COMMUNITY DEVELOPMENT

City of Lancaster
Revised Initial Study

1.	**Project Title and File Number:**	Tentative Tract Map No. 23-009 (83793)
2.	**Lead Agency Name and Address:**	City of Lancaster Community Development Department 44933 Fern Avenue Lancaster, California 93534
3.	**Contact Person and Phone Number:**	Mitzi Alvarado, Associate Planner City of Lancaster Community Development Department (661) 723-6100
4.	**Project Location:**	±7.45 gross acres at the northwest corner of 27th Street East and Avenue J-4 (APNs:3150-030-013, -016 and -017) (see Figure 1)
5.	**Applicant Name and Address:**	Civil Design and Drafting, Inc. Imad Aboujawdah 885 Patriot Drive, Unit C Moorpark, CA 93021
6.	**General Plan Designation:**	Urban Residential (UR)
7.	**Zoning Designation:**	R-7,000 zone (single family residential, minimum lot size 7,000 square feet)

8. Description of Project:

The proposed project consists of a subdivision of approximately 7.45 gross acres into 26 single-family residential lots and a basin lot. The residential lots would range in size from 7,000 to 9,300 square feet. Access into the subdivision would be provided from 27th Street East and Avenue J-4. All of the streets within the subdivision would be private. A meandering sidewalk with landscaping would be provided along Avenue J-4 and 27th Street East (Figure 2).

Figure 1, Project Location Map

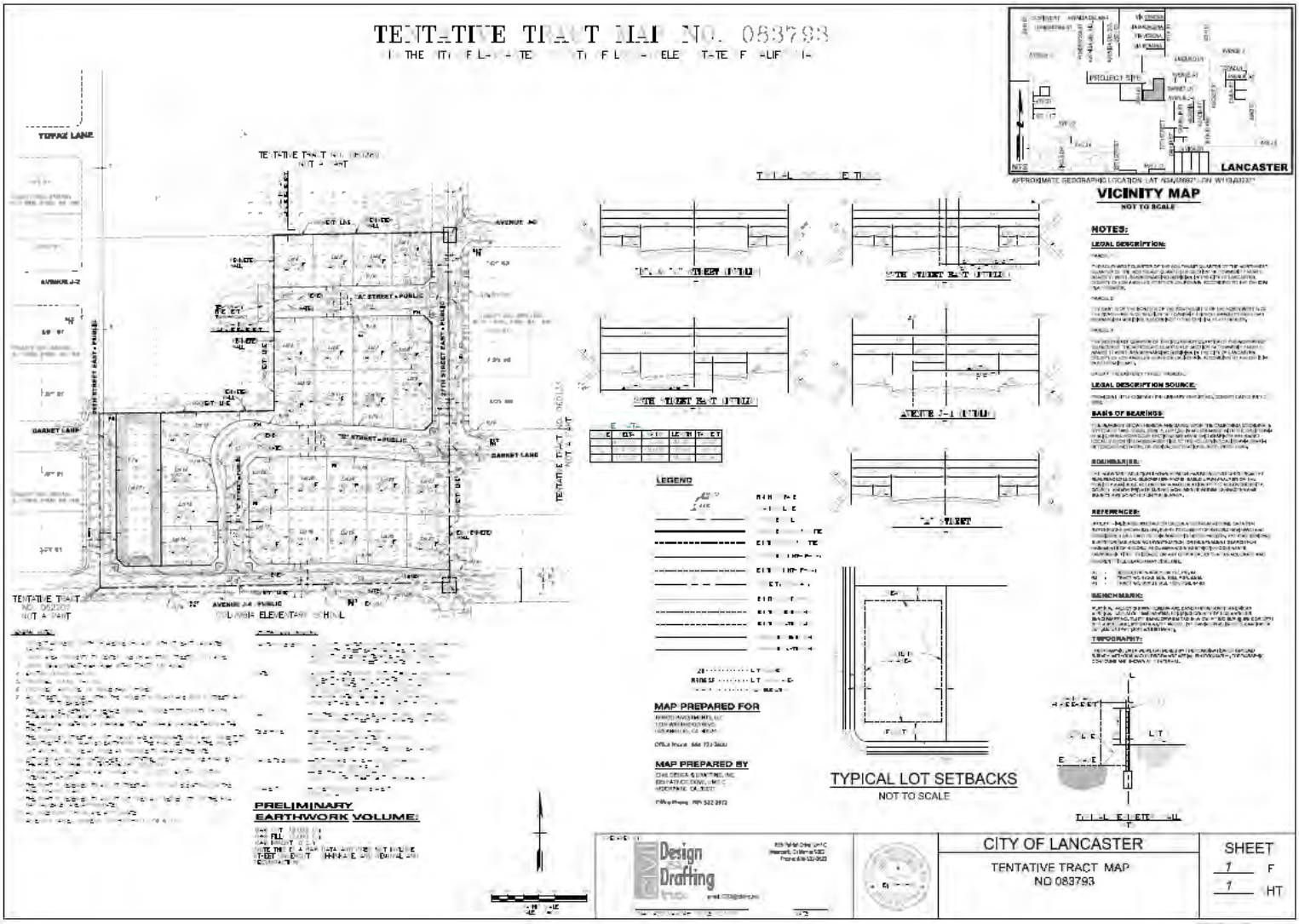

Figure 2, Conceptual Site Plan

9. Surrounding land uses and setting:

The project site is currently undeveloped and vacant. The properties surrounding the project site are generally developed. The properties to the east and west are developed with single family residential subdivisions. The property to the south is developed with Columbia Elementary School. The property to the north is undeveloped from the project site boundary to Avenue J. North of Avenue J is a residential subdivision. Directly to the northeast of the project site is a church. Further out is a mix of vacant land, residential, commercial, park, and school uses. Table 1 provides the zoning and land uses of the properties immediately adjacent to the project site.

Table 1
Zoning/Land Use Information

Direction	Zoning	Land Use
North	R-7,000	Vacant
East	R-7,000	Single family residential subdivision
South	S (School)	Columbia Elementary School
West	R-7,000	Single family residential subdivision

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
- Antelope Valley Air Quality Management District (AVAQMD)
- Los Angeles County Fire Department
- Los Angeles Waterworks District 40
- Los Angeles County Sanitation District #14
- Southern California Edison

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 mail on August 1, 2024, 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. Responses were received from the Fernandeño Tataviam Band of Mission Indians (FTBMI) and Yuhaaviatam of San Manuel Nation (YSMN). Neither tribe identified tribal cultural resources on the project site or generally vicinity; however, they did request mitigation measures for cultural resources training and to identify procedures to follow in the event that unknown cultural resources are identified. These measures have been included in the cultural resources section.

Table 2
Tribal Notification

Tribe	Person/Title	Date Received
Fernandeño Tataviam Band of Mission Indians	Sarah Brunzell, Tribal Historic and Cultural Preservation Officer	August 2, 2024
Gabrieleño Band of Mission Indians –Kizh Nation	Andrew Salas, Chairman	August 5, 2024
Yuhaaviatam of San Manuel Nation	Ryan Nordness, Cultural Resource Analyst	August 5, 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.

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

DETERMINATION: On the basis of this initial evaluation:

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

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

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

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

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

Jocelyn Swain
_____
Jocelyn Swain, Senior Planner

__10/15/26_____
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

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

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

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

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

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

9) The explanation of each issue should identify:

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

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

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

a. The City of Lancaster General Plan identifies five scenic areas in the City and immediately surrounding the area (LMEA Figure 12.0-1). Views of these scenic areas are not generally visible from the project site or the surrounding roadways. However, views of open desert and the mountains surrounding the Antelope Valley are available from the project site and roadways. The proposed project consists of the subdivision of approximately 7.45 gross acres into 26 single-family lots and one drainage basin lot. The proposed project would be similar to the other subdivisions in the general vicinity of the project site. With implementation of the proposed project, the views would not change and would continue to be available from the roadways and project site. Therefore, impacts would be less than significant.

b. The project site is not located along any designated State Scenic Highways. There are no State designated scenic routes or highways within the City of Lancaster. The project site is also not located along any locally designated scenic roadways. Additionally, the project site does not contain any rock outcroppings, tree, or historic structures. Therefore, no impacts would occur.

c. The proposed project is consistent with the zoning code and general plan designation for the project site. The proposed project would also be in conformance with the City of Lancaster's Design Guidelines adopted on December 8, 2009 (updated March 30, 2010) and the objective design standards which were adopted in September 2023 with the implementation of the Housing Element. These guidelines and standards provide the basis to achieve quality design for all development within the City. Prior to the construction of the residences within the subdivision, the elevations and floor plans would be reviewed

by staff to ensure that they meet the design standards. Therefore, impacts would be less than significant.

d. Currently, no light is being generated on the project site. Ambient lighting in the vicinity of the project site is moderate due to residential lighting, school and church security 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 directed downward onto the project site. Additionally, the proposed project would not introduce 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
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

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

The Los Angeles County Farmland Map was last updated in 2020. Based on 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 forty 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 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, which does not allow for agricultural uses. Additionally, neither the project site, nor properties in the vicinity of the project site are under a Williamson Act contract. Therefore, no impacts would occur.

c-d. According to the City of Lancaster's General Plan, there are no forests or timberlands located within the City of Lancaster. Therefore, the proposed project would not result in the rezoning of forest or timberland and would not cause the loss of forest land or the conversion of forest land to non-forest land. Therefore, no impacts would occur.

e. See responses to Items IIa-d.

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

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

b. The project site is within the boundary of the Antelope Valley Air Quality Management District (AVAQMD) and therefore, are subject to compliance with the thresholds established by the AVAQMD. These thresholds were provided in the AVAQMD's California Environmental Quality Act (CEQA) and Federal Conformity Guidelines document, dated August 2016. These thresholds have been summarized below in Table 3.

Construction of the proposed project would generate air emissions associated with grading, use of heavy equipment, construction work vehicles, etc. However, the emissions are not anticipated to exceed the established thresholds identified in Table 3 due to the size and type of project.

Table 3
AVAQMD Air Quality Thresholds

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

The proposed project would generate approximately 245 daily vehicle trips as identified in the VMT Study prepared for the proposed project. These trips would generate air emissions; however, the amount of emissions from the estimated vehicle trips would not be sufficient to create or significantly contribute towards violations of air quality standards. Therefore, emissions associated with the occupancy of the proposed subdivision would be less than significant.

c. The closest sensitive receptors are the single-family residences to the east and west, the elementary school to the south, and the church to the northeast. The 245 daily trips associated with the proposed project would generate emissions; however, the amount of traffic generated by the project is not sufficient enough to significantly impact nearby intersections or roadways and create or contribute considerably to violations of air quality standards on either a localized or regional basis. Therefore, substantial pollutant concentrations would not occur and impacts would be less than significant.

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

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

Nearby sensitive receptors as well as workers at the project site could be exposed to Valley Fever from fugitive dust generated during construction. There is the potential that cocci spores would be stirred up during excavation, grading, and earth-moving activities, exposing construction workers and nearby sensitive receptors to these spores and thereby to the potential of contracting Valley Fever. However, implementation of Mitigation Measures 11 (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 Development Services Director that the project operator and/or construction manager has developed a "Valley Fever Training Handout", training, and schedule of sessions for education to be provided to all construction personnel. All evidence of the training session materials, handout(s) and schedule shall be submitted to the Development Services Director within 24 hours of the first training session. Multiple training sessions may be conducted if different work crews will come to the site for different stages of construction; however, all construction personnel shall be provided training prior to beginning work. The evidence submitted to the Development Services Director regarding the "Valley Fever Training Handout" and Session(s) shall include the following:

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

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 J-4, Avenue J, and 26th Street East. 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 the odors would be less than significant.

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

a. A biological resources survey was conducted for the project site by Mark Hagan and documented a report titled, "Biological Resource Assessment of APNs 3150-030-013, -016, -017, Lancaster, California" and dated August 9, 2023.

A field survey was conducted on August 8, 2023, by walking 4 east-west pedestrian line transects spaced approximately 100 feet apart. The proposed project area was characteristic of a highly disturbed field with red-stemmed filaree (*Erodium cicutarium*) and invasive grasses the dominant annual species. A

total of 21 plant species and 11 animal species were observed during the surveys. The observed plant and animal species are listed in Tables 4 and 5, respectively.

Table 4
Observed Plant Species

Russian thistle (*Salsola iberica*)	Fiddleneck (*Amsinckia tessellata*)	Tansy mustard (*Descurainia sophia*)
Australian saltbush *(Atriplex semibaccata*)	Rabbit brush (*Chrysothamnus nauseosis*)	Tumble mustard (*Sisymbrium altisissiimum*)
Silverscale (*Atriplex argentea*)	Schismus (*Schismus* sp.)	Prickly lettuce (*Lactuca seriola*)
Common tarweed (*Hemizonia pungens*)	Annual burweed (*Franseria acanthicarpa*)	Red stemmed filaree (*Erodium cicutarium*)
Ripgut grass (*Bromus diandrus*)	Foxtail barley (*Hordeum leporinum*)	Cheatgrass (*Bromus tectorum*)
Annual rabbit foot grass (*Polypogon monspeliensis*)*	Yellow sweet clover (*Melilotus officinalis*)*	Five-hook bassia (*Bassia hyssopifolia*)*
Cattail (*Typha* sp.)*	Perennial pepperweed (*Lepidium latifolium*)*	Horseweed (*Canyza honariensis*)*
* Species are only found within the runoff drainage		

Table 5
Observed Animal Species

Rodents (Order: Rodentia)	Common raven (*Corvus corax*)	Spider (Order: Araneida)
California ground squirrel (*Citellus beecheyi*)	Harvester ants)Order: Hymenoptera)	European honey bees (Order: Hymenoptera)
Domestic dog (*Canis familiaris*)	Rock dove (*Columba livia*)	Dragonfly (Order: Odonata)
Cabbage white butterfly (*Pieris rapae*)	Grasshopper (Order: Orthoptera)	

No special status plant species, such as Joshua trees, alkali mariposa lily, Barstow woolly sunflower or desert cymopterus, were observed during the surveys and suitable habitat for these species is not present onsite. During the surveys, desert tortoise, Mojave ground squirrel, Swainson's hawk, and desert kit fox were not observed on the site and suitable habitat to support these species is not present.

Burrowing owls have been listed as a candidate species under the California Endangered Species Act. Burrowing owls and their sign were not observed during the field surveys; however, suitable cover sites for the species exist due to the presence of California ground squirrel burrows and open concrete water lines. In order to ensure that no impacts to burrowing owls occur as a result of construction activities, preconstruction surveys are required prior to the start of ground disturbing activities. This requirement has been documented in the mitigation measure below. Due to the lack of shrubs and trees on the project site, there is not suitable habitat for nesting birds. With implementation of the identified mitigation measure, impacts would be less than significant.

Mitigation Measures

2. Beginning no more than 30 days prior to start of ground disturbing activities a qualified biologist shall conduct a pre-construction survey for burrowing owls, a California Species of Special Concern,

consisting of four (4) survey visits spaced approximately one week apart with the last survey within five days of the start of project activities. The preconstruction survey shall follow the habitat assessment and survey methodology outlined in *Staff Report on Burrowing Owl Mitigation* (CDFW, March 7, 2012) supplemented at the discretion of the surveying biologist with the survey guidance outlined in the *Burrowing Owl Survey Protocol and Mitigation Guidelines* (California Burrowing Owl Consortium, April 1993). Prior to the start of project activities, the biologist shall submit a report discussing the pre-project survey methods and results, as well as any measures to be implemented to avoid harm or disturbance to burrowing owls to the City of Lancaster Community Development Department and CDFW.

If burrowing owls are found during the nesting period disturbance to occupied burrows shall be avoided and an appropriate buffer (typically 500 feet) shall be established between project activities and the occupied burrow to ensure that nesting and foraging are not disrupted, unless it can be determined that the birds have not begun egg-laying and incubation or that the juveniles from those burrows are foraging independently and are capable of independent survival. A reduced buffer may be established in consultation with the CDFW, if appropriate, based on existing vegetation, development, and land uses in the area, as well as other relevant factors. If the project is allowed to be closer than the recommended buffer distance, a monitoring program that ensures that burrowing owls are not detrimentally affected shall be developed and implemented.

If suitable habitat and suitable burrow sites exist within 100 meters of an occupied burrow, burrowing owls that are not nesting and that are not dependent juveniles may be relocated using passive displacement techniques involving installation of a one-way door in the burrow opening and collapse of the burrow after the owls have been evicted. Destruction of the burrow shall only be conducted after the burrow has been confirmed to be empty by site surveillance and/or scoping. If suitable habitat and suitable burrow sites do not exist within 100 meters of the occupied burrow, then in consultation with the City and CDFW the burrowing owls may be captured and moved to a suitable mitigation site. The biologist(s) shall hold the requisite permits for capture and handling of the species.

Burrowing owls shall not be excluded from burrows or captured and relocated unless or until:

- A Burrowing Owl Exclusion and Relocation Plan with clearly stated success criteria is developed and approved by the Cit and CFDW;
- Site monitoring is conducted prior to, during, and after exclusion of burrowing owls from their burrows to ensure that take is avoided and that evicted owls do not attempt to recolonize the area that will be impacted; and
- A Mitigation and Management Plan is developed and approved by the Cit and CDFW that compensates for the loss of occupied habitat and ensures the long-term protection of the burrowing owls at the mitigation (relocation) site.

b. A drainage for water runoff is present within the eastern boundary of the project site. However, there are no ephemeral washes or streams within the project site. Therefore, no impacts would occur.

c. There are no state or federally protected wetlands on the project site as defined by Section 404 of the Clean Water Act. Therefore, no impacts would occur.

d. The project 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 enhance biological resources through education programs and the acquisition of property for conservation. Therefore, no impacts would occur.

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

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

a-c. A cultural resource survey was conducted for the project site by Hudlow Cultural Resource Associates and documented in a report entitled "A Phase I Cultural Resource Survey, 27th Street East and Avenue J-4, City of Lancaster, California" and dated May 2023. The cultural report included both a records search and a pedestrian survey of the project site.

On May 17, 2023, a records search was conducted at the South Central Coastal Information Center. A total of 21 surveys have been conducted within a half-mile of the project site and two of the surveys covered the project site. During these surveys, one cultural resource was identified within a half mile, but not on the project site. The identified resource is a historic trash scatter.

On April 13, 2023, a pedestrian survey of the project site was conducted by walking east/west transects at 15-meter intervals across the entire site. During this survey, no cultural resources were identified. No human remains, including those interred outside of formal cemeteries, were identified on the project site.

While no cultural resources were identified during the site survey, it is possible that cultural resources could be encountered during construction activities. Additionally, tribes contacted during the AB 52 process did not identify specific tribal cultural resources. However, both the YSMN and FTBMI requested mitigation measures be included to ensure training of workers in the proper identification/handling of cultural resources and the procedures to follow in the event that cultural resources are identified. These mitigation measures have been included below. With incorporation of the identified mitigation, impacts to cultural resources would be less than significant.

Mitigation Measures

3. 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.

4. 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.

5. 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.

6. 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.

7. Prior to the start of construction, a Qualified representative, procured by the Fernandeño Tataviam Band of Mission Indians and retained by the Project Applicant, shall conduct a Tribal Cultural Resources Worker Environmental Awareness Program (WEAP) training for construction personnel regarding the aspects of Tribal Cultural Resources and the procedures for notifying the Fernandeño Tataviam Band of Mission Indians should Tribal Cultural Resources be discovered by construction staff. The training can be done in conjunction with Cultural Resources WEAP training, if such training is requested by the proposed project's archaeologist.

8. 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.

9. 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.

10. 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. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficient?			X	

a. Project construction would consume energy in two general forms: 1) the fuel energy consumed by construction vehicles and equipment and 2) bound energy in construction materials such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass. Fossil fuels used for construction vehicles and other energy-consuming equipment would be used during site clearing, grading, and construction. Fuel energy consumed during construction would be temporary and would not represent a significant demand on energy resources. In addition, some incidental energy conservation would occur during construction through compliance with State requirements that equipment not in use for more than five minutes be turned off. Project construction equipment would also be required to comply with the latest EPA and CARB engine emissions standards. These emissions standards require highly efficient combustion systems that maximize fuel efficient 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 providers, and community choice aggregators (CCA) to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020 and to 50 percent of total procurement by 2030. Renewable energy is defined as energy that comes from resources which are naturally replenished within a human timescale such as sunlight, wind, tides, waves,

and geothermal. Therefore, the project would not result in the inefficient, wasteful or unnecessary use of energy.

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

The California Green Building Standards Code (California Code of Regulations, Title 24, Part 11), commonly referred to as the CALGreen Code, is a statewide mandatory construction code that was developed and adopted by the California Building Standards Commission and the California Department of Housing and Community Development. CALGreen standards require new residential and commercial buildings to comply with mandatory measures under five topical areas: planning and design; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; and environmental quality.

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, impacts would be less than significant.

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

a. The project site is not identified as being in or in proximity to a fault rupture zone (LMEA Figure 2-5). According to the Seismic Hazard Evaluation of the Lancaster East and West Quadrangles, the project 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).

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).

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

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

Mitigation Measures

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

c. Subsidence is the sinking of the soil caused by the extraction of water, petroleum, etc. Subsidence can result in geologic hazards known as fissures. Fissures are typically associated with faults or groundwater withdrawal, which results in the cracking of the ground surface. According to Figure 2-3 of the City of Lancaster's Master Environmental Assessment, the project site is not known to be within an area subject to fissuring, sinkholes, subsidence or any other form of geologic unit or soil instability. The nearest sinkholes/fissures are located at Lancaster Boulevard and 20th Street West, approximately 5 miles west of the project site. For a discussion of potential impacts regarding liquefaction, please refer to Section VII.a. Therefore, no impacts would occur.

d. The soil on the project site is characterized by a low shrink/swell potential (LMEA Figure 2-3). A soils report for the proposed project shall be submitted to the City by the project developer prior to grading and the recommendations of the report shall be incorporated into the development of the proposed project. Therefore, impacts would be less than significant.

e. The proposed project would be tied into the sanitary sewer system. No septic or alternative means of wastewater disposal are part of the proposed project. Therefore, no impacts would occur.

f. The proposed project would not directly or indirectly destroy a unique paleontological resource, site, or geologic feature. Therefore, no impacts would occur.

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

a. The proposed project consists of a 26-lot residential subdivision. As discussed in Item III.b., the proposed project would generate air emissions during construction and operational activities, some of which may be greenhouse gases. These emissions are anticipated to be less than the thresholds established by AVAQMD due to the size of the project and therefore would not prevent the State from reaching its greenhouse gas reduction targets. Once the development is operational, it would generate emissions, primarily from vehicles and other activities associated with the residential uses, including landscape maintenance, heating/cooling maintenance, etc. However, the development would require to comply with the requirements of the City's Water Efficient Landscape Ordinance, building code standards, and other requirements which increase the efficiency of buildings and reduce air emissions. Therefore, impacts would be less than significant.

b. The proposed project would be in compliance with the greenhouse gas goals and policies identified in the City of Lancaster 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. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

a-b. The proposed project consists of the subdivision of approximately 7.45 gross acres into 26 single family residential lots with the ultimate construction of individual residences on each lot and one drainage basin lot. Typical construction materials would be utilized during development of the subdivision. Occupants of the subdivision would utilize typical household cleaners (e.g., cleanser, bleach, etc.), fertilizer and potentially limited use of common pesticides. These uses would be similar to other

residential development in the area. The project site is currently vacant and no demolition activities would be necessary. Therefore, the proposed project would not expose individuals or the environment to asbestos containing materials (ACM) or lead-based paint. Additionally, the proposed project is not located along a hazardous materials transportation corridor (LMEA p. 9.1-14 and Figure 9.1-4). Therefore, impacts would be less than significant.

c. The project site is located within 0.25 miles of an existing or proposed school. Specifically, Columbia Elementary School is located immediately south of the project site on the south side of Avenue J-4. However, the proposed project would not generate hazardous emissions or handle hazardous/acutely hazardous materials. Therefore, no impacts would occur.

d. A Phase I Environmental Site Assessment was prepared by E.W. Milnes and documented in a report entitled "Phase I Environmental Site Assessment Report for the 7.53 Acre Property at NW Corner 27th St. East & East Avenue J-4: APNs 3150-030-013, -016, -017, Lancaster, CA 93535" and dated October 2022.

A survey of the project site was conducted to determine the presence of any environmental concerns. Specifically, the site was inspected for above/underground storage tanks; signs of hazardous materials handling; clarifiers, sumps, trenches, and industrial discharges; polychlorinated biphenyls; spillage of hazardous materials; and stressed vegetations as a result of on-site contamination. No evidence of these conditions was identified. A regulatory database search was also conducted for the project site and surrounding areas within specified search distances by ERS RecCheck. The project site is not listed on any regulatory database list.

It was noted in the Phase I that the site was utilized for row crop agriculture from 1948 and 1991 and the report did not identify any concerns with this previous use. Additionally, it was noted that the adjacent Tierra Bonita Elementary School had been listed in both the School-NFA-CA and CRSP-CA databases with a No Further Action status. According to the report, the listing reflects the brownfields investigation performed on the property prior to construction of the school. The No Further Action letter was sent post-investigation which indicated that pesticide contamination was not an issue and the California State Enviroscreen Indicator tables display a "0" for the immediate area for pesticide contamination. The Department of Toxic Substances Control raised the concern about the potential for agricultural pesticides to be found in the soils on the project site. To ensure that agricultural pesticides are below any actionable levels, the following mitigation measure is required. With implementation of the identified mitigation measures, impacts would be less than significant.

Mitigation Measures

12. Prior to the issuance of grading and/or building permits, the soil on the project site shall be tested for agricultural pesticides/chemicals. If agricultural pesticides/chemicals are present in levels above acceptable standards, the soil shall be remediated in accordance with existing rules and regulations. A copy of the test results and remediation activities shall be submitted to both the City and appropriate regulatory agency prior to the issuance of permits.

e. The project site is not located within two miles of an airport or within the boundaries of an airport land use plan. The nearest airfield, U.S. Plant 42, is located approximately 3.5 miles south of the project site. Therefore, the proposed project would not expose residents to a safety hazard or noise associated with an airport. Therefore, no impacts would occur.

f. The proposed project is anticipated to generate 245 daily vehicle trips. These trips are not expected to block the roadways in the vicinity of the project site. Improvements have been conditioned as part of the project that would ensure that traffic operates smoothly. Therefore, the proposed project would not impact or physically block any identified evacuation routes and would not interfere with any adopted emergency response plan. Impacts would not occur.

g. The project site is vacant along with the properties to the north, while the properties to the east and west are developed with residential and church uses while the property to the south is developed with an elementary school. The project site is located within the service area of Fire Station No. 117, located at 44851 30th Street East, which would serve the site in the event of a fire. Therefore, potential impacts from wildland fires would be less than significant.

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

a. The project site is not located in an area with an open body of water or in an aquifer recharge area. The proposed project would be required to comply with all applicable provisions of the National Pollutant Discharge Elimination System (NPDES) program. The NPDES program establishes a comprehensive storm water quality program to manage urban storm water and minimize pollution of the environment to the maximum extent practicable. The reduction of pollutants in urban storm water discharge through the

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

The proposed project consists of the subdivision of approximately 7.45 gross acres into 26 single family residential lots and one drainage lot in the R-7,000 zone. Single family residences are not a use that would normally generate wastewater that violates water quality standards or exceed waste discharge requirements. Therefore, impacts would be less than significant.

b. The proposed project would not include any groundwater wells or pumping activities. All water supplied to the proposed project would be obtained from Los Angeles County Waterworks #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 grading of the site. The proposed project would be designed on the basis of a hydrology study, to accept current flows entering the property to handle the additional incremental runoff from the developed site. Therefore, impacts would be less than significant.

The project site is designated as Flood Zone X-Shaded per the Flood Insurance Rate Map (06037C0450F). Flood Zone X-Shaded is located outside the 100-year flood zone but within the 500-year flood zone. Therefore, impacts would be less than significant.

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

e. The proposed project would not conflict with or obstruct the implementation of the applicable water quality control plan or sustainable groundwater management plan. For additional information, see responses X.a through X.c. Impacts would be less than significant.

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

a. The proposed project consists of the subdivision of approximately 7.45 gross acres into 26 single family residential lots and a drainage basin and the construction and occupancy of single-family residences. The project site is located on the northwest corner of 27th Street East and Avenue J-4. Access to the subdivision would be provided from both 27th Street East and Avenue J-4. 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. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

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

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

a. The City's General Plan (Table 3-1) establishes an outdoor maximum CNEL of 65 dBA for residential uses. Table 8-11 of the LMEA provides the existing roadway noise levels adjacent to the project site. The current noise levels on the major streets closest to the project site are as follows: Avenue J between 20th Street East and 30th Street East is 64.9 dBA; 20th Street East between Avenue J and Avenue J-8 is 66.3 dBA; and 30th Street East between Avenue J and Avenue K is 60.1 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.

Construction activities associated with earth moving equipment and other construction machinery would temporarily increase noise levels for surrounding land uses. Noise sensitive receptors are located in close proximity to the project site including the residential subdivisions to the west and east; church to the northeast; and Columbia Elementary School to the south. During construction activities, construction noise may be audible at these locations. However, all construction activities would occur in accordance with the City's noise ordinance with respect to days of the week and time of day. Additionally, construction best management practices have been identified to reduce the noise generated by construction activities to the extent feasible. With incorporation of these measures, construction noise may still be audible but would not exceed established standards and impacts would be less than significant.

Mitigation Measures

13. Construction operations shall not occur between 8 p.m. and 7 a.m. on weekdays or Saturday or anytime on Sunday. The hours of construction-related activities shall be restricted to periods and days permitted by local ordinance.

14. The on-site supervisor shall have the responsibility and authority to receive and resolve noise complaints. A clear appeal process to the owner shall be established prior to construction commencement that will allow for resolution of noise problems that cannot be immediately solved by the site supervisor.

15. Electrically powered equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.

16. Material stockpiles and mobile equipment staging, parking and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.

17. No project-related public address or music system shall be audible at any adjacent receptor.

18. The use of noise producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only.

19. All noise producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silences where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specification. Mobile or fixed “package” equipment (e.g., arc-welders, air compressors, etc.) shall be equipped with shrouds and noise control features that are readily available for the type of equipment.

b. It is not anticipated that the grading of the proposed project would require the use of machinery that generates ground-borne vibration as no major subsurface construction (e.g., parking garage) is planned. No ground mounted industrial-type equipment that generates ground vibration would be utilized once the residences are constructed and occupied. Therefore, no impacts associated with ground-borne vibration/noise are anticipated.

c. The project site is located approximately 3.5 miles north of U.S. Air Force Plant 42 and 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. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

a. The proposed project would result in an incremental increase in population; however, this increase was anticipated in both the City's General Plan and in the Southern California Association of Government's (SCAG's) 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. PUBLIC SERVICES.				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?			X	
Police Protection?			X	
Schools?			X	
Parks?			X	
Other Public Facilities?			X	

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

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

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

a-b. The proposed project would generate additional population growth and would contribute on an incremental basis to the use of the existing park and recreational facilities. The proposed project involves the subdivision of approximately 7.45 gross acres into 26 residential lots and one drainage lot in the R-7,000 zone. However, the applicant would be required to pay park fees which would offset the impacts to 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. TRANSPORTATION. Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?				X
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?				X

a. The proposed project would not conflict with or impede any of the General Plan policies or specific actions related to alternative modes of transportation (Lancaster General Plan pgs. 5-18 to 5-24). Additionally, roadway improvements have been identified as conditions of approval to ensure the smooth operation of the transportation network. Therefore, no impacts would occur.

b. In July 2020, the City of Lancaster adopted standards and thresholds for analyzing projects with respect to vehicle miles traveled (VMT). A series of screening criteria were adopted and if a project meets one 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.

A Vehicles Miles Traveled Study was prepared by Minagar & Associates, Inc. and documented in a report entitled "VMT (Vehicle Miles Traveled) Assessment for 26-Unit Single Family Residence Dwelling Units (SFRDUs) on SWC of East Avenue J & 27th Street E, City of Lancaster, CA" and dated May 12, 2023. As documented in this report, the project site is located within a low VMT area which is at least 15% below the established baseline threshold. As such, the project screens out of a detailed VMT analysis and no impacts would occur.

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 27th Street Eat and Avenue J-4. Therefore, no impacts would occur.

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

a. No specific tribal cultural resources were identified during the AB 52 process; however, two tribes responded to the AB 52 consultation letter. Both YSMN and FTBMI requested specific mitigation measures be included requiring worker education and identifying proper procedures to follow in the event that previously unknown resources are encountered. These mitigation measures have been included in the cultural resources section. Therefore, no impacts to tribal cultural resources would occur.

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

a. The proposed project would be required to connect into the existing utilities such as electricity, natural gas, water, wastewater, telecommunications, etc. These services already exist in the general area. Connections would occur on the project site or within existing roadways or right-of-way. Connections to these utilities are assumed as part of the proposed project and impacts to environmental resources have been discussed throughout the document. As such, impacts would be less than significant.

b. The Los Angeles County Waterworks District No. 40 has not responded indicating any problems in supplying water to the proposed project from existing facilities. The applicant is responsible for acquiring water in accordance with established procedures. No new construction of water treatment or new or expanded entitlements are anticipated to be required. Additionally, they have noted that on and off-site improvements may be necessary to connect to the existing water service. These are conditions of approval that are included for all development projects at the request of District 40. Therefore, water impacts would be less than significant.

c. The project site is located within the boundaries of the Sanitation District. The proposed project would discharge to a local sewer line for conveyance to either or both the Districts' Trunk B Extension Trunk Sewer located in 30th Street East at Lancaster Boulevard or Trunk "C" Trunk Sewer located in Avenue J at 20th Street East. According to the letter dated December 11, 2023 from the County Sanitation Districts of Los Angeles (LACSD), the Trunk "B" Sewer has a capacity of 3 million gallons per day (gpd) and conveyed a peak flow of 0.3 mgd when last measured in 2018. The Trunk "C" sewer has a capacity of 3.5 mgd and conveyed a peak flow of 2 mgd when last measured in 2018. The project's wastewater would be treated at the Lancaster Water Reclamation Plant upon connection which has a design capacity of 18 mgd and currently processes an average recycled water flow of 14.5 mgd. The expected average wastewater flow from the proposed project is 6,760 gallons per day. Therefore, impacts would be less than significant.

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

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

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

a. See Item IX.f.

b-d. The project 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. 117, located at 44851 30th Street East, which can adequately serve the project site. Other fire stations are also located in close proximity to the project site which can provide service if needed. Therefore, no impacts would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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 the subdivision of approximately 7.45 gross acres into 26 single family residential lots and one drainage basin lot. Other projects have been approved within approximately one mile of the project site including those identified in Table 6. These projects are also required to be in accordance with the City's zoning code and General Plan. Cumulative impacts are the change in the environment, which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable projects.

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

Table 6
Related Projects List

Case No.	Location	Acres	Description	Status
TTM 60367	NWC Lancaster Blvd & 40th St E	25	117-lot single family residential subdivision	Approved
TTM 83572	NEC 35th St E & Lancaster Blvd	28.9	118-lot single family residential subdivision	Approved
TTM 62478	SEC Ave I & 35th St E	20	74-lot single family residential subdivision	Approved
TTM 63137	NWC 40th St E & Ave J	20	53-lot single family residential subdivision	Approved
TTM 61248	SEC 32nd St E & Ave J	40	157-lot single family residential subdivision	Approved
TTM 83590	NWC 35th St E & Ave J	28.5	106-lot single family residential subdivision	Approved
TTM 61574	SWC 30th St E & Nugent Street	15	46-lot single family residential subdivision	Approved
TTM 83231	NEC 20th St E & Nugent Street	9.92	39-lot single family residential subdivision	Under Construction
TTM 62484	SEC 25th St E & Nugent Street	9	37-lot single family residential subdivision	Under Construction
TTM 62485	SWC 30th St E & Nugent Street	10	39-lot single family residential subdivision	Under Construction

List of Referenced Documents and Available Locations*:

BRR:	Biological Resource Assessment of APNs 3150-030-013, 016, 017, Lancaster, California, Mark Hagan, August 9, 2023	CDD
CRS:	A Phase I Cultural Resource Survey, 27th Street East and Avenue J-4, City of Lancaster, California, Hudlow Cultural Resource Associates, May 2023	CDD
ESA:	Phase One Environmental Site Assessment Report for the 7.53 Acre Property at: NW Corner 27th St. East & East Ave. J-4: APNs 3150-030-013, -016, -017, Lancaster, CA 93535, E.W. Milnes, October 2022	CDD
FIRM:	Flood Insurance Rate Map	CDD
GPEIR:	Lancaster General Plan Environmental Impact Report	CDD
LACSD:	Los Angeles County Sanitation District letter, December 11, 2023	CDD
LGP:	Lancaster General Plan	CDD
LMC:	Lancaster Municipal Code	CDD
LMEA:	Lancaster Master Environmental Assessment	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:	VMT (Vehicle Miles Traveled) Assessment for 26-Unit Single Family Residence Dwelling Units (SFRDUs) on SWC of E Avenue J & 27th Street E, City of Lancaster, CA, Minagar & Associates, Inc., May 12, 2023	CDD

* CDD: Community Development Department
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