

# Notice of Determination

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

From: Development Services Department  
ComDev Division – Planning Section  
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

2017 274043  
FILED  
Sep 25 2017

(Date received for filing)

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

Conditional Use Permit No. 15-08, Tentative Tract Map No. 72534

**Project Title**

2017011044	Christopher Aune	(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:** 20± gross acres located at the southeast corner of Avenue J-8 and future 67<sup>th</sup> Street West

**Project Applicant:** GID Lancaster 80, LLC

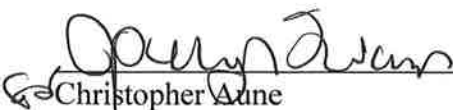
**Project Description:** Residential Planned Development (RPD) for 109 single-family lots, a 1.17-acre private park, a .25-acre paseo, and one drainage basin lot in the R-7,000 Zone. The streets within the subdivision would be private.

This is to advise that the City of Lancaster (i.e., Lead Agency) has approved the above-described project on **September 18, 2017**, 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 Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA
3. Mitigation measures were 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 NOTICE WAS POSTED  
ON September 25 2017  
UNTIL October 25 2017

This is to certify that the initial study is available to the General Public at Lancaster City Planning Services Department Planning Section, 44933 North Fern Avenue, Lancaster, California.

  
Christopher Aune

Associate Planner  
Title

September 18, 2017  
Date



State of California—Natural Resources Agency  
**CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE**  
**2017 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT # 201709250540004
STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY DEVELOPMENT SERVICES DEPARTMENT			DATE 09/25/2017
COUNTY/STATE AGENCY OF FILING LOS ANGELES			DOCUMENT NUMBER 2017274043
PROJECT TITLE CONDITIONAL USE PERMIT NO. 15-08, TENTATIVE TRACT MAP NO. 72534			
PROJECT APPLICANT NAME CHRISTOPHER AUNE			PHONE NUMBER (661)723-6100
PROJECT APPLICANT ADDRESS 44933 FERN AVENUE	CITY LANCASTER	STATE CA	ZIP CODE 93534
PROJECT APPLICANT (Check appropriate box): <input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity			

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,078.25	\$	0.00
<input checked="" type="checkbox"/> Negative Declaration (ND)(MND)	\$2,216.25	\$	2,216.25
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,046.50	\$	0.00
<input checked="" type="checkbox"/> County Administrative Fee	<del>\$50.00</del>	\$	75.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption			
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)			
<input type="checkbox"/> Other _____		\$	0.00

**PAYMENT METHOD:**

Cash     Credit     Check     Other \_\_\_\_\_    \$ 2,291.25

SIGNATURE <b>X</b>	TITLE
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PROJECT TITLE  
 CONDITIONAL USE PERMIT NO. 15-08, TENTATIVE TRACT MAP NO. 72534

PROJECT APPLICANT NAME	PHONE NUMBER
CHRISTOPHER AUNE	(661)723-6100

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
44933 FERN AVENUE	LANCASTER	CA	93534

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  School District    
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<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	75.00
<input type="checkbox"/> Project that is exempt from fees			
<input type="checkbox"/> Notice of Exemption			
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)			
<input type="checkbox"/> Other _____		\$	0.00

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\$ 2,291.25

SIGNATURE	TITLE
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State of California—Natural Resources Agency  
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE  
**2017 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT #

201709250540004

STATE CLEARING HOUSE # *(if applicable)*

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY**

LEAD AGENCY

DATE

CITY OF LANCASTER  
INITIAL STUDY

1. Project title and File Number: Tentative Tract Map No. 72534  
Conditional Use Permit No. 15-08
2. Lead agency name and address: City of Lancaster  
Development Services Department  
Community Development Division, Planning  
44933 Fern Avenue  
Lancaster, California 93534
3. Contact person and phone number: Christopher Aune  
(661) 723-6100
4. Applicant name and address: GID Lancaster 80, LLC  
3470 Wilshire Blvd. Suite 1020  
Los Angeles, CA 90010
5. Location: 20± gross acres located at the southeast corner of Avenue J-8 and future 67th Street West in the R-7,000 zone (Assessor Parcel Numbers 3203-018-064 through -071).
6. General Plan designation: UR (Urban Residential, 2.1 – 6.5 dwelling units per acre)
7. Zoning: R-7,000 (one single family dwelling unit per 7,000 square foot lot)
8. Description of project: Residential Planned Development (RPD) for 109 single family lots, a 1.5 acre private park, and 1 drainage basin lot in the R-7,000 Zone. The streets within the subdivision would be private.
9. Surrounding land uses and setting: The subject property is generally flat and surrounded by undeveloped vacant land. The area surrounding the project site is designated by the General Plan as UR and zoned R-7,000 . Access to the proposed subdivision would be taken from future Avenue J-8 via future Street "A".
10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement.)

Approvals from other public agencies for the proposed project include, but are not limited to, the following:

- Antelope Valley Air Quality Management District (AVAQMD) (dust control plan)
- Los Angeles County Fire Department (fire access and life safety equipment)
- Los Angeles County Sanitation District 14 (connection to sewer system)
- Los Angeles County Waterworks District 40 (connection to the water system)
- Southern California Edison (street lights)

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?

In accordance with Assembly Bill (AB) 52, the City sent letters to three tribes that have directly contacted the City for notification via certified, return receipt mail on July 5, 2016. These letters included copies of the site plan, cultural resources study, and an aerial photograph along with the offer to consult on the project. Table 1 identifies the three tribes, the person whose attention the letter was directed to, and the date the letter was received. On July 28, 2016, the Fernandeno Tataviam Band of Mission Indians sent a letter requesting that the project site have Native American monitors and that the applicant be required to enter into an agreement with the Fernandeno Tataviam Band of Mission Indians to supply the monitors. The City agrees that an archaeologist should monitor the project site during construction. However, the applicant is not required to utilize monitors from this particular tribe. Mitigation measures requiring monitoring of the project site have been included under cultural resources. As of January 18, 2017 no other tribes have requested consultation.

**Table 1**  
**Tribal Notification**

<b>Tribe</b>	<b>Person/Title</b>	<b>Date Received</b>
Fernandeno Tataviam Band of Mission Indians	Caitlin B. Gulley/ Tribal Historic and Cultural Preservation Officer	July 7, 2016
Gabrieleno Band of Mission Indians – Kizh Nation	Andrew Salas/ Chairman	July 7, 2016
San Manuel Band of Mission Indians	Daniel McCarthy/ Director of Cultural Resources	July 8, 2016

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 and Forest Resources | <input type="checkbox"/> Air Quality               |
| <input type="checkbox"/> Biological Resources               | <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Geology/Soils             |
| <input type="checkbox"/> Greenhouse Gas Emissions           | <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"/> Tribal Cultural Resources        | <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.

\_\_\_\_\_  
 Christopher Aune, Assistant Planner

\_\_\_\_\_  
 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 AND FOREST 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:				

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined in Public Resources Code Section 4526)?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest 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	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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	
<b>IV. <u>BIOLOGICAL RESOURCES</u> -- Would the project:</b>				
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		
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 US Fish and Wildlife Service?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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 Community Conservation 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		
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 dedicated cemeteries?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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	
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

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VII. <u>GREENHOUSE GAS EMISSIONS</u> -- Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			X	
VIII. <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

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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
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	
<b>IX. HYDROLOGY AND WATER QUALITY –</b> 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	



	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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	
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
X. <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

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				X
XI. <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
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
XII <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

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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
<b>XIII. POPULATION AND HOUSING</b> -- 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
<b>XIV. PUBLIC SERVICES</b>				
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	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Other public facilities?			X	
XV. <u>RECREATION</u> --				
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	
XVI. <u>TRANSPORTATION/TRAFFIC</u> -- Would the project:				
a) Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				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

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
<b>XVII. TRIBAL CULTURAL RESOURCES --</b> Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or				X
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significant of the resource to a California Native American tribe.				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>XVIII. UTILITIES AND SERVICE SYSTEMS --</b> 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
<b>XIX. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u> --</b>				
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. The City of Lancaster General Plan identifies five scenic areas in the City and immediately surrounding area (LMEA Figure 12.0-1). Views of scenic vistas are currently available from the roadways and area surrounding the project site as listed by the General Plan (LMEA Figure 12.0-1). These scenic vistas include views of Quartz Hill (Scenic Area 3) and the Foothill Area (Scenic Area 1). Additionally, views of the open desert and mountains surrounding the Antelope Valley are also available from the project site and roadways. With implementation of the proposed project, these views would not change and would continue to be available from the roadways and project site. Therefore, impacts would be less than significant.

b. The project site does not contain any rock outcroppings, trees or buildings (historic or otherwise) and is not located along a scenic highway. Therefore, no impacts would occur.

c. Development of the site as proposed would change the visual character of the property in that it would replace undeveloped, disturbed desert with a 109 single family lot subdivision, private park and drainage basin. This would change the character of the project site; however, the new use would be consistent and compatible with the existing residential subdivision approximately 700 feet east of the project site. Therefore, impacts would be less than significant.

d. Currently, there is no lighting generated by the project site. Light and glare would be generated from the project in the form of street lights, residential lighting, and motor vehicles. Street lights within the development would be directed onto the project site. Additionally, the proposed project would not introduce substantial amounts of glare as the development would be constructed primarily from non-reflective materials. Therefore, lighting and glare impacts would be less than significant.

II. a. The California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (FMMP), tracks and categorizes land with respect to agricultural resources. Land is designated as one of the following and each has a specific definition: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing Land, Urban and Built-Up Land, and Other Land.

According to The Los Angeles County Farmland Map, which was last updated in 2014, the project site is designated as "Grazing Land". This designation is defined as land that is "land on which the existing vegetation is suited to the grazing of livestock. The proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. Therefore, no impact would occur.

b. The City of Lancaster does not have agricultural zoning. However, some zoning designations do allow for agricultural uses. The project site is zoned as R-7,000 which does not allow agricultural related uses. No agricultural uses are present on the project site or within the vicinity. The proposed project would not impact any agricultural uses. Additionally, neither the project site nor property in the vicinity of the project site is under a Williamson Act contract. Therefore, no impacts would occur.

c-d. According to the City of Lancaster's General Plan, there are no forests or timberlands located within the City of Lancaster. Therefore, the proposed project would not result in the rezoning of forest or timberland and would not cause the loss of forest land or the conversion of forest land to non-forest land. Therefore, no impacts would occur.

e. See response to Items IIa-d.

III. a. Development proposed under the City's General Plan would not create air emissions that exceed the Air Quality Management Plan (GPEIR pgs. 5.5-21 to 5.5-22). The proposed project is consistent with the General Plan and Zoning Code. Therefore, the proposed project would not conflict with or obstruct implementation of the Air Quality Management Plan and no impacts would occur.

b. The activities required to construct the proposed project would generate emissions associated with construction vehicles and equipment, grading, paving of roadways, etc. However, these emissions are not anticipated to exceed the construction emission thresholds established by the Antelope Valley Air Quality Management District (AVAQMD). Additionally, all work would comply with the AVAQMD's



rules and regulations, particularly those pertaining to construction equipment and dust control. Therefore, construction emissions would be less than significant.

According to a traffic impact study prepared by Minagar & Associates, Inc., entitled "Traffic Impact Study 123 Single-Family Residential Tract No. 60294 SEC of West Avenue J-8 and 67<sup>th</sup> Street West Case No. \_\_\_\_" and dated August 6, 2015, the proposed project would generate approximately 1,171 new vehicle trips on a daily basis. These trips would generate air emissions; however, due to the relatively small amount of traffic generated, these emissions would not be sufficient to create or significantly contribute towards violations of the air quality standards. Therefore, emissions associated with the occupancy of the residential subdivision would be less than significant.

c. The proposed project, in conjunction with other development as allowed by the General Plan, would result in a cumulative increase in pollutants. However, since the emissions associated with the construction and operation of the proposed project would be less than significant; the contribution would not be cumulatively considerable. Therefore, impacts would be less than significant.

d. The closest sensitive receptors are single family residences located approximately 700 feet east of the project site. Based upon the amount of traffic expected to be generated by the proposed project, no significant traffic impacts would be anticipated. Additionally, it is not anticipated that the air emissions from the construction or the operation of the proposed project would exceed the thresholds established by the AVAQMD. Therefore, substantial pollutant concentrations would not occur and impacts would be less than significant.

e. Construction of the proposed project is not anticipated to produce significant objectionable odors. Construction equipment may generate some odors, but these odors would be similar to those produced by vehicles traveling on Avenue K, Avenue J-8, and 65<sup>th</sup> Street West. Most objectionable odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products and other strong smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. These types of uses are not part of the proposed project. Odors may also be generated by typical residential activities (e.g., cooking). However, these odors are considered to be less than significant. Therefore, impacts associated with odors would be less than significant.

IV. a. A biological resources survey was conducted for the proposed project by Mark Hagan, and documented in a report entitled "Biological Resource Assessment of Proposed 20 Acre Residential Development Lancaster, California", dated July 6, 2015. This report documents the findings of both a literature review and a field survey of the project site.

A field survey of the project site was conducted on June 27 and 28, 2015. The proposed project area was characteristic of a halophytic saltbush (*Atriplex* spp.) scrub habitat. Rabbit brush (*Chrysothamnus nauseosus*) was the dominant perennial shrub species throughout the study area. Schismus (*Schismus* sp.) was the dominant annual species within the study area. No sensitive plant species or suitable habitat was observed within the study site. Therefore, impacts are less than significant.

The following wildlife species were observed or evidence of was found on the project site during the survey: rodents (Rodentia), pocket gopher (*Thomomys bottae*), kangaroo rat (*Dipodomys* sp.), black-tailed jackrabbit (*Lepus californicus*), desert cottontail (*Sylvilagus auduboni*), kit fox, (*Vulpes macrotis*), coyote (*Canis latrans*), sheep (*Ovis* sp.), American kestrel (*Falco sparverius*), California

quail (*Callipepla californica*), mourning dove (*Zenaida macroura*), common raven (*Corvus corax*), northern mockingbird (*Mimus polyglottos*), horned lark (*Eremophila alpestris*), side blotched lizard (*Uta stansburiana*), western whiptail (*Cnemidophorus tigris*), harvester ants (Hymenoptera), grasshopper (Orthoptera), beetle (Coleoptera), darling beetle (*Coelocnemis californicus*), and funnel spider (Araneida). Desert tortoise, Mohave ground squirrel, and burrowing owl were not observed on the project site. Although no burrowing owls or sign thereof were observed on the project site during the survey, a kit fox den was observed and is a potential future burrowing owl cover site. Therefore, it is possible that burrowing owls could move onto the project site prior to the start of construction. Additionally, desert kit foxes are a California fully protected species and take permits for the species are not available. A kit fox den was observed on the project site but no other evidence including scat, tracks or sightings of the species occur. Implementation of the proposed project could result in impacts to burrowing owls, nesting birds, and desert kit fox. Therefore, the following mitigation measures are required to ensure that impacts to these species remain less than significant.

1. Burrowing owl surveys shall be conducted on the project site prior to the start of construction/ground disturbing activities in accordance with established burrowing owl protocols. If burrowing owls are identified using the project site during the surveys, the applicant shall contact the California Department of Fish and Wildlife to determine the appropriate mitigation/management requirements.
2. A nesting bird survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Wildlife.
3. Prior to the issuance of grading/construction permits, a qualified biologist shall conduct a survey to ensure the absence of kit fox on the project site. This includes an examination of the existing kit fox den. If kit fox is determined to be present on the project site, the applicant shall coordinate with the California Department of Fish and Wildlife to determine the appropriate measures.
  - b. The project site does not contain any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. Therefore, no impacts would occur.
  - c. There are no federally protected wetlands on the project site as defined by Section 404 of the Clean Water Act. Therefore, no impacts would occur.
  - d. The project site is not part of an established migratory wildlife corridor. Therefore, no impacts would occur.
  - e-f. The project site is not located in an area designated under an adopted Habitat Conservation plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan. Additionally, there are no local policies or ordinances protecting biological resources which are applicable to the project site. Therefore, no impacts would occur.

V. a-d. A cultural resources survey was conducted for the project site by Mark Campbell and documented in a report entitled "Cultural Resource Inventory for an Approximately 20-Acre Property (APN 3203-018-064, 065, 066, 067, 068, 069, 070, and 071) Located South of Avenue J-8 on the West of 65<sup>th</sup> Street West in the City of Lancaster, Los Angeles County, California" and dated June 26, 2016. The assessment of the project site included both a records search and a physical survey.

A records search was performed by reviewing literature and records pertaining to the area and show no previous surveys that included the subject property. However, there were 13 surveys within a mile of the project site. There are no previously recorded cultural resources on the subject property. There have been both prehistoric and historic period sites recorded within a .5 mile of the project site. Additionally, a sacred lands file search was conducted by the Native American Heritage Commission with negative results.

The original survey was conducted on October 10, 2013. The property was reexamined June 14, 2016. The reexamination involved spot checking previously recorded deposits and re-walking areas where known artifacts were previously observed. A structural/house foundation, possible privy, trash dump and a thin scatter of trash and other historic period artifacts were observed in the southeastern portion of the project site. A second trash dump is located just north of the project site. The foundation is a raised cement perimeter foundation (24 ft x 20 ft) with iron bolts extending up from the foundation. There is no evidence of plumbing within the foundation. Trash in and around the foundation ranges from recent bottle fragments to sun altered amethyst and aqua glass fragments suggesting an early 20<sup>th</sup> century use of the structure.

A rectangular hole approximately 4 ft by 2 ft may be a filled privy pit is located 24 feet west of the foundation. Sixty-six feet northeast of the foundation is a trash dump with a thin distribution of trash between the foundation and the trash dump. The dump shows evidence of a buried component. The dump contains bottle fragments, cans, dish fragments, and a Prince Albert tobacco tin. Sun altered amethyst and aqua glass shards were observed within the trash dump. The glass suggests a pre-1930 occupation of the project site. The trash dump contains a variety of types of cans with some dating to the 1950s-1970s and others suggesting a pre-WWII or earlier occupation of the site.

The foundation, privy pit, trash dump and low density trash scatter appear to be a residence that was first used prior to the 1920s and continued to be used into the late 1960s. It has the potential to yield information regarding early agriculture, especially dry farming, in the Lancaster area. As such, the following mitigation measures required to determine the sites potential significance prior to the issuance of any construction-related permits.

Additionally, several historic and prehistoric sites have been discovered within a half mile of the project site. As such, it is possible that currently unknown subsurface cultural resources may be encountered during construction activities. A mitigation measure has been identified to require cultural resources monitoring during construction to ensure in the event that any resources are encountered, they are handled appropriately. Development of the project site would not directly or indirectly destroy a unique paleontological resource, site, or geologic feature. No human remains, including those interred outside of formal cemeteries, were discovered on the project site. However, in the event that cultural resources are encountered during the course of construction activities, all work shall cease until a qualified

archaeologist determines the proper disposition of the resource. With implementation of the mitigation measures listed below, impacts would be less than significant.

4. A Phase II Archaeological Survey is required prior to the issuance of any construction related permits to determine the potential significance of the former residential site. A minimum, the Phase II shall include excavation of the privy, a shallow trench within the foundation, a 1 meter x 2 meter unit within the trash dump and at least two 50 cm shovel test pits within the low density scatter. Upon completion of the Phase II, a report shall be submitted to the City documenting the findings and the disposition of any artifacts.
5. Prior to the start of construction, the applicant shall enter into an agreement with a professional archaeologist or Native American monitor to provide archaeological monitoring services during all ground disturbing construction activities on the project site. A copy of the executed agreement shall be submitted to the City prior to the issuance of any permits. Upon completion of the construction activities, a summary report shall be submitted to the City documenting any discoveries and their disposition.

A discussion of impacts to tribal cultural resources can be found in Section XVII.

VI. a. The project site is not identified as being in or in proximity to a fault rupture zone (LMEA Figure 2-5). According to the Seismic Hazard Evaluation of the Lancaster East and West Quadrangles, the project site may be subject to intense seismic shaking (LMEA pg. 2-16). However, the proposed project would be constructed in accordance with the seismic requirements of the Uniform Building Code (UBC) adopted by the City, which would render any potential impacts to a less than significant level. The site is generally level and is not subject to landslides (SSHZ).

Liquefaction is a phenomenon in which the strength and stiffness of a soil is reduced by earthquake shaking or other events. This phenomenon occurs in saturated soils that undergo intense seismic shaking typically associated with an earthquake. There are three specific conditions that need to be in place for liquefaction to occur: loose granular soils, shallow groundwater (usually less than 50 feet below ground surface) and intense seismic shaking. In February 2005, the California Geologic Survey updated the Seismic Hazard Zones Map for Lancaster (SSHZ). Based on these maps, the project site is not located in an area at risk for liquefaction. No impacts would occur.

b. The project site is rated as having a low risk for soil erosion (USDA SCS Maps) when cultivated or cleared of vegetation. As such, there remains a potential for water and wind erosion during construction. The proposed project would be required, under the provisions of the Lancaster Municipal Code (LMC) Chapter 8.16, to adequately wet or seal the soil to prevent wind erosion. Additionally, the following mitigation measure shall be required to control dust/wind erosion.

6. A Dust Control Plan, in accordance to AVAQMD Rule 403, shall be submitted to the AVAQMD for review and approval. Prior to the issuance of any constructed related permits (grading, building, etc.) a copy of the AVAQMD approved dust control plan shall be submitted to the City of Lancaster.

Water erosion controls must be provided as part of the proposed project's grading plans to be reviewed and approved by the City Engineering Division. These provisions, which are a part of the proposed project, would reduce any impacts to less than significant levels.

c. Subsidence is the sinking of the soil caused by the extraction of water, petroleum, etc. Subsidence can result in geologic hazards known as fissures. Fissures are typically associated with faults or groundwater withdrawal, which results in the cracking of the ground surface. According to Figure 2-3 of the City of Lancaster's Master Environmental Assessment, the closest sinkholes and fissures to the project site are located at 56<sup>th</sup> Street West and Avenue I, approximately 2.5 miles to the northeast. The project site is not known to be within an area subject to fissuring, sinkholes, or subsidence or any other form of geologic unit or soil instability. For a discussion of potential impacts regarding liquefaction, please refer to Item VI.a. Therefore, no impacts would occur.

d. The soil on the project site is characterized by a low shrink/swell potential (LMEA Figure 2-3), which is not an expansive soil as defined in Table 18-1-B of the Uniform Building Code. A soils report for the proposed project shall be submitted to the City by the project developer prior to grading of the project site and the recommendations of the report shall be incorporated into the development of the proposed project. Therefore, impacts would be less than significant.

e. The proposed project would be tied into the sanitary sewer system. No septic or alternative means of waste water disposal are part of the proposed project. Therefore, no impacts would occur.

VII. a-b. The proposed project involves the construction and occupancy of a 109 single family lot residential subdivision with a private park and drainage basin. As discussed in Item III.b, the proposed project would generate air emissions during construction activities, some of which may be greenhouse gases. These emissions are anticipated to be less than the thresholds established by the AVAQMD and therefore would not prevent the State from reaching its greenhouse gas reduction targets. Therefore, impacts would be less than significant.

The proposed project would be in compliance with the greenhouse gas goals and policies identified in the City of Lancaster's General Plan (LMEA p. 2-19 to 2-24). Therefore, impacts with respect to conflicts with an agency's plans, policies and regulations would be less than significant

VIII. a-b. The proposed project involves the construction and occupancy of a 109 single family lot residential subdivision with a private park and drainage basin. Typical construction materials would be utilized during development of the subdivision. Occupants of the subdivision would typically utilize household cleaners (e.g., cleanser, bleach, etc.), fertilizer, and potentially limited use of common pesticides. These uses would be similar to other residential development in the area. The proposed project is not located along a hazardous materials transportation corridor (LMEA p. 9.1-14 and Figure 9.1-4). Development of the project site would not involve the demolition of any structures and therefore, would not expose individuals or the environment to asbestos containing materials or lead based paint. Therefore, impacts would be less than significant.

c. The project site is not located within a quarter mile of an existing school. The nearest school is Sundown Elementary School located at 6151 West Avenue J-8, approximately .40 miles southeast of the project site. Therefore, no impacts would occur.

d. A Phase I Environmental Site Assessment was prepared for the proposed project by AZ Geo Technics Inc. The findings of the study are documented in a report entitled “Phase I Environmental Site Assessment on 65<sup>th</sup> Street West & Avenue J-8 in the City of Lancaster, County of Los Angeles, State of California” and dated October 14, 2013.

As part of the environmental site assessment, a site visit was conducted on October 10, 2013. A minor manmade trash dump and an old foundation were observed. During the site visit there was no visual evidence of underground storage tanks, above-ground storage tanks, hazardous materials storage, distressed vegetation, stained soil, potential asbestos containing materials, lead-based paint or potential PCB-containing transformers on the subject property.

In addition to the site visit, a regulatory records review was conducted for the project site. The database search was conducted using publicly available regulatory records detailed in a report from EDR and dated October 10, 2013. The project site was not listed in any of the databases searched by EDR.

One site was located within one mile of the project site (see Table 2). Based on the distance to the site and the site status, it was determined that this listing would not impact the project site. Therefore, no impacts would occur.

**Table 2 Environmental Database Review Results**

Site	Regulatory List	Distance/Gradient	Status
Kaufman & Broad of So Cal Inc.	LUST	½ - ¼ ENE	Completed – Case Closed
Source: AZ Geo Technics Inc., “Phase I Environmental Site Assessment on 65 <sup>th</sup> Street West & Avenue J-8 in the City of Lancaster County of Los Angeles State of California Project Number GT-3341-E” and dated October 14, 2013.			

e-f. The proposed project is not located within an airport land use plan, or within two miles of a public airport, public use airport, or private airstrip. The closest airports are United States Air Force Plant 42, which is located approximately 7.5 miles southeast of the project site, and General William Fox Airfield, which is located approximately 3.5 miles northeast of the project site. Therefore, the proposed project would not result in a safety hazard for people working in the project areas and no impacts would occur.

g. Avenue K has been identified as an evacuation route (LMEA Figure 9.1-3). However, the traffic generated by the proposed project is not expected to block the roadways and improvements that have been conditioned as part of the project would ensure that traffic operates smoothly. Therefore, the proposed project would not impair or physically block any identified evacuation routes and would not interfere with any adopted emergency response plan. Impacts would be less than significant.

h. The properties surrounding the project site consist of undeveloped and vacant land. It is possible that the undeveloped land could be subject to a grass fire. However, the project site is located within the boundaries of Los Angeles County Fire Station No. 130, located at 44558 40<sup>th</sup> Street West,

which would serve the project site in the event of a fire. Therefore, impacts from wildland fires would be less than significant.

IX. a. The proposed project consists of the construction and occupancy of a 109 single family residential lot subdivision, private park and drainage basin which is not a use that would normally generate wastewater that would violate water quality standards or exceed waste discharge requirements. The project site is not located in an area with an open body of water or watercourse and is not in an aquifer recharge area (LMEA p. 10.1-5 to 7). There would be no discharge into a water body or the aquifer as a result of surface runoff from the project. Additionally, the proposed project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) program including Best Management Practices. Therefore, impacts would be less than significant.

b. The proposed project would not include any groundwater wells or pumping activities. All water supplied to the proposed project would be obtained from the Los Angeles County Water District No. 40 (LACWD), which has indicated that it can serve the project site. Additionally, as indicated in IX.a, the proposed project would not impact any groundwater recharge areas. Therefore, the proposed project would not deplete groundwater supplies or interfere with groundwater recharge and impacts would be less than significant.

c-e. Development of the project site would increase the amount of surface runoff as a result of impervious surfaces from the residences and streets. The proposed project would be designed, on the basis of a hydrology study, to accept current flows entering the property and to handle the additional incremental runoff from the developed site. Therefore, impacts from drainage and runoff would be less than significant.

f-g. The project site is designated as Zone X per the Flood Insurance Rate Map (FIRM) Panel No. 06037C0415F (2008), which is outside the 100-year and 500-year flood zones. Therefore, no flooding impacts would occur as a result of placing structures on the project site.

h. The project site does not contain and is not downstream from a dam or levee. Therefore, no impacts would occur from flooding as a result of the failure of a dam/levee.

i. The project site is not located within a coastal zone. Therefore, tsunamis are not a potential hazard. The project site is relatively flat and does not contain any enclosed bodies of water and is not located in close proximity to any other large bodies of water. Therefore, the proposed project would not be subject to inundation by seiches or mudflows. No impact would occur.

X. a. The proposed project consists of the construction and occupancy of a 109 single family residential lot subdivision, private park and drainage basin. The proposed project would not block a public street, trail or other access route or result in a physical barrier that would divide the community. Therefore, no impacts would occur.

b. The proposed project is consistent with the City's General Plan and must be in conformance with the Lancaster Municipal Code. The project would be in compliance with the City-adopted UBC (Item VI.a.) and erosion-control requirements (Item VI.b.). Therefore, no impacts would occur.

c. As noted under Item IV.e-f., the project site is not subject to and would not conflict with a habitat conservation plan or natural communities conservation plan. Therefore, no impacts would occur.

XI. a-b. The project site does not contain any mining or recovery operations for mineral resources and no such activities have occurred on the project site in the past. According to the LMEA (Figure 2-4 and page 2-8), the project site is not designated as Mineral Reserve 3 (contains potential but presently unproven resources). Additionally, it is not considered likely that the Lancaster area has large, valuable mineral and aggregate deposits. Therefore, no impacts to mineral resources would occur.

XII. a. The City's General Plan (Table 3-1) establishes an outdoor maximum CNEL of 65 dBA for residential uses. The current noise levels along Avenue K between 70<sup>th</sup> Street West and 60<sup>th</sup> Street West is 53.7 dBA. This noise level is consistent with the standards of the General Plan. While this noise level is consistent with the standards of the General Plan additional features of the proposed project (e.g., landscaping, block walls, etc.) would ensure that the project remains in compliance with the General Plan. Therefore, potential noise impacts associated with traffic from the proposed development and operational activities would be less than significant.

b. The proposed project consists of the construction and occupancy of a 109 single family residential lot subdivision, private park, and drainage basin. It is not anticipated that construction of the proposed project would require the use of machinery that generates ground-borne vibration as no major subsurface construction (e.g., parking garage) is planned. No ground mounted industrial-type equipment that generates ground vibration would be utilized during occupancy of the proposed residences. Therefore, no impacts associated with ground-borne vibration/noise are anticipated.

c. Permanent increases in area noise levels would occur once the proposed residences are built and occupied. These noise levels would be generated by normal activities that occur in a residential setting (yard work, radio, television sets, etc.) and from motor vehicles (see discussion under XI.a.). Although the traffic generated by the project would contribute to an increase in noise levels in the area, the project's contribution would be minimal because the current and future projected noise levels would remain essentially unchanged with or without the project. Therefore, impacts would be less than significant.

d. There would be a temporary increase in noise levels in the area during construction of the proposed project. This noise would be generated by construction vehicles and equipment. Construction activities associated with the proposed project are regulated by Section 8.24.040 of the Lancaster Municipal Code, which limits the hours of construction activities to between sunrise and 8:00 p.m. Monday through Saturday. These effects are not considered significant because they are temporary and construction times are limited to daylight hours.

e-f. The project site is not in proximity to an airport or a frequent overflight area and would not experience noise from these sources (see Item VIII.e-f.). Therefore, no impacts would occur.

XIII. a. The project would generate additional population growth in the immediate area because 109 new dwelling units would be constructed. This additional increase would contribute, on an incremental basis, to a cumulative increase in the population of the City. The project site is within the service area of both the Los Angeles County Sheriff's Department and Station 130 of the Los Angeles County Fire



Department. Therefore, the project would not result in a need for additional facilities to provide these services and impacts from increased population growth would be less than significant.

b-c. The project site is currently vacant. No housing or people would be displaced necessitating the construction of replacement housing elsewhere. Therefore, no impacts would occur.

XIV. The proposed project may increase the need for fire and police services during construction and operation; however, the project site is within the current service area of both these agencies and the additional time and cost to service the site is minimal. The proposed project would not induce substantial population growth (see Item XIII) and therefore, would not substantially increase the demand on parks or other public facilities. Additionally, a private park is included as part of the proposed project. Therefore, impacts would be less than significant.

Construction of the proposed project may result in an incremental increase in population (see Item XIII) and may increase the number of students in the Antelope Valley Union High School District or Westside School District. Proposition 1A, which governs the way in which school funding is carried out, predetermines by statute that payment of developer fees are adequate mitigation for school impacts. Therefore, impacts would be less than significant.

XV. a-b. The proposed project would generate additional population growth and would contribute on an incremental basis to the use of the existing park and recreational facilities. However, the applicant would be required to pay park fees and the proposed project is providing a 1.5 acre private park within the subdivision. Therefore, impact would be less than significant.

XVI. a. A traffic study was prepared for the proposed project by Minagar & Associates Inc., and documented in a report entitled "Traffic Impact Study for a 123 Single-Family Residential Tract No. 60294 at SEC of West Avenue J-8 and 67<sup>th</sup> Street West", dated August 6, 2015. The proposed project would generate approximately 1,171 new vehicle trips per day according to the Traffic Study. The traffic generated is not anticipated to adversely affect traffic flow on any of the adjoining public streets, and the 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. These improvements are identified as conditions of project approval and implementation of these improvements would ensure that impacts are less than significant.

b. There are no county congestion management agency designated roads or highways in the vicinity of the project site. No impacts would occur.

c. The project site does not contain any aviation related uses and the proposed project would not include the development of any aviation related uses. Therefore, the proposed project would not have an impact on air traffic patterns.

d. Street improvements are required as part of the conditions of approval and would ensure that traffic flows smoothly in the vicinity of the project site. No hazardous conditions would be created by these improvements. Therefore, no impacts would occur.

e. The project site would have adequate emergency access from Avenue J-8 via Street "A". Therefore, no impacts would occur.

f. The proposed project does not conflict with or impede any of the General Plan policies or specific actions related to alternative modes of transportation (Lancaster General Plan pgs. 5-18 to 5-24). Therefore, no impacts would occur.

XVII. a-b. No tribal cultural resources have been identified by any of the Native American Tribes with cultural affiliations to the area on the project site. However, sites have been founded in the area and mitigation measures have been included to ensure that impacts remain less than significant. (See Item Va-d). Therefore, no impacts would occur.

XVIII. a. Because of the project's location, the flow originating from the proposed project would have to be transported to the Districts' trunk sewer by local sewer(s) that are not maintained by the Districts. The nearest Districts' trunk sewer is the Avenue "J" West Trunk Sewer, located in Avenue J at 60th Street West. Wastewater from the proposed project would be treated at the Lancaster Water Reclamation Plant. As the proposed project is a residential development, it would not exceed the wastewater treatment requirements and impacts would be less than significant.

b. Wastewater from the proposed project would be treated at the Lancaster Water Reclamation Plan, which has a design capacity of 18 million gallons per day (mgd) and currently processes approximately 15 mgd. The proposed project is anticipated to generate approximately 30,680 gallons per day, which is within the available capacity of the treatment plant (LACSD letter). The proposed project would not require the expansion of existing facilities or the construction of new facilities. Therefore, impacts would be less than significant.

c. See Items IX.c and IX.d.

d. The Los Angeles County Waterworks District No. 40 has not indicated any problems in supplying water to the proposed project from existing facilities. No new construction of water treatment facilities or new or expanded entitlements would be required. Therefore, water impacts would be less than significant.

e. See Item XVII.b.

f-g. The proposed project would generate solid waste during construction which would contribute to an overall impact on landfill service (GPEIR pgs. 5.9-20 to 21); although the project's contribution is considered minimal. The proposed project would be required to have trash collection services in accordance with City contracts with waste haulers over the life of the proposed project. The trash haulers are required to be in compliance with application regulations on solid waste transport and disposal, including waste stream reduction mandated under Assembly Bill (AB) 939, which was enacted to reduce, recycle, and reuse solid waste generated in California to the maximum extent feasible. Therefore, impacts would be less than significant.

XIX. a-c. The proposed project consists of the construction and occupancy of a 109 single family residential lot subdivision, private park, and drainage basin. Fourteen other projects are located within a one-mile radius of the project site (see Table 2). Cumulative impacts are the change in the environment which results from the incremental impact of the project when added to other closely related past, present and reasonably foreseeable probable future projects.

The proposed project would not create any impacts with respect to: Agriculture and Forest Resources, Cultural Resources, Land Use/Planning, Mineral Resources, Population/Housing, and Recreation. The project would create impacts to other resource areas and mitigation measures have identified for Biological Resources, Geology/Soils, and Hydrology. Many of the impacts generated by projects are site specific and generally do not influence the impacts on another site. All projects undergo environmental review and have required mitigation measures to reduce impacts when warranted. These mitigation measures reduce environmental impacts to less than significant levels whenever possible. All impacts associated with the proposed project are less than significant with the exception of biological resources, cultural resources, and soil erosion. These three issues are less than significant with the incorporation of the identified mitigation measures. Therefore, the project's contribution to cumulative impacts would not be cumulatively considerable.

**Table 2  
 Related Projects**

<b>Case No.</b>	<b>Location</b>	<b>APNs</b>	<b>Acres</b>	<b>Description</b>	<b>Status</b>
TTM 70761	NE corner 60 <sup>th</sup> St. W and Ave. J-4	3203-029-028, 051, 052, 053, -071, 076, 077, 079	12.15	A subdivision to create 47 single family lots	Approved
VTTM 71563	NW corner of 60 <sup>th</sup> St W and Ave J	3203-008-035, 048	28.5	A subdivision to create for 47 single family lots	Approved
TTM 72565	SW corner of 65 <sup>th</sup> St W and Ave J-8	3203-018-114	10.2	A subdivision to create for 36 single family lots	Approved
TTM 62409	NE corner of 65 <sup>th</sup> St W and Ave K	3203-018-086, 087	10.0	A subdivision to create for 36 single family lots	Approved
TTM 61677	SE corner of 60 <sup>th</sup> St W and Ave K	3204-009-027, 067, 068, 077	15.0	A subdivision to create 58 single family lots	Approved
TTM 61038	West side of 60 <sup>th</sup> St W app. 600 ft north of Ave J	3203-008-034	10.0	A subdivision to create for 41 single family lots	Approved
TTM 61118	NW corner of 62nd St W and Ave J	3203-008-024	10.0	A subdivision to create for 33 single family lots	Approved
TTM 61542	s/s of Ave J-12 app. 296 ft east of 56 <sup>th</sup> St W	3203-017-014, 015	3.70	A subdivision to create for 22 single family lots	Recorded
TTM 61734	e/s of 62 <sup>nd</sup> St W and Ave J-8	3203-018-032	5.0	A subdivision to create for 19 single family lots	Approved
TTM 60885	n/s of 60 <sup>th</sup> St W and Ave J-12	3203-018-023, 059, 060	11.74	A subdivision to create for 49 single family lots	Approved

TTM 73507	n/e corner of 65 <sup>th</sup> St W and Ave J	3203-008-020, 022	29.31	A subdivision to create for 99 single family lots	Recorded
TTM 53642	n/e corner of Ave K-8 and 60 <sup>th</sup> St W	3204-009-011, 012, 026	40.0	A subdivision to create for 161 single family lots	Approved
SP15-02, GPA 16- 01, ZC 16-01, VTTM 74312	e/o 70th St W, n/o Ave L, s/o Ave K-8, w/o 62nd St W	3204-001-184, 195, 3204- 008-045, 047	307.6	Specific Plan for development with mix of housing and commercial sites, parks, trails, and a school (Avanti South Specific Plan)	Under Review
SP 15-01	e/o 70th St W, n/o Ave K-8, s/o Ave K, w/o 62nd St W	3204-002-126, 3204-008-045, 3204-008-047, 3268-016-033, 3268-020-030	237.3	Specific Plan for 753 single family residential units (Avanti North Specific Plan)	Under Review

List of Referenced Documents and Available Locations\*:

BRR:	Biological Resources Assessment of Proposed 20 Acre Residential Development Lancaster, California, Mark Hagan, July 6, 2015	DSD
CRS:	Cultural Resource Inventory for An Approximately 20-Acre Property (APN 3203-018-064, 065, 066, 067, 068, 069, 070, and 071) Located South of Avenue J-8 On the West of 65 <sup>th</sup> Street West In the City of Lancaster, Los Angeles County, California, Mark Campbell, June 26, 2016.	DSD
ESA:	Phase I Environmental Site Assessment on 65 <sup>th</sup> Street West & Avenue J-8 in the City of Lancaster County of Los Angeles State of California, AZ Geo Technics Inc., October 14, 2013.	DSD
FIRM:	Flood Insurance Rate Map, <a href="http://www.fema.gov">www.fema.gov</a>	
GPEIR:	Lancaster General Plan Environmental Impact Report	DSD
LACSD:	County Sanitation District of Los Angeles County Letter, September 29, 2015	DSD
LACWD:	Los Angeles County Water Works District Letter, July 14, 2016	DSD
LGP:	Lancaster General Plan	DSD
LMC:	Lancaster Municipal Code	DSD
LMEA:	Lancaster Master Environmental Assessment	DSD
SSHZ:	State Seismic Hazard Zone Maps	DSD
TIS	Traffic Impact Study for 123 Single-Family Residential Tract No. 60294 at SEC of West Avenue J-8 and 67 <sup>th</sup> Street West Case No. __, Minagar & Associates, Inc., August 6, 2015	DSD
USGS:	United States Geological Survey Maps	DSD
USDA SCS:	United States Department of Agriculture Soil Conservation Service Maps	DSD

\* DSD: Development Services Department  
 Lancaster City Hall  
 44933 Fern Avenue  
 Lancaster, California 93534

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
<b>BIOLOGICAL RESOURCES</b>							
1.	Burrowing owl surveys shall be conducted on the project site prior to the start of construction/ground disturbing activities in accordance with established burrowing owl protocols. If burrowing owls are identified using the project site during the surveys, the applicant shall contact the California Department of Fish and Wildlife to determine the appropriate mitigation/management requirements.	Prior to final approval of a grading/construction plan, issuance of a stockpile or construction permit, or any ground disturbing activities.	Prior to any rolling, vegetation removal, grubbing, grading, stockpiling, or construction activities, a copy of the report from a biologist with the results of the burrowing owl survey shall be submitted to the City.	Development Services Department/Planning			
2.	A nesting bird survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Wildlife.	Prior to final approval of a grading/construction plan, issuance of a stockpile or construction permit, or any ground disturbing activities.	Prior to any rolling, vegetation removal, grubbing, grading, stockpiling, or construction activities, a copy of the report from a biologist with the results of the nesting bird survey shall be submitted to the City.	Development Services Department/Planning			
3.	Prior to the issuance of grading/construction permits, a qualified biologist shall conduct a survey to ensure the absence of kit fox on the project site. This includes an examination of the existing kit fox den. If kit fox is determined to be present on the project site, the applicant shall coordinate with the California Department of Fish and Wildlife to determine the appropriate measures.	Prior to final approval of a grading/construction plan, issuance of a stockpile or construction permit, or any ground disturbing activities.	Prior to any rolling, vegetation removal, grubbing, grading, stockpiling, or construction activities, a copy of the report from a biologist with the results of the kit fox survey shall be submitted to the City.	Development Services Department/Planning			

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
<b>CULTURAL RESOURCES</b>							
4.	A Phase II Archaeological Survey is required prior to the issuance of any construction related permits to determine the potential significance of the former residential site. A minimum, the Phase II shall include excavation of the privy, a shallow trench within the foundation, a 1 meter x 2 meter unit within the trash dump and at least two 50 cm shovel test pits within the low density scatter. Upon completion of the Phase II, a report shall be submitted to the City documenting the findings and the disposition of any artifacts.	Prior to final approval of a grading/construction plan, issuance of a stockpile or construction permit, or any ground disturbing activities.	Prior to any rolling, vegetation removal, grubbing, grading, stockpiling, or construction activities, a copy of the report from an archaeologist with the results of the Phase II survey shall be submitted to the City.	Development Services Department/Planning			
5.	Prior to the start of construction, the applicant shall enter into an agreement with a professional archaeologist or Native American monitor to provide archaeological monitoring services during all ground disturbing construction activities on the project site. A copy of the executed agreement shall be submitted to the City prior to the issuance of any permits. Upon completion of the construction activities, a summary report shall be submitted to the City documenting any discoveries and their disposition.	Prior to final approval of a grading/construction plan, issuance of a stockpile or construction permit, or any ground disturbing activities.	Prior to any rolling, vegetation removal, grubbing, grading, stockpiling, or construction activities, a copy of the executed agreement between the applicant and a professional archaeologist or Native American monitor shall be submitted to the City.	Development Services Department/Planning			
<b>GEOLOGY AND SOILS</b>							
6.	A Dust Control Plan, in accordance to AVAQM Rule 403, shall be submitted to the AVAQM for review and approval. Prior to the issuance of any constructed related permits (grading, building, etc.) a copy of the AVAQM approved dust control plan shall be submitted to the City of Lancaster.	Prior to final approval of a grading/construction plan, issuance of a stockpile or construction permit, or any ground disturbing activities.	Prior to any rolling, vegetation removal, grubbing, grading, stockpiling, or construction activities, a copy of the approved dust control plan shall be submitted to the City.	Development Services Department/Planning/ Building and Safety, and AVAQM			