

EXECUTIVE SUMMARY

ES.1 PROJECT LOCATION

The proposed project is located in the Antelope Valley in the northern portion of Los Angeles County, completely within the City of Lancaster. All of the gen-tie routes, with the exception of Gen-tie Route 2, are located partially within unincorporated Los Angeles County. The project site consists of approximately 1,191 acres and is generally bounded by Avenue K, 105th Street West, 80th Street West and the California Aqueduct. The proposed project encompasses the following assessor's parcel numbers: 3248-009-001 thru -002, 3248-010-002, 3248-010-005 thru -007, 3248-010-012, 3248-010-063, 3248-011-002, 3248-011-004 thru -007, 3248-011-016 thru -019, 3248-011-025 thru -026, 3248-011-032 thru -035, 3248-012-001 thru -002, 3248-012-004, 3248-012-007 thru -015, 3248-012-018 thru -023, 3248-012-025 thru -027, 3248-013-001 thru -003, 3248-021-001 thru -009, 3248-021-011, 3248-021-013 thru -016, 3248-021-019 thru -021, 3248-021-025 thru -027, 3248-021-031 thru -038, 3248-021-040, 3248-021-045 thru -049, 3248-021-051 thru -053, and 3248-022-001. Please refer to Section 2, Project Description for a more detailed discussion of the proposed project.

ES.2 SUMMARY OF PROPOSED PROJECT

The proposed project consists of the construction and operation of a 150 megawatt (MW) solar electricity generating facility and up to two gen-tie lines that would feed power to one of two switching stations located along Avenue K, ultimately connecting to a previously approved collector substation near 100th Street West and Avenue J. The energy generated by the proposed project would potentially be interconnected Los Angeles Department of Water and Power (LADWP) infrastructure. The City's zoning ordinance allows solar facilities on property zoned RR-2.5 (rural residential, minimum lot size 2.5 acres) with a conditional use permit. The project site is designated by the City's General Plan as a mix of NU (Non-Urban), UR (Urban Residential), and C (Commercial) and is zoned RR-2.5 and SP (Specific Plan). As such the applicant has requested a general plan amendment/zone change to change the designation on the entire site to NU and the zoning to RR-2.5.

The proposed project would be constructed in phases and operated for a period of at least 35 years. The proposed project would consist of the following elements: photovoltaic (PV) modules, module mounting system, electrical inverters and transformers, electrical alternating current collection system, including switchgear, data monitoring equipment, transmission and gen-tie lines, and access roads and security fencing.

The solar field would consist of single-axis tracking or fixed-tilt systems laid out in a common PV block design to allow for sufficient access. A series of PV module arrays would be mounted on racking systems supported by a vibratory-driven foundation design. The modules would be oriented toward the south and angled at a degree that would optimize solar resource efficiency. For the single-axis tracking configuration, the modules would rotate from east to west over the course of the day. Electrical connections from a series of PV arrays would be channeled to combiner boxes located throughout the solar field. Electrical current would be collected and combined prior to feeding the inverters. Inverters would be consolidated in areas to minimize cable routing, trenching, and electrical losses. The final output from the facility would

be processed through a transformer to match the interconnection voltage. All electrical inverters, transformers, and gear would be placed on concrete foundation structures. From there, the output of the 34.5 kV transformers would be collected onto common 34.5 kV feeders.

The 34.5 kV feeders would utilize necessary gen-tie routes constructed either overhead or underground to feed power to the onsite switching station, ultimately connecting to a previously approved collector substation near 100th Street West and Avenue J, and routed to the Antelope Valley Substation for use by SCE. Redundant fiber optic cables would also be routed underground between the collector substation and Antelope Valley Substation for use by SCE.

Additionally, the proposed project has the potential to interconnect with LADWP's Barren Ridge-Rinaldi 230 kV transmission line at one of the following locations: 1) near the intersection of Avenue J and 130th Street West; 2) Avenue I and 125th Street West; or 3) Avenue G and 120th Street West. The proposed project would connect to a newly constructed LADWP switching station via an overhead or underground gen-tie (up to 230kV) from the project site. The new 230 kV switching station would be owned and operated by LADWP.

ES.2.1 Project Objectives and Approvals

Objectives

The goal of the proposed project is to provide renewable solar energy to be sold to a load serving entity through a power agreement. The proposed project would generate electrical power from a renewable source, offsetting the demand from fossil fuel generating sources. The applicant is proposing to construct the proposed project to meet the following objectives, thus supporting the statewide and local objectives for increasing renewable energy production:

- Support the efforts of City of Lancaster and the State of California to reduce greenhouse gas (GHG) emissions consistent with the timeline established by California Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006.
- Assist the State of California in complying with Executive Order (EO) S-21-09 and California utilities in meeting their obligations under California's Renewables Portfolio Standard (RPS) Program to be fully online by 2016.
- Support the energy goals stated in the City of Lancaster General Plan 2030, as well as other policies in the plan designed to protect City of Lancaster's environment and economy.
- Minimize impacts to threatened or endangered species or their habitats, wetlands and waters of the United States and the State of California, cultural resources, and sensitive land uses.
- Provide an investment in California and the City of Lancaster that would create jobs and other economic benefits.
- Develop an economically feasible and commercially financeable project.

- Maximize the use of existing transmission infrastructure while minimizing the network upgrade costs borne by the California ratepayer.
- Ensure that the proposed project can be technologically constructed in a manner that allows electricity to be provided at a competitive price.
- Develop a facility that is situated in a California Renewable Energy Zone close to existing electrical infrastructure or transmission lines.

Approvals

sPower has submitted applications for a GPA, ZC, and CUP to the City of Lancaster Development Services Department for the proposed project. The following permits and approvals are required for the proposed project. Additional permits and approvals may also be required.

- City of Lancaster, Building Permits and Right of Way Encroachment Permit.
- City of Lancaster Landscaping Permit.
- Regional Water Quality Control Board (Water Board), National Pollutant Discharge Elimination System (NPDES) Permit and Report of Waste Discharge.
- Antelope Valley Air Quality Management District (AVAQMD), Dust Control Plan.
- California Department of Fish and Wildlife (CDFW) Incidental Take Permit and Streambed Alteration Agreement.
- County of Los Angeles Grading Permit.
- County of Los Angeles Franchise Agreement.

Responsible and Trustee Agencies

Under CEQA, a responsible agency is a public agency, other than the lead agency, that has responsibility to carry out or approve a project (Public Resource Code [PRC] Section 21069). A trustee agency is a State agency that has jurisdiction by law over natural resources that are held in trust for the people of the State of California (PRC Section 21070).

The following agencies may serve as responsible and trustee agencies:

- Antelope Valley Air Quality Management District (AVAQMD)
- Lahontan Regional Water Quality Control Board (RWQCB)
- California Department of Fish and Wildlife (CDFW)
- Antelope Valley-East Kern Water Agency (AVEK)
- Los Angeles County (LAC)

- Los Angeles Department of Water and Power (LADWP)
- California Public Utilizes Commission (CPUC)
- Southern California Edison (SCE)

ES.3 AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED

The following are potential areas of controversy over the project.

- Visual impact resulting from the change in the site from vacant undeveloped lands to a utility scale solar facility.

Table ES-1, Executive Summary of Impacts and Mitigation Measures, summarizes the detailed discussion contained in Section 3, Environmental Impact Analysis, of this Draft EIR.

ES.4 ALTERNATIVES TO THE PROPOSED PROJECT

The project alternatives and their potential impacts are discussed in Section 6, Alternatives Analysis, of this EIR. As authorized under the California Environmental Quality Act (CEQA), the alternatives are discussed in less detail than the project. The No-Project Alternative reflects a reasonably foreseeable view of the project site's future use.

No Project/ No Development Alternative (Alternative 1)

CEQA Guidelines Section 15126.6(e)(1) requires that the no project alternative be described and analyzed "to allow decision makers to compare the impacts of approving the project with the impacts of not approving the project." The no project analysis is required to discuss "the existing conditions at the time the notice of preparation is published . . . as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services" (Section 15126.6(e)(2)).

The No Project/No Development Alternative assumes no development would occur on the project site. The project site would remain in an undeveloped open space state. Grazing could occur on the project site under this alternative, as allowed by the City of Lancaster General Plan and zoning for the site.

No Project/ Existing Zoning Alternative (Alternative 2)

Under Alternative 2, the project site could be developed to the maximum intensity allowed under the existing land use designations of the City of Lancaster General Plan. The project site is currently designated as NU (Non-Urban Residential), UR (Urban Residential), and C (Commercial). Under this alternative, the project site could be developed with approximately 1,450 single family residences and 240,000 square feet of commercial uses. No utility scale solar would be constructed.

Reduced Size and Increased Setback Alternative (Alternative 3)

Under Alternative 3, the project site would be reduced to those areas located southwest of the 500 kV transmission line corridor and the setback along Avenue L would be increased across from all existing rural residential housing. The additional setback would be approximately 100 feet from the southern edge of Avenue L. All other aspects of the alternative (i.e., construction, operations, and maintenance) would be the same as the proposed project. The project site under Alternative 3 would be approximately 986.34 acres (approximately 92 % of the size of the project), and would disturb approximately 993.42 acres through installation of solar arrays and gen-tie lines. Figure 6-1 illustrates the geographical extent of Alternative 3. From the point of view of energy production, Alternative 3 would reduce the energy generation capacity of the proposed project.

ES.5 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table ES-1, Executive Summary of Impacts and Mitigation Measures, summarizes the potential environmental effects of the proposed project, the recommended mitigation measures, if applicable, and the level of significance after mitigation. Per CEQA Section 15093, should the project be approved as proposed, any impact noted in the summary as "significant" after mitigation would require the adoption of a statement of overriding considerations. As shown in Table ES-1, development of the proposed project will not result in any significant and unavoidable impacts. Therefore, a statement of overriding considerations would not be required.

Additionally, CEQA requires public agencies to establish a monitoring report program for the purpose of ensuring compliance with those mitigation measures adopted as conditions of approval in order to mitigate or avoid significant environmental impacts identified in an EIR. A mitigation and monitoring report program, incorporating the mitigation measures set forth in this document, will be adopted at the time of certification of the Final EIR.

Table ES-1: Executive Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures	Level of Significance After Mitigation
Section 3.1 – Aesthetics		
<p>Impact AES-1 The proposed project would not have a substantial adverse effect on a scenic vista.</p>	<p>No mitigation is necessary.</p>	<p>Less Than Significant Impact.</p>
<p>Impact AES-2 The proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway.</p>	<p>No mitigation is necessary.</p>	<p>No impact.</p>
<p>Impact AES-3 The proposed project would substantially degrade the existing visual character and quality of the site and its surroundings.</p>	<p>MM AES-1: Prior to the issuance of any construction permits, the applicant shall submit a landscaping plan to the City for review and approval. Perimeter landscaping shall be provided around the portions of the project site that are visible from the roadways as shown on the final approved site plan. The landscaping plan shall be prepared by a landscape architect and shall utilize drought tolerant and preferably native plant species. All landscaping shall be installed prior to the project becoming operational.</p> <p>MM AES-2: Due to the presence of single family residences on the north side of Avenue L, the perimeter landscaping on Avenue L between 80th Street West and 90th Street West shall be enhanced. The enhanced landscaping shall incorporate larger size plants at the time of planting and a wider variety of plant species to provide an aesthetically pleasing appearance and to screen the project site from view more quickly. This enhanced landscaping shall be noted on the landscaping plan identified in Mitigation Measure AES-1.</p>	<p>Less Than Significant Impact.</p>

Impacts	Mitigation Measures	Level of Significance After Mitigation
	MM AES-3: The applicant shall paint all of the water tanks on the project site so that they are not shiny and reflective. The paint color shall be approved by the City of Lancaster prior to the issuance of construction permits.	
Impact AES-4 The proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	No mitigation is necessary.	Less Than Significant Impact.
Section 3.2 – Agriculture		
Impact AG-1 The proposed project would not temporarily convert Prime, Unique, or Important agricultural farmland to a non-agricultural use.	No mitigation is necessary.	Less Than Significant Impact.
Impact AG-2 The proposed project would not conflict with existing zoning for agricultural use, or a Williamson Act contract.	No mitigation is necessary.	Less Than Significant Impact.
Impact AG-3 The proposed project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.	No mitigation is necessary.	Less Than Significant Impact.
Section 3.3 – Air Quality and Greenhouse Gases		
Impact AQ-1 The proposed project would not conflict with or obstruct implementation of the applicable air quality plan.	No mitigation is necessary.	Less Than Significant Impact.
Impact AQ-2 The proposed project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation.	MM AQ-1: The applicant shall submit a copy of the AVAQMD approved Dust Control Plan to the City of Lancaster prior to issuance of any construction related permits.	Less Than Significant Impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>MM AQ-2: Fugitive dust emissions during construction and operational activities shall be controlled by regular watering or other dust preventive measures using the following procedures, as specified by the AVAQMD, including but not limited to AVAQMD Rule 401, Visible Emissions, and Rule 403, Fugitive Dust:</p> <ul style="list-style-type: none"> • On-site vehicle speed shall be limited to 15 miles per hour. • All on-site construction roads with vehicle traffic shall be watered periodically. • Streets adjacent to the project site shall be swept as needed to remove silt that may have accumulated from construction activities so as to prevent excessive amounts of dust. • All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. • All clearing, grading, earth-moving, or excavation activities shall cease during periods of high winds (i.e., greater than 25 miles per hour averaged over one hour) so as to prevent excessive amounts of dust. • All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent 	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>excessive amounts of dust.</p> <ul style="list-style-type: none"> The area disturbed by clearing, grading, earth-moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust. <p>MM AQ-3: All trucks hauling excavated or graded material on-site shall comply with State Vehicle Code Section 23114 regarding the prevention of such material spilling onto public streets by use of shed boards, truck covers, and other protective measures.</p> <p>MM AQ-4: During construction activities, excessive construction equipment and vehicle exhaust emissions shall be controlled by implementing the following procedures, as specified by the AVAQMD.</p> <ul style="list-style-type: none"> Properly and routinely maintain all construction equipment, as recommended by manufacturer manuals, to control exhaust emissions; Shut down equipment when not in use for extended periods of time to reduce emissions associated with idling engines; Encourage ride sharing for construction employee commuting to the project site; and Use electric equipment for construction whenever possible in lieu of fossil fuel fired equipment. 	

Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>Impact AQ-3 The proposed project could potentially 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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors).</p>	<p>Implementation of Mitigation Measures AQ-1 through AQ-4 would ensure impacts are less than significant.</p>	<p>Less Than Significant Impact.</p>
<p>Impact AQ-4 The proposed project would not expose sensitive receptors to substantial pollutant concentrations.</p>	<p>No mitigation is necessary.</p>	<p>Less Than Significant Impact.</p>
<p>Impact AQ-5 The proposed project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.</p>	<p>No mitigation is necessary.</p>	<p>Less Than Significant Impact.</p>
<p>Impact AQ-6 The proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.</p>	<p>No mitigation is necessary.</p>	<p>Less Than Significant Impact.</p>
<p>Section 3.4 –Biological Resources</p>		
<p>Impact BIO-1 The proposed project could 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.</p>	<p>MM BIO-1: Prior to construction, a qualified biologist shall conduct environmental awareness training for all construction personnel. This training shall be given to construction personnel to brief them on how to recognize special-status plant species, special-status wildlife species, and sensitive habitats. Construction personnel shall also be trained on all required mitigation measures and best management practices. This training shall be provided to each new construction contractor/personnel prior to the individual doing any work on the project site. Copies of the environmental training reference pamphlets shall remain onsite throughout</p>	<p>Less Than Significant Impact.</p>

Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>construction of the proposed project. The copies of the pamphlets shall be available to any personnel upon request and shall be visibly posted in the construction trailers.</p> <p>MM BIO-2: A nesting bird survey for migratory birds and raptors, including the ferruginous hawk, Swainson's hawk, loggerhead shrike, and mountain plover, shall be conducted within 30 days of the issuance of any construction related permits. In the event that an active bird nest is encountered during the survey, a no-activity buffer zone shall be established and the nest shall be monitored by a biologist to ensure site activities do not cause it to be abandoned.</p> <p>Fencing and/or flagging will be used to delineate the no-activity zone. To minimize the potential effect to the reproductive success of the nesting pair, the extent of the no-activity zone will be based on the distance of the activity to the nest, the type and extent of the proposed activity, the duration and timing of the activity, the sensitivity and habituation of the species, and the dissimilarity of the proposed activity to background activities. The no-activity zone will be large enough to avoid nest abandonment and will generally range between 50 and 500 feet from the nest, or as otherwise required by CDFW, depending on the species.</p> <p>MM BIO-3: A qualified biologist shall conduct a preconstruction survey for burrowing owls within 30 days of initiating ground-disturbing activities. The survey area shall encompass the work area plus a 500 feet buffer surrounding the project site. If burrowing owls are present in the direct disturbance area and cannot be avoided, passive relocation</p>	

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	<p>techniques, such as installing one-way doors at burrow entrances, may be used. Passive relocation methods should only be used during the breeding season if a qualified biologist has determined that the nest is unoccupied. If additional owl burrows are within 500 feet of the project's construction, CDFW shall determine if the owls are or would be affected by construction and, if establishing an exclusion zone is required, determine if the burrow is occupied or not.</p> <p>MM BIO-4: No rodenticides, pesticides or herbicides shall be utilized on the project site.</p> <p>MM BIO-5: A qualified biologist shall conduct a preconstruction survey for desert kit fox, coast horned lizard, and American badger within 30 days of initiating ground-disturbing activities. The biologists will conduct den searches by systematically walking transects through the project site and a buffer area. Transect distance should be based on the height of vegetation such that 100 percent visual coverage of the project site is achieved. If a potential or known den is found during the survey, the biologists will measure the size of the den, evaluate the shape of the den entrances, and note tracks, scat, prey remains, and recent excavations at the den site. The biologists will also determine the status of the dens and map the features. Written results of the surveys including the locations of any potential or known desert kit fox dens will be submitted to CDFW within 5 days following completion of the survey and prior to the start of ground disturbance or construction activities.</p> <p>After preconstruction den searches and before the</p>	

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	<p>commencement of construction activities, exclusion zones will be established outward from the entrance or cluster of entrances of any occupied den. Construction activities will be prohibited or greatly restricted within these exclusion zones. Only essential vehicular operation on existing roads and foot traffic will be permitted. All other construction activities, vehicle operation, material and equipment storage, and other ground-disturbing activities will be prohibited in the exclusion zones. Barrier fencing will be removed within 72 hours of completion of work.</p> <p>MM BIO-6: In order to minimize potential construction, operations, and maintenance related impacts to bird and bat species, the applicant shall develop a Bird and Bat Conservation Strategy (BBCS) prior to the onset of project activities. As part of the development of the BBCS, a Nesting Bird Monitoring Plan will be developed to manage bird nesting within the project site during operations, which will avoid and minimize any effects to actively nesting avian species. Adaptive management measures will also be included as part of the BBCS in order to effectively manage the results of the implemented Monitoring Plan to minimize impacts to bird and bat species.</p> <p>MM BIO-7: To avoid or minimize potential impacts to endangered, threatened, rare, and/or special-status plants within the project footprint, pre-construction surveys will be conducted specifically for those species that bloom between March and June by a qualified biologist. Given that the botanical surveys conducted within the project site and along the gen-tie lines in 2014 were conducted during June, July,</p>	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>and November of 2014, potential special-status plants that bloom between March and June could occur. Of the species identified with having potential suitable habitat within the project site, Peirson's morning-glory, slender mariposa-lily, round-leaved filaree, pale-yellow layia, Parry's spineflower, white pygmy-poppy, California androsace, Mojave spineflower and Mojave paintbrush will be the target species for pre-construction surveys.</p> <p>If special-status plants are determined to have no presence in any of the project areas between March and June, then no further mitigation is required. However, if special-status plants are present, consultation with CDFW and/or USFS will be required to develop appropriate mitigation. Agency recommended mitigation may include translocation of individual plants, rectification of impacts by seed collecting and stockpiling for replanting/replacement after construction is completed, payment of mitigation fees, and/or additional permitting requirements.</p>	
<p>Impact BIO-2 The proposed project could potentially have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.</p>	<p>MM BIO-8: Prior to the modification (e.g., dredge, fill, etc.) of any of the identified drainage features within the project site or along Gen-tie Route 4, the applicant shall obtain a streambed alteration permit under Section 1600 <i>et seq.</i> of the CFG Code.</p> <p>MM BIO-9: A 7 foot setback shall be provided from the edge of on-site drainages to the edge of any construction activities (internal roadways or solar arrays) to the extent possible. This setback shall be clearly marked with orange construction</p>	<p>Less Than Significant Impact.</p>

Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>fencing or flagging during construction activities. This measure does not apply to drainages that need crossings to accommodate internal circulation.</p> <p>MM BIO-10: Sediment and erosion control materials shall be installed prior to construction and shall be maintained for the duration of construction activities to avoid and minimize effects on existing drainages.</p>	
<p>Impact BIO-3 The proposed project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</p>	<p>No mitigation is necessary.</p>	<p>No Impact.</p>
<p>Impact BIO-4 The proposed could potentially 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 wildlife nursery sites.</p>	<p>MM BIO-11: No lighting shall be placed near or oriented towards any transmission lines running through the project site to avoid affecting wildlife that may use this area for nighttime movement.</p> <p>MM BIO-12: Narrow spectrum bulbs shall be used to limit the range of species affected by project lighting.</p>	<p>Less Than Significant Impact.</p>
<p>Impact BIO-5 The proposed project would not conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p>	<p>No mitigation is necessary.</p>	<p>No Impact.</p>
<p>Section 3.5 – Cultural Resources</p>		
<p>Impact CR-1 The proposed project would not cause a substantial adverse change in the significance of a historical resource as defined</p>	<p>No mitigation is necessary.</p>	<p>Less Than Significant Impact.</p>

Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>in §15064.5.</p> <p>Impact CR-2 The proposed project could potentially cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.</p>	<p>MM CR-1: If buried cultural resources such as chipped or groundstone, historic debris, or building foundations, are inadvertently discovered during ground-disturbing activities, work shall stop in that area and within a 100 feet radius of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop a response plan, with appropriate treatment measures, in consultation with the City of Lancaster, State Historic Preservation Officer, and other appropriate agencies. Preservation in place shall be the preferred treatment method per State CEQA Guidelines Section 15126.4(b) (avoidance, open space, capping, easement). Data recovery of important information about the resource, research, or other actions determined during consultation, is allowed if it is the only feasible treatment method.</p>	<p>Less Than Significant Impact.</p>
<p>Impact CR-3 The proposed project could potentially directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	<p>MM CR-2: The applicant shall provide training to all construction personnel to ensure that they can recognize fossil materials in the event any are discovered during construction. The training shall be conducted by a paleontologist. Construction personnel shall be instructed on the importance of paleontological specimens that might be recovered.</p> <p>MM CR-3: A qualified paleontologist shall conduct a pre-construction training of all construction personnel involved in any ground disturbing construction activity for the entire proposed project. Construction personnel shall be informed of the possibility of buried paleontological resources within the project site and the protocol to be followed if a</p>	<p>Less Than Significant Impact.</p>

Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>paleontological resource is encountered.</p> <p>If any paleontological resources (i.e., fossils) are found during project construction, construction shall be halted immediately in the subject area and the applicant shall be immediately notified. A qualified paleontologist shall be retained to evaluate the find and recommend appropriate treatment of the inadvertently discovered paleontological resources. The appropriate treatment of inadvertently discovered paleontological resources shall be implemented to ensure that the impacts to these resources are avoided.</p>	
<p>Impact CR-4 The proposed project could potentially disturb any human remains, including those interred outside of formal cemeteries.</p>	<p>MM CR-4: If human skeletal remains are encountered, ground-disturbing activities shall be stopped within a 100 foot radius of the discovery. The county coroner shall be contacted immediately and is required to examine the discovery within 48 hours. If the county coroner determines that the remains are Native American, the Coroner shall contact the NAHC within 24 hours. A qualified archaeologist (QA) should also be contacted immediately. The coroner is required to notify and seek out a treatment recommendation of the NAHC-designated MLD.</p> <ul style="list-style-type: none"> • If NAHC identifies an MLD, and the MLD makes a recommendation, and the landowner accepts the recommendation, then ground-disturbing activities may resume after the QA verifies and notifies the County that the recommendations have been completed. • If NAHC is unable to identify the MLD, or the MLD 	<p>Less Than Significant Impact.</p>

Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>makes no recommendation, or the landowner rejects the recommendation, and mediation per PRC 5094.98(k) fails, then ground-disturbing activities may resume, but only after the QA verifies and notifies the County that the landowner has completely reentered the human remains and items associated with Native American burials with appropriate dignity on the property, and ensures no further disturbance of the site per PRC 5097.98(e) by county recording, open space designation, or a conservation easement.</p> <p>If the coroner determines that no investigation of the cause of death is required and that the human remains are not Native American, then ground-disturbing activities may resume, after the coroner informs the County of Los Angeles of such determination. According to State law, six or more human burials at one location constitute a cemetery and disturbance of Native American cemeteries is a felony.</p>	
Section 3.6 – Geology and Soils		
<p>Impact GEO-1 The proposed project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:</p> <ul style="list-style-type: none"> 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. 	<p>No mitigation is necessary.</p>	<p>Less Than Significant Impact.</p>

Impacts	Mitigation Measures	Level of Significance After Mitigation
<ul style="list-style-type: none"> ii) Strong seismic ground shaking. iii) Seismic-related ground failure, including liquefaction. iv) Landslides. 		
<p>Impact GEO-2 The proposed project would not result in substantial soil erosion or the loss of topsoil.</p>	<p>Mitigation measures for Impact GEO-2 are covered in other sections of this Draft EIR pertaining to air quality and hydrology. These include Mitigation Measures AQ-1 through 4 and Mitigation Measure HYD-1.</p>	<p>Less Than Significant Impact.</p>
<p>Impact GEO-3 The proposed project would not 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.</p>	<p>MM GEO-1: For those parts of the proposed project to be located in mapped liquefaction zones, design and construct project in compliance with applicable local permitting requirements for construction within liquefaction zones.</p>	<p>Less Than Significant Impact.</p>
<p>Impact GEO-4 The proposed project would not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.</p>	<p>No mitigation is necessary.</p>	<p>Less Than Significant Impact.</p>
<p>Section 3.7 – Hazards and Hazardous Materials</p>		
<p>Impact HAZ-1 The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.</p>	<p>No mitigation is necessary.</p>	<p>Less Than Significant Impact.</p>
<p>Impact HAZ-2 The proposed project would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the hazardous materials into the</p>	<p>MM HAZ-1: Additional dust suppression measures shall be implemented between June 1 and November 30. The additional dust suppression measures shall be implemented prior to and immediately following ground disturbing activities</p>	<p>Less Than Significant Impact.</p>

Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>environment.</p>	<p>if wind speeds exceed 15 mph or temperatures exceed 95 degrees Fahrenheit for three consecutive days. The additional dust suppression shall continue until winds are 10 mph or lower and ambient air temperatures are below 90 degrees for at least two consecutive days. The additional dust suppression measures shall be incorporated into the Dust Control Plan. A copy of the approved Dust Control Plan shall be submitted to the City of Lancaster prior to the issuance of construction related permits.</p> <p>MM HAZ-2: Prior to the issuance of any construction related permits, the applicant/developer shall prepare and implement a worker training program that describes the potential health hazards associated with Valley Fever, common symptoms, proper safety procedures to minimize health hazards, and notification procedures if suspected work-related symptoms are identified during construction. Copies of the training program shall be provided to the City of Lancaster. The worker training program shall identify safety measures to be implemented by construction contractors during construction. These measures shall include the following:</p> <ul style="list-style-type: none"> • HEPA-filtered, air-conditioned enclosed cabs shall be provided on heavy equipment when available. Workers shall be trained on the proper use of cabs, such as turning on air conditioning prior to using the equipment. • Communication methods, such as two-way radios, shall be provided for use by workers in enclosed cabs. 	

Impacts	Mitigation Measures	Level of Significance After Mitigation
	<ul style="list-style-type: none"> Personal protective equipment (PPE), such as half-mask and/or full-mask respirators equipped with particulate filtration, shall be provided to workers active in dusty work areas upon request. Separate, clean eating areas with hand-washing facilities shall be provided for construction workers. Equipment, vehicles, and other items shall be cleaned before they are moved offsite to other work locations. 	
<p>Impact HAZ-3 The proposed project would not 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, it would not create a significant hazard to the public or the environment.</p>	<p>No mitigation is necessary.</p>	<p>No Impact.</p>
<p>Impact HAZ-4 The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.</p>	<p>Implementation of Mitigation Measure TRA-1.</p>	<p>Less Than Significant Impact.</p>
<p>Impact HAZ-5 The proposed project would expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.</p>	<p>MM HAZ-3: The applicant shall prepare a Fire Protection Plan prior to beginning construction. The Fire Protection Plan shall include the following measures:</p> <ul style="list-style-type: none"> Internal combustion engines, stationary and mobile, shall be equipped with spark arresters in good working order. 	<p>Less Than Significant Impact.</p>

Impacts	Mitigation Measures	Level of Significance After Mitigation
	<ul style="list-style-type: none"> • All personnel shall be trained in the fire safety practices relevant to their duties. • All construction and maintenance personnel shall be trained and equipped to extinguish small fires. • Work crews shall have fire-extinguishing equipment on hand, as well as emergency numbers and cell phone or other means of contacting the Fire Department. • Security gates shall be approved by the Fire Department and include the installation of “Knox” key switch or “Knox” padlock, whichever is most appropriate. • Smoking shall be prohibited while operating equipment and shall be limited to paved or graveled areas or areas cleared of all vegetation. Smoking shall be prohibited within 30 feet of any combustible material storage area (including fuels, gases, and solvents). Smoking shall be prohibited in any location during a Red Flag Warning issued by the National Weather Service for the project area. 	
Section 3.8 – Hydrology and Water Quality		
<p>Impact HYD-1 The proposed project could potentially violate any water quality standards or waste discharge requirements.</p>	<p>MM HYD-1: Prior to the issuance of any construction related permits, the applicant shall prepare and submit an NOI to the State Water Board and prepare a SWPPP in compliance with the NPDES GCP requirements. The final drainage plan shall demonstrate the ability of the planned onsite storm drainage to adequately collect onsite stormwater flows in accordance</p>	<p>Less Than Significant Impact.</p>

Impacts	Mitigation Measures	Level of Significance After Mitigation
	with all applicable standards and requirements by: minimizing impervious surfaces, and directing flows to BMPs; integrating appropriately sized BMPs to minimize impact on local water quality by controlling runoff from erosion and potential contaminants; and incorporating bio-retention in combination with site planning, and dispersion of runoff to meet Low Impact Development (LID) requirements.	
<p>Impact HYD-2 The proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted.</p>	No mitigation is necessary.	Less Than Significant Impact.
<p>Impact HYD-3 The proposed project would not substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.</p>	No mitigation is necessary.	Less Than Significant Impact.
<p>Impact HYD-4 The proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.</p>	No mitigation is necessary.	Less Than Significant Impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
Impact HYD-5 The proposed project would not 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.	No mitigation is necessary.	Less Than Significant Impact.
Impact HYD-6 The proposed project would not otherwise substantially degrade water quality.	No mitigation is necessary.	Less Than Significant Impact.
Impact HYD-7 The proposed project would not place within a 100-year flood hazard area structures which would impede or redirect flood flows.	No mitigation is necessary.	No Impact.
Impact HYD-8 The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	No mitigation is necessary.	No impact.
Impact HYD-9 The proposed project would not be subject to inundation by seiche, tsunami, or mudflow.	No mitigation is necessary.	Less Than Significant Impact.
Section 3.9 – Land Use, Population and Housing		
Impact LUP-1 The proposed project would not physically divide an established community.	No mitigation is necessary.	No impact.
Impact LUP-2 The proposed project could potentially conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning	See specific resource sections for applicable mitigation measures.	Less Than Significant Impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.</p>		
<p>Impact LUP-3 The proposed project would not induce substantial 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).</p>	<p>No mitigation is necessary.</p>	<p>Less Than Significant Impact.</p>
<p>Section 3.10 – Noise</p>		
<p>Impact NOI-1 The proposed project would result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p>	<p>MM NOI-1: The onsite speed limit for all vehicles and construction equipment shall be limited to 15 mph.</p> <p>MM NOI-2: Construction operations shall not occur between 8 p.m. and 7 a.m. on weekdays or Saturday or at any time on Sunday. The hours of any construction related activities shall be restricted to periods and days permitted by local ordinance.</p> <p>MM NOI-3: The on-site construction supervisor shall have the responsibility and authority to receive and resolve noise complaints. A clear appeal process to the owner shall be established prior to construction commencement that will allow for resolution of noise problems that cannot be immediately solved by the site supervisor.</p> <p>MM NOI-4: Electrically power equipment shall be used instead of pneumatic or internal combustion powered equipment, where feasible.</p> <p>MM NOI-5: Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far away as practicable from noise-sensitive receptors.</p>	<p>Less Than Significant Impact.</p>

Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>MM NOI-6: Fixed construction equipment, including compressors and generators, shall be located as far as practicable from noise-sensitive receptors.</p> <p>MM NOI-7: The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.</p> <p>MM NOI-8: No project-related public address or music system shall be audible at any adjacent receptor.</p> <p>MM NOI-9: All noise producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating conditions that meet or exceed original factor specifications. Mobile or fixed “package” equipment (e.g., arc-welders, air compressors, etc.) shall be equipped with shrouds and noise control features that are readily available for the type of equipment.</p> <p>MM NOI-10: Where necessary noise-reducing enclosures or temporary barriers shall be used around noise-generating equipment. Where feasible existing barrier features (terrain, structures) shall be used to block sound transmission especially where sensitive receptors are located less than 100 feet from construction activities and construction noise levels are expected to exceed the maximum exterior noise standard.</p>	
<p>Impact NOI-2 The proposed project would not result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.</p>	<p>No mitigation is necessary.</p>	<p>Less Than Significant Impact.</p>
<p>Impact NOI-3 The proposed project would</p>	<p>No mitigation is necessary.</p>	<p>Less Than Significant</p>

Impacts	Mitigation Measures	Level of Significance After Mitigation
not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.		Impact.
Impact NOI-4 The proposed project could potentially result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	Mitigation Measures NOI-1 through NOI-10 would reduce impacts to a less than significant level.	Less Than Significant Impact.
Section 3.11 – Public Services, Utilities, Services Systems, and Recreation		
Impact PSU-1. The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a 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.	No mitigation is necessary.	Less Than Significant Impact.
Impact PSU-2 The proposed project would not result in the exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board.	No mitigation is necessary.	No Impact.
Impact PSU-3 The proposed project would not construct new water or wastewater treatment facilities or expansion of existing facilities, with the potential to cause significant environmental effects.	No mitigation is necessary.	No Impact.
Impact PSU-4. The proposed project would not construct new stormwater drainage facilities or expansion of existing facilities, with the potential to cause significant	No mitigation is necessary.	Less Than Significant Impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
environmental effects.		
Impact PSU-5. The proposed project would not create a need for new or expanded entitlements or resources for sufficient water supply.	No mitigation is necessary.	Less Than Significant Impact.
Impact PSU-6 The proposed project would not exceed capacity of existing wastewater treatment facilities.	No mitigation is necessary.	No Impact.
Impact PSU-7. The proposed project would not exceed the relevant landfill's permitted capacity.	No mitigation is necessary.	Less Than Significant Impact.
Impact PSU-8 The proposed project would be consistent with federal, state, and local statutes and regulations related to solid waste.	No mitigation is necessary.	No Impact.
Impact PSU-9. The proposed project would not 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.	No mitigation is necessary.	Less Than Significant Impact.
Impact PSU-10. The proposed project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	No mitigation is necessary.	Less Than Significant Impact.
Section 3.12 – Transportation and Traffic		
Impact TRA-1 The proposed project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of	MM TRA-1: A traffic management plan shall be submitted to the City of Lancaster for review and approval prior to the issuance of any construction permits. The traffic management plan shall include strategies for minimizing impacts to traffic,	Less Than Significant Impact.

Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.</p>	<p>effectively managing traffic flow and reducing the number of trips accessing the project site during the peak hours of 7a.m. to 9 a.m. and 4 p.m. to 6 p.m. These strategies shall include, but not be limited to:</p> <ul style="list-style-type: none"> • Require parking within designated areas on the project site and prohibit parking along the shoulders of adjacent roadways. • Provide for emergency vehicle movement through the project site at all times during construction and operation. • Provide approved offsite parking for workers with shuttle services to transport them onsite when and if onsite parking becomes restricted or unfeasible. • Facilitate materials delivery during off-peak traffic hours and comply with regulations governing oversized loads. • Encourage vanpool and carpool for construction employees commuting to the project site. 	
<p>Impact TRA-2 The proposed project would not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.</p>	<p>No mitigation is necessary.</p>	<p>Less Than Significant Impact.</p>

Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>Impact TRA-3 The proposed project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.</p>	<p>No mitigation is necessary.</p>	<p>Less Than Significant Impact.</p>
<p>Impact TRA-4 The proposed project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).</p>	<p>No mitigation is necessary.</p>	<p>Less Than Significant Impact.</p>
<p>Impact TRA-5 The proposed project would not result in inadequate emergency access.</p>	<p>No mitigation is necessary.</p>	<p>Less Than Significant Impact.</p>
<p>Impact TRA-6 The proposed project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.</p>	<p>No mitigation is necessary.</p>	<p>Less Than Significant Impact.</p>

ES.6 REVIEW OF THE DRAFT EIR

CEQA does not require formal hearings at any stage of the environmental review process (State CEQA Guidelines Section 15202[a]). However, it does encourage “wide public involvement, formal and informal, in order to receive and evaluate public reactions to environmental issues” (State CEQA Guidelines Section 15201). The City distributed a notice of preparation (NOP) of a draft EIR for the project beginning on July 23, 2014. The NOP was distributed for a 30-day comment period that ended on August 21, 2014. The comments on the NOP were considered in the preparation of this EIR. Appendix A contains the written comments received on the NOP.

Upon completion of the Draft EIR, the City of Lancaster filed a Notice of Completion (NOC) with the State Office of Planning and Research to begin the public review period (Public Resources Code, Section 21161). Concurrent with the NOC, this Draft EIR has been distributed to responsible and trustee agencies, other affected agencies, surrounding cities, and interested parties, as well as all parties requesting a copy of the Draft EIR in accordance with Public Resources Code 21092(b)(3). During the public review period, the Draft EIR, including the technical appendices, are available for review at City of Lancaster, Planning Department, 44933 Fern Avenue, Lancaster, California; the Lancaster Library at 601 Lancaster Boulevard; and online at www.cityoflancasterca.org.

Agencies, organizations, and interested parties have the opportunity to comment on this Draft EIR during the 45-day public review period. Written comments on this Draft EIR should be addressed to:

City of Lancaster
Attn: Jocelyn Swain, Associate Planner – Environmental
44933 Fern Avenue
Lancaster, CA 93534

Comments may also be emailed to jswain@cityoflancasterca.org or faxed to (661) 723-6182.

Upon completion of the public review period, written responses to all significant environmental issues raised will be prepared and made available for review by the commenting agencies at least 10 days prior to the public hearing before City of Lancaster Planning Commission and City Council on the proposed project, at which the certification of the Final EIR will be considered. Comments received and the responses to comments will be included as part of the record for consideration by decision makers for the proposed project.