COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
REFER TO FILE: W-0

March 9, 2006

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 40-51 (4-123)
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 June 21, 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 northeast corner of 40th Street West and Avenue J-12 in the City of Lancaster, designated as Annexation 40-51 (4-123), 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 territory proposed to be annexed 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 submittal 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
BDL2213

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 40-51 (4-123)

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

WHEREAS, on June 21, 2004, the City of Lancaster, in its role as lead agency in matters pertaining to compliance with the California Environmental Quality Act, certified a Negative Declaration, 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 the California Environmental Quality Act, has considered the Negative Declaration certified by the City of Lancaster on June 21, 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 Negative Declaration 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 Treasurer and 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 territory proposed to be annexed 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 Los Angeles County 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 _____, 2006, by the Board of Supervisors of the County of Los Angeles as the governing body of the Los Angeles County Waterworks District No. 40, Antelope Valley.

JOANNE STURGES
Acting 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 Robert Cartwright (AMB)
Deputy

EXHIBIT "C"

ANNEXATION 40-51(4-123)

NEGATIVE DECLARATION, AND ENVIRONMENTAL FINDINGS OF THE CITY OF LANCASTER

Negative Declaration
City of Lancaster

Certification Date: June 21, 2004

Applicant: Blanc B1ue, LLC

Type of Permit: Tentative Tract Map

File Name or Number: TTM 060428

Location of the Project: 25± gross acres located on the southwest corner of 40th Street West and Avenue J-6

Description of the Project: Subdivision for 94 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 21, 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. 060428

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: Blanc Blue, LLC

Location: 25± gross acres located on the southwest corner of 40th Street West and Avenue J-6

5. Project proponent's name and address: Blanc Blue, LLC
7116 Valjean Avenue
Van Nuys, California 91406

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

7. Zoning: R-7,000

8. Description of project: A subdivision for 94 single family lots.

9. Surrounding land uses and setting: The site is currently vacant but was once partially developed with a single family structure. The site has no evidence of agricultural production. 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 (single family residential, minimum lot size of 7,000 square feet). The land to the north is occupied with single family residences; the north half of the land to the east is occupied with single family residences and the south half is vacant; the land to the west is currently under construction with single family residences; the land to the south is being graded for single family residences.

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). This site is not subject to fissuring (LMEA Figure 2.0-6). The site is within the severe seismic shaking zone, but is not subject to liquefaction or ground rupture (LMEA Figure 2.0-8, pgs. 2.0-29 and 2.0-33). The vegetation on the site consists primarily of Disturbed Lands (agriculture/grassland) and contains no known threatened or endangered species (LEMA Figure 3.0-1). The site will have access to 40th Street West; which is currently improved with three lanes of traffic, one south-bound and two north-bound. The site is not within an airport safety zone (LMEA Figure 6.0-8) and is not subject to noise above 65 dBA from either aircraft overflight (LMEA Figure 8.0.3) or traffic (LMEA Table 8.09). There is no known hazardous waste on the site or in the vicinity (LMEA Figure 9.1-4). The site is within the service area of Los Angeles County Fire Station Nos. 130 and 134 (LMEA Figure 9.1-1) and the service area of the Los Angeles County Sheriff's Department

(LMEA Section 9.2). Water and sewer exist in the area to serve the project site (reference responses from service agencies in the file). Solid waste collection services and the Lancaster Landfill are available to serve the site (LMEA Section 10.4). The site is located within the Los Angeles County Waterworks District No. 40. The site is not within the 100-year flood zone as defined on the City's Flood Insurance Rate Map (FIRM) as depicted in Figure 10.3-2 of the LMEA. Phase I Cultural Resource Study (CRS) was conducted by Richard H. Norwood of RTFactfinders in February 2004. As a result of the study, the site was found to lack integrity and is considered to have no potential for significance. The site is not in proximity to a designated scenic highway or area (LMEA Section 12.0).

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, Assistant Planner

May 27, 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
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

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management 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 foreseeable 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. There are no scenic areas listed by the Lancaster General Plan (LGP) (LMEA Figure 12.0-1). The development of the project would block views to the same extent as single family residences to the north and east of the site which are developed at the density allowed by the General Plan and zoning designations (R-7,000). Therefore, impacts would be less than significant.

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

c. The site does not contain any significant visual character or landmarks. The project will contain a landscape setback along 40th Street West and Avenue J-8, and a masonry wall around the perimeter of the project. The individual dwelling units would be required to meet typical building

setbacks for the R-7,000 Zone. The materials, architecture, and scale of the buildings are consistent with the site and will not adversely affect the visual character of the area.

d. Light generated from the project in the form of street lights, residential lighting, and motor vehicles would be similar to what already exists in the residential area east and north of the site, so no significant effects are anticipated.

II. The site is not currently under agricultural production and has not been used as such in the recent 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 (Lancaster General Plan Environmental Impact Report (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 940 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 No. IV.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 minimis because of its small scale.

d. The site is approximately 1.0 mile from the nearest sensitive receptors (Antelope Valley College) (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, and the site itself is considered disturbed lands habitat that is surrounded by urbanized/disturbed land in the immediate vicinity (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 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.-d. A Cultural Resource investigation was conducted by Richard H. Norwood on the property during February 2004. 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 I and is, therefore, subject to severe 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 has only a slight slope and is not subject to landslides.

b. The site is rated as having a none to slight potential for erosion (USSCS maps) when cultivated or cleaned of vegetation. Therefore, there is 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 within an area subject to fissuring, sinkholes, or liquefaction (LMEA Section 2.0).

d. The soil on the site is characterized by a low skink-swell potential (LMEA p. 2.0-13 and Figure 2.0-5).

e. Sewer is available to serve the site and will be utilized by the project (Ref. Item XVI.b.).

VII. a-f. 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 immediately to the east and northeast and therefore, impacts would be less than significant. 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 four miles from the nearest airport, which is Fox Field (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 northwest is undeveloped. However, the site is within the urban service range (1.5 miles) of Los Angeles County Fire Station Nos. 130 and 134, 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 waste 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 Los Angeles County Sanitation District No. 14 treatment system for wastewater and will, therefore, not violate any wastewater discharge requirements.

b. The Los Angeles County Waterworks District No. 40 has stated (see letter in case file) that the project can be served by existing facilities; therefore, the development would not result in the substantial depletion of groundwater supplies.

c.& d. Development of the site will increase the amount of surface runoff as a result of impervious surfaces (building and pavement) being constructed. Current surface flow on the site is generally from south to north. The project would be designed, on the basis of a hydrology study, to accept current flows entering the property, handle the additional incremental runoff from the developed site, and discharge the flow. Therefore, impacts would 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 either construct a storm drain, or participate in drainage reimbursement district with adjacent tracts that together will construct the storm drain as the primary means of transporting runoff, and these streets will be designed through a hydrology study to accommodate the expected flows; therefore, impacts for storm water 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 and is not located in proximity to water storage tank or other structure that would be subject to failure from seiche during an earthquake.

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 the zoning designation of R-7,000 for the site.

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 40th Street West; currently, the noise level is between 60 and 65 dBA CNEL (LMEA Table 8.09). This noise level is consistent with the standards of the General Plan; noise levels are expected to decrease to some extent because a masonry wall and landscape area will be provided along 40th Street West frontage as a part of the project.

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. These noise levels, although greater than what currently exists on the vacant site, would be similar to those that already exist in the adjacent residential area. Therefore, the increase in noise levels is not considered significant.

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 LMC, 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 (LMEA p. 8.0-25 to 30).

XII. a. The project would generate additional population growth in the immediate area because 94 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. However, because of the small scale of this individual development, it is deemed to have a de minimis contribution to the cumulative effect.

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

XIII. 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 Nos. 130 and 134 of the Los Angeles County Fire Department. Therefore, the project will not result in a need for additional facilities to provide these services.

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 Lancaster 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 reduce the identified impacts.

The project will result in an incremental increase in demand on parks and other public facilities. This increase will not require the provision of additional facilities at this time; however, the project will pay a "fair share" amount to provide such additional facilities in the future through the City's development impact fees.

XIV. a.&b. The project will result in a small incremental increase in demand on parks and other public facilities. However, this project is not of a size or scale to cause significant deterioration of such facilities or require the provision of additional facilities, therefore, impacts would be less than significant.

XV. a. The proposed project could generate 940 daily vehicle trips when completed based on the Institute of Transportation Engineers Trip Generation Manual. The City Traffic Engineering Manager has indicated that the project traffic will not adversely affect traffic flow on 40th Street West in the vicinity of the project.

b. The additional traffic from the project would contribute to a cumulative increase in traffic on an area-wide basis, although this project's contribution is considered to be de minimis. The project will pay a "fair share" amount in fees for traffic signals and streets to offset some of this cumulative effect.

c. The project will not affect air traffic levels or patterns because it is not in proximity to an airport flight path (LMEA p. 6.0-46 to 62).

d.&e All street design features of the proposed map are consistent with the City's Subdivision Ordinance, so no hazardous traffic conditions will be created through the design of the project, and adequate emergency access will exist within the project.

f.&g. On-site garage parking will be provided for all dwelling units, so the project will have adequate parking capacity, and the parking will not conflict with exiting bike lanes or transit routes in the area.

XVI. a. The proposed project will generate additional wastewater flow to Los Angeles County Sanitation District (LACSD) No. 14, which has indicated that it has sufficient capacity to serve this proposed project (see letter in case file).

b. Sewer exists adjacent to the site (Avenue J-6 at 40th Street West) capable of serving the project, and no expansion of the treatment facility is needed to accommodate this project (LACSD letter). The Los Angeles Waterworks District No. 40 has not indicated any problems in supplying water to the project from existing facilities.

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

d.&e. The project has a sufficient water supply, and sewer exists in the vicinity to serve the project (Ref. Item VIII.a.-e, and Item XVI.b.).

f.&g. 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 (GPIER 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 AB 939.

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 III.c, XII.a., XV.b., and XVI.f.& g.

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

List of Referenced Documents and Available Locations*:

CRS:	Cultural Resource Study, RT Factfinders, February 2004	CD
FIRM:	Flood Insurance Rate Map	PW
GPEIR:	Lancaster General Plan Environmental Impact Report	CD
LACSD:	Los Angeles 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
USGS:	United States Geological Survey	CD
USSCS Map:	United States Soil Conservation Service Maps	CD
UBC:	Uniform Building Code	PW

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

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

ANNEXATION 40-51 TO LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, LANCASTER

PROPOSED PARCEL "A"

IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF LOT 2 IN THE SOUTH HALF OF THE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 12 WEST, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND

'REPARED BY:

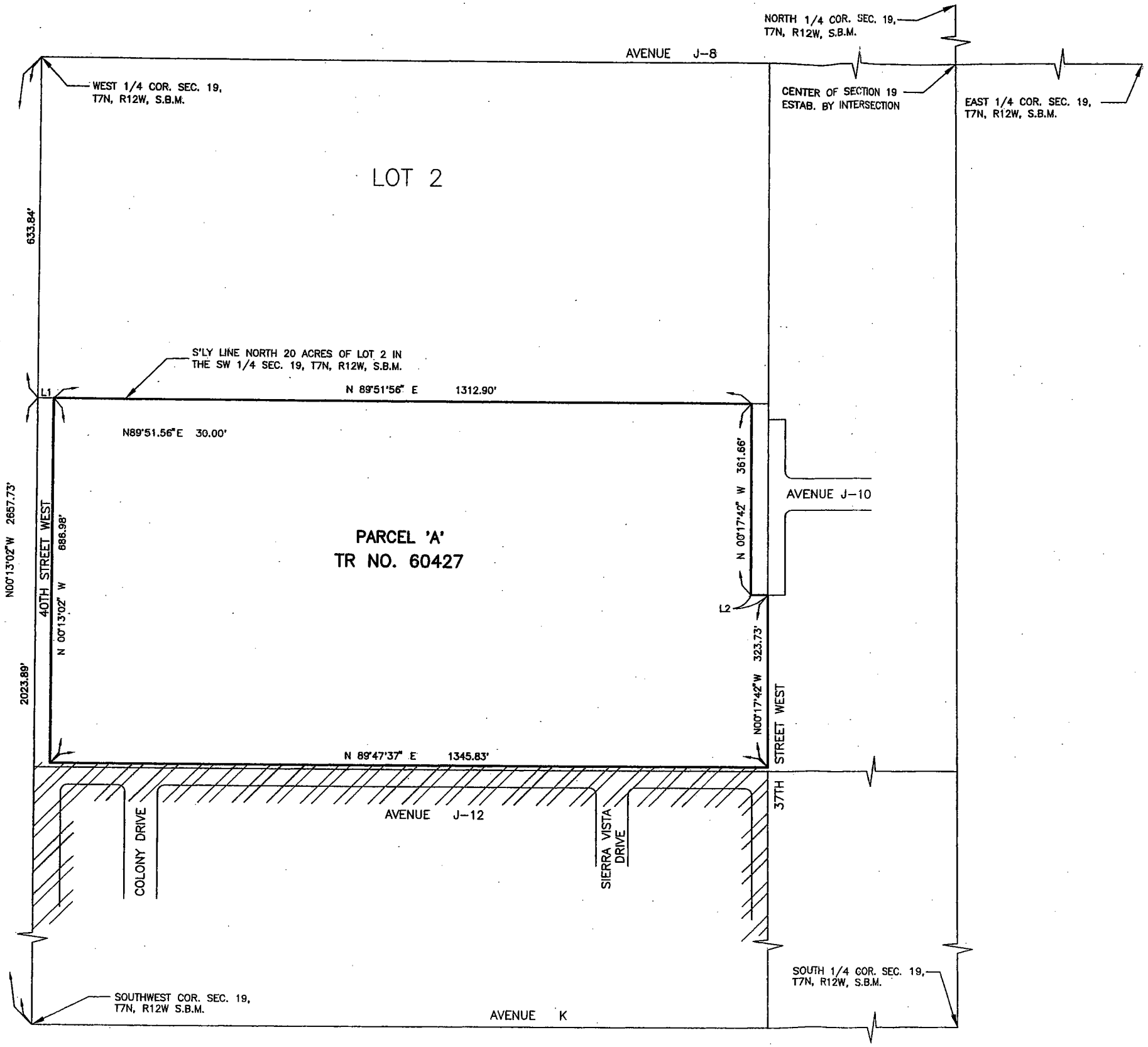
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Suite #1 • Valencia, CA 91355
FX: (661) 294-9890 • PH: (661) 294-2211

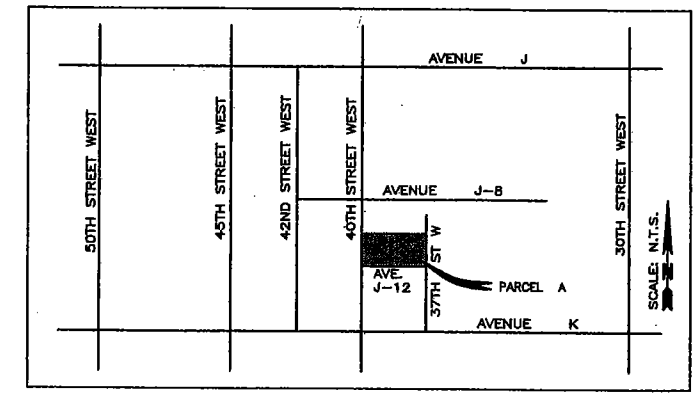
EXHIBIT "A"

WATER ANNEXATION TR. 60428

CITY OF LANCASTER

:\Lancaster-AP\Overall\Exh\Exh_Water-Annexation.dwg Plotted on Nov 02, 2005 by harry!





SCALE: 1"=400'

PARCEL "A" LINE TABLE		
COURSE	BEARING	DISTANCE
L1	N89°51'56"E	30.00'
L2	N89°42'18"E	32.00'

ANNEXATION 40-21

PARCEL "A" CONTAINING: 20.93 ACRES

——— BOUNDARY OF PROPOSED ANNEXATION

//// BOUNDARY OF EXISTING

EXHIBIT "B"

PREPARED FOR:

AMERICAN PREMIERE HOMES

AMERICAN PREMIERE HOMES
7116 VALJEAN AVENUE (818) 779-3856
VAN NUYS, CA. 91406 (818) 779-3850

NO.	REVISION	DRAWN BY	CHK'D BY

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H&A

WATER ANNEXATION 40-51
TO LOS ANGELES COUNTY
WATERWORKS DISTRICT NO. 40, LANCASTER

W.O.: 0022-005-001 | SCALE: 1" = 100' | DATE: 11/09/2005 | SHEET 1 OF 1

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