity of 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 construction of 47 single-family residential lots. 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 Los Angeles County Waterworks, District 40. 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 paving of the parking areas and the construction of the buildings. The proposed project would be designed, on the basis of a hydrology study, to accept current flows entering the property and to handle the additional incremental runoff from the developed sites. Therefore, impacts from drainage and runoff would be less than significant.

The project site is located outside of both the 100-year and 500-year flood zone per Federal Emergency Management Agency (FEMA) Flood Map No. 06037C0410F. Armargosa Creek is also adjacent to the project site and is designated as Flood Zone AO, river or stream flood hazard areas.

- d. The project site is not located within a coastal zone. Therefore, tsunamis are not a potential hazard. The project site is relatively flat and does not contain any enclosed bodies of water and is not located in close proximity to any large bodies of water. Additionally, the project site would not be subject to mudflows. Therefore, 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. Therefore, 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 construction and occupancy of a 47-lot residential subdivision. The project site is located on the west side of 20th Street West, south of Avenue H, on vacant land. The proposed project would not block a public street, trail, other access route, or result in a physical barrier that would divide the community. Therefore, no impacts would occur.
- b. The proposed project is consistent with the City’s General Plan and must be in conformance with the Lancaster Municipal Code. The proposed project will be in compliance with the City-adopted Uniform Building Code (UBC) and erosion control requirements (Section VII). Additionally, as noted Section IV, the project site is not subject to and would not conflict with a habitat conservation plan or natural communities conservation plan. Therefore, no impacts would occur.

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

a-b. The project site does not contain any current mining or recover 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 not located in a Mineral Reserve Zone. 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 study was prepared by MD Acoustics, LLC., and documented in a report entitled “TTM 83740 Noise Impact Study City of Lancaster, CA,” and dated August 11, 2023.

Construction activities can include noise sources ranging from simple hand tools up to very large machines used for grading, excavation and foundation preparation. Each construction phase will occupy the area of the project site in the vicinity to existing residential uses for limited time periods. For instance, grading and excavation of the project site could take a month although such operations occurring in proximity to existing residential might only take a week before moving on to other portions of the site. The same will occur for the foundation, framing, roofing, drywall, paint and landscaping phases.

The noise study identified common types of construction equipment and likely noise levels from each of the types of equipment at 50 feet. At 50 feet, the noise levels would range from 68 dBA to 95 dBA. Construction noise is considered temporary and construction activities are only permitted during daytime hours, Monday through Saturday, and prohibited on Sundays and holidays. However, mitigation measures and best management practices have been identified below to reduce noise levels to the maximum practicable during construction. With implementation of these measures, impacts would be less than significant.

The City’s General Plan (Table 8-10) 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 along 20th Street West between Avenue H to Avenue I (closest roadway) is 62.9 dBA. These noise levels are consistent with the standards of the General Plan. While this noise level is consistent with the standards of the General Plan, additional features of the proposed project (e.g., landscaping, block

walls, etc.) would ensure that the project remains in compliance with the General Plan. Therefore, potential noise impacts associated with traffic from the proposed development and operational activities would be less than significant.

Mitigation Measures

16. Construction operations shall not occur between 8 p.m. and 7 a.m. on weekdays or Saturday or at any time on Sunday. The hours of any construction-related activities shall be restricted to the periods and days permitted by local ordinance.
 17. The on-site construction supervisor shall have the responsibility and authority to receive and resolve 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.
 18. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.
 19. Material stockpiles and mobile equipment staging, parking and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.
 20. The use of noise producing signal, including horns, whistles, alarms, and bells shall be for safety warning purposes only.
 21. No project-related public address or music system shall be audible at any adjacent receptor.
 22. 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 specifications. 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. Construction activities can produce vibration that may be felt by adjacent land uses. Per the Noise study, the construction of the proposed project would not require the use of equipment such as pile drivers, which are known to generate substantial construction vibration levels. The primary vibration source during construction may be from a vibratory roller. A vibratory roller has a vibration impact of 0.089 inches per second peak particle velocity (PPV) at 25 feet which is perceptible but below any risk to architectural damage. The study provides approximate vibration levels for common construction activities. Based on this analysis, at a distance of 25 feet, a vibratory roller would yield a worst-case 0.210 PPV (in/sec) which may be perceptible but sustainably below any risk of damage (0.5 in/sec PPV is the threshold of residential structures per the Caltrans Transportation and Construction Induced Vibration Guidance Manual). The impact is less than significant, and no mitigation is required
- c. The project site is not in proximity to an airport or a frequent overflight area and would not experience noise from these sources. 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 growth; however, this increase was anticipated in both the City’s General Plan and in the Southern California Council of Governments’ (SCAG) most recent Regional Transportation Plan/Sustainable Communities Strategy (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 would increase the need for fire and police services; however, the project site is within the current service area of both these agencies and the additional time and cost to service the site is minimal. The proposed project would not induce substantial population growth and therefore, would not substantially increase the demand on parks, schools, or other public facilities. Additionally, this growth has been accounted for in the City’s General Plan and within SCAG’s population forecasts. Impacts would be less than significant.

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

	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. However, the applicant would be required to pay park fees which would offset the impact 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.) 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 of these criteria, a VMT analysis is not required. These criteria are: 1) project site - generates fewer than 110 trips per day; 2) locally serving retail - commercial developments of 50,000 square feet or smaller; 3) project located in a low VMT area - 15% below baseline; 4) transit proximity; 5) affordable housing; and 6) transportation facilities.

The proposed project does not qualify for any of the screening criteria and as such, a project specific VMT study was prepared by Fehr & Peers and documented in a report entitled "Lancaster TTM 83740 VMT Analysis," and dated May 31, 2024.

This analysis determined that the proposed project needs to reduce its VMT by 594 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 total 586 VMT reduction needed is \$89,100. With payment of the fee, the proposed project's VMT impacts would be less than significant.

Mitigation Measures

23. In accordance with the City of Lancaster's Vehicle Miles Traveled Impact Fee Mitigation Program, the applicant shall pay \$89,100 to reduce VMT impacts prior to the issuance of construction-related permits.
- 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 20th Street West. 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 specific tribal cultural resources have been identified either through the sacred lands file search conducted by the Native American Heritage Commission or by any of the Native American tribes with cultural affiliations to the area. Mitigation measures have been requested by the tribes to identify procedures and proper handling of any cultural resources which may be discovered during the course of construction. These mitigation measures have been included in the cultural resources section of this initial study. As such, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XIX. <u>UTILITIES AND SERVICE SYSTEMS.</u> 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 to the existing utilities such as electricity, natural gas, water, wastewater, telecommunications, etc. These services already exist in the vicinity of the project site. Connections would occur on the project site or within existing roadways or rights-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 Los Angeles County Waterworks District No. 40 has not indicated any problems in supplying water to the proposed project from existing facilities. No new construction of water treatment or new or expanded entitlements would be required. Therefore, water impacts would be less than significant.
- c. The project site is located within the jurisdictional boundaries of District No. 14. All waste water would be treated at the Lancaster Water Reclamation Plant which has a design capacity of 18 million gallons per

day (mgd) and currently produces an average recycled water flow of 13.9 mgd. All wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Rosamond Outfall Replacement Trunk Sewer located in 20th Street West at Avenue H-4. The Districts' 78-inch diameter lined trunk sewer has a capacity of 68.6 mgd and conveyed a peak flow of 11.7 mgd when last measured in 2021. The proposed project would generate an expected 12,740 gallons of wastewater per day. The proposed project would not require the expansion of existing facilities or the construction of new facilities. Therefore, impacts would be less than significant.

- d-e. Solid waste generated within the City limits is generally disposed of at the Lancaster Landfill located at 600 East Avenue F. This landfill is a Class III landfill which accepts agricultural, non-friable asbestos, construction/demolition waste, contaminated soil, green materials, industrial, inert, mixed municipal, sludge, and waste tires. It does not accept hazardous materials. Assembly Bill (AB) 939 was adopted in 1989 and required a 25% diversion of solid waste from landfills by 1995 and a 50% diversion by 2005. In 2011, AB 341 was passed which 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 comply with applicable regulations on solid waste transport and disposal, including waste stream reduction mandated under AB 341.

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

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

a. See Item IX.f.

b-d. The project site is not located in or near State responsibility areas or lands classified as very high fire hazard severity zones. The project site is located within the service boundaries of Fire Station No. 130 which would provide service in the event of a fire. Additionally, the proposed project would be constructed in accordance with all existing and applicable building and fire codes. Therefore, no impacts would occur as a result of wildfires.

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

a-c. The proposed project consists of 47 single-family residential lots in the R-7,000 zone. Other projects have been submitted and/or approved within approximately one mile of the project site (Table 7). 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.

he proposed project would not create any impacts with respect to: Agriculture & Forestry Resources, Energy, Land Use & Planning, 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 & Soils, Noise, and Transportation. Many of the impacts generated by projects are site specific and generally do not influence the impacts on another site. All projects undergo environmental review and have required mitigation measures to reduce impacts when warranted. These mitigation measures reduce environmental impacts to less than significant levels whenever possible. Therefore, the project's contribution to cumulative impacts would not be cumulatively considerable.

Table 7 - Related Projects List

Case No.	Location	APNs	Acres	Description	Status
TTM 84221, SPR23-009	Sierra Hwy between Ave H & Ave H-8	3135-035-027 thru -176; 3135-001-945, -46, -47, -48, - 51, -52	45	499 units including single family homes and ADUs Phase I (196 units)	Under Construction
CUP20-02, TTM 82243	Southwest corner of 20 th Street West and Avenue I	3121-034-025	28	392 multifamily units	Approved – on hold
SPR25-007	Southeast corner of Avenue H and 25th Street West	3114-012-029, -064, -066	12	Truck stop with travel center and drive-through restaurants	Under Review
SPR24-008, MUP24-001	Northeast corner of Avenue H and 20th Street West	3118-006-068	1.75	Gas station and convenience store	Under Review
SPR22-06	South side of Avenue H between 25 th Street West and 27 th Street West	3114-012-020	4.4	Construction and operation of a stone building materials production and storage facility	In plan check
SPR22-15	North side of Avenue H, at approximately 18 th Street West	3118-006-024	9.6	Mini storage and RV storage facility	In plan check
CUP22-15	Southeast of 20 th Street West and Avenue I	3121-034-039	1	Drive-through car wash	Under construction
CUP17-19	Northwest corner of 20 th Street West and Avenue I	3114-013-069	0.5	Gas station, convenience store, and auto repair	Under construction
Parris Center	2551 W Avenue H, Lancaster, CA 93536	3114-011-907	5	Multi Agency Regional Resilience Center	Under construction
SPR23-006	Near the northwest corner of 15th Street West and Avenue H	3118-006-057	4.6	Drive-through car wash	Under Construction
SPR21-10	West side of 23 rd Street West, north of Avenue I	3114-013-054	2.03	RV and motorcycle sales center	Grading complete, in building plan check

List of Referenced Documents and Available Locations*:

AQ:	Air Quality and Greenhouse Gas Assessment, Proposed Residential Development, 20 th Street West, Lancaster, California, Wolf Environmental Inc., August 14, 2023	CDD
BRR:	Biological Resource Assessment of APNs 3114-012-068 and 069 Lancaster, California, Mark Hagan, May 29, 2022	CDD
CRS:	Updated Phase I Cultural Resource Investigation for Approximately 15.15 Acres Southeast of the Intersection of Interstate 14 and West Avenue H, Lancaster, Los Angeles County, California, RT Factfinders Cultural Resources, June 2022	CDD
ESA:	Phase I Environmental Assessment for Potential Hazardous Materials /Waste Contamination, SWC Avenue H & 20 th Street West, APN 3114-012-068 & 3114-012-069, Los Angeles County, California, AESI, August 22, 2023	CDD
FIRM:	Flood Insurance Rate Map	CDD
GPEIR:	Lancaster General Plan Environmental Impact Report	CDD
LACSD:	Los Angeles County Sanitation Districts letter, December 4, 2023	CDD
LACW:	Los Angeles County Waterworks email, January 3, 2024	CDD
LGP:	Lancaster General Plan	CDD
LMC:	Lancaster Municipal Code	CDD
LMEA:	Lancaster Master Environmental Assessment	CDD
NOI:	TTM 83740 Noise Impact Study, City of Lancaster, CA, MD Acoustics, August 11, 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
VMT:	Lancaster TTM 83740 VMT Analysis, Fehr & Peers, May 31, 2024	CDD

* CDD: Community Development Department
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