# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE
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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460


June 9, 2005

IN REPLY PLEASE
REFER TO FILE: W-0

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY**
**JOINT COMMUNITY FACILITIES AGREEMENT FOR**
**WESTSIDE UNION SCHOOL DISTRICT COMMUNITY FACILITIES**
**DISTRICT NO. 2005-1**
**SUPERVISORIAL DISTRICT 5**
**3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY:**

1. Approve and instruct the Chairman to sign the enclosed Agreement (Exhibit A) between the Westside Union School District and the Los Angeles County Waterworks District No. 40, Antelope Valley (District), which is legally required for a Community Facilities District (CFD) to finance water system improvements (Water Improvements) offered to the District to serve water to Tract Nos. 60450, 60450-01, 60450-02, and 60450-03.

2. Consider the Negative Declaration certified by the City of Lancaster (Exhibit B) on January 20, 2004, together with the environmental findings adopted by the City contained herein; and certify that you have independently considered and reached your own conclusions regarding the environmental effects of the proposed project and have determined that the Negative Declaration and environmental findings adequately address the environmental impact of the project.

## PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to authorize the District to enter into an Agreement with the Westside Union School District relating to Water Improvements, as defined by the Agreement, to allow these to be financed through the proposed CFD No. 2005-1. The District will agree to accept the transfer of ownership of the Water Improvements should they be constructed to meet all terms and conditions imposed by the District to enable the District to operate the Water Improvements. The Water Improvements are expected to be constructed by the CFD for the purpose of providing water service to the Westside Union School Districts' Northwood Public Improvements. The terms of the Agreement will determine the transfer of ownership of the Water Improvements which will be financed by the CFD, and will not obligate the District to provide water service or relieve the Westside Union School District from its obligations to deliver a reliable source of potable water to the development. The District shall only accept the Water Improvements after all terms, conditions, and standards imposed by the District are met.

### Implementation of Strategic Plan Goals

This action is consistent with the County's Strategic Plan Goal of Service Excellence as it will assist the Westside Union School District in the formation of the CFD.

## FISCAL IMPACT/FINANCING

There will be no impact on the County's General Fund. This Agreement will have no fiscal impact on the District. The District is not required to finance the Water Improvements or reimburse the CFD for the cost of any of the Water Improvements described in the Agreement.

## FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Because the CFD anticipates that the Water Improvements be owned and operated by the District, an agency other than the CFD, an agreement, such as the enclosed Agreement, is a requirement of Section 53316.2 of the California Government Code to allow the CFD to finance the Water Improvements with bonds issued by the CFD. The Agreement has been reviewed and approved as to form by County Counsel.

## ENVIRONMENTAL DOCUMENTATION

The Negative Declaration that relates to the Water Improvements was included in the Negative Declaration for Tract Nos. 060450, 060450-01, 060450-02, and 060450-03 within the Westside Union School Districts CFD No. 2005-1. The Westside Union School District, who was the lead agency for the Negative Declaration, certified the Negative Declaration (Exhibit B) on January 20, 2004, and adopted certain findings contained in Exhibit B with respect to environmental effects of the proposed project. In its role as the responsible agency, your Board must independently consider the environmental document prepared by the lead agency and reach your own conclusions regarding the environmental effect of the proposed Joint Community Facilities Agreement between the Westside Union School District and the District. After having done so, it is recommended that your Board determine that the Negative Declaration and environmental findings adequately address the environmental impact of the proposed Agreement.

## IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services provided by the District.

## CONCLUSION

Please return two adopted copies of the Agreement marked LACWWD and Westside Union School District, and two adopted copies of this letter. The copy of the Agreement marked County is for your files.

Respectfully submitted,

DONALD L. WOLFE
Acting Director of Public Works

MDR:ag
BDL2189

Enc.

cc: Chief Administrative Office
County Counsel

# EXHIBIT A

WW
085

JOINT COMMUNITY FACILITIES AGREEMENT

WESTSIDE UNION SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2005-1
(NORTHWOOD PUBLIC IMPROVEMENTS)

This Joint Community Facilities Agreement (the "Agreement") is by and between the Westside Union School District (the "School District") and the Los Angeles County Waterworks District No. 40, Antelope Valley (the "Participating Agency").

*RECITALS:*

WHEREAS, the Board of Trustees of the School District is undertaking proceedings to form the School District Community Facilities District No. 2005-1 (Northwood Public Improvements) and four zones therein (collectively, the "CFD"), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), being Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code, and the School District intends to issue bonds for one or more zones of the CFD (the "Bonds") under the Act in order to finance the construction of various, water system improvements (the "Water Improvements") necessitated by the proposed Northwood development (the "Project") in the School District; and

WHEREAS, the parties hereto expect that the Participating Agency may accept transfer of ownership and subsequently operate some of the Water Improvements upon their completion in compliance with the Participating Agency's terms and conditions for acceptance of such Water Improvements, and only if such Water Improvements are constructed to the full and complete satisfaction of the Participating Agency; and

WHEREAS, Section 53316.2 of the Act provides that a community facilities district may finance facilities to be owned or operated by an entity other than the agency that created the district, or services to be provided by an entity other than the agency that created the district, or any combination, only pursuant to a joint community facilities agreement or a joint exercise of powers agreement; and

WHEREAS the School District and the Participating Agency now desire to enter into this Agreement to satisfy the requirements of Section 53316.2 of the Act.

*AGREEMENT:*

NOW, THEREFORE, in consideration of the foregoing and mutual covenants set forth below, the parties hereto do hereby agree as follows:

Section 1. Acceptance Pre-Conditions. The Participating Agency will, in its sole and absolute discretion, establish terms, conditions and standards or acceptance of any Water Improvements (collectively, the "Acceptance Pre-Conditions"). Nothing in this Agreement is intended to limit the Participating Agency's ability to establish or determine any Acceptance Pre-Condition. Therefore, the Participating Agency will have complete and absolute discretion in setting the Acceptance Pre-Conditions. The Participating Agency shall not have any liability whatsoever with respect to any work performed in connection with any Water Improvements; provided that this Agreement shall in no way limit any rights the Participating Agency may have against any persons or entities in respect of the acquisition or construction of any of the Water Improvements if the Participating Agency accepts title to and control over any such Water Improvements.

Section 2. Completion and Acceptance. Upon completion of construction of a Water Improvement and the satisfaction of all Acceptance Pre-Conditions to the full and complete satisfaction of the Participating Agency, the Participating Agency may, in its sole discretion and without any obligation whatsoever, accept dedication of such Water Improvement in accordance with its customary procedures, including, without limitation, imposing its rules and regulations applicable within its territorial jurisdiction, conditioned in any event upon the passage to the Participating Agency of fee title to such Water improvement clear of all encumbrances not otherwise acceptable to the Participating Agency in its sole discretion. Prior to complete fulfillment of all Acceptance Preconditions and formal acceptance by the Participating Agency, acting through the Los Angeles County Board of Supervisors (the "Board Acceptance"), of a Water Improvement, the Participating Agency shall have no obligation to own or operate any Water Improvement or incur any liability relating thereto.

This Agreement shall create no obligation at any time for the Participating Agency to own or operate any private onsite school water facilities.

Section 3. Termination. Notwithstanding any other provision of this Agreement, this Agreement shall cease to be effective and shall terminate if the first series of the Bonds are not issued by December 31, 2006. If not earlier terminated pursuant to the preceding sentence, this Agreement shall terminate on December 31, 2015.

Section 4. No Obligation to Form CFD Provide Water or Pay Bonds. The provisions of this Agreement shall in no way obligate the School District or the Participating Agency to form the CFD or to construct any Water Improvement. Furthermore, this Agreement shall in no way obligate the Participating Agency to provide water service to the Project or to repay the Bonds. The Bonds will be limited obligations of the School District for the CFD, payable solely from special taxes levied on property in the CFD and other amounts pledged under the documents providing for the issuance of the Bonds, and all such special taxes will be used by the School District as specified in the proceedings to form the CFD. No amounts have been or will be pledged by the Participating Agency towards the repayment of the Bonds. This Agreement in no way binds the County of Los Angeles, a legal entity separate and apart from the Participating Agency.

Notwithstanding the foregoing, by their respective execution of this Agreement, the School District and the Participating Agency each declare that this Agreement is beneficial to the residents to be served by the Water Improvements within their respective jurisdictions.

Section 5. Amendment. This Agreement may be amended at any time but only in writing signed by each party hereto.

Section 6. Entire Agreement. This Agreement contains the entire agreement between the parties hereto with respect to the matters provided for herein and supersedes all prior or contemporaneous agreements and negotiations between the parties hereto with respect to the subject matter of this Agreement.

**********

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their respective officers, duly authorized, by the WESTSIDE UNION SCHOOL DISTRICT on May 17, 2005, and by the LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY, on _____ __, 2005.

LOS ANGELES COUNTY
WATERWORKS DISTRICT NO.40,
ANTELOPE VALLEY

By: _____
Chairman, Board of Supervisors
of the County of Los Angeles
as governing body thereof

ATTEST:

VIOLET VARONA-LUKENS
Executive Officer of the
Board of Supervisors of the,
County of Los Angeles

By: _____
Deputy

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL
County Counsel

By: _____
Deputy

WESTSIDE UNION SCHOOL DISTRICT

By: _____
Regina Rossall, Superintendent

ATTEST:

By: _____

APPROVED AS TO FORM:

By: _____

# EXHIBIT B

# Negative Declaration
**City of Lancaster**

Certification Date: January 20, 2004

Applicant: City of Lancaster

Type of Permit: Tentative Tract Map No. 060450 & Tentative Parcel Map No. 60557

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PROJECT: A tentative tract map to create 323 single family lots and a tentative parcel map to subdivide the subject property into four parcels in the R-7,000 Zone

LOCATION: 80.5± gross acres located on the west side of 60th Street West approximately 660 feet south of Avenue K

It is the opinion of the
- X Planning Commission
- ____ City Council
- ____ Director

upon review that the project will not have a significant effect upon the environment.

Mitigation measures
- ____ are required
- X are not required

Silvia R. Donovan
Silvia R. Donovan
Associate Planner

Date of Public Notice: December 27, 2003

- X Legal Advertisement
- X Posting of properties
- X Written notice

605-6.7
Revised 7-2-90

CITY OF LANCASTER
INITIAL STUDY

1. Project title and File Number: Tentative Tract Map No. 060450 and Tentative Parcel Map No. 060557

2. Lead agency name and address: City of Lancaster
Department of Community Development
44933 Fern Avenue
Lancaster, California 93534

3. Contact person and phone number: Silvia R. Donovan
(661) 723-6100

4. Applicant: Stratham Properties
2201 Dupont Drive, #300
Irvine, California 92612

5. Location: 80.5± gross acres located on the west side of 60th Street West approximately 660 feet south of Avenue K

6. General Plan designation: UR (Urban Residential, 2.1 – 6.5 dwelling units per acre)

7. Zoning: R-7,000 (Single family residential, minimum lot size 7,000 square feet)

8. Description of project: A tentative tract map to create 323 single family lots and a tentative parcel map to subdivide the subject property into four parcels in the R-7,000 Zone

9. Surrounding land uses and setting: The subject property is vacant and the site appears to have been previously cleared of native vegetation and cultivated. There are no buildings on the property. The General Plan designation, zoning, and land use of the surrounding properties are as follows: the property to the north is designated as UR (Urban Residential) on the General Plan, is zoned R-7,000, and is vacant. The property to the east, west, and south are designated UR, are zoned R-7,000, and are vacant.

The site is identified in the LMEA as having a high shrink-swell potential (LMEA Figure 2.0-5) and is not in an area known to contain sinkholes or fissures (LMEA Figure 2.0-6). The site is rated fair to poor for use as farmland and exhibits a none to moderate risk for soil erosion (USSCS maps). The site is located within Seismic Zone I, contains no known earthquake faults (LMEA Figure 2.0-7), but is subject to severe intensity shaking in an earthquake (LMEA Figure 2.0-8). The site is not known to be subject to liquefaction or other identified secondary seismic hazards (LMEA p. 2.0-33). Any significant mineral resources on or under the site is considered unlikely (LMEA p. 2.0-39). The site is identified as disturbed land by the Lancaster General Plan (LGP) and does not contain significant species or habitat (LMEA Figure 3.0-1). The subdivision would have access from Street "G" via Avenue K-8 to the north and south, from 60th Street West via Avenue K-4 to the east, and from Avenue K-4 to the north. The site is not in proximity to an airport and are not within an aircraft overflight area that creates an aircraft hazard or generates significant amounts of noise (LMEA p. 6.0-46 to 62 and 8.0-25 to 30). The site is located within the Los Angeles County Fire Department service area; however, the nearest substation is Los Angeles County Fire Station No. 84 (LMEA Figure 9.1-1), located within the service boundary. The

The site is located within the Los Angeles County Sheriff's Department (LMEA Section 9.2) service area. The site does not contain any identified hazardous materials and is not in proximity to handlers of hazardous materials (LMEA p. 9.1-25 to 27). The site is within the Antelope Valley Union High School District (LMEA Section 9.3) and the Westside Elementary School District. Water service to the site would be the responsibility of Los Angeles County Waterworks District No. 40 (LACWD) (LMEA Figure 10.1-3); sewer service would be the responsibility of Los Angeles County Sanitation District No. 14 (LACSD) (LMEA Section 10.2). The water district has indicated that facilities in the area exist to service existing development; the sanitation district has indicated that the sites are located outside the jurisdictional boundaries and annexation is required. The site is not located within the 100-year flood zone as defined on the Flood Insurance Rate Map (FIRM).

A Phase I Cultural Resource Study (CRS) was conducted on the site during August 2003 by Richard Norwood. As a result of the Phase I study, no historic period or artifacts were located on the property, and no further measures are recommended (RT Factfinders).

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 Resources | _____ Air Quality |
| _____ Biological Resources | _____ Cultural Resources | _____ Geology / Soils |
| _____ Hazards & Hazardous Materials | _____ Hydrology / Water Quality | _____ Land Use / Planning |
| _____ Mineral Resources | _____ Noise | _____ Population / Housing |
| _____ Public Services | _____ Recreation | _____ Transportation / Traffic |
| _____ Utilities / Service Systems | _____ Mandatory Findings of Significance | |

DETERMINATION - On the basis of this initial evaluation:

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

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

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

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

_____ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in a earlier EIR or NEGATIVE DECLARATION pursuant to applicant 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.

Silvia R. Donovan

Silvia R. Donovan

December 21, 2003

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" 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 (mitigation measures from Section XVII, "Earlier Analyses," 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 Used. Identify and state where they are available for review.

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

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

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

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

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

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and

   b) the mitigation measure identified, if any, to reduce the impact to less than significant.

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| I. AESTHETICS -- 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 within a state scenic highway? | | | | X |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | | | X | |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | | | X | |
| II. AGRICULTURE 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 prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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 |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use? | | | | X |
| III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management 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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | | | X | |
| c) 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)? | | | X | |
| d) Expose sensitive receptors to substantial pollutant concentrations? | | | | X |
| e) Create objectionable odors affecting a substantial number of people? | | | X | |
| 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 |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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 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? | | | | 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 Conservation Community Plan, or other approved local, regional, or state habitat conservation plan? | | | | X |
| V. CULTURAL RESOURCES -- Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | | | X | |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | | | X | |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | X | |
| d) Disturb any human remains, including those nterred outside of formal cemeteries? | | | X | |
| VI. GEOLOGY AND SOILS -- Would the project: | | | | |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, 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 risks to life or property? | | | X | |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for disposal of waste water? | | | | X |
| VII. 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 fore-seeable upset and accident conditions involving the release of hazardous materials into the environment? | | | | X |
| c) Emit hazardous emissions or handle 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 §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 for people residing or working in the project area? | | | | X |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | | | | X |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | | X |
| h) 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? | | | X | |
| VIII. HYDROLOGY AND WATER QUALITY – Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements? | | | | X |
| b) 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)? | | | 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 substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation on- or off-site? | | | X | |
| d) 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? | | | X | |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems? | | | X | |
| f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map? | | | | X |
| g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | | | | X |
| h) 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? | | | | X |
| i) Inundation by seiche, tsunami, or mudflow? | | | | X |
| IX. LAND USE AND PLANNING -- Would the project: | | | | |
| a) Physically divide an established community? | | | | X |
| b) 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 ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | | | | X |
| c) Conflict with any applicable habitat conservation plan or natural communities conservation plan? | | | | X |
| X. 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 |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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 |
| XI. NOISE -- Would the project result in: | | | | |
| a) 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? | | | X | |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | | | | X |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | | | X | |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | | | 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 expose people residing or working in the project area to excessive noise levels? | | | | X |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | | | | X |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| XII. POPULATION AND HOUSING -- Would the project: | | | | |
| a) 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)? | | | X | |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | | X |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | | X |
| XIII. PUBLIC SERVICES | | | | |
| 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 | |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| XIV. RECREATION -- | | | | |
| 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 |
| XV. TRANSPORTATION / TRAFFIC -- Would the project: | | | | |
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | | | X | |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | | | | X |
| c) 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? | | | | X |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | | X |
| e) Result in inadequate emergency access? | | | | X |
| f) Result in inadequate parking capacity? | | | | X |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | | | | X |
| XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project: | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | | | X | |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | X | |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | X | |
| d) Have sufficient water supplies available to serve the project from existing resources, or are new or expanded entitlements needed? | | | X | |
| e) Have 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 | |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | X | |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | | | | X |

| | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| XVII. MANDATORY FINDINGS OF SIGNIFICANCE - | | | | |
| a) Does the project have the potential to 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, 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? ("Cumulatively 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 |

DISCUSSION OF ENVIRONMENTAL CHECKLIST

I. a. Development of the site will eliminate the current open appearance of the property and eliminate current views across it. All impacts are expected to be less than significant because the site is not adjacent to an identified scenic area as listed by the General Plan (LMEA Figure 12.0-1). The development of the project would block views to the same extent as single family residences currently under construction on land adjacent to the northeast of the project.

b. The site contains no existing scenic resources or historic buildings.

c. Development of the site as proposed would change the visual character of the site in that it would result in the development of vacant land with single family residential uses. However, this

change would be similar to that occurring on land adjacent to the northeast, which is currently under construction. Therefore, impacts to the visual character of the site would be less than significant.

d. The light generated from the project in the form of street lights, residential lighting, and motor vehicles would be similar in character and intensity to what currently exists on the surrounding residential property to the east and the south of the site; therefore, impacts to the visual character of the site would be less than significant.

II. The existing setting indicates that the site was previously cultivated. The site is not identified as Prime or Unique farmland, contains no Williamson Act contract, and is not located in proximity to any existing agricultural operation. Therefore, the project will not have an impact on agricultural resources.

III. a. Development proposed under the City's General Plan will not create air emissions that exceed the Air Quality Management Plan (GPEIR p. 5.6-1 to 2). Therefore, the project itself will not conflict with or obstruct implementation of the Air Quality Management Plan.

b. The project will generate approximately 3,230 additional vehicle trips in the area on a periodic basis, which will generate pollutants. However, the amount of traffic generated by the project is not sufficient to create or contribute considerably to violations of air quality standards on either a localized or regional basis (GPEIR p. 5.6-6 to 9). The project contains no significant stationary sources that would contribute to air quality violations. Emissions created during construction will not be significant because they are temporary in nature and quickly dispersed. Creation of fugitive dust will be minimized as noted under Item VI.b.

c. The project would, in conjunction with other development as allowed by the General Plan, result in a cumulative net inerease of pollutants. However, the project's contribution is considered as de minimus because of its small scale.

d. The site is less than 1.0 mile from the nearest sensitive receptors (Quartz Hill High School) (LMEA p. 7.0-13 to 16 and Figure 7.0-2). The project, therefore, will not create substantial pollutant concentrations in proximity to these receptors either during construction or operation.

e. The project could create odors on a temporary basis in conjunction with the operation of construction equipment and machinery. This effect is not considered to be significant because the prevailing southwest wind would carry these odors away from adjacent residential areas and rapidly disperse them.

IV. a. The site and surrounding area do not contain any candidate, sensitive, or special status species (LMEA Section 3.0).

b. The site contains no identified watercourse riparian habitat (LMEA Section 3.0).

c. There are no identified wetlands or watercourse on the site that fall under the provisions of Section 404 of the Clean Water Act (review of USGS site map).

d. The site is not identified as a migratory wildlife corridor or nursery area (LMEA Section 3.0).

e. The site is not within an area or designated as prime desert woodland (LMEA Section 3.0); therefore, there are no City-imposed preservation requirements.

f. There are no federal, state, or local habitat conservation plans applicable to the site (LMEA Section 3.0).

V. A Phase I Cultural Resource Study was conducted on the sites during August 2003 by RT Factfinders. As a result of the Phase I Study, no prehistoric or historic period sites or artifacts were identified on the property. Since no cultural resources are anticipated, the development of the property will have no adverse impact on significant cultural resources and no further work is recommended (RT Factfinders). However, in the event that significant cultural resources are discovered during the development of the property, work must stop at the discovery site and a professional cultural resource consultant will need to evaluate the new find.

VI. a. The site is not identified as being in or in proximity to a fault rupture zone (LMEA Figure 2.0-7) or subject to liquefaction (LMEA p. 2.0-33 to 34). The site is within Seismic Zone I and is, therefore, subject to seismic shaking; however, the project will be constructed in accordance with the seismic requirements of the Uniform Building Code (UBC) as adopted by the City, which would render any potential impacts to less than significant. The site is generally level and is not subject to landslides.

b. The site is rated as having a none to moderate risk for soil erosion (USSCS maps) when cultivated or cleaned of vegetation. However, there remains a potential for water and wind erosion during construction. The project will be required, under the provisions of Lancaster Municipal Code (LMC) Chapter 8.16, to adequately wet or seal the soil to prevent wind erosion. Water erosion controls must be provided as part of the project grading plan to be reviewed and approved by the City's Engineering Division. These provisions, which are a part of the project, will reduce any impacts to less than significant.

c. The site is not known to be within an area subject to fissuring, sinkholes, or liquefaction (LMEA Section 2.0).

d. The soil on the site is characterized by a high shrink-swell potential (LMEA p. 2.0-13 and Figure 2.0-5). A soils report on the properties of soils within the subdivision shall be submitted to the City by the project developer prior to grading of the property, and recommendations of the report shall be incorporated into development of the property. Therefore, any impact would be less than significant.

e. Sewer is not available within the area and must be extended to serve the site prior to recording the final map. The services of the Los Angeles County Sanitation District No. 14 (LACSD) will be utilized by the project (ref. Item XVI.b and LACSD letter in the case file). The use of septic tanks or other alternative waste water disposal systems will not be incorporated into the development.

VII. a&b. There are no hazardous waste transportation routes within the vicinity of the project (LMEA p. 9.1-20 through 9.1-22).

c-f. The development would consist of 323 single family residences and does not include commercial or industrial operations. Typical on-site project use would consist of typical household

buildings. These materials and their use would be similar to that of the residential area immediately to the east and south. The site itself is not on a list of hazardous material sites or in proximity to major users of hazardous materials or main transportation routes (LMEA p. 9.1-17 to 29). The site is more than three miles from the nearest airport, General William J. Fox Airfield (Figure 6.0-8).

g. The project would not impair or physically block any identified evacuation routes (LMEA Figure 9.1-3).

h. The site could be subject to localized brush fires because adjacent land to the east and south is primarily undeveloped. The sites are not located within the urban service area of the Los Angeles County Fire Department; the nearest one, Station No. 84, is located more than a mile from the service boundary. The Fire Department indicated that additional hydrants within the subdivision are required. Impacts are, therefore, less than significant.

VIII. a. The site is not in proximity to an open body of water or watercourse and is not in an aquifer recharge area (LMEA p. 10.1-5 to 7); therefore, there will be no discharge into a water body or the aquifer as a result of surface runoff from the project. The project will be connected to the public sewer system prior to construction.

b. Los Angeles County Waterworks District No. 40 has not indicated any problems in providing water service to the project (see LACWD letter in the case file). The project is not of a size or scale that would result in a significant increase in the use of groundwater supplies, therefore, impacts to groundwater resources would be less than significant.

c-e. Development of the site will increase the amount of surface runoff as a result of impervious surfaces (building and pavement) being constructed. The project would be designed, on the basis of a hydrology study, to accept current flows entering the property and handle the additional incremental runoff from the developed site. The City Engineer has indicated that the design of the project will complete the construction of the drainage facility from Avenue K and 65th Street West directly east to the intersection of 60th Street West and Avenue K. The applicant is required to install a drainage facility at the intersection of Avenue K and 60th Street West, south to the subdivision's southerly boundary, and utilize the proposed public streets and drainage facilities as the primary means of transporting runoff. This infrastructure will be designed through a hydrology study to accommodate the expected flows; therefore, impacts from runoff would be less than significant.

f.&g. The site is not within or in proximity to a 100-year flood zone as identified on the FIRM.

h. The project does not contain and is not downstream from a dam or levee.

i. The site is not located in an area subject to mudflows.

IX. a. The project would not block a public street, trail, or other access or result in a physical barrier that would divide the community.

b. The project would not conflict with the City's General Plan and must be in conformance with the Lancaster Municipal Code. As noted previously, the project will be in compliance with the City-adopted UBC (Item VI.a.) and erosion-control requirements (Item VI.b.).

c. As noted under item IV.f., the site does not contain significant natural habitat and is not subject to a conservation plan (LMEA Section 3.0).

X. a&b. The site does not contain any current mining or recovery operations for mineral resources and is considered unlikely to contain commercially-significant amounts of such resources (LMEA p. 2.0-39).

XI. a. The City's General Plan (Table III-1) establishes an outdoor maximum CNEL of 65 dBA for residential areas. The primary source of noise on the site would be from vehicle traffic on Avenue K-8 and 60th Street West. The current noise level from streets in the vicinity of the site is less than 65 dBA (LMEA Table 8.0-9). This noise level is consistent with the standards of the General Plan and potential impacts from additional traffic from project development would be considered less than significant.

b. The project will not contain groundmounted industrial-type machinery or uses capable of generating groundborne vibrations or noise.

c. Permanent increases in area levels will occur once the residential project is completed and occupied. These noise levels will be generated by normal activities that occur in a residential setting (yard work, radio, television sets, etc.) and from motor vehicles (see discussion under XI.a.). Although the traffic generated by the project will contribute to an increase in noise levels in the area, this impact is consistent with the GPEIR and the project's contribution is considered to be de minimus because the current and future projected noise levels would remain essentially unchanged with or without the project.

d. There will be a temporary increase in noise levels in the area during construction of the project. This noise will be generated by construction vehicles and equipment. Construction activities of the project are regulated by Section 8.24.040 of the Lancaster Municipal Code, which limits the hours of construction work to between sunrise and 8:00 p.m. Monday through Saturday. Effects are considered less than significant because they are temporary and construction times limited to daylight hours.

e.&f. The site is not in proximity to an airport or a frequent overflight area and would not experience noise from these sources (also see Item VII a.-f.).

XII. a. The project will generate additional population growth in the immediate area because 323 new dwelling units will be constructed. This additional increase will contribute, on an incremental basis, to a significant cumulative increase in the population of the City over the projected 20-year period of the General Plan. The project site is within the urban core of the City and within the service area of the Los Angeles County Sheriff's Department and near Los Angeles County Fire Station No. 84. Therefore, the project will not result in a need for additional facilities to provide these services and impacts from increased population growth would be less than significant.

b & c. Development of the project will not displace existing housing or people because the site is currently vacant.

XIII. The project would incrementally increase the need for fire and police services; however, the site is within the current service area of Los Angeles County Sheriff's Department and near Los Angeles County Station No. 84; the additional time and cost to service the site is minimal. The project will not

induce substantial population growth (see Item XII) and, therefore, will not substantially increase demand on parks or other public facilities.

Development of the project will result in an incremental increase in population (see item XII), which will result in an increase in the number of students in both the Antelope Valley Union High School District and the Westside Union School District. Proposition 1A, which governs the way in which school funding is carried out, predetermines by statute that payment of developer fees are adequate mitigation for school impacts. Therefore, the Initial Study determines by statute that the fees required of the developer are adequate to mitigate any identified impacts to a level of insignificance.

XIV. a.&b. The project will generate additional population growth and will contribute on an incremental basis to the use of the existing park and recreational facilities. However, the applicant would be required to pay park fees for future parks which would reduce potential impacts on park and recreational facilities to a level of less than significance. At this time, this project will not cause additional facilities to be constructed.

XV. a. The proposed project could generate 3,230 daily vehicle trips when developed based on the ITE Trip Generation Manual. The City Traffic Engineering Consultant has indicated that the project traffic will not adversely affect traffic flow on any of the adjoining public streets, and that improvements to be provided as part of the project would ensure necessary, adequate circulation, and safety levels for both project-related traffic and long-term cumulative increases. Such improvements as a condition of project approval and construction would render potential impacts to a less than significant level.

b. There are no such designated roads in the vicinity of the project.

c. The projects will not affect air traffic patterns. See Item VII.c.-f.

d. Avenue K-8 and 60$^{th}$ Street West will be improved to City standards adjacent to the site as part of the project. No hazardous conditions would be created by these improvements.

e. The projects will have access from 60$^{th}$ Street West via Avenue K-4 and K-8, from Avenue K-4 from the future subdivision to the west; interior circulation will be provided in accordance with the requirements of the Los Angeles County Fire Department.

f. The project is required to provide for adequate off-street parking for each dwelling unit in the subdivision per the provisions of the Lancaster Municipal Code.

g. The project includes the improvement of Avenue K-8 and 60$^{th}$ Street West, as well as all interior collector streets to City standards, which provides sufficient right-of-way. Pedestrian access from these streets will be provided as part of the project. The project does not conflict with or impede any of the General Plan policies or specific actions related to alternative modes of transportation (LGP p. V-20 to 25).

XVI. a. The project will connect to the local sewer system which is currently located at the intersection of Avenue J-8 and 60$^{th}$ Street West. The project sewage will be treated by the Los Angeles County Sanitation District's treatment facilities once the property has been annexed to the District, which has

indicated no problem in serving the project (see LACSD letter in case file). Therefore, once the sewer line is completed, impacts would be less than significant.

b. Sewer exists at 65th Street West and Avenue J-8 and must be brought to the site in order serve the project. Wastewater generated by the proposed project will be treated at the Lancaster Water Reclamation Plant and no expansion of the treatment facility is needed to accommodate this project (see LACSD letter in the case file). L.A. County Waterworks District No. 40 has not indicated any problems in supplying water to the project from existing facilities (see LACWD letter in the case file). Therefore, impacts would be less than significant.

c. Ref. Item VIII.c. & d.

d&e. Ref. Item VIII a – e, and Item XVI.b.

f. The project will generate additional solid waste, which will contribute to an overall cumulative impact on the landfill serving the site (GPEIR P; 5.9.4-3 to 9), although this project's individual contribution is considered as de minimis. Long-term expansion of the landfill would adequately mitigate these cumulative impacts (GPEIR p. 5.9.4-9). Individual residential units within the project will be required to have trash collection services in accordance with City contracts with waste haulers over the life of the project. These haulers are required to be in compliance with applicable regulations on solid waste transport and disposal, including waste stream reduction mandated under AB939. Ref. LMEA Section 10.4.

g. Ref XV (f).

XVII. a. Ref. Items I, III, IV, V, VII, XI, XVI.

b. The project's contributions to identify significant cumulative effects are all de minimus. Ref. Items I, XI, XV.

c. Ref. Items III, VI, VII, VIII, XI, XII, XIII, XIV, XV, XVI.

List of Referenced Documents and Available Locations*:

| | | |
|---|---|---|
| CRS: | Cultural Resource Phase I, RT Factfinders | CD |
| FIRM: | Flood Insurance Rate Map | PW |
| GPEIR: | Lancaster General Plan Environmental Impact Report | CD |
| LACSD: | Los Angeles County Sanitation District Letter | CD |
| LACWD | L.A. County Water District No. 40 Letter | CD |
| LGP: | Lancaster General Plan | CD |
| LMC: | Lancaster Municipal Code | CD |
| LMEA: | Lancaster Master Environmental Assessment | CD |
| UBC: | Uniform Building Code | PW |
| USGS: | United States Geological Survey Map | CD |
| USSCS: | United States Soil Conservation Service Maps | CD |

* CD: Department of Community Development
PW: Department of Public Works

Lancaster City Hall
44933 N. Fern Avenue
Lancaster, California 93534

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100

JAMES A. NOYES, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460


November 19, 2003

IN REPLY PLEASE
REFER TO FILE: W-0

To: City of Lancaster
44933 North Fern Avenue
Lancaster CA 93534

To: Stratham Properites
2201 Du Pont Dr., Ste 300
Irvine CA 92612

**LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY**
**INFORMATION ON CERTIFICATION OF WATER SERVICE AVAILABILITY**
**REQUEST OF** City of Lancaster ; **DATED:** October 6, 2003

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☐ ZONE CHANGE ☒ TTM 060557 ☐ SPR

APN: 3204-002-104 thru 106 RESIDENTIAL/BUSINESS UNITS/LOTS 4 INQUIRY NO. I_ - __; AREA OF PARCEL 78.41+/- AC.; ZONING R-7000

The District's response to the request for certification of the availability of water service includes the following information.

☒ The property is located entirely within the boundaries of the Waterworks District.

☐ The property is not within the District at this time. A request for annexation must be initiated by the owner. The statements of this letter are applicable only upon satisfactory completion of the annexation process.

Based on the District's present system capacity and planned improvement projects and information received of other developments pending, it appears that the District will have a sufficient water supply to serve this development when needed.

All property to be developed is subject to requirements of the County/City Fire Department and the Waterworks District. These requirements have not been established for this proposed development at this time. To provide water service to previously unserved property, depending upon the requirements of the water service requested by the owner/developer, the requirements of the City/County Fire Department, and the Waterworks District, the District may require that (1) various

charges be paid by the owner/developer of the property, (2) water system facilities be installed both on-site and off-site by a State licensed contractor retained by the owner/developer, using plans prepared by a private engineer retained by the owner/developer, and reviewed and approved by the District upon payment of applicable charges and specifications paid for by the owner/developer and prepared by the District, or (3) a combination of (1) and (2).

All construction work is subject to inspection and acceptance by the District. Permanent water service will not be allowed until all District requirements for water service have been satisfied. Inspection charges are based on an engineering estimate of actual costs.

Once constructed, the water system facilities are to be dedicated gratis to the District for subsequent operation and maintenance. Depending upon the extent and value of the facilities constructed by the owner/developer, various credits may be allowed against the District's charges and/or reimbursement/participation agreements may be entered into.

These facilities must be installed and in service to the satisfaction of the District in a timely manner, namely, before occupancy of the premises is to occur or before permanent water service is requested to be provided by the District, or one year has lapsed from the date of District approval of the plan and specifications, whichever event occurs first. Should the required facilities not be so completed, the District may discontinue any temporary water service being provided without further notice.

Permanent water service will only be provided through a metered service connection upon proper application and payment of applicable charges.

It is strongly recommended to the owner/developer that he keep the District continuously informed as to the progress of this development and the scheduled need for water service.

The on-site water system facilities will include principally water mains, fire hydrants, metered service connections and appurtenances.

The off-site facilities may include water mains, fire hydrants, pressure regulation stations, booster pumping stations, water tank facilities, sites of land easements and other rights-of-way, and source facilities such as water wells.

(MF235) 1/25/95

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100

JAMES A. NOYES, Director

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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460


October 21, 2003

IN REPLY PLEASE REFER TO FILE: W-0

To: City of Lancaster
44933 North Fern Avenue
Lancaster CA 93534

To: Stratham Properties
2201 Du Pont Dr., Ste 300
Irvine CA 92612

**LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY**
**INFORMATION ON CERTIFICATION OF WATER SERVICE AVAILABILITY**
**REQUEST OF** City of Lancaster ; **DATED:** October 6, 2003

☐ ZONE CHANGE ☒ TTM 60450 ☐ Zone Change

APN: 3204-002-010 & 3204-002-105 RESIDENTIAL/BUSINESS UNITS/LOTS 327
INQUIRY NO. I_-__; AREA OF PARCEL 80.25 +/- AC.; ZONING R-7000

The District's response to the request for certification of the availability of water service includes the following information.

☒ The property is located entirely within the boundaries of the Waterworks District.

☐ The property is not within the District at this time. A request for annexation must be initiated by the owner. The statements of this letter are applicable only upon satisfactory completion of the annexation process.

Based on the District's present system capacity and planned improvement projects and information received of other developments pending, it appears that the District will have a sufficient water supply to serve this development when needed.

All property to be developed is subject to requirements of the County/City Fire Department and the Waterworks District. These requirements have not been established for this proposed development at this time. To provide water service to previously unserved property, depending upon the requirements of the water service requested by the owner/developer, the requirements of the City/County Fire Department, and the Waterworks District, the District may require that (1) various

charges be paid by the owner/developer of the property, (2) water system facilities be installed both on-site and off-site by a State licensed contractor retained by the owner/developer, using plans prepared by a private engineer retained by the owner/developer, and reviewed and approved by the District upon payment of applicable charges and specifications paid for by the owner/developer and prepared by the District, or (3) a combination of (1) and (2).

All construction work is subject to inspection and acceptance by the District. Permanent water service will not be allowed until all District requirements for water service have been satisfied. Inspection charges are based on an engineering estimate of actual costs.

Once constructed, the water system facilities are to be dedicated gratis to the District for subsequent operation and maintenance. Depending upon the extent and value of the facilities constructed by the owner/developer, various credits may be allowed against the District's charges and/or reimbursement/participation agreements may be entered into.

These facilities must be installed and in service to the satisfaction of the District in a timely manner, namely, before occupancy of the premises is to occur or before permanent water service is requested to be provided by the District, or one year has lapsed from the date of District approval of the plan and specifications, whichever event occurs first. Should the required facilities not be so completed, the District may discontinue any temporary water service being provided without further notice.

Permanent water service will only be provided through a metered service connection upon proper application and payment of applicable charges.

It is strongly recommended to the owner/developer that he keep the District continuously informed as to the progress of this development and the scheduled need for water service.

The on-site water system facilities will include principally water mains, fire hydrants, metered service connections and appurtenances.

The off-site facilities may include water mains, fire hydrants, pressure regulation stations, booster pumping stations, water tank facilities, sites of land easements and other rights-of-way, and source facilities such as water wells.

(MF235) 1/25/05