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44933 Fern Avenue
Lancaster, CA 935534
661.723.6000
cityoflancasterca.org

October 20, 2022

Los Angeles Local Agency Formation Commission
Attn: Paul Novak, Executive Director
c/o Los Angeles County Sanitation Districts
1955 Workman Mill Road
Whittier, CA 90601

RE: TRACTS 61734, 60885-1 AND 60885 CEQA DOCUMENTATION

Dear Paul Novak,

This letter is to confirm that the California Environmental Quality Act (CEQA) documents prepared for both Tentative Tract Map No. 61734 and Tentative Tract Map No. 60885 remain valid. The City has issued all discretionary approvals associated with the maps and no revisions to CEQA documents are required.

Please contact me at jswain@cityoflancasterca.gov or (661) 723-6249 if you have any questions or need additional information.

Sincerely,

Jocelyn Swain
Senior Planner

CEQA for Tentative Tract Map No. 60885

(49 single-family homes)

Notice of Determination

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: Department of Community Development
City of Lancaster
44933 North Fern Avenue
Lancaster, CA 93534

X County Clerk
County of Los Angeles
Environmental Filings
12400 E. Imperial Hwy., Rm 2001
Norwalk, CA 90650



ORIGINAL FILED

AUG 02 2005

LOS ANGELES COUNTY CLERK

(Date received for filing)

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Tentative Tract Map No. 060885

Project Title

	Brigitte Ligons	(661) 723-6100
State Clearinghouse Number (If submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone/Extension

Project Location - General: City of Lancaster, County of Los Angeles, State of California

Project Location - Specific: 12.51± gross acres located on the west side of 60th Street West approximately 290 feet south of Avenue J-8

Project Description: Subdivision for 49 single family lots in the R-7,000 Zone

This is to advise that the City of Lancaster (i.e. Lead Agency) has approved the above-described project on **July 18, 2005** and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were *not* made a condition of the approval of the project.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the initial study and record of project approval is available to the General Public at Lancaster City Hall, Department of Community Development, 44933 North Fern Avenue, Lancaster, California.

Brigitte Ligons
Brigitte Ligons

Assistant Planner
Title

July 18, 2005
Date

COPY

ORIGINAL FILED

CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION

AUG 02 2005

De Minimis Impact Finding

LOS ANGELES, COUNTY CLERK

Project Title/Location (including county), Name and Address of Project Proponent:

Case No.: Tentative Tract Map No. 060885

Location and Legal Description: 12.51± gross acres located on the west side of 60th Street West approximately 290 feet south of Avenue J-8

Parcel 1: The S ½ of the N ½ of the E ½ of the NE ¼ of the SE ¼. Parcel 2: The N ½ of the SE ¼ of the NE ¼ of the SE ¼. Parcel 3: The SW ¼ of the SE ¼ of the NE ¼ of the SE ¼ of Section 22, T7N, R13W of the San Bernardino Meridian.

Applicant and Address: Royal Investors Group, LLC
10100 Santa Monica Blvd., Suite 2450
Los Angeles, California 90067

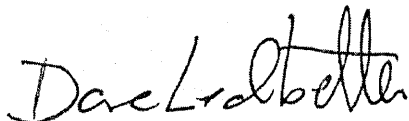
Project Description: Subdivision for 49 single family lots in the R-7,000 Zone

Findings of Exemption:

- An initial study has been conducted by the lead agency so as to evaluate the potential for adverse environmental impacts.
- Upon consideration of the record as a whole, there is no evidence before the agency that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which the wildlife depends.
- The lead agency has, on the basis of substantial evidence in the record, rebutted the presumption of adverse effect contained in subsection (d), Section 753.5 of Title 14, of the California Code of Regulations, and adopted a Negative Declaration on **July 18, 2005** finding the project will not have an adverse impact on the environment.

Certification:

I hereby certify that the lead agency has made the above finding of fact and that based upon the initial study and hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



Dave Ledbetter
Principal Planner
City of Lancaster (Lead Agency)
Community Development Department

COPY

**Negative
Declaration
City of Lancaster**

Certification Date: July 18, 2005

Applicant: Royal Investors Group

Type of Permit: Tentative Tract Map

File Name or Number: Tentative Tract Map No. 060885

Location of the Project: 12.51± gross acres located on the west side of 60th Street West approximately 290 feet south of Avenue J-8

Description of the Project: Subdivision for 49 single family lots in the R-7,000 Zone

It is the opinion of the Planning Commission
 City Council
 Director

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

Mitigation measures are required
 are not required

Brigitte Ligons
Planner
Title

Date of Public Notice: June 25, 2005

Legal Advertisement
 Posting of properties
 Written notice

CITY OF LANCASTER
INITIAL STUDY

1. Project Titles and File Numbers: Tentative Tract Map Nos. 060885 and 061734
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: Brigitte Ligons
(661) 723-6100
4. Applicants: Royal Investors Group, LLC
5. Location: 17.50± gross acres located west of 60th Street West, between Avenue J-8 and future Avenue J-12
6. Project proponent's name and address: Ebby Shakib
10100 Santa Monica Boulevard, Suite 2080
Los Angeles, California 90067
7. General Plan designation: UR (Urban Residential, 2.1 – 6.5 dwelling units per acre)
8. Zoning: R-7,000 (one single family dwelling unit per 7,000 square foot lot)
9. Description of project: The project actually consists of two adjoining, proposed residential subdivisions: Tentative Tract Map Nos. 060885 and 061734. Tentative Tract Map No. 060885 consists of 49 single family lots on an approximately 12.50 acre site, while Tentative Tract Map No. 061734 consists of 19 single family lots on an approximately 5 acre site. Since the sites are contiguous and nearly identical in nature, for the purposes of the California Environmental Quality Act and this Initial Study, the two proposed subdivisions will hereafter be referred to and evaluated jointly as a single project consisting of 68 single family lots on an approximately 17.5 acre site.
10. Surrounding land uses and setting: The subject property is vacant, relatively flat, and is highly disturbed as a result of past agricultural usage. The General Plan designation, zoning, and land use of the surrounding properties are as follows: all of the surrounding properties are designated as UR (Urban Residential), and are zoned R-7,000 (one single family dwelling per 7,000 square foot lot); the property to the north is currently being graded to accommodate the development of single family homes; the property to the east is partially vacant and partially being developed with single family residences; the property to the south is vacant; and the property to the west is currently being developed with single family residences. In addition, a parcel at the northwest corner of 60th Street West and future Avenue J-12, which is not a part of the project site, contains a single-family residence, several residential/travel trailers, and other accessory structures.

A Biological Resource Assessment (BRA), performed by Mark Hagan, Wildlife Biologist, in November 2004 identifies the site as characteristic of a highly disturbed plant community, with no elements of a Joshua tree habitat type remaining. No desert tortoises or burrowing owls, or signs thereof, were

observed during the field survey. The project area is not located within the geographic range of the Mohave ground squirrel, and no other state or federally listed threatened or endangered species are expected to occur within the project area.

The soil on the project site is a clayey loam, which has a high shrink-swell potential (LMEA Figure 2.0-5). The site is not in an area known to contain sinkholes or fissures (LMEA Figure 2.0-6). The site contains no known earthquake faults (LMEA Figure 2.0-7), but is subject to severe intensity shaking in an earthquake (LMEA Figure 2.0-8). The site is not known to be subject to liquefaction or other identified secondary seismic hazards (SSHZ). The site is in Mineral Reserve Zone 1, which contains no known resources (LMEA Figure 2.0-9). In terms of potential for agricultural usage, the site is rated as only suitable for the grazing of livestock (USDA SCS maps).

The proposed subdivisions would have access by way of 60th Street West and future Avenue J-12, via an integrated internal street system. 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 Pages 6.0-46 to 62 and 8.0-25 to 30). The current noise level from roadways within the vicinity of the subject property is less than 65dBA (LMEA Table 8.0-9).

The site is located within the service areas of Los Angeles County Fire Stations No. 84 and 130 (LMEA Figure 9.1-1) and the Los Angeles County Sheriff's Department (LMEA Section 9.2). There is no known hazardous waste on the site or in the vicinity based on a Preliminary Environmental Site Assessment (PESA) performed by California Environmental Geologists & Engineers, Inc. in November 2004, and the site is nearly two miles away from a Hazardous Waste Main Transportation Corridor (80th Street West) (LMEA Figure 9.1-4).

The site is within the Westside Union School District and the Antelope Valley Union High School District (LMEA Figure 9.3-1). Water service to the site would be the responsibility of Los Angeles County Waterworks District No. 40 (LACWD) (LMEA Figure 10.1-3), 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. Solid waste collection services and the Lancaster Landfill are available to serve the site (LMEA Section 10.4). The site is located within Flood Zone B as defined on the Flood Insurance Rate Map (LMEA Figure 10.3-2).

A Phase I Cultural Resource Investigation was conducted on the proposed project site by RT Factfinders, in July 2004. As a result of this investigation, it was determined... "that no prehistoric period sites or artifacts were identified on the property. Since there are no cultural resources on the property, no adverse impacts to cultural resources are anticipated due to property development. No further measures are recommended."

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.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation / Traffic
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance	

DETERMINATION - On the basis of this initial evaluation:

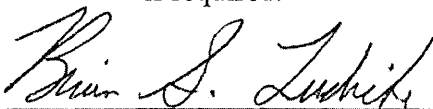
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared:

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.



Brian S. Ludicke

June 27, 2005

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. <u>AESTHETICS</u> -- 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. <u>AGRICULTURE RESOURCES</u> : 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. <u>AIR QUALITY</u> -- 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. <u>BIOLOGICAL RESOURCES</u> -- 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. <u>CULTURAL RESOURCES</u> -- 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. <u>GEOLOGY AND SOILS</u> -- 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. <u>HAZARDS AND HAZARDOUS MATERIALS</u> -- 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. <u>LAND USE AND PLANNING</u> -- 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. <u>MINERAL RESOURCES</u> -- 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. <u>NOISE</u> -- 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. <u>POPULATION AND HOUSING</u> -- 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. <u>PUBLIC SERVICES</u>				
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. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u> -				
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 the site. 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 that meet the minimum criteria for significance under CEQA.

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 BRA as containing a highly disturbed plant community and, because of its proximity to existing development, the 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 that experienced on nearby residentially developed properties; therefore, no significant effect is anticipated.

II. The site is not currently in agricultural production and there is no evidence that it has been used for agricultural production over the last 35 years (PESA). The site is not identified as Prime or Unique farmland, is not under a Williamson Act contract, and is not located in proximity to any existing agricultural operations. 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 Pages 5.6-1 and 2). Therefore, the project itself will not conflict with or obstruct implementation of the Air Quality Management Plan.

b. The project will generate approximately 680 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 Pages 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 minor magnitude.

d. Sundstrom Elementary School is located due north of the subject property, on the north side of Avenue J-8 and the Los Angeles County High Desert Hospital is located approximately one mile north of the site on the east side of 60th Street West near Avenue I (LMEA Pages 7.0-13 to 16 and Figure 7.0-2). Therefore, with prevailing southwest winds, the impact of short-term emissions generated by the operation of construction equipment and machinery on these sensitive receptors would be less than significant.

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. A Biological Resource Assessment (BRA) was performed by Mark Hagan, Wildlife Biologist, in November 2004. It was concluded that "the proposed project area was characteristic of a highly disturbed plant community." A total of seven plant species and one wildlife species or signs thereof were observed during the field survey. No desert tortoises or burrowing owls, or signs thereof were observed during the survey. The proposed project site is not located within the range of the Mohave

ground squirrel. The BRA further concluded that “no other state or federally listed species are expected to occur within the proposed project area. This project is not expected to result in a significant adverse impact to biological resources.”

- b. The BRA did not identify the site as containing identified watercourse riparian habitat .
- c. The BRA did not identify any wetlands on the site that fall under the provisions of Section 404 of the Clean Water Act.
- d. The BRA did not identify the site as a migratory wildlife corridor or nursery area.
- e. The site is not identified as Prime Desert Woodland by the BRA nor is the site within an area designated as Prime Desert Woodland on the General Plan Map; therefore, there are no City-imposed preservation requirements.
- f. The BRA did not indicate that there are any federal, state, or local habitat conservation plans applicable to the site.

V. a. A Phase I Cultural Resource Investigation was conducted on the proposed project site by RT Factfinders, in July 2004. As a result of this investigation, it was determined... “that no prehistoric period sites or artifacts were identified on the property. Since there are no cultural resources on the property, no adverse impacts to cultural resources are anticipated due to property development. No further measures are recommended.”

b. According to the Cultural Resource Investigation, “while unlikely, potentially significant buried material could exist elsewhere on the property. Under CEQA, inadvertent finds (unexpected buried sites found after completion of a Phase I or II Study as a result of construction exposure) are subject to evaluation and, if significant, appropriate impact mitigation. In the event unanticipated cultural materials (arrowheads, grinding stones, etc.) or features (old foundations, cellars, privy pits, etc.) are encountered, work must stop at the discovery site. A professional cultural resource consultant will need to evaluate the find.”

c. There are no notable physiographic features, rock outcrops, or other unique geologic features on the project site. The Cultural Resource Investigation did not identify any paleontological resources on the subject property and no unique paleontological resources are otherwise known to exist in the vicinity of the project site.

d. While the Cultural Resource Investigation did not identify the presence of any human remains interred on the site, the investigation did indicate that “in the event any bones of possible human origin are uncovered, during construction, the Los Angeles County Coroner must be notified and permitted to investigate the find prior to any further disturbance at the location of the discovery.”

VI. a. The site is not identified as being in or in proximity to a fault rupture zone (LMEA Figure 2.0-7) and is not subject to liquefaction (SSHZ maps); therefore, no impacts are anticipated. 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 is generally level and is not subject to landslides (SSHZ).

b. The site is rated as having a moderate risk for soil erosion (USDA SCS maps) when cultivated or cleaned of vegetation. However, 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 and National Pollution Discharge Elimination System (NPDES) permit to be reviewed and approved by the City's Engineering Division. These provisions, which are standard conditions of approval for development projects within the City, will reduce any impacts to less than significant.

c. The site is not known to be within an area subject to fissuring, sinkholes (LMEA Section 2.0), or liquefaction (SSHZ); therefore, no impacts of this nature are anticipated.

d. The soil on the site is characterized by a high shrink-swell potential (LMEA Figure 2.0-5). A soils report on the properties of the soils within the subdivisions will be submitted to the City by the project developer prior to grading of the property and recommendations of the report shall be adhered to during site preparation and the design of building foundations and proposed streets. Therefore, any impact would be less than significant.

e. Sewer is available to serve the site once the property has been annexed to the Los Angeles County Sanitation District No. 14 (LACSD) and will be utilized by the project (refer to Item XVI.b and see letter from LACSD in case file). The proposed project will not use septic tanks or other alternative waste water disposal systems.

VII. a.-f. There is no known hazardous waste on the site or in the vicinity based on a Preliminary Environmental Site Assessment (PESA) performed by California Environmental Geologists & Engineers, Inc. in November 2004. The site is nearly two miles away from the nearest Hazardous Waste Main Transportation Corridor (80th Street West) (LMEA Figure 9.1-4); therefore, a potential threat to the proposed subdivisions from an accidental spill is unlikely. The proposed development would consist of 68 single-family homes and does not include any commercial or industrial operations. The proposed housing would involve the handling of typical household hazardous substances such as cleaners, fertilizers, and possibly small amounts of pesticides within the landscape areas or around buildings. The utilization of these materials would be similar to that currently occurring in the residential areas to the north and east. The site is approximately 3.5 miles from the nearest airport, which is General William Fox Airfield (LMEA Figure 6.0-8).

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

h. The site could be subject to localized brush fires because adjacent land to the east and south is primarily undeveloped. However, the site lies within 2.5-3 miles of Los Angeles County Fire Station Nos. 84 and 130, which would be able to provide relatively rapid response in the event of a fire. Moreover, the potential for localized brush fires on vacant properties to the east and south will soon be eliminated as these properties are slated for residential development. 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 Pages 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 Waterworks District No. 40 has not indicated any problems in providing water service to the project (see LACWD letter in the case file). The project is not of a size or scale that would result in a significant increase in the use of groundwater supplies; therefore, impacts to groundwater resources would be less than significant.

c.&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 be submitted to and approved by the City Engineer, to accept current flows entering the property and to handle the additional incremental runoff from the developed site. 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 drainage facilities as the primary means of transporting runoff, and this infrastructure will be designed in accordance with the recommendations of a hydrology study to accommodate the expected flows; therefore, impacts from runoff would be less than significant.

f.&g. The site is not located within the 100-year flood zone as identified on the FIRM.

h. The project site 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 BRA did not identify the site as containing significant natural habitat or as being subject to a conservation plan; therefore, no impact is anticipated.

X. a.&b. The site does not contain any active mining or recovery operations for mineral resources. The site contains potential but presently unproven resources (LEMA Figure 2.0-9).

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

b. The project will not contain ground-mounted industrial-type machinery or uses capable of generating ground-borne vibrations or noise.

c. Permanent increases in area noise levels will occur once the residential project is completed and occupied. These noise levels will be generated by activities that normally occur in a residential setting (yard work, radio, television sets, etc.) and from motor vehicles (see discussion under Item 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. These project-related construction activities will be 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 are 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. and LMEA Pages 6.0-46 to 62 and 8.0-25 to 30).

XII. a. The project will generate additional population growth in the immediate area because 68 new dwelling units will be constructed. These units 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, the project is consistent with the Lancaster General Plan and the overall projected population growth anticipated by the General Plan. Therefore, the project will not result in a need for additional services or facilities beyond those already anticipated by the General Plan and, therefore, this 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, this incremental increase is anticipated by the Lancaster General Plan and the additional time and cost to service the site is minimal. The project will not induce substantial, unanticipated 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 Westside Union School District and the Antelope Valley Union High School District. State Government Code Section 65997, 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, this Initial Study determines by statute that the fees required of the developer are adequate to mitigate any identified impacts to a less than significant level.

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 will

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

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

c. The project is not located in proximity to an airfield (LEMA Figure 6.0-6) and, therefore, would not impact air traffic patterns.

d. 60th Street West and Avenue J-12 will be improved to City standards adjacent to the site. No hazardous conditions would be created by these improvements and, therefore, no impact is anticipated.

e. The project will have adequate emergency access from 60th Street West and Avenue J-12 via the integrated internal street system to serve both subdivisions. Therefore, no impact is anticipated.

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

g. The project includes the improvement of perimeter streets and internal streets within the tracts to City standards, which provide 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 attainment of any of the General Plan policies or specific actions related to alternative modes of transportation (LGP Pages 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 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 the case file). L.A. County Waterworks District No. 40 has not indicated any problems in supplying water to the project from existing facilities (see LACWD letter in the case file); therefore, no impacts are anticipated.

c. Impacts are less than significant. Refer to Item VIII.c. &d.

d.&e. The project has a sufficient water supply, and sewer exists in the vicinity to serve the project. Therefore, impacts are less than significant (refer to Item VIII b., and Item XVI.b.).

f. The project will generate additional solid waste, which will contribute to an overall cumulative impact on the landfill serving the site (GPEIR Pages 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 Page 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 (Refer to LMEA Section 10.4).

g. Impacts are considered de minimis. Refer to Item XV (f) for solid waste concerns.

XVII a. Refer to Items I, II, IV, V, IX, and X.

b. The project's incremental contributions to cumulatively substantial effects are all de minimis. Refer to Items III, XI, XII, and XV.

c. Refer to Items III, VI, VII, VIII, XI, XII, XIII, XIV, XV, and XVI.

List of Referenced Documents and Available Locations*:

PESA	Preliminary Environmental Site Assessment by California Environmental Geologists & Engineers, Inc, November 2004	CD
CRI:	Phase I Cultural Resource Investigation, RT Factfinders, July 2004	CD
BRA	Biological Resource Assessment, Mark Hagan, Wildlife Biologist November 2004, Amended March 2005	CD
FIRM:	Flood Insurance Rate Map	PW
GPEIR:	Lancaster General Plan Environmental Impact Report	CD
LACSD:	Los Angeles County Sanitation District Letter, August 16, 2004	CD
LACWD:	L.A. County Waterworks District No. 40 Letter, January 10, 2005	CD
LGP:	Lancaster General Plan	CD
LMC:	Lancaster Municipal Code	CD
LMEA:	Lancaster Master Environmental Assessment	CD
USGS:	United States Geological Survey	CD
USDA SCS:	United States Department of Agriculture Soil Conservation Service Maps	CD
UBC:	Uniform Building Code	PW
SSHZ	State Seismic Hazard Zone Maps	CD

* CD: Department of Community Development

PW: Department of Public Works

Lancaster City Hall

44933 Fern Avenue

Lancaster, California 93534

CEQA for Tentative Tract Map No. 61734

(19 single-family homes)

Notice of Determination

To: _____ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: Department of Community Development
City of Lancaster
44933 North Fern Avenue
Lancaster, CA 93534



X County Clerk
County of Los Angeles
Environmental Filings
12400 E. Imperial Hwy., Rm. 2001
Norwalk, CA 90650

AUG 02 2005
CONNOR B. MCCORMACK, COUNTY CLERK
J. Baker
(Date received for filing) J. BAKER DEPUTY

Subject: **Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

Tentative Tract Map No. 061734

Project Title

	Brigitte Ligons	(661) 723-6100
State Clearinghouse Number (If submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone/Extension

Project Location - General: City of Lancaster, County of Los Angeles, State of California

Project Location - Specific: 5± gross acres located 663 feet north of Avenue J-12 approximately 658 feet west of 60th Street West

Project Description: Subdivision for 19 single family lots in the R-7,000 Zone

This is to advise that the City of Lancaster (i.e. Lead Agency) has approved the above-described project on **July 18, 2005** and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were *not* made a condition of the approval of the project.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the initial study and record of project approval is available to the General Public at Lancaster City Hall, Department of Community Development, 44933 North Fern Avenue, Lancaster, California.

<i>Brigitte Ligons</i> Brigitte Ligons	Assistant Planner Title	July 18, 2005 Date
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CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION

FILED

AUG 02 2005

De Minimis Impact Finding

GONNY B. MCGORMACK, COUNTY CLERK
J. BAKER

DEPUTY

Project Title/Location (including county), Name and Address of Project Proponent:

Case No.: Tentative Tract Map No. 061734

Location and Legal Description: 5± gross acres located 663 feet north of Avenue J-12 approximately 658 feet west of 60th Street West

The S ½ of the NW ¼ of the NE ¼ of the SE ¼ of Section 22, T7N, R13W of the San Bernardino Meridian.

Applicant and Address: Royal Investors Group, LLC
10100 Santa Monica Blvd., Suite 2450
Los Angeles, California 90067

Project Description: Subdivision for 19 single family lots in the R-7,000 Zone

Findings of Exemption:

- An initial study has been conducted by the lead agency so as to evaluate the potential for adverse environmental impacts.
- Upon consideration of the record as a whole, there is no evidence before the agency that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which the wildlife depends.
- The lead agency has, on the basis of substantial evidence in the record, rebutted the presumption of adverse effect contained in subsection (d), Section 753.5 of Title 14, of the California Code of Regulations, and adopted a Negative Declaration on **July 18, 2005** finding the project will not have an adverse impact on the environment.

Certification:

I hereby certify that the lead agency has made the above finding of fact and that based upon the initial study and hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



Dave Ledbetter
Principal Planner
City of Lancaster (Lead Agency)
Community Development Department

DFG 753.5, 5/91

05 0016180

Negative Declaration

City of Lancaster

Certification Date: July 18, 2005

Applicant: Royal Investors Group

Type of Permit: Tentative Tract Map

File Name or Number: Tentative Tract Map No. 061734

Location of the Project: 5± gross acres located 663 feet north of Avenue J-12 approximately 658 feet west of 60th Street West

Description of the Project: Subdivision for 19 single family lots in the R-7,000 Zone

It is the opinion of the Planning Commission
 City Council
 Director

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

Mitigation measures are required
 are not required

Brigitte Ligons
Planner
Title

Date of Public Notice: June 25, 2005

Legal Advertisement
 Posting of properties
 Written notice

CITY OF LANCASTER
INITIAL STUDY

1. Project Titles and File Numbers: Tentative Tract Map Nos. 060885 and 061734
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: Brigitte Ligons
(661) 723-6100
4. Applicants: Royal Investors Group, LLC
5. Location: 17.50± gross acres located west of 60th Street West, between Avenue J-8 and future Avenue J-12
6. Project proponent's name and address: Ebby Shakib
10100 Santa Monica Boulevard, Suite 2080
Los Angeles, California 90067
7. General Plan designation: UR (Urban Residential, 2.1 – 6.5 dwelling units per acre)
8. Zoning: R-7,000 (one single family dwelling unit per 7,000 square foot lot)
9. Description of project: The project actually consists of two adjoining, proposed residential subdivisions: Tentative Tract Map Nos. 060885 and 061734. Tentative Tract Map No. 060885 consists of 49 single family lots on an approximately 12.50 acre site, while Tentative Tract Map No. 061734 consists of 19 single family lots on an approximately 5 acre site. Since the sites are contiguous and nearly identical in nature, for the purposes of the California Environmental Quality Act and this Initial Study, the two proposed subdivisions will hereafter be referred to and evaluated jointly as a single project consisting of 68 single family lots on an approximately 17.5 acre site.
10. Surrounding land uses and setting: The subject property is vacant, relatively flat, and is highly disturbed as a result of past agricultural usage. The General Plan designation, zoning, and land use of the surrounding properties are as follows: all of the surrounding properties are designated as UR (Urban Residential), and are zoned R-7,000 (one single family dwelling per 7,000 square foot lot); the property to the north is currently being graded to accommodate the development of single family homes; the property to the east is partially vacant and partially being developed with single family residences; the property to the south is vacant; and the property to the west is currently being developed with single family residences. In addition, a parcel at the northwest corner of 60th Street West and future Avenue J-12, which is not a part of the project site, contains a single-family residence, several residential/travel trailers, and other accessory structures.

A Biological Resource Assessment (BRA), performed by Mark Hagan, Wildlife Biologist, in November 2004 identifies the site as characteristic of a highly disturbed plant community, with no elements of a Joshua tree habitat type remaining. No desert tortoises or burrowing owls, or signs thereof, were

observed during the field survey. The project area is not located within the geographic range of the Mohave ground squirrel, and no other state or federally listed threatened or endangered species are expected to occur within the project area.

The soil on the project site is a clayey loam, which has a high shrink-swell potential (LMEA Figure 2.0-5). The site is not in an area known to contain sinkholes or fissures (LMEA Figure 2.0-6). The site contains no known earthquake faults (LMEA Figure 2.0-7), but is subject to severe intensity shaking in an earthquake (LMEA Figure 2.0-8). The site is not known to be subject to liquefaction or other identified secondary seismic hazards (SSHZ). The site is in Mineral Reserve Zone 1, which contains no known resources (LMEA Figure 2.0-9). In terms of potential for agricultural usage, the site is rated as only suitable for the grazing of livestock (USDA SCS maps).

The proposed subdivisions would have access by way of 60th Street West and future Avenue J-12, via an integrated internal street system. 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 Pages 6.0-46 to 62 and 8.0-25 to 30). The current noise level from roadways within the vicinity of the subject property is less than 65dBA (LMEA Table 8.0-9).

The site is located within the service areas of Los Angeles County Fire Stations No. 84 and 130 (LMEA Figure 9.1-1) and the Los Angeles County Sheriff's Department (LMEA Section 9.2). There is no known hazardous waste on the site or in the vicinity based on a Preliminary Environmental Site Assessment (PESA) performed by California Environmental Geologists & Engineers, Inc. in November 2004, and the site is nearly two miles away from a Hazardous Waste Main Transportation Corridor (80th Street West) (LMEA Figure 9.1-4).

The site is within the Westside Union School District and the Antelope Valley Union High School District (LMEA Figure 9.3-1). Water service to the site would be the responsibility of Los Angeles County Waterworks District No. 40 (LACWD) (LMEA Figure 10.1-3), 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. Solid waste collection services and the Lancaster Landfill are available to serve the site (LMEA Section 10.4). The site is located within Flood Zone B as defined on the Flood Insurance Rate Map (LMEA Figure 10.3-2).

A Phase I Cultural Resource Investigation was conducted on the proposed project site by RT Factfinders, in July 2004. As a result of this investigation, it was determined... "that no prehistoric period sites or artifacts were identified on the property. Since there are no cultural resources on the property, no adverse impacts to cultural resources are anticipated due to property development. No further measures are recommended."

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.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation / Traffic
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance	

DETERMINATION - On the basis of this initial evaluation:

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

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.



Brian S. Ludicke

June 27, 2005
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. <u>AESTHETICS</u> -- 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. <u>AGRICULTURE RESOURCES</u> : 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. <u>AIR QUALITY</u> -- 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. <u>BIOLOGICAL RESOURCES</u> -- 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. <u>CULTURAL RESOURCES</u> -- 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. <u>HAZARDS AND HAZARDOUS MATERIALS</u> -- 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. <u>LAND USE AND PLANNING</u> -- 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. <u>MINERAL RESOURCES</u> -- 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. <u>NOISE</u> -- 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. <u>POPULATION AND HOUSING</u> -- 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. <u>PUBLIC SERVICES</u>				
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. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u> -				
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 the site. 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 that meet the minimum criteria for significance under CEQA.

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 BRA as containing a highly disturbed plant community and, because of its proximity to existing development, the 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 that experienced on nearby residentially developed properties; therefore, no significant effect is anticipated.

II. The site is not currently in agricultural production and there is no evidence that it has been used for agricultural production over the last 35 years (PESA). The site is not identified as Prime or Unique farmland, is not under a Williamson Act contract, and is not located in proximity to any existing agricultural operations. 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 Pages 5.6-1 and 2). Therefore, the project itself will not conflict with or obstruct implementation of the Air Quality Management Plan.

b. The project will generate approximately 680 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 Pages 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 minor magnitude.

d. Sundstrom Elementary School is located due north of the subject property, on the north side of Avenue J-8 and the Los Angeles County High Desert Hospital is located approximately one mile north of the site on the east side of 60th Street West near Avenue I (LMEA Pages 7.0-13 to 16 and Figure 7.0-2). Therefore, with prevailing southwest winds, the impact of short-term emissions generated by the operation of construction equipment and machinery on these sensitive receptors would be less than significant.

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. A Biological Resource Assessment (BRA) was performed by Mark Hagan, Wildlife Biologist, in November 2004. It was concluded that "the proposed project area was characteristic of a highly disturbed plant community." A total of seven plant species and one wildlife species or signs thereof were observed during the field survey. No desert tortoises or burrowing owls, or signs thereof were observed during the survey. The proposed project site is not located within the range of the Mohave

ground squirrel. The BRA further concluded that “no other state or federally listed species are expected to occur within the proposed project area. This project is not expected to result in a significant adverse impact to biological resources.”

b. The BRA did not identify the site as containing identified watercourse riparian habitat .

c. The BRA did not identify any wetlands on the site that fall under the provisions of Section 404 of the Clean Water Act.

d. The BRA did not identify the site as a migratory wildlife corridor or nursery area.

e. The site is not identified as Prime Desert Woodland by the BRA nor is the site within an area designated as Prime Desert Woodland on the General Plan Map; therefore, there are no City-imposed preservation requirements.

f. The BRA did not indicate that there are any federal, state, or local habitat conservation plans applicable to the site.

V. a. A Phase I Cultural Resource Investigation was conducted on the proposed project site by RT Factfinders, in July 2004. As a result of this investigation, it was determined... “that no prehistoric period sites or artifacts were identified on the property. Since there are no cultural resources on the property, no adverse impacts to cultural resources are anticipated due to property development. No further measures are recommended.”

b. According to the Cultural Resource Investigation, “while unlikely, potentially significant buried material could exist elsewhere on the property. Under CEQA, inadvertent finds (unexpected buried sites found after completion of a Phase I or II Study as a result of construction exposure) are subject to evaluation and, if significant, appropriate impact mitigation. In the event unanticipated cultural materials (arrowheads, grinding stones, etc.) or features (old foundations, cellars, privy pits, etc.) are encountered, work must stop at the discovery site. A professional cultural resource consultant will need to evaluate the find.”

c. There are no notable physiographic features, rock outcrops, or other unique geologic features on the project site. The Cultural Resource Investigation did not identify any paleontological resources on the subject property and no unique paleontological resources are otherwise known to exist in the vicinity of the project site.

d. While the Cultural Resource Investigation did not identify the presence of any human remains interred on the site, the investigation did indicate that “in the event any bones of possible human origin are uncovered, during construction, the Los Angeles County Coroner must be notified and permitted to investigate the find prior to any further disturbance at the location of the discovery.”

VI. a. The site is not identified as being in or in proximity to a fault rupture zone (LMEA Figure 2.0-7) and is not subject to liquefaction (SSHZ maps); therefore, no impacts are anticipated. 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 is generally level and is not subject to landslides (SSHZ).

b. The site is rated as having a moderate risk for soil erosion (USDA SCS maps) when cultivated or cleaned of vegetation. However, 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 and National Pollution Discharge Elimination System (NPDES) permit to be reviewed and approved by the City's Engineering Division. These provisions, which are standard conditions of approval for development projects within the City, will reduce any impacts to less than significant.

c. The site is not known to be within an area subject to fissuring, sinkholes (LMEA Section 2.0), or liquefaction (SSHZ); therefore, no impacts of this nature are anticipated.

d. The soil on the site is characterized by a high shrink-swell potential (LMEA Figure 2.0-5). A soils report on the properties of the soils within the subdivisions will be submitted to the City by the project developer prior to grading of the property and recommendations of the report shall be adhered to during site preparation and the design of building foundations and proposed streets. Therefore, any impact would be less than significant.

e. Sewer is available to serve the site once the property has been annexed to the Los Angeles County Sanitation District No. 14 (LACSD) and will be utilized by the project (refer to Item XVI.b and see letter from LACSD in case file). The proposed project will not use septic tanks or other alternative waste water disposal systems.

VII. a-f. There is no known hazardous waste on the site or in the vicinity based on a Preliminary Environmental Site Assessment (PESA) performed by California Environmental Geologists & Engineers, Inc. in November 2004. The site is nearly two miles away from the nearest Hazardous Waste Main Transportation Corridor (80th Street West) (LMEA Figure 9.1-4); therefore, a potential threat to the proposed subdivisions from an accidental spill is unlikely. The proposed development would consist of 68 single-family homes and does not include any commercial or industrial operations. The proposed housing would involve the handling of typical household hazardous substances such as cleaners, fertilizers, and possibly small amounts of pesticides within the landscape areas or around buildings. The utilization of these materials would be similar to that currently occurring in the residential areas to the north and east. The site is approximately 3.5 miles from the nearest airport, which is General William Fox Airfield (LMEA Figure 6.0-8).

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

h. The site could be subject to localized brush fires because adjacent land to the east and south is primarily undeveloped. However, the site lies within 2.5-3 miles of Los Angeles County Fire Station Nos. 84 and 130, which would be able to provide relatively rapid response in the event of a fire. Moreover, the potential for localized brush fires on vacant properties to the east and south will soon be eliminated as these properties are slated for residential development. 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 Pages 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 Waterworks District No. 40 has not indicated any problems in providing water service to the project (see LACWD letter in the case file). The project is not of a size or scale that would result in a significant increase in the use of groundwater supplies; therefore, impacts to groundwater resources would be less than significant.

c.&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 be submitted to and approved by the City Engineer, to accept current flows entering the property and to handle the additional incremental runoff from the developed site. 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 drainage facilities as the primary means of transporting runoff, and this infrastructure will be designed in accordance with the recommendations of a hydrology study to accommodate the expected flows; therefore, impacts from runoff would be less than significant.

f.&g. The site is not located within the 100-year flood zone as identified on the FIRM.

h. The project site 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 BRA did not identify the site as containing significant natural habitat or as being subject to a conservation plan; therefore, no impact is anticipated.

X. a.&b. The site does not contain any active mining or recovery operations for mineral resources. The site contains potential but presently unproven resources (LEMA Figure 2.0-9).

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

b. The project will not contain ground-mounted industrial-type machinery or uses capable of generating ground-borne vibrations or noise.

c. Permanent increases in area noise levels will occur once the residential project is completed and occupied. These noise levels will be generated by activities that normally occur in a residential setting (yard work, radio, television sets, etc.) and from motor vehicles (see discussion under Item 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. These project-related construction activities will be 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 are 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. and LMEA Pages 6.0-46 to 62 and 8.0-25 to 30).

XII. a. The project will generate additional population growth in the immediate area because 68 new dwelling units will be constructed. These units 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, the project is consistent with the Lancaster General Plan and the overall projected population growth anticipated by the General Plan. Therefore, the project will not result in a need for additional services or facilities beyond those already anticipated by the General Plan and, therefore, this 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, this incremental increase is anticipated by the Lancaster General Plan and the additional time and cost to service the site is minimal. The project will not induce substantial, unanticipated 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 Westside Union School District and the Antelope Valley Union High School District. State Government Code Section 65997, 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, this Initial Study determines by statute that the fees required of the developer are adequate to mitigate any identified impacts to a less than significant level.

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 will

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

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

c. The project is not located in proximity to an airfield (LEMA Figure 6.0-6) and, therefore, would not impact air traffic patterns.

d. 60th Street West and Avenue J-12 will be improved to City standards adjacent to the site. No hazardous conditions would be created by these improvements and, therefore, no impact is anticipated.

e. The project will have adequate emergency access from 60th Street West and Avenue J-12 via the integrated internal street system to serve both subdivisions. Therefore, no impact is anticipated.

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

g. The project includes the improvement of perimeter streets and internal streets within the tracts to City standards, which provide 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 attainment of any of the General Plan policies or specific actions related to alternative modes of transportation (LGP Pages 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 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 the case file). L.A. County Waterworks District No. 40 has not indicated any problems in supplying water to the project from existing facilities (see LACWD letter in the case file); therefore, no impacts are anticipated.

c. Impacts are less than significant. Refer to Item VIII.c. &d.

d.&e. The project has a sufficient water supply, and sewer exists in the vicinity to serve the project. Therefore, impacts are less than significant (refer to Item VIII b., and Item XVI.b.).

f. The project will generate additional solid waste, which will contribute to an overall cumulative impact on the landfill serving the site (GPEIR Pages 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 Page 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 (Refer to LMEA Section 10.4).

g. Impacts are considered de minimis. Refer to Item XV (f) for solid waste concerns.

XVII a. Refer to Items I, II, IV, V, IX, and X.

b. The project's incremental contributions to cumulatively substantial effects are all de minimus. Refer to Items III, XI, XII, and XV.

c. Refer to Items III, VI, VII, VIII, XI, XII, XIII, XIV, XV, and XVI.

List of Referenced Documents and Available Locations*:

PESA	Preliminary Environmental Site Assessment by California Environmental Geologists & Engineers, Inc, November 2004	CD
CRI:	Phase I Cultural Resource Investigation, RT Factfinders, July 2004	CD
BRA	Biological Resource Assessment, Mark Hagan, Wildlife Biologist November 2004, Amended March 2005	CD
FIRM:	Flood Insurance Rate Map	PW
GPEIR:	Lancaster General Plan Environmental Impact Report	CD
LACSD:	Los Angeles County Sanitation District Letter, August 16, 2004	CD
LACWD:	L.A. County Waterworks District No. 40 Letter, January 10, 2005	CD
LGP:	Lancaster General Plan	CD
LMC:	Lancaster Municipal Code	CD
LMEA:	Lancaster Master Environmental Assessment	CD
USGS:	United States Geological Survey	CD
USDA SCS:	United States Department of Agriculture Soil Conservation Service Maps	CD
UBC:	Uniform Building Code	PW
SSHZ	State Seismic Hazard Zone Maps	CD

* CD: Department of Community Development

PW: Department of Public Works
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