COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

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

IN REPLY PLEASE
REFER TO FILE: W-0

October 20, 2005

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
ANNEXATION 40-53 (4-125)
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. Consider the Negative Declaration certified by the City of Lancaster (Exhibit C) on July 19, 2004, together with the environmental findings adopted by the City of Lancaster contained therein; 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 impacts of the proposed annexation.

2. Adopt the enclosed Resolution of Application to Initiate Proceedings for the annexation of the property located at the southwest corner of 30th Street East and Newgrove Street in the City of Lancaster, designated as Annexation 40-53 (4-125), into Los Angeles County Waterworks District No. 40, Antelope Valley (District).

3. Approve and authorize the Director of Public Works to file with the Local Agency Formation Commission (LAFCO) the required application for the proposed annexation to the District and to take any other steps necessary to assist LAFCO in processing the application.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This recommended action is for your Board to adopt the enclosed Resolution requesting LAFCO to initiate proceedings for the annexation of territory described and shown on the enclosed Exhibits A and B, respectively, into the District. The owners of the proposed annexation requested water service from the District. However, the territory is not currently within the boundaries of the District and requires annexation into the District before water service can be provided.

LAFCO requires a Board-adopted Resolution to initiate proceedings for such a change of organization and the filing of an application.

Implementation of Strategic Plan Goals

This action meets the County Strategic Plan Goal of Organizational Effectiveness as it will provide effective and efficient delivery of water to future customers within the annexed area.

FISCAL IMPACT/FINANCING

New revenue will be generated in the form of standby charges paid by the property owners to the District for operation and maintenance of the water system and capital improvement projects.

The property owners requesting the proposed annexation will pay all required fees associated with this project.

A portion of the annual property tax increment from the affected taxing entities will be transferred to the District.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The boundary of the proposed annexation has been reviewed and approved by Public Works and the County Assessor. The enclosed Resolution requesting LAFCO to initiate proceedings for the change of organization has been approved by County Counsel as to form. Copies of the diagram showing the boundary of the annexation territory are included with the Resolution (see Exhibits A and B).

ENVIRONMENTAL DOCUMENTATION

The City of Lancaster, in its role as a lead agency in matters pertaining to compliance with the California Environmental Quality Act, has certified the Negative Declaration and adopted certain findings contained therein with respect to the environmental effects of the proposed annexation. In its role as a responsible agency, your Board must independently consider the environmental document prepared by the lead agency and reach your own conclusions regarding the environmental effects of the proposed annexation. After having done so, it is recommended that your Board determine that the Negative Declaration and environmental findings adequately address the environmental impacts of the proposed annexation.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended action.

CONCLUSION

Please return one adopted copy of this letter and the signed Resolution to Public Works, Waterworks and Sewer Maintenance Division, for processing to LAFCO and forward one adopted copy of the letter and Resolution to the County Assessor.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

MR:lm
BDL2195

Enc.

cc: Chief Administrative Office
County Assessor
County Counsel

RESOLUTION OF APPLICATION TO INITIATE PROCEEDINGS BY THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY, REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO INITIATE PROCEEDINGS FOR THE ANNEXATION OF TERRITORY DESIGNATED AS ANNEXATION 40-53 (4-125)

WHEREAS, the Los Angeles County Waterworks District No. 40, Antelope Valley (District) desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for a change of organization that would annex territory to the District; and

WHEREAS, this annexation is being proposed based upon a petition filed by the property owner requesting said annexation; and

WHEREAS, the territory proposed to be annexed is uninhabited; and

WHEREAS, the boundaries of the proposed area are described in Exhibit A, and depicted on the corresponding map, Exhibit B, which by this reference are incorporated herein; and

WHEREAS, on July 19, 2004, the City of Lancaster, in its role as lead agency in matters pertaining to compliance with the California Environmental Quality Act (CEQA), certified a Negative Declaration (ND) and adopted certain findings with respect to the environmental effects of the proposed project; and

WHEREAS, this Board has determined that this proposal meets the criteria for waiver of protest proceedings as set forth in Government Code Section 56663(c).

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles, acting as the governing body of the District, that:

1. The Board of Supervisors, in its role as a responsible agency under CEQA, has considered the ND certified by the City of Lancaster on July 19, 2004, together with the environmental findings contained therein; and hereby certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and has determined that the ND and environmental findings adequately address the environmental impacts of the proposed annexation.

2. Application and a proposal is hereby made to the Local Agency Formation Commission of the County of Los Angeles for a change of organization as follows:

   a. This proposal is made pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 commencing with Section 56000, Government Code, State of California.

   b. The nature of the proposed change of organization is the annexation of the territory to the District.

   c. The territory proposed to be annexed is uninhabited and its boundaries are described in Exhibits A and B attached hereto.

   d. It is desired that the proposed annexation provide for and be made subject to the following terms and conditions:

      i. The annexed territory shall be subject to the payment of such service charges, assessments, or taxes as the District may legally impose.

      ii. The Board of Supervisors shall be the governing body of the District.

      iii. Any taxes, fees, charges, or assessments for the District may be collected by the County of Los Angeles Tax Collector in the same manner as ad valorem property taxes or as otherwise allowed by law.

   e. The reason for this proposal is as follows:

      i. The owners of the proposed annexation request water service from the District. However, the territory is not currently within the boundaries of the District and requires annexation into the District before water service can be provided.

3. This Resolution of Application to Initiate Proceedings is hereby adopted and approved by the Board of Supervisors, and the Local Agency Formation Commission of the County of Los Angeles is hereby requested to initiate proceedings for the annexation of territory as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and the District hereby consents to the waiver of protest proceedings in accordance with Section 56663(c) of the Government Code.

The foregoing Resolution was adopted on the _____ day of _____, 2005, by the Board of Supervisors of the County of Los Angeles as the governing body of the District.

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

By _____
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.
County Counsel

By _____
Deputy

EXHIBIT A
LEGAL DESCRIPTION
WATER ANNEXATION 40-53 (4-125)

THAT PORTION OF SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 12 WEST IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00° 30' 28" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 659.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00° 30' 28" EAST 659.63 FEET; THENCE SOUTH 88° 49' 10" WEST 1664.86 FEET; THENCE NORTH 00° 28' 41" WEST 660.86 FEET; THENCE NORTH 88° 51' 42" EAST 1664.51 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 25.23 ACRES

KARL MALLICK LS NO. L7822

LICENSED LAND SURVEYOR
KARL MALLICK
Exp. 12-31-2005
L7822
STATE OF CALIFORNIA

ANNEXATION 40-53 (4-125) TO LOS ANGELES COUNTY
WATERWORKS DISTRICT No. 40, ANTELOPE VALLEY

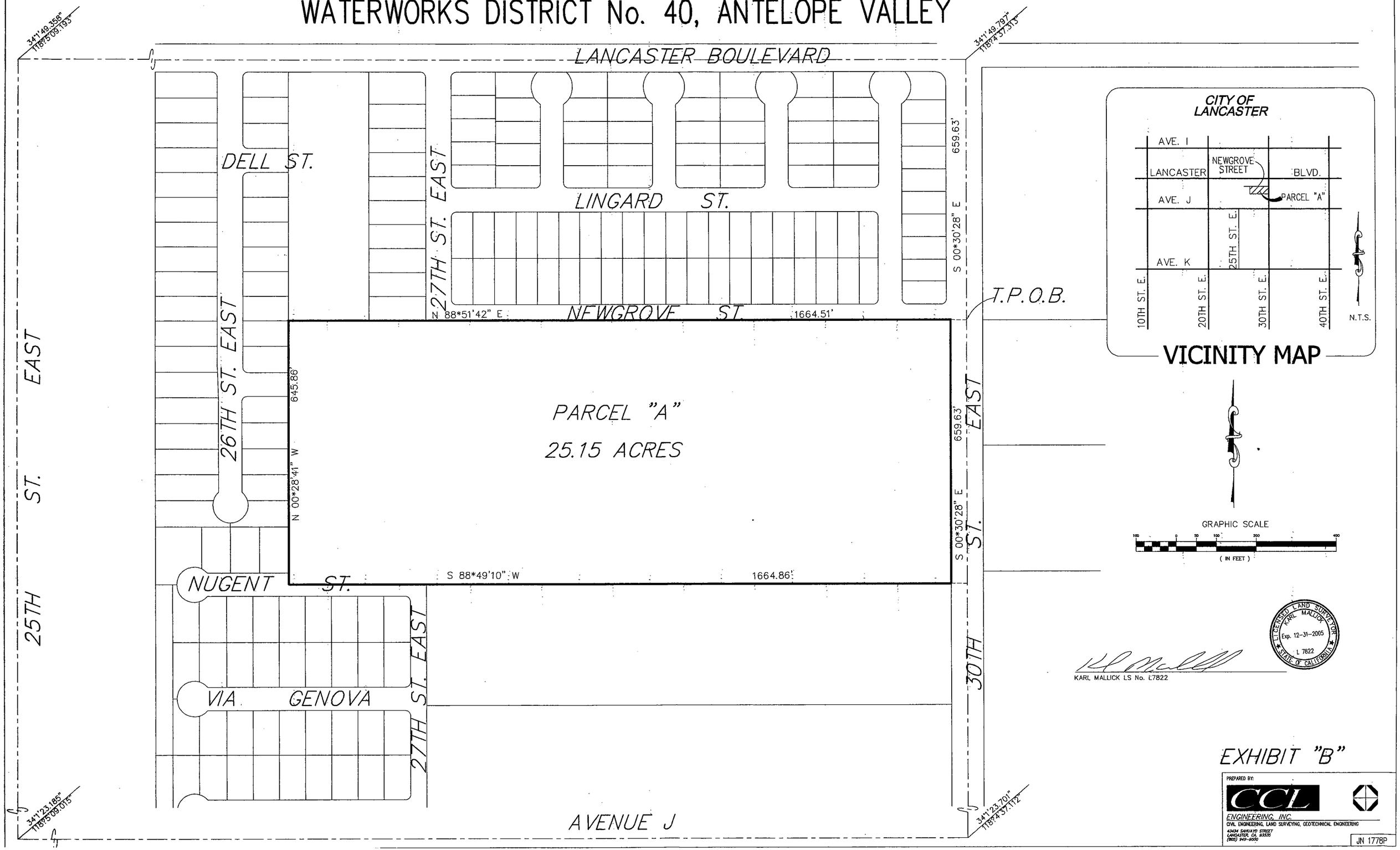

EXHIBIT "C"

ANNEXATION 40-53(4-125)

NEGATIVE DECLARATION, AND ENVIRONMENTAL FINDINGS OF THE CITY OF LANCASTER

Negative Declaration

City of Lancaster

Certification Date: July 19, 2004

Applicant: Global Investments

Type of Permit: Tentative Tract Map

File Name or Number: TTM 060857

Location of the Project: 20± gross acres approximately located at the northwest corner of 30th Street East and Nugent Street

Description of the Project: Subdivision for 82 single family lots in the R-7,000 Zone

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

Dan Miller
Assistant Planner

Date of Public Notice: June 26, 2004

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. 060857

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: Dan Miller
(661) 723-6100

4. Applicant: Global Investments

Location: 20± gross acres approximately located at the northwest corner of 30th Street East and Nugent Street

5. Project proponent's name and address: Global Investments
3470 Wilshire Boulevard, Suite 1020
Los Angeles, California 90010

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 subdivision for 82 single family lots.

9. Surrounding land uses and setting: The subject property is vacant. The site has evidence that the property was once farmed. The General Plan designation, zoning, and land use of the surrounding properties are as follows: the property to the north, south, east, and west is designated as UR (Urban Residential), and is zoned R-7,000. The property to the north is occupied with single family residential and one vacant lot, the property to the west is occupied with single family residential, the property to the south has single family residential, a water well site and vacant property, and the property to the east is vacant.

The Lancaster General Plan Master Environmental Assessment (LMEA) identifies the site as being within the Hespereria-Rosamond-Cajon Soil Association (LMEA Figure 2.0-4), which has a low 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 as very good to good for use as farmland and exhibits a moderate risk for soil erosion (USSCS maps). The site contains no known earthquake faults (LMEA Figure 2.0-7), but is subject to moderate 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). The site contains no known mineral resources (LMEA p. 2.0-39). The site is identified as disturbed lands (urbanized/weedy) 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 30th Street East via Newgrove Street. The site is not in proximity to an airport and is 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 one and half miles of Los Angeles County Fire Station No. 117 (LMEA Figure 9.1-1), and within the service area of the Los Angeles County Sheriff's Station (LMEA Section 9.2). 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 Eastside Union School District and the Antelope Valley Union High School District (LMEA Section 9.3). Water service to the site would be the responsibility of Los Angeles County Water District No. 40 (LMEA Figure 10.1-3), once the property is annexed into the District's boundaries, and sewer service would be the responsibility of Los Angeles County Sanitation District No. 14 (LMEA Section 10.2). Both of these agencies have facilities in the area to service existing development. The site is located within Flood Zone B as defined on the Flood Insurance Rate Map (FIRM). A Phase I Cultural Resource Study (CRS) was conducted by RTFactfinders on the site during December 2003. As a result of the study, no major cultural resources were located (RTFactfinders Job No. 270).

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.

Dan Miller
_____
Dan Miller

June 17, 2004
_____
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 interred 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. <u>HYDROLOGY AND WATER QUALITY</u> – 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 community's 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 would typical single family residences.

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, the site is identified by the General Plan as consisting of disturbed lands (urbanized and weedy) and is no longer in a natural site. 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 residential property north of the site; however since no development exists at the site impacts would be less than significant.

II. There is evidence that the site was used for agricultural production at some time in the past. 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 820 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 increase of pollutants. However, the project's contribution is considered as de minimus because of its small scale.

d. The site is approximately one eighth mile south of the nearest sensitive receptor (Tierra Bonita Elementary School) (LMEA p. 7.0-13 to 16 and Figure 7.0-2) and, therefore, could have an effect 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 and rapidly disperse them.

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 residential areas north of the project site, 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 Cultural Resources investigation was conducted by RTFactfinders on the property during December of 2003. As a result of the survey, no prehistoric sites or artifacts were identified on the property. No prehistoric period sites or artifacts were recorded. While no prehistoric sites or artifacts, and no potentially significant historic sites or artifacts were found during the survey, in the event that such artifacts or sites 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. Inclusion of such measures would reduce potential impacts to a level of insignificance.

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 II and is, therefore, subject to moderate 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 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 low 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 available within the area and can be extended to serve the site. The services of the L.A. County Sanitation District No. 14 (LACSD) will be utilized by the project (ref. Item XVI.b and see 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 82 single family residences and does not include commercial or industrial operations. Typical on-site project use would consist of typical household cleaners, fertilizers, and possibly small amounts of pesticides within the landscape areas or around

buildings. These materials and their use would be similar to that of the residential area and elementary school an eighth mile to the north. 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 five miles from the nearest airport, Air Force Plant 42 (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 to the southt is primarily undeveloped. However, the site is within one and a half miles of Los Angeles County Fire Station No. 117, which would be able to provide rapid response in the event of a fire. 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.

b. Los Angeles County Water District No. 40 has not indicated any problems in providing water service to the project (see letter in the case file) once the property requests annexation into their district. 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.&d. 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 to handle the additional incremental runoff from the developed site; also, the project will be conditioned to provide a storm drain to properly facilitate drainage for the proposed project. Therefore, impacts from drainage and runoff will be less than significant.

e. The development of the site will result in an incremental increase in storm water runoff. The City Engineer has indicated that the design of the project will utilize the proposed public streets and storm drain facilities as the primary means of transporting runoff, and 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 not in a zone known to contain any mineral resources therefore no impact is expected (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 30th Street East and Newgrove Street. The current noise level from streets in the vicinity of the site is less than 60 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 ground-mounted industrial-type machinery or uses capable of generating ground-borne 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 not considered 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 82 new single family 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 both the Los Angeles County Sheriff's Department and Station No. 117 of the Los Angeles County Fire Department. 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 both these agencies and 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 Eastside 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 insignificance. At this time, this project will not cause additional facilities to be constructed.

XV. a. The proposed project could generate 820 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 roads designated as congestion management roadways in the vicinity of the project.

c. The project will not affect air traffic patterns (Ref Item VII.c.-f.).

d. 30th Street East and Newgrove Street, 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 project will have access from 30th Street East via Newgrove Street, from Lancaster Boulevard via 27th Street East, and from a series of internal streets from proposed adjacent tracts, which will be provided in accordance with the requirements of the Los Angeles County Fire Department.

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

g. The project includes the improvement of 30th Street East at the eastern boundary of the project and internal streets within the tract, 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, and 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 response letter in case file). Therefore, no significant impacts are anticipated.

b. Sewer exists in the vicinity of the site capable of serving 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 case file). L.A. County Water District No. 40 has not indicated any problems in supplying water to the project from existing facilities (see LACWD letter in case file).

c. To develop the site the project would be required to install a storm drain system for the proposed tract per the direction of the Director of Public Works (Ref. Item VIII.c. and d) and, therefore, impacts would be less than significant.

d.& e. According to the water purveyors, sufficient supply of water exists (Ref. Item VIII a – e, see LACWD letter regarding sewer in case file, and Ref 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. The project would be required to comply with federal, state, and local statues and regulations related to solid waste (Ref XV (f)).

XVII. a. This project does not have the potential to degrade the quality of the environment (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 III, XI, XV).

c. The project will not cause substantial adverse effects on human beings, either directly or indirectly (Ref. Items III, VI, VII, VIII, XI, XII, XIII, XIV, XV, XVI).

List of Referenced Documents and Available Locations*:

CRS:	Cultural Resource Studies, RTFactfinders, December 2003, (Job No. 270)	CD
FIRM:	Flood Insurance Rate Map	PW
GPEIR:	Lancaster General Plan Environmental Impact Report	CD
LACSD:	L.A. County Sanitation District Letter, March 2004	CD
LACWD:	L.A. County Water District No. 40, Letter, March 2004	CD
LGP:	Lancaster General Plan	CD
LMC:	Lancaster Municipal Code	CD
LMEA:	Lancaster Master Environmental Assessment	CD
UBC:	Uniform Building Code	PW
USGS Maps:	United States Geological Survey Maps	CD
USSCS Maps:	United States Soil Conservation Service Maps	CD

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