

Lancaster offers

Lancaster provides a bigger mall area

Lancaster is a place where youth

Lancaster is a place where families

Lancaster is a place where we can

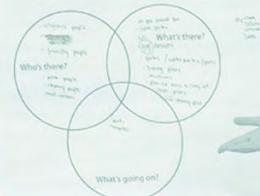
Lancaster is a place where we e

Lancaster is a place where peo

Exercise 1: Mind Map

Think about characteristics that would make Lancaster a perfect city. Write words or phrases to answer the questions:

- Who's there? What are the people like?
- What's there? What does Lancaster look like?
- What's going on? What can you do in Lancaster?



Lancaster General Plan 2030

Soaring Into the Future



FINAL

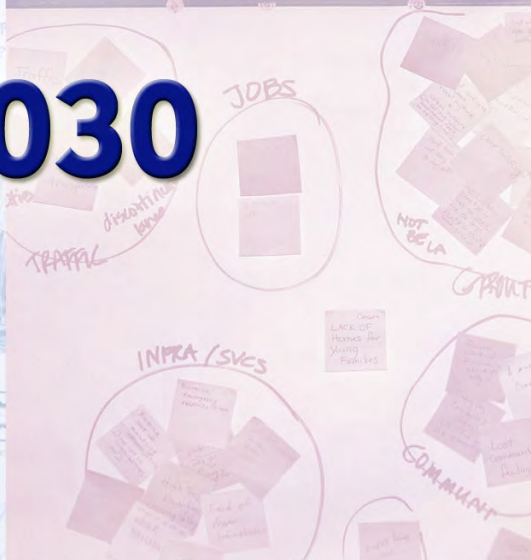
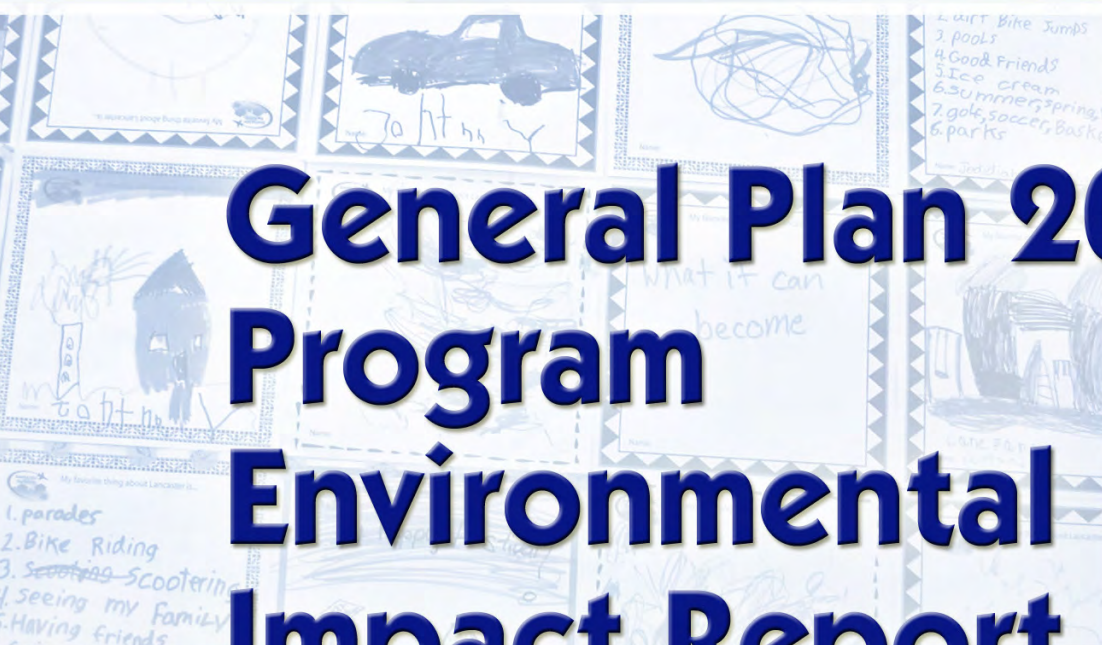
April 2009

Challenge

General Plan 2030 Program Environmental Impact Report

City of Lancaster

Visions



lancaster ca
it's positively clear

**FINAL
PROGRAM ENVIRONMENTAL IMPACT REPORT**

CITY OF LANCASTER 2030 GENERAL PLAN

SCH NO. 2007111003

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CITY OF LANCASTER
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April 2009

JN 10-104579



FINAL ENVIRONMENTAL IMPACT REPORT

In accordance with Sections 15120 through 15132 and Section 15161 of the California Environmental Quality Act (CEQA) Guidelines, the City of Lancaster has prepared a Program EIR for the General Plan Update (SCH # 2007111003).

The Final EIR is comprised of the following:

- Draft EIR (Separate Volume)
- Draft EIR Technical Appendices (CD)
- Mitigation Monitoring Program (Enclosed)
- Comments and Responses, including Errata for Final EIR (Enclosed)



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12.0 Mitigation Monitoring and Reporting Program



12.0 MITIGATION MONITORING AND REPORTING PROGRAM

Sections 1.0 and 5.0 of this EIR identify the mitigation measures that will be implemented to reduce the impacts associated with the Proposed General Plan Update. The California Environmental Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in Section 21081.6 of the Public Resources Code,

. . . the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment.

Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final certification of the EIR.

The mitigation monitoring table below lists those mitigation measures that may be included as conditions of approval for the proposed project. These measures correspond to those outlined in Section 1.0 and discussed in Section 5.0. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The applicant/developer of specific future projects will have the responsibility for implementing the measures, and the various City of Lancaster departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.



Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
AESTHETICS AND VISUAL RESOURCES							
AES-1	Construction materials and equipment staging areas shall be located away from sensitive uses (e.g., residential, schools, churches, etc.), and when feasible, appropriate screening (i.e., temporary fencing with opaque material) shall be used to buffer views of a construction site.	Prior to approval of final grading and development plans/Periodically during construction activities.	Issuance of grading permits and field verification during construction.	City of Lancaster Public Works Department.			
AIR QUALITY							
AQ-1	For projects that may exceed daily construction emissions established by the AVAQMD, Best Available Control Measures shall be incorporated to reduce construction emissions to below daily emission standards established by the AVAQMD. Project proponents shall prepare and implement a Construction Management Plan which shall include, Best Available Control Measures among others. Appropriate control measures shall be determined on a project by project basis, and would be specific to the pollutant for which the daily threshold is exceeded.	Submittal of Construction Management Plan prior to construction/During construction with each new development.	Receipt and review of Construction Management Plan and field verification during construction.	City of Lancaster Public Works Department.			
AQ-2	The City of Lancaster shall require all new residential development of more than six dwelling units to participate in the California Energy Commission's New Solar Homes Partnership (this program provides rebate to developers of six dwelling units or more who offer solar power on 50 percent of the new units) and new or major renovations of commercial or industrial development (that exceeds a certain square foot minimum) shall incorporate renewable energy generation to provide the maximum feasible amount of the project's energy needs.	Prior to approval of development plans and issuance of building permits.	Issuance of building permits.	City of Lancaster Public Works Department.			



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AQ-3	The City of Lancaster shall require that all new dwelling units install Energy Star rated appliances and the most energy-efficient water heaters and air conditioning systems that are feasible. The City of Lancaster shall also require all new buildings and major renovations to use energy efficient lighting (indoor and outdoor) that reduce electricity use substantially more than current State Building Code requirements.	Prior to approval of development plans and issuance of building permits.	Issuance of building permits.	City of Lancaster Public Works Department.			
NOISE							
NOI-1	During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receptors.	During construction with each new development.	Field verification during construction.	City of Lancaster Public Works Department.			
NOI-2	All construction equipment shall use available noise suppression devices and properly maintained mufflers. All internal combustion engines used in the project area shall be equipped with the type of muffler recommended by the vehicle manufacturer. In addition, all equipment shall be maintained in good mechanical condition to minimize noise created by faulty or poorly maintained engine, drive-train and other components.	During construction with each new development.	Field verification during construction.	City of Lancaster Public Works Department.			
NOI-3	Construction noise reduction methods (i.e., shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied sensitive receptor areas and use of electric air compressors and similar power tools, rather than diesel equipment) shall be employed where feasible. Staging of construction equipment and unnecessary idling of equipment shall be avoided whenever feasible. "Feasible," as used here, means that the implementation of this measure	During construction with each new development.	Field verification during construction.	City of Lancaster Public Works Department.			



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	would not have a notable effect on construction operations or schedule pursuant to the provisions of the Lancaster Municipal Code.						
NOI-4	To ensure compliance with the City's exterior and interior noise standards, all new mixed use areas shall include noise reduction practices (i.e., well maintained mechanical equipment, increased building insulation, upgraded party wall-to-floor ceiling assembly acoustical treatments, etc.) where conditions exceed the regulations within the Municipal Code for residential uses. In addition, where outdoor activities exceed the City's Noise Ordinance (i.e., parking lots, public trash receptacles, truck delivery areas, etc.), applicable noise attenuation features (i.e., attenuation wall, mufflers, etc.) shall be implemented.	Prior to issuance of building permits/receipt of site specific acoustical study confirming if noise standards would/would not be exceeded.	Incorporation of noise reduction practices and/or noise attenuation features if noise standards exceeded/ Issuance of building permits.	City of Lancaster Planning Department.			
NOI-5	At the discretion of the City of Lancaster's Planning Director, all new development that may occur under the General Plan Update shall include noise reduction design measures (i.e., attenuation barriers, double pane windows, sound attenuating building walls, incorporate architecturally attenuating features, landscaping, etc.) where conditions exceed the Noise and Land Use Compatibility Criteria "Normally Acceptable" noise exposure levels.	Prior to issuance of building permits/receipt of site specific acoustical study confirming if conditions meet or exceed the Noise and Land Use Compatibility Criteria "Normally Acceptable" noise exposure levels.	Inclusion of noise reduction measures if conditions exceed the Noise and Land Use Compatibility Criteria "Normally Acceptable" noise exposure levels/ Issuance of building permits.	City of Lancaster Planning Department.			
NOI-6	At the discretion of the City of Lancaster's Planning Director, all new stationary sources shall include noise reduction practices (i.e., mufflers, well maintained mechanical equipment, etc.) where conditions exceed the regulations within the Municipal Code. In addition, areas adjacent to sensitive receptors that are in excess of the City's Noise Ordinance (i.e., parking lots, public trash receptacles, truck delivery areas, etc.), shall implement applicable noise attenuation features (i.e., attenuation wall, mufflers, etc.).	Prior to issuance of building permits/receipt of site specific acoustical study confirming if noise standards would/would not be exceeded.	Incorporation of noise reduction practices and/or noise attenuation features if noise standards exceeded/ Issuance of building permits.	City of Lancaster Planning Department.			



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HYDROLOGY, DRAINAGE AND WATER QUALITY							
HYD-1	Prior to issuance of any Grading or Building Permits, and as part of the future development's compliance with NPDES requirements, a Notice of Intent shall be prepared and submitted to the California State Water Resources Control Board, providing notification and intent to comply with the State of California General Permit. Also, a Stormwater Pollution Prevention Plan (SWPPP) shall be reviewed and approved by the Director of Public Works and the City Engineer for water quality construction activities onsite. A copy of the SWPPP shall be available and implemented at the construction site at all times. The SWPPP shall outline the source control and/or treatment control Best Management Practices (BMPs) to avoid or mitigate runoff pollutants at the construction site to the "maximum extent practicable."	Proof of NOI submittal/review and approval of SWPPP by Director of Public Works and City Engineer.	Issuance of grading and building permits/field verification during construction.	City of Lancaster Public Works Department.			
HYD-2	Prior to issuance of any Grading Permit, all future development shall prepare, to the satisfaction of the Director of Public Works, a Water Quality Management Plan (WQMP) to include Nonstructural/Source Control and Structural/Treatment Best Management Practices (BMPs) to conform to the City's Storm Water Management Plan (SWMP) and National Pollution Discharge Elimination System (NPDES) Permit.	Review and approval of WQMP by Director of Public Works.	Issuance of grading permits.	City of Lancaster Public Works Department.			
HAZARDS AND HAZARDOUS MATERIALS							
HM-1	Establish and adopt development standards which ensure that new mixed use districts that include residential uses near industrial development do not create an unacceptable risk of human exposure to hazardous materials.	In conjunction with implementation of General Plan.	Adoption of development standards for new mixed use district.	City of Lancaster Planning Department.			



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HM-2	Prior to development approval on a project-by-project basis, the developer shall confirm the presence or absence of hazardous materials pertaining to the release of hazardous materials into the soil, surface water, and/or groundwater. If necessary, development shall undergo site characterization and remediation on a project-by-project basis, per applicable Federal, State, and/or local standards and guidelines set by the applicable regulatory agency.	Prior to development plan approval/issuance of grading permit.	Confirmation of presence/absence of hazardous materials pertaining to the release of hazardous materials into the soil, surface water, and/or groundwater/proof of remediation if necessary.	City of Lancaster Planning Department.			
HM-3	The City Planning Department shall consult with the Los Angeles County Sheriff's Department to disclose temporary closures and alternative travel routes, in order to ensure adequate access for emergency vehicles when construction of future projects would result in temporary lane or roadway closures.	Prior to construction activities resulting in temporary lane or roadway closures.	Consultation with Los Angeles County Sheriff's Department.	City of Lancaster Planning Department.			
CULTURAL RESOURCES							
CR-1	In the event that cultural resources (archeological, historical, paleontological) resources are unearthed during excavation and grading activities of any future development project, the contractor shall cease all earth-disturbing activities within a 100-meter radius of the area of discovery and shall retain a qualified archaeologist to evaluate the significance of the finding and appropriate course of action. Salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the find has been appropriately mitigated, work in the area may resume.	During construction activities.	Field verification/ Archaeological report of findings and verification of appropriate mitigation, if necessary.	City of Lancaster Planning Department.			



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CR-2	In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to State Health and Safety Code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendant of the deceased Native American, who shall serve as consultant on how to proceed with the remains.	During construction activities.	Field verification/ Coroner report of findings and contact of NAHC, if necessary.	City of Lancaster Planning Department.			
BIOLOGICAL RESOURCES							
BR-1	Impacts to sensitive habitats resulting from future development within the General Plan area shall be mitigated at a ratio ranging from 1:1 to 3:1 depending on the temporary or permanent nature of the impacts, and the degree to which mitigation is based upon the preservation or creation/restoration of habitat. Where on-site restoration is planned for mitigation of temporary impacts to sensitive vegetation communities, the future project proponent shall identify a Habitat Restoration Specialist to be approved by the City of Lancaster to determine the most appropriate method of restoration. The creation or restoration of habitat shall be monitored for five years after site construction to assess progress and identify potential problems with the restoration site. Remedial activities (e.g., additional planting, removal of non-native invasive species, or erosion control) shall be taken	Prior to vegetation removal, grubbing, grading, stockpile or construction activities in areas identified to have sensitive habitats/ receipt of report confirming work program to comply with mitigation requirements.	Final approval of grading plan and issuance of grading permits.	City of Lancaster Planning Department.			



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	during the five-year period, if necessary, to ensure the success of the restoration effort. If the mitigation fails to meet the established performance criteria after the five-year maintenance and monitoring period, monitoring shall extend beyond the five-year period until the criteria are met or unless otherwise noted by the City of Lancaster. If a catastrophic event occurs within the five-year maintenance and monitoring period, such as a fire, there shall be a one-time replacement of vegetation. If a second catastrophic event occurs, no replanting is required.						
BR-2	For future development projects proposed within tortoise “survey” zones, as identified in the West Mojave Habitat Conservation Plan, tortoise clearance surveys shall be conducted in accordance with the USFWS protocol. If desert tortoises are found at the project site, the avoidance and minimization measures for Desert Tortoise identified in Appendix I (Biological Resources Appendix) and Mitigation Measure BR-3 shall be implemented.	Prior to vegetation removal, grubbing, grading, stockpile or construction activities in areas identified as tortoise “survey” zones/ completion of tortoise clearance surveys and receipt of report detailing findings.	Final approval of grading plan and issuance of grading permits.	City of Lancaster Planning Department.			
BR-3	The project proponent shall acquire habitat occupied by desert tortoises at a ratio of 3:1 for permanent impacts and 1:1 for temporary impacts to occupied tortoise habitat. Habitat shall be considered occupied if desert tortoises or their sign are detected within the 2,400-foot “Zone of Influence” described in the 1992 Field Survey Protocol and Federal Action that May Occur within the Range of the Desert Tortoise (Protocol).	Receipt of report confirming presence of desert tortoise survey and confirmation from USFWS of compliance with protocol.	Final approval of grading plan and issuance of grading permits.	City of Lancaster Planning Department.			



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BR-4	To assure that nesting Swainson's hawks are not disturbed by construction activities, a qualified ornithologist shall conduct pre-construction surveys within one mile of the proposed project in regions with suitable nesting habitat for Swainson's hawks. The survey periods and schedule shall follow those described in the CDFG's Staff Report Regarding Mitigation for Impacts to Swainson's hawks (Buteo swainsoni) in the Central Valley of California (CDFG 1994).	Prior to vegetation removal, grubbing, grading, stockpile or construction activities/completion of surveys for Swainson's hawks and receipt of report detailing findings and confirmation of compliance with CDFG requirements.	Final approval of grading plan and issuance of grading permits.	City of Lancaster Planning Department.			
BR-5	Nest trees affected by a proposed project shall not be removed unless avoidance measures are determined to be infeasible. If a nest tree must be removed, a Management Authorization (including conditions to offset the loss of the nest tree) must be obtained from the CDFG. The Management Authorization will specify the tree removal period, generally between 1 October and 1 February. If construction or other project-related activities that may cause nest abandonment or forced fledging are necessary within the specified buffer zone, monitoring of the nest site (funded by the applicant) by a qualified biologist shall be required to determine if the nest is abandoned. If the nest is abandoned, and if the nestlings are still alive, the applicant shall fund the recovery and hacking (controlled release of captive reared young) of the nestling(s).	Prior to removal of nest trees and, if present, receipt of Management Authorization from the CDFG.	Final approval of grading plan and issuance of grading permits.	City of Lancaster Planning Department.			
BR-6	Loss of foraging habitat for Swainson's hawks shall be mitigated by providing Habitat Management (HM) lands as described in the CDFG's Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (Buteo swainsoni) in the Central Valley of California (CDFG 1994) because the site is known foraging habitat for Swainson's hawks. The final acreage of	Prior to removal of foraging habitat, and if present, receipt of confirmation from the CDFG of provision of Habitat Management lands.	Final approval of grading plan and issuance of grading permits.	City of Lancaster Planning Department.			



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	HM lands to be provided on site shall depend on the distance between the proposed project area and the nearest active nest site (CDFG 1994), as determined by nest surveys conducted in the spring prior to project implementation. The acreage of HM lands provided shall be derived from the recommendations included in the 1994 CDFG staff report (Appendix I, Biological Resources Appendix).						
BR-7	Future project proponents shall have a qualified biologist ascertain the suitability of the project site to support Mohave ground squirrels. If the biologist determines that the habitats are unsuitable then no further survey effort is necessary. If suitable habitat is present, the project proponent may assume presence or conduct protocol-level surveys per CDFG's (2003) Mohave Ground Squirrel Survey Guidelines. If the project proponent assumes presence or Mohave ground squirrels are detected during surveys, the project proponent shall acquire a 2081 permit from CDFG prior to construction and implement the conditions contained therein.	Prior to vegetation removal, grubbing, grading, stockpile or construction activities/ verification site does not contain suitable habitat for Mohave ground squirrels, or if present, completion of surveys and receipt of 2081 permit from CDFG if present.	Final approval of grading plan and issuance of grading permits.	City of Lancaster Planning Department.			
BR-8	As future development projects are identified, project-specific pre-construction surveys shall be conducted to determine the presence or absence of special-status plant species when the project has the potential to affect desert wash, Joshua tree woodland, valley needlegrass grassland, or wildflower field habitat. For projects in which special-status species are known or suspected to be present, species- and project-specific avoidance and minimization measures shall be recommended. Depending on the project and which species may be affected, such measures could include some or all of the following: <ul style="list-style-type: none"> • Collection of seeds for storage in a bank; 	Prior to vegetation removal, grubbing, grading, stockpile or construction activities/ verification of special-status plant species and if present, report verifying compliance with avoidance and minimization measures.	Final approval of grading plan and issuance of grading permits.	City of Lancaster Planning Department.			

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	<ul style="list-style-type: none"> • Translocation of individual plants; • Implementation of BMPs to reduce and prevent weed establishment and spread of existing populations; and/or • Implementation of erosion control plans and demonstrated compliance with water quality permits. 						
BR-9	Future project proponents shall have a qualified biologist ascertain the suitability of the project site to support silvery legless lizards, coast homed lizards, and Mojave fringed-toed lizards. If the biologist determines that the habitats are unsuitable, then no further mitigation is necessary. If one or more of these species is observed, known to occupy the site, or suitable habitat is present, avoidance and minimization measure shall be developed and implemented by the project proponent.	Prior to vegetation removal, grubbing, grading, stockpile or construction activities/ verification site does not contain suitable habitat for silvery legless lizards, coast homed lizards and Mojave fringed-toed lizards, or if present, report verifying compliance with avoidance and minimization measures.	Final approval of grading plan and issuance of grading permits.	City of Lancaster Planning Department.			
BR-10	Future project proponents shall have a qualified biologist ascertain the suitability of the project site to support southwestern pond turtles. If the biologist determines that the habitats are unsuitable, then no further mitigation is necessary. If the site supports suitable habitat, a qualified biologist shall conduct focused surveys for southwestern pond turtle according to CDFG protocols, possibly including a minimum of four daytime surveys to be completed between April 1 and June 1. The survey schedule may be adjusted in consultation with CDFG to reflect the existing weather or stream conditions. If southwestern pond turtles are detected in or adjacent to the proposed project, nesting surveys shall be conducted, and avoidance and minimization measure	Prior to vegetation removal, grubbing, grading, stockpile or construction activities/ verification site does not contain suitable habitat for southwestern pond turtles, or if present, completion of surveys and report verifying compliance with avoidance and minimization measures.	Final approval of grading plan and issuance of grading permits.	City of Lancaster Planning Department.			



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	shall be developed and implemented by the project proponent.						
BR-11	If construction or vegetation removal activities must occur during the bird breeding season (February through mid-September), surveys for active nests shall be conducted by a qualified biologist no more than 30 days prior to the start of construction. A minimum no-disturbance buffer of 250 feet shall be established around active nests and demarcated with fencing or flagging. No project-related activities shall occur within the buffer zone until a qualified biologist has determined that the birds have fledged and are no longer reliant on the nest or parental care for survival. The buffer distance may be reduced, depending on the sensitivity of the species and nest location, in consultation with the CDFG	Prior to vegetation removal, grubbing, grading, stockpile or construction activities during the bird breeding season/ completion of surveys and, if present, report verifying compliance with a no-disturbance buffer or proof that site no longer contains active nests.	Final approval of grading plan and issuance of grading permits.	City of Lancaster Planning Department.			
BR-12	If construction or vegetation removal activities must occur during the raptor nesting season (February through mid-September), surveys for active raptor nests shall be conducted by a qualified biologist no more than 30 days prior to the start of construction. A minimum no-disturbance buffer of 250 feet shall be established around active nests and demarcated with fencing or flagging. No project-related activities shall occur within the buffer zone until a qualified biologist has determined that the birds have fledged and are no longer reliant on the nest or parental care for survival. The buffer distance may be increased or reduced, depending on the sensitivity of the species and nest location, in consultation with the CDFG.	Prior to vegetation removal, grubbing, grading, stockpile or construction activities during the raptor nesting season/completion of surveys and, if present, report verifying compliance with a no-disturbance buffer or proof that site no longer contains raptors.	Final approval of grading plan and issuance of grading permits.	City of Lancaster Planning Department.			



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BR-13	The project proponent shall acquire habitat for wintering mountain plovers at a ratio of 2:1 for permanent impacts to agricultural fields between (1) 50th Street West and 110th Street West and Avenue A and Avenue D, and (2) 50th and 110th Streets East and Avenue H and Avenue P. As part of an agreement with the CDFG, the project proponent shall secure the performance of its mitigation duties by providing the CDFG with security in the form of funds that would: (1) allow for the acquisition and/or preservation of suitable mountain plover wintering habitat, and (2) establish an endowment for the long-term management of these habitat management lands.	Prior to vegetation removal, grubbing, grading, stockpile or construction activities/confirmation from CDFG of receipt of funds for habitat acquisition and long-term management.	Final approval of grading plan and issuance of grading permits.	City of Lancaster Planning Department.			
BR-14	In conformance with Federal and State regulations regarding the protection of burrowing owls, a pre-construction survey for burrowing owls, in conformance with CDFG guidelines, shall be completed no more than 30 days prior to the start of construction within suitable habitat at the project site(s) and buffer zone(s). Three additional protocol-level surveys shall also be completed per CDFG guidelines prior to construction. Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFG verifies through non-invasive methods that either 1) the birds have not begun egg-laying and incubation or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival. Eviction outside the nesting season may be permitted pending evaluation of eviction plans and receipt of formal written approval from the CDFG authorizing the eviction. A 250-foot buffer, within which no new	Prior to vegetation removal, grubbing, grading, stockpile, or construction activities/completion of pre-construction surveys, and, if present, report verifying compliance with a no-disturbance buffer or proof that the site no longer contains burrowing owls.	Final approval of grading plan and issuance of grading permits.	City of Lancaster Planning Department.			



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	activity will be permissible, shall be maintained between project activities and nesting burrowing owls during the nesting season. This protected area shall remain in effect until August 31, or at the CDFG's discretion and based upon monitoring evidence, until the young owls are foraging independently.						
BR-15	If surveys determine that burrowing owls occupy the site and avoiding development of occupied areas is not feasible, then habitat compensation on off-site mitigation lands shall be implemented. Habitat Management lands comprising existing burrowing owl foraging and breeding habitat shall be acquired and preserved. An area of 6.5 acres (the amount of land found to be necessary to sustain a pair or individual owl) shall be secured for each pair of owls, or individual in the case of an odd number of birds. As part of an agreement with CDFG, the project proponent shall secure the performance of its mitigation duties by providing CDFG with security in the form of funds that would: 1) allow for the acquisition and/or preservation of 6.5 acres of habitat management lands per pair of owls, 2) provide initial protection and enhancement activities on the habitat management lands, potentially including, but not limited to, such measures as fencing, trash clean-up, artificial burrow creation, grazing or mowing, and any habitat restoration deemed necessary by CDFG, and 3) establish an endowment for the long-term management of the habitat management lands.	Prior to vegetation removal, grubbing, grading, stockpile, or construction activities/confirmation from CDFG of receipt of funds for habitat acquisition, protection and enhancement activities, and long-term management.	Final approval of grading plan and issuance of grading permits.	City of Lancaster Planning Department.			



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BR-16	A survey for roosting bats shall be conducted by a qualified bat biologist during the maternity season (March 1 to July 31) prior to removal of abandoned buildings or disturbance of rocky outcrops (San Gabriel Mountains and Little Buttes) within the plan area. If no active roosts are found, then no further action is required. If active maternity roosts are present, then pre-activity surveys, protective zones, provision of substitute roosting habitat, and bat exclusion techniques should be implemented prior to roost demolition. If only hibernaculum (i.e. a non-maternity roost) are present, then pre-activity surveys, protective zones, and bat exclusion techniques shall be implemented prior to roost demolition.	Prior to demolition or disturbance of rocky outcrops/completion of surveys, and if present, confirmation of identified protection activities prior to roost demolition.	Final approval of grading plan and issuance of grading permits.	City of Lancaster Planning Department.			
BR-17	For projects located south of the California Aqueduct, the project proponent shall employ a qualified biologist to implement pre-construction ringtail surveys at sites with potential for supporting suitable denning habitat within the Lancaster General Plan area. Occupied dens will be flagged, and ground-disturbing activities within 500 feet will be avoided. If occupied dens are found in the proposed project and avoidance is not possible, denning ringtail shall be safely evicted under the direction of a qualified biologist (as determined by a Memorandum of Understanding with the CDFG).	Prior to vegetation removal, grubbing, grading, stockpile, or construction activities/completion of pre-construction ringtail surveys, and, if present, verification of avoidance of occupied dens or confirmation from CDFG of their removal.	Final approval of grading plan and issuance of grading permits.	City of Lancaster Planning Department.			
BR-18	The project proponent shall implement pre-construction surveys for American badger. This includes surveys within suitable grassland, desert scrub, and desert woodland habitat within the plan area. If present, occupied badger dens shall be flagged and ground-disturbing activities avoided within 300 feet of the occupied den. Maternity dens shall be avoided during the pup-rearing season (February 15 through July 1). If avoidance of a non-maternity den is	Prior to vegetation removal, grubbing, grading, stockpile, or construction activities/completion of pre-construction surveys, and, if present, avoidance of occupied dens or confirmation from CDFG of their removal.	Final approval of grading plan and issuance of grading permits.	City of Lancaster Planning Department.			



Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	not feasible, badgers shall be relocated using hand-excavation tools after consultation with the CDFG.						
BR-19	To avoid creating barriers to desert tortoise movements within areas designated in the WMP as desert tortoise "Survey Areas," roadbeds away from fully developed sites shall not be lowered and berms shall not exceed 12 inches (30 cm) or a slope of 30 degrees.	Prior to approval of final grading and development plans.	Final approval of grading plan and issuance of grading permits.	City of Lancaster Planning Department.			
BR-20	Non-native or invasive plants (i.e. non-native species) shall not be used during any re-seeding or landscaping activities associated with site restoration away from fully developed sites within areas designated in the WMP as desert tortoise "Survey Areas."	Prior to re-seeding or landscaping activities.	Approval of landscaping plan.	City of Lancaster Planning Department.			
UTILITIES							
Water							
WS-1	For each site-specific development, prior to issuance of building permits, the project applicants shall pay all applicable developer fees described in the adopted Rules and Regulations, Part 4, for the Los Angeles County Waterworks District No. 40, (i.e., groundwater supply fee, groundwater bank, additional wells, additional treatment capacity/facilities, recycled water fee, etc.).	Prior to issuance of building permits/ verification of payment of fees.	Issuance of building permits	City of Lancaster Planning Department.			
WS-2	Prior to issuance of building permits, the project applicant shall obtain verification from District 40 confirming that adequate water supply and water systems would be available to adequately serve the project in which building permits are being issued.	Prior to issuance of building permits/ verification from District 40 of adequate water supply and water systems.	Issuance of building permits	City of Lancaster Planning Department.			



Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
WS-3	For each site-specific development, the project applicants shall incorporate water conservation measures into the design of the project. Such methods include using xeriscaping, low water-use turf, or a synthetic grass substitute in landscaped areas to minimize or eliminate the irrigation demand, and install weather-sensitive irrigation timers to ensure all landscaping receives only necessary amount of water.	Prior to development plan approval and issuance of grading permits/ incorporation of water conservation measures.	Final approval of development plan and issuance of building permits.	City of Lancaster Planning Department.			
Wastewater							
WW-1	For each site specific development, prior to issuance of a Permit to Connect, the Developer shall pay the required connection fees to the County Sanitation District of Los Angeles.	Prior to issuance of a Permit to Connect/ verification of payment of connection fees.	Issuance of a Permit to Connect.	City of Lancaster Planning Department.			
WW-2	For each site specific development, prior to issuance of building permits, the Developer shall provide evidence that the County Sanitation District of Los Angeles has sufficient wastewater transmission and treatment plant capacity to accept sewage flows from the buildings which building permits are being requested.	Prior to issuance of building permits/ verification of sufficient wastewater transmission and treatment plant capacity from County Sanitation District of Los Angeles.	Issuance of building permits. City of Lancaster Public Works Department.	City of Lancaster Planning Department.			
WW-3	For each site specific development, prior to issuance of building permits, the Developer shall provide engineering studies to the City of Lancaster's Public Works Department verifying that the sewer system has adequate capacity to serve the project. If additional improvements are required, the applicant shall pay the necessary fees required for sewer system improvements.	Prior to issuance of building permits/submittal of engineering studies verifying adequate sewer system capacity.	Issuance of building permits.	City of Lancaster Planning Department.			



13.0 Comments and Responses



13.0 COMMENTS AND RESPONSES

13.1 CEQA REQUIREMENTS

Before approving a project, the California Environmental Quality Act (CEQA) requires the Lead Agency to prepare and certify a Final Environmental Impact Report (EIR).

In accordance with Sections 15120 through 15132 and Section 15161 of the CEQA Guidelines, the City of Lancaster has prepared a Program EIR for the Proposed General Plan Update (SCH # 2007111003). The Response to Comments section, combined with the Draft EIR and Mitigation Monitoring Program, comprise the Final EIR.

The following is an excerpt from the CEQA Guidelines, Section 15132, Contents of Final Environmental Impact Report:

The Final EIR shall consist of:

- (a) The Draft EIR or a version of the draft.
- (b) Comments and recommendations received on the Draft EIR either verbatim or in summary.
- (c) A list of persons, organizations, and public agencies commenting on the Draft EIR.
- (d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process.
- (e) Any other information added by the Lead Agency.

This Comments and Responses section includes all of the above-required components and shall be attached to the Final EIR.

13.2 PUBLIC REVIEW PROCESS – DRAFT EIR

The Draft EIR was circulated for review and comment to the public, agencies, and organizations. The Draft EIR was also circulated to State agencies for review through the State Clearinghouse, Office of Planning and Research. A notice of availability was placed in the Antelope Valley Press on December 1, 2008. The 60-day public review period ran from December 1, 2008 to January 31, 2009. Comments received in writing during the 60-day public review period from the public and local and State agencies on the Draft EIR have been incorporated into this section.

13.3 FINAL EIR

The Final EIR allows the public and Lead Agency an opportunity to review revisions to the Draft EIR, the responses to comments, and other components of the EIR, such as the Mitigation Monitoring Program, prior to approval of the project. The Final EIR serves as the environmental document to support a decision on the proposed project.



After completing the Final EIR, and before approving the project, the Lead Agency must make the following three certifications as required by Section 15090 of the CEQA Guidelines:

That the Final EIR has been completed in compliance with CEQA;

That the Final EIR was presented to the decision-making body of the Lead Agency, and that the decision-making body reviewed and considered the information in the Final EIR prior to approving the Project; and

That the Final EIR reflects the Lead Agency's independent judgment and analysis.

Additionally, pursuant to Section 15093(b) of the CEQA Guidelines, when a Lead Agency approves a project that would result in significant unavoidable impacts that are disclosed in the Final EIR, the Lead Agency must submit in writing its reasons for supporting the approved action. This Statement of Overriding Considerations is supported by substantial information in the record, which includes the Final EIR. Since the proposed project would result in significant, unavoidable impacts, the Lead Agency would be required to adopt a Statement of Overriding Considerations if it approves the proposed project.

These certifications, the Findings of Fact, and the Statement of Overriding Considerations are included in a separate Findings document.

13.4 WRITTEN COMMENT LETTERS AND RESPONSES

All written correspondence from those agencies or individuals commenting on the Draft EIR is reproduced on the following pages. The individual comments on each letter have been consecutively numbered for ease of reference. Following each comment letter are responses to each numbered comment. A response is provided for each comment raising substantive environmental issues. Added or modified text is underlined (example), while deleted text will have a strike out (~~example~~) through the text, and is included in a box, as the example below shows.

example ~~example~~

COMMENT LETTERS

A total of 11 written comment letters were received during the 60-day public review period.

1. Theme Family Partnership
2. State of California – The Resources Agency, Department of Water Resources
3. Truman & Elliott, LLP
4. Lancaster School District
5. Dean Webb
6. County of Los Angeles Department of Public Works
7. Building Industry Association
8. Antelope Valley Mosquito & Vector Control District
9. State of California Governor's Office of Planning and Research – State Clearinghouse and Planning Unit



10. City of Palmdale
11. California Regional Water Quality Control Board Lahontan Region

13.5 PUBLIC HEARING COMMENTS AND RESPONSES

In addition to written comments, verbal comments were received as part of the special Planning Commission meeting held on January 6, 2009. One person made comments on the Draft EIR during the meeting. The comments have been summarized and a response has been provided.

1. Nicole Parsons

THEME FAMILY PARTNERSHIP

Tom Evans, Partner

P.O. Box 506, Alta Loma, CA 91701

(909) 989-3973

MS. JOCELYN SWAIN
CITY OF LANCASTER
PLANNING DEPARTMENT
44933 FERN AVE
LANCASTER, CA 93534

JOCELYN,

YOUR LETTER CALLING FOR COMMENTS CONCERNING THE EIR FOR THE GENERAL PLAN UPDATE 2030 CAUSED ME TO MAKE THE FOLLOWING RESPONSE.

I BELIEVE THAT YOUR LAND USE ALTERNATIVES RESTRICTING GROWTH IS BAD FOR THE ECONOMIC LIFE OF THE CITY, WITH THE ECONOMY GOING INTO A RECESSION IT IS THE WRONG TIME TO RESTRICT LAND USE SO MUCH. IF A PROJECT IS ON THE OUTSKIRTS OF THE CITY AND ALL UTILITIES ARE NEARBY THEN THE PROJECT SHOULD RECEIVE EXTENSIVE CONSIDERATION. ALSO, THE CITY BOUNDARIES SHOULD BE SQUARED OFF BETTER THAN IS CURRENTLY THE CASE ON THE WEST END OF THE CITY. AS AN EXAMPLE, YOU CAN BE DRIVING ON "I" STREET WEST AND BETWEEN 50TH STREET WEST AND 100 STREET WEST YOU GO BACK AND FORTH FROM CITY TO COUNTY SIX OR SEVEN TIMES WITHIN THE FOUR MILES, CAN'T THIS BE STRAIGHTENED OUT SO AREAS CAN BE SERVICED PROPERLY. THANK YOU FOR YOUR KIND CONSIDERATION. PLEASE HAVE MY COMMENTS RECORDED.

1.1

VERY TRULY YOURS,



THOMAS EVANS
LANDOWNER



THEME FAMILY PARTNERSHIP

Tom Evans, Partner

P.O. Box 506, Alta Loma, CA 91701

(909) 989-3973

JOCELYN SWAIN

CITY OF LANCASTER
COMMUNITY PLANNING DEPARTMENT
DAVE LEDBETTER
FAX # 661 7235926

AUGUST 10, 2006

RE: PUBLIC COMMENTS FOR WORKSHOP # 3 LANCASTER GENERAL PLAN 2030

DEAR PLANNING COMMISSION MEMBERS,

I AM A PROPERTY OWNER IN THE WEST LANCASTER AREA AND WAS NOT ABLE TO ATTEND WORKSHOP # 3 LAST NIGHT SO I AM INCLUDING MY IDEAS AND COMMENTS IN THIS LETTER. PLEASE SEE TO IT THAT MY COMMENTS AND ISSUES WILL BE ADDRESSED AND INCLUDED IN THE AUGUST 19, 2006, COMMUNITY OPEN HOUSE.

I WOULD LIKE TO SEE LANCASTER ANNEX PARCELS OF LAND BETWEEN AVENUE E AND AVENUE J IN ORDER TO SQUARE OFF IT'S BOUNDARIES. IF YOU DRIVE WEST ON I STREET FROM 60 TH STREET WEST TO 100 STREET WEST YOU WILL GO IN AND OUT OF THE CITY SIX TIMES IN LESS THAN THREE MILES.

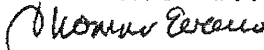
THE CITY WHILE ANNEXING PROPERTY SHOULD ALLOW IMMEDIATE DEVELOPMENT OF LAND IF THERE ARE NEARBY DEVELOPMENTS AND IF UTILITIES ARE CLOSE AND AVAILABLE.

REQUIRING A SPECIFIC PLAN AND A MINIMUM OF 30 TO 40 ACRES TO DEVELOPE A SITE OR GET A TENTATIVE MAP APPROVED IS UNFAIR TO SMALL AND MEDIUM SIZED PROPERTY OWNERS.

LASTLY, DON'T EXTEND THE CITY LIMITS OR SPHERE OF INFLUENCE PAST 110 TH STREET WEST OR 110 TH STREET EAST. DO ALLOW DEVELOPMENT OF DEL SUR IN THE WEST END OF LANCASTER AS IT WOULD BRING A GOOD MIX OF PROPERTY DEVELOPMENT AND USES THAT WOULD BE BENEFICIAL.

I HOPE TO SEE YOU AT THE COMMUNITY OPEN HOUSE ON AUGUST 19. THANK YOU FOR INCLUDED MY COMMENTS AND IDEAS FOR THE GENERAL PLAN WORKSHOPS.

VERY TRULY YOURS,


THOMAS EVANS
PROPERTY OWNER





**RESPONSES TO COMMENTS FROM THEME FAMILY PARTNERSHIP, RECEIVED
DECEMBER 4, 2008**

Response 1-1

The above comment expresses the opinion of the commenter on whether the proposed land use alternatives would negatively affect the economic life of the City. The commenter also suggests the squaring off of the City boundaries. Neither of these comments address the adequacy of the Draft Environmental Impact Report (EIR) and no response is necessary. However, the opinions of the commenter have been forwarded to the decision makers for consideration.

DEPARTMENT OF WATER RESOURCES

1416 NINTH STREET, P.O. BOX 942836
SACRAMENTO, CA 94236-0001
(916) 653-5791



JAN 12 2009

Ms. Jocelyn Swain
City of Lancaster
44933 Fern Ave
Lancaster, California 93534

Environmental Impact Report, City of Lancaster 2030 General Plan, California Aqueduct East Branch, Approximate Milepost 330 to 360, Southern Field Division, Los Angeles County, SCH2007111003

Dear Ms. Swain:

Thank you for the opportunity to review and comment on the City of Lancaster 2030 General Plan Environmental Impact Report (EIR). The notice illustrates the proposal by the City of Lancaster to update the existing conditions, plan development projections to the year 2030, adjust allowable land use patterns, and document modifications to the 1997 General Plan. The proposed general plan indicates an expansion of non-urban residential development, which utilizes cross-drainage structures of the Department of Water Resources' (DWR) East Branch Aqueduct of the California Aqueduct (East Branch) near Avenue L and 90th Street West.

2.1

Any development in the vicinity of the Aqueduct should accommodate existing and future surface-runoff patterns both upslope and downslope of the DWR Right of Way (ROW). Development that could have potential impact to DWR ROW should also address flows which are channeled through DWR's cross drainage facilities in this area. Due to the increased development within this general area, development of this property shall conform to the Los Angeles County Master Plan for Drainage.

2.2

The City of Lancaster 2030 General Plan indicates development may cross DWR's East Branch in multiple areas. Any development that affects DWR ROW will require an Encroachment Permit from DWR prior to the start of construction. Information on obtaining an encroachment permit from DWR can be viewed at:

http://www.doe.water.ca.gov/Services/Real_Estate/Encroach_Rel/index.cfm

Please provide DWR with a copy of any subsequent environmental documentation when it becomes available for public review. Any future correspondence relating to this project should be sent to:



Ms. Jocelyn Swain
JAN 12 2009
Page 2

Leroy Ellinghouse, Chief
SWP Encroachments Section
Division of Operations and Maintenance
Department of Water Resources
1416 Ninth Street, Room 641-1
Sacramento, California 95814

In addition, please continue to keep DWR informed of any future actions with respect to the City of Lancaster 2030 General Plan.

If you have any questions, please contact Leroy Ellinghouse, Chief of the SWP Encroachments Section, at (916) 659-7168 or Mike Anderson at (916) 653-6664.

Sincerely,

A handwritten signature in black ink that reads "David M. Samson". The signature is written in a cursive style with a large initial "D" and "S".

David M. Samson, Chief
State Water Project Operations Support Office
Division of Operations and Maintenance

cc: State Clearinghouse
Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, California 95814



RESPONSES TO COMMENTS FROM STATE OF CALIFORNIA – THE RESOURCES AGENCY, DEPARTMENT OF WATER RESOURCES, DATED JANUARY 12, 2009

Response 2-1

The commenter states that the alternatives analyzed in the Draft EIR show the expansion of non-urban residential uses in the vicinity of 90th Street West and Avenue L. The Draft EIR analyzes the impacts of the three alternatives being considered for the General Plan Update: GPCAC Preferred Alternative, Balanced Growth Alternative, and the No Project (Existing General Plan) Alternative. None of these alternatives show an expansion of non-urban residential use in the area of 90th Street West and Avenue L. In fact, the land use designations in this area remain the same as those adopted in the 1997 General Plan. Therefore, no further response is necessary.

Response 2-2

The commenter states that any development within the Department of Water Resources Right of Way would require an encroachment and that development would need to comply with the Los Angeles County Master Plan for Drainage. The Draft EIR analyzes the potential impacts of the three alternatives on a broad, conceptual level. As individual projects are proposed, they would be required to complete individual project level environmental reviews and to comply with all existing rules, regulations and requirements. In the event that a project(s) is proposed that would affect the DWR ROW, the applicant would be required to obtain an encroachment permit. The City of Lancaster adopted the Los Angeles County Master Plan for Drainage and updated as recently as 2005. All projects within the City of Lancaster are required to comply with this plan.

626 Wilshire Boulevard, Suite 550
Los Angeles, California 90017
Tel: (213) 629-5300
Fax: (213) 629-1212
www.trumanelliott.com

TRUMAN & ELLIOTT LLP

January 21, 2009



VIA FACSIMILE AND U.S. MAIL

Ms. Jocelyn Swain
City of Lancaster
Planning Department
44933 Fern Avenue
Lancaster, California 93534

Re: City of Lancaster General Plan Update 2030 Comments on the Draft Program EIR

Dear Ms. Swain:

On behalf of our client, 2000 Lancaster Partners, LLC, we are taking this opportunity to provide comments on the Draft Program EIR for the City's General Plan Update 2030.

CEQA requires that an EIR describe and analyze a reasonable range of alternatives that would feasibly attain most of the basic project objectives, but that would avoid or substantially lessen any of the significant effects of the project. (CEQA Guideline 15126.6(a).) The GPCAC Preferred Plan Alternative, the Balanced Plan Alternative and the No Project Alternative do provide a reasonable range for the area of the City west of Sierra Highway. The alternatives, however, do not provide a reasonable range for the area of the City east of Sierra Highway, as required by CEQA. The land use classifications for that area of the City are virtually identical in all three alternatives.

3.1

To provide a reasonable range of alternatives we suggest a modification to the GPCAC Preferred Alternative changing certain Land Use Map classifications from Urban Residential to Multi-Residential for areas that are located in close proximity to existing commercial activity, and near existing public transit stops and bike paths in particular along E. 20th Street north of Lancaster Boulevard.

3.2

An alternative that increases density in an area with easy access to commercial activity achieves the basic objectives of the project and fully comports with a number of Objectives and Policies in the General Plan that seek to promote modes of transportation other than automobiles and reduce vehicle miles traveled, including Objectives 3.3 and 14.4 and relevant Policies therein. Such an alternative also lessens a number of significant environmental impacts identified in the Draft Program EIR, including those related to Air Quality and Traffic/Circulation.

TRUMAN & ELLIOTT LLP

Ms. Jocelyn Swain
January 21, 2009
City of Lancaster
Page 2 of 2

We thank you for the opportunity to provide these comments. If you have any questions, please do not hesitate to contact me at (213) 629-5300 or btorgan@trumanelliott.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. S. Torgan', with a horizontal line extending to the right.

Bradly S. Torgan, AICP
of TRUMAN & ELLIOTT LLP

cc: Mr. David Ledbetter
Mr. Brian Ludicke



RESPONSES TO COMMENTS FROM TRUMAN & ELLIOTT, LLP, DATED JANUARY 21, 2009

Response 3-1

The commenter is correct in that CEQA requires that an EIR describe and analyze a reasonable range of alternatives that would attain most of the basic project objectives, but that would avoid or substantially lessen any of the significant effects of the project. The City believes that the three alternatives that were analyzed in the Draft EIR provide a reasonable range of alternatives for development of the City as a whole. Alternatives for the General Plan Update were not designed to address parcel by parcel designations/zoning requests; instead, the alternatives were intended to describe, in programmatic terms, three basic approaches to accommodate the expected 2030 population. In this context, the fact that each of the alternatives is largely similar with respect to the area east of Sierra Highway does not mean that the range of alternatives is inadequate for environmental review purposes. Further, a proposed land use modification as noted under Comment 3-2 would not significantly reduce potential significant effects as identified in the Draft EIR. Therefore, there is no basis under CEQA to analyze this as a separate and distinct alternative. However, the programmatic nature of the Draft EIR does not preclude the consideration of land use modifications such as that proposed under Comment 3-2 that are consistent with the proposed General Plan policies and programs. Therefore, the decision makers can evaluate this requested modification for its merits from a land use standpoint without further modification to the Draft EIR.

Response 3-2

The commenter describes a proposed land use configuration for a defined location and describes how this land use approach is consistent with and furthers certain objectives and policies of the proposed General Plan Update. However, as noted under Response 3-1, the proposed configuration is not of a size or scale that would either significantly reduce potential effects of the General Plan Update as a whole or require a revised analysis within the Draft EIR. Therefore, it does not raise questions regarding the adequacy of the Draft EIR. The land use request has been forwarded to the decision makers for their consideration as part of the overall review of the proposed General Plan Update.



Lancaster School District

44711 NORTH CEDAR AVENUE, LANCASTER, CALIFORNIA 93534-3210

(661) 948-4661
Fax: (661) 942-9452

HOWARD E. SUNDBERG, PH.D.
SUPERINTENDENT

January 12, 2009

Ms. Jocelyn Swain
City of Lancaster
Planning Department
44933 Fern Avenue
Lancaster, CA 93534



BOARD OF TRUSTEES
KEITH GILES
DIANE GROOMS
MERLE KLEVEN
JOHN L. MILLER
GREG TEPE

RE: City of Lancaster General Plan Update 2030
Comments on the Draft Program EIR

Dear Ms. Swain:

I am writing regarding the City's 2030 General Plan which I understand will be considered sometime this Spring.

I am advised that the City has received a number of requests for changes to the General Plan land use map as part of its General Plan revision process, to accommodate a reasonable range of alternatives for growth in the eastern portion of Lancaster. This includes a request to change the land use designations for some properties located in the E. 20th Street area near Lancaster Boulevard from UR to MR-1.

I have no objection to the concept of some increased density along East 20th Street close to the Lancaster Boulevard intersection and near the Discovery Elementary School, which the Lancaster School District is planning to complete in 2010. The Discovery Elementary School will serve grades K-5.

Additional residential multi-family density would be desirable in east Lancaster, near areas such as East 20th Street and Lancaster Boulevard, where commercial hubs are located nearby. Multi-family projects would likely serve future teachers and school personnel of the Discovery Elementary School, and benefit local businesses that are within walking distance to our school site.

Thank you for consideration of our comments.

Sincerely,

Howard E. Sundberg, Ph.D.
Superintendent

4.1



RESPONSES TO COMMENTS FROM LANCASTER SCHOOL DISTRICT, DATED JANUARY 12, 2009

Response 4-1

The commenter expresses his agreement with a member of the public's request to change the general plan land use designation on a specific piece of property on the east side of Lancaster. The commenter does not raise any issues with respect to the adequacy of the Draft EIR. Therefore, no response is necessary. The opinion of the commenter has been forwarded to the decision makers for consideration.

Jan. 23, 2009

TO: Ms Jocelyn Swain
City of Lancaster,
Planning Department,
44933 Fern Avenue,
Lancaster, California, 93534



SUBJECT: Comments on public Review Draft Program Environmental Impact Report – City of Lancaster 2030 General Plan.

FROM: L. Dean Webb, Resident of Lancaster

Ms Swain, I prefer the land use plan “GPCAC Preferred Plan Alternative”. The citizen’s committee developed this as the best workable use for the City to develop by. It places the emphasis on infill development while preserving open space and rural land.

5.1

Traffic and Circulation: The area along Ave M and between 30th or 40 street west and around the north side of “Quartz Hill” should be designed to retain the remaining Joshua Trees. This forms a natural “gateway” into both Lancaster and Quartz Hill from the southwest.

5.2

Under - Goal 3 --- below “I agree” with Objectives and Policies listed, with some additional comments:

Objective 3.1 all 3 Policy parts,
Objective 3.2 all 6 Policy parts (bring “gray water into write-up”),
Objective 3.3 all 5 Policy parts (this may be section to mention “trail system”),
Objective 3.4 all 5 Policy parts (policy 2 should mention “Little Rock Wash”),
(Policy 3 should also mention Lancaster’s “Prime Desert Woodland”).
Objective 3.5 all 3 Policy parts,
Objective 3.6 all 6 policy parts (policy part 1 should mention use of bicycling and walking trails. Policy part 3 should mention “solar panels” on the roofs of buildings, will be encouraged).

5.3

Objective 3.8 both Policy parts (policy part 2 could mention Little Rock Wash and Amargosa Creek could be used for scenic vista corridors).

Under Goal 4 --- below

Objective 4.4 all 5 parts (parts 1, 2, and 4 important in establishing a zone protecting flight testing. at EAFB. In addition the use of this area for several plants which are endangered such as the "alkali lily", should be established).

Under Goal 10 --- below

Objective 10.2 The establishment of a "Master plan of trails" should be considered. (policy(s) 10.2.1, and 10.2.2 -- same comment as above.

Under Goal 12

Policy 12.1.1 could mention the "Cedar Center" and the "old post office".

Under Goal 14

Policy 14.5.2 could mention "mono rails". What does --- development of pipe and --- mean?

Under Goal 15

Policy 15.3.1 could mention "Piute Ponds" as a good riparian flood control area.

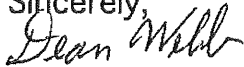
Under Goal 19

Policy 19.2.8 should have more details.

Policy 19.3.3 I would like to see a rest stop and a "kiosk" placed along Hwy 14 near Lake Lancaster and the Ave H corner with information pamphlets on how to find points of interest around Lancaster (i.e. -City parks, museums, state parks etc.), This would form a possible "gateway" from the north and would be located near the Amargosa Creek trailway.

Please contact me if some points are not clear.

Sincerely,



Dean Webb,

1000 E. Caperton,

Lancaster, CA., 93535

Tel # 948-4123

Email < ldwebbo@aol.com >



RESPONSES TO COMMENTS FROM DEAN WEBB, DATED JANUARY 23, 2009

Response 5-1

The commenter expresses his preference for the GPCAC Preferred Plan. This comment does not address the adequacy of the Draft EIR and no response is necessary. The opinion of the commenter has been forwarded to the decision makers for consideration.

Response 5-2

The commenter expresses his opinion regarding the retention of Joshua trees along Avenue M. This comment does not address the adequacy of the Draft EIR and no response is necessary. The opinion of the commenter has been forwarded to the decision makers for consideration.

Response 5-3

The commenter expresses his support for specific objectives, policies, and goals in the proposed General Plan. The commenter also makes recommendations regarding revisions to specific objectives, policies, and goals. These comments do not address the adequacy of the Draft EIR and no response is necessary. However, the suggestions raised by the commenter have been forwarded to the decision makers for consideration.



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

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

IN REPLY PLEASE
REFER TO FILE: LD-1

January 22, 2009

Ms. Jocelyn Swain
Associate Planner
City of Lancaster Planning Department
44933 Fern Avenue
Lancaster, CA 93534-2461

Dear Ms. Swain:



**NOTICE OF AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT
CITY OF LANCASTER GENERAL PLAN UPDATE 2030**

Thank you for the opportunity to review the Draft Environmental Impact Report for the above project. We offer the following comments for your consideration.

Hazards-Geotechnical/Soils/Geology

All or portion of the City of Lancaster is located within a potentially liquefiable area per the State of California Seismic Hazard Zones Map-Rosamond, Del Sur, Lancaster East, and Lancaster West Quadrangles. Geotechnical reports should be included in the Environmental Impact Report as necessary.

6.1

For any questions regarding the geology comments above, please contact Jeremy Wan at (626) 458-4925 Extension 3873.

Utilities and Service Systems-Sewer

The Draft Environmental Impact Report should analyze the impact of the sewer discharge from the city sewer lines to the County sewer lines due to the change to the City General Plan. A sewer area study should be submitted to the County of Los Angeles Department of Public Works' Land Development Division for review and approval. The approved sewer area study should be included as part of the Environmental Impact Report.

6.2

Ms. Jocelyn Swain
January 22, 2009
Page 2

Please contact Mr. Suk Chong at (626) 458-7150 for sewer area study submittal information and any question regarding sewer comment.

6.2

If you have any other questions, please contact Mr. Toan Duong at (626) 458-4945.
Very truly yours,

GAIL FARBER
Director of Public Works


DENNIS HUNTER, PLS PE
Assistant Deputy Director
Land Development Division

MA:ca
P:\dpub\CEQA\CDM\City of Lancaster General Plan Update 2030 - NOA.doc



RESPONSES TO COMMENTS FROM COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS, DATED JANUARY 22, 2009

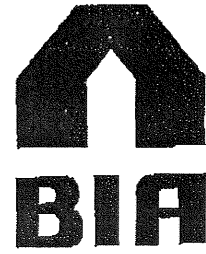
Response 6-1

Most of the City of Lancaster is not located within a potential liquefaction zone (please see Figure 2-6 of the Master Environmental Assessment and the State Seismic Hazards Map located at http://gmw.consrv.ca.gov/shmp/html/pdf_maps_so.html). The General Plan Update does not propose site-specific development. Future development projects that are proposed to be located within a potential liquefaction zone would be required to prepare liquefaction studies which are subject to a third party peer review per State Seismic Hazards Mapping Act.

Response 6-2

The Draft EIR does discuss impacts to the sewer system, specifically on pages 5.13-4 to 5.13-5, 5.13-13, and 5.13-19 to 5.13-22. While the General Plan Update does make changes to some of the existing land uses, these changes are focused within the urbanizing area of the City. Very few changes would occur along the boundary of the City or in the outlying areas where the City sewer lines tie into the County lines. However, mitigation measures were identified on page 5.13-22 to ensure that adequate sewer facilities are available for individual projects. These mitigation measures are listed below.

- WW-2. For each site specific development, prior to issuance of building permits, the Developer shall provide evidence that the County Sanitation District of Los Angeles has sufficient wastewater transmission and treatment plant capacity to accept sewage flows from the buildings for which building permits are being requested.
- WW-3. For each site specific development, prior to issuance of building permits, the Developer shall provide engineering studies to the City of Lancaster's Public Works Department verifying that the sewer system has adequate capacity to serve the project. If additional improvements are required, the applicant shall pay the necessary fees required for sewer system improvements.



Antelope Valley Chapter

Building Industry Association of Southern California

Serving North Los Angeles and Southeast Kern Counties

44404 16th St. West, Suite 107
Lancaster, California 93534
661.949.6857
fax 661.949.6090

January 29, 2009

City of Lancaster
Planning Dept.
44933 N. Fern Ave.
Lancaster, CA 93534

Attn: Ms. Jocelyn Swain

RE: City of Lancaster General Plan 2030 Program
Draft EIR Report

Dear Ms. Swain:

On behalf of the Antelope Valley Chapter of the Building Industry Association (AVBIA), we would like to thank The City of Lancaster for the opportunity to provide commentary and ask questions concerning the General Plan 2030 Draft EIR report.

7.1


The AVBIA was actively engaged in the process of the development of proposals made as a part of the report and acknowledges and appreciates that opportunity to contribute to the ongoing growth and economic future within the City of Lancaster.

Upon review of the Draft EIR Report, the AVBIA would seek to have clarified as to whether or not the report takes into effect recent statewide legislation; specifically AB 32 – Greenhouse Gas Emission Reductions and SB375 – Land Use Planning, as the overall impact that these statewide required bills could potentially have to the outcome of an adopted General Plan. While noting that the Report does call for a number of energy efficiencies in a variety of areas, (i.e. air and water quality; conservation; etc.) it does not specifically address this legislation in terms of long range planning and/or implementation. Consideration must be given to address this legislation as failure to do so could potentially create issues of conflict between City of Lancaster and State of California’s various agencies.

7.2

The AVBIA offers its support to the General Plan 2030 Draft EIR Report and also extends an open invitation to work with City Leaders and Staff to ensure that all areas within the Plan and it’s long range efforts will be fully accomplished and successful.

7.3

Regards,

Gretchen Gutierrez
Executive Officer
Antelope Valley Chapter/BIA Southern California





RESPONSES TO COMMENTS FROM BUILDING INDUSTRY ASSOCIATION, ANTELOPE VALLEY CHAPTER, DATED JANUARY 29, 2009

Response 7-1

The comment does not address the adequacy of the Draft EIR. However, the comment has been forwarded to the decision makers.

Response 7-2

The Draft EIR does analyze greenhouse gas emissions and the requirements of recent legislation on the proposed General Plan Update. Specifically, Section 5.5, Air Quality, on pages 5.5-25 through 5.5-50 discusses greenhouse gas emissions and global warming. The discussion includes an explanation of global warming, a summary of the State legislation addressing global climate change, an estimate of the amount of greenhouse gases that each of the alternatives would produce, a consistency analysis with the Attorney General's recommendations, and a consistency analysis with the applicable global climate change strategies. In addition, the analysis identifies the proposed policies in the General Plan Update and mitigation measures that would help to reduce the amount of greenhouse gases produced within the City of Lancaster to the extent feasible.

Response 7-3

This comment does not address the adequacy of the Draft EIR. However, the AVBIA's offer of assistance is appreciated and has been forwarded to the decision makers.

Antelope Valley Mosquito & Vector Control District

P.O. Box 1192
 Lancaster, CA 93584-1192
 (661) 942-2917
 Fax (661) 940-6367



January 29, 2009

City of Lancaster
 Planning Department
 Attn.: Jocelyn Swain
 44933 N. Fern Avenue
 Lancaster, CA 93534

**Re: City of Lancaster General Plan Update 2030
 Draft Program EIR – SCH No. 2007111003**

Dear Ms. Swain:

Thank you for giving us the opportunity to review the Draft Program EIR (SCH # 2007111003) for the City of Lancaster General Plan Update 2030. The Antelope Valley Mosquito & Vector Control District is a special district charged with protecting public health within most of the City limits of Lancaster and Palmdale. Our main objective is to keep mosquito populations at a minimum. We take this responsibility very seriously. As such, we have reviewed the DEIR for the above named project and ask consideration of the following points:

8.1

The chapter 5.8 Hydrology and Water Quality, states that an update of the General Plan would typically result in an update of the Master Plan of Drainage. It also indicates that future projects would include the construction of local retention or detention basins, and other flood control facilities. These storm drain facilities generate different challenges when it comes to mosquito reproduction.

8.2

Underground storm drain facilities such as the twin pipes often have debris and sediment deposits along the way. That will create small isolated puddles of water within the pipe that can serve as mosquito habitat. Furthermore, underground drains and vault spaces provide safe harborage for adult resting and over-wintering mosquitoes. Numerous studies conducted by the California Department of Public Health, California Department of Transportation (Caltrans) and several Vector Control Districts showed that adult female mosquitoes will fly through openings as small as 1/16th of an inch and over a distance of more than 100 ft to access water to lay eggs.

Board of Trustees

<u>L.A. County</u>	<u>Lancaster</u>
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Arnie Rodio	R. Dennis Persons

District Manager

Cel D. Kratz

Office Location

42624 6th Street East
 Lancaster, CA 93555

Email: mosquito@avmosquito.org
 Website: www.avmosquito.org

The report further states that structural or non-structural Best Management Practices (BMPs) would be established to treat stormwater runoff as specified by the U.S. Environmental Protection Agency (EPA) under the Clean Water Act (CWA) to comply with National Pollution Discharge Elimination System (NPDES) permit requirements.

8.2

I would like to stress again that the BMPs are notorious for breeding tremendous numbers of mosquitoes (see references below). All BMP structures should be easily and safely accessible to allow AVMVCD technicians to effectively monitor and if necessary, abate mosquitoes.

I would also like to emphasize that creating mosquito breeding sites constitutes a public health nuisance under the California Health and Safety Code §2060 and may result in potential fines of up to \$1000 per day plus the cost of abatement until corrected.

It is therefore crucial that the City of Lancaster include a long-term plan in the updated General Plan and the Master Plan of Drainage for these drainage systems to be properly maintained. Customary annual or even bi-annual pumping of vault-type units is wholly inadequate to prevent mosquito reproduction. Ongoing research is looking into the possibility of mosquito exclusion in underground BMPs with manhole cover inserts.

8.3

We ask that you keep mosquito production and public health in mind when constructing flood control facilities that will be able to hold water for any amount of time. In the summer months mosquito reproduction is very rapid, and as we have seen here last year, can have fatal consequences for local residents.

Please feel free to contact me at 661-942-2917 ext. 206 for any further information.

Sincerely,



Karen S. Mellor

Entomologist / Operations Supervisor

Antelope Valley Mosquito & Vector Control District

- References:
- Managing Mosquitoes in Stormwater Treatment Devices
<http://www.anrcatalog.ucdavis.edu/pdf/8125.pdf>
 - The Impact of New BMP Construction on Local Public Health Agencies
http://www.forester.net/sw_0203_stormwater.html
 - The Dark Side of Stormwater Runoff Management: Disease Vectors Associated with Structural BMPs
http://www.forester.net/sw_0203_dark.html



RESPONSES TO COMMENTS FROM ANTELOPE VALLEY MOSQUITO & VECTOR CONTROL DISTRICT, DATED JANUARY 29, 2009

Response 8-1

This comment states the purpose of the Antelope Valley Mosquito & Vector Control District and that they reviewed the Draft EIR with their purpose in mind. This comment does not address the adequacy of the Draft EIR and no further response is necessary.

Response 8-2

The Draft EIR for proposed General Plan Update addresses hydrology impacts at a broad, program level. When individual projects are submitted, a hydrology report is submitted as part of the development application. Best Management Practices are identified on a project by project basis, in order to manage stormwater for each location effectively. The concerns of the AVMVCD have been forwarded to the Public Works Department for consideration during the development review process and during any future revisions of the Master Plan of Drainage.

Response 8-3

Maintenance of BMPs by City staff is done according to the City's policies and procedures. The concerns of the AVMVCD have been forwarded to the Public Works Department for consideration during the development review process and during any future revisions of the Master Plan of Drainage.



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

January 23, 2009

Jocelyn Swain
City of Lancaster
44933 Fern Avenue
Lancaster, CA 93534

Subject: City of Lancaster 2030 General Plan
SCH#: 2007111003

Dear Jocelyn Swain:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on January 21, 2009, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

9.1

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts
Director, State Clearinghouse

Enclosures
cc: Resources Agency



**Document Details Report
State Clearinghouse Data Base**

SCH# 2007111003
Project Title City of Lancaster 2030 General Plan
Lead Agency Lancaster, City of

Type EIR Draft EIR

Description The General Plan Update is a comprehensive update of the 1997 General Plan. This includes an update of existing elements; update of existing conditions, with 2006 serving as the baseline year; update of General Plan development projections to the year 2030 based upon the Southern California Association of Governments (SCAG) 2004 Regional Transportation Plan (2004) projections; adjustment of the allowable land use pattern and density of development permitted on the General Policy Map to be consistent with SCAG's 2030 growth projections; and additions, deletions or modifications to the 1997 General Plan goals, objectives, policies and specific action for each element. The General Plan Land Use Map identifies the type, location, and density/intensity of future development within the City of Lancaster. Based upon development projections for the City, the following three land use alternatives are being considered as part of the General Plan Update: No Project Alternative; Balanced Growth Alternative; and GPCAC Preferred Plan Alternative.

Lead Agency Contact

Name Jocelyn Swain
Agency City of Lancaster
Phone 661-723-6100 **Fax**
email
Address 44933 Fern Avenue
City Lancaster **State** CA **Zip** 93534

Project Location

County Los Angeles
City Lancaster
Region
Lat / Long
Cross Streets Citywide

Parcel No.	Range	Section	Base

Proximity to:

Highways SR-14
Airports General Williams J. Fox Airfield
Railways UPRR
Waterways
Schools
Land Use Multiple General Plan and Zoning Designations

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Cumulative Effects; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Growth Inducing; Landuse; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Game, Region 5; Cal Fire; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 4; Department of Housing and Community Development; Regional Water Quality Control Bd., Region 6 (Victorville); Native American Heritage Commission

**Document Details Report
State Clearinghouse Data Base**

Date Received 12/02/2008 *Start of Review* 12/02/2008 *End of Review* 01/21/2009



RESPONSES TO COMMENTS FROM STATE OF CALIFORNIA GOVERNOR'S OFFICE OF PLANNING AND RESEARCH, STATE CLEARINGHOUSE AND PLANNING UNIT, DATED JANUARY 23, 2009

Response 9-1

The comment letter acknowledges the close of the public comment period and forwards the comment letter that was received by the State Clearinghouse from the State of California – Resources Agency, Department of Water Resources. This letter was responded to as Comment Letter No. 2.



PALMDALE

a place to call home

February 5, 2009



Ms. Jocelyn Swain, Environmental Planner
City of Lancaster
44933 Fern Avenue
Lancaster, CA 93534

RE: General Plan Update 2030 Draft Program Environmental Impact Report (EIR) (SCH No. 2007111003)

38300 Sierra Highway

Palmdale, CA 93550-4798

Tel: 661/267-5100

Fax: 661/267-5122

TDD: 661/267-5167

Dear Ms. Swain:

Thank you for providing the City of Palmdale with the opportunity to comment on the Draft Program Environmental Impact Report (EIR) for the General Plan Update 2030 for the City of Lancaster. We offer the following comments:

- Water is an essential resource for existing, new residential and commercial developments within the Antelope Valley. It is important that water conservation strategies be implemented. There should be a policy requiring future residential, commercial and industrial developments to pay required fees and/or expand off site infrastructure to transport recycled Sanitation District water whenever possible to reduce the ever-growing demand on fresh water supplies. Additionally, dual plumbing systems should be promoted with new single-family home construction allowing graywater to be used for landscape irrigation. 10.1
- Section 5.13 Utilities, Natural Gas, states that the City of Lancaster used 3.2 Trillion cubic feet of natural gas in 2006. There are approximately 36,976 households and approximately 10 million square feet of commercial and industrial uses within the City of Lancaster. Consumption of 3.2 Trillion cubic feet of natural gas seems high. 10.2

Auxiliary aids provided for

communication accessibility

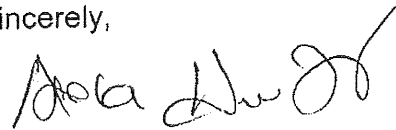
upon 72 hours' notice and request.

Letter to Ms. Swain
General Plan Update 2030 Draft EIR
February 5, 2008
Page 2

The Traffic Division is still reviewing the General Plan 2030 Program Environmental Impact Report and will forward comments to you at a later date.

10.3

Sincerely,



Asoka Herath
Director of Planning

AH/df



RESPONSES TO COMMENTS FROM CITY OF PALMDALE, DATED FEBRUARY 5, 2009

Response 10-1

The General Plan Update 2030 does contain policies and specific actions to reduce the demand on potable water and utilize recycled water to the extent feasible. These policies and specific actions are listed below.

Policy 3.1.3: Encourage the use of recycled tertiary treated wastewater when possible.

Specific Action 3.1.3(a): Cooperate with the Sanitation District of Los Angeles County to develop programs for using recycled tertiary treated wastewater for landscape irrigation and other uses allowed by the State Department of Health. See also Specific Action 15.1.2(b).

Specific Action 3.1.3(b): As required by the Master Plan for Recycled Water, work with appropriate agencies to implement the Recycled Water Facilities and Operations Master Plan.

Specific Action 3.1.3(c): Through the development and landscape plan check process, require the installation of recycled water “purple pipe” in new Landscape Maintenance District (LMD) areas.

Specific Action 3.1.3(d): Revise the Landscape Specifications Ordinance to encourage the use of recycled water for all new landscaped areas within the City to include public as well as private development where possible.

Specific Action 3.1.3(f): As part of the development review process, condition new development where appropriate to implement recycled water systems and/or measures.

Specific Action 15.1.2(b): Conduct a study to identify users who could potentially substitute the uses of recycled water in their operations and examine alternatives for the use of tertiary treated water. See also Specific Action 3.1.3(a).

Response 10-2

While the City of Lancaster agrees that the consumption of 3.2 trillion cubic feet of natural gas seems high, this is the number that was provided to the City by the Southern California Gas Company during the update of the Master Environmental Assessment. Additionally, during the public review of the Draft Master Environmental Assessment and the Draft Environmental Impact Report, the Gas Co. did not provide any comments to the affect that the numbers in these documents were incorrect.

Response 10-3

The comment period on the Draft EIR closed on January 31, 2009 after a 60-day public review and comment period. Section 15088(a) of the CEQA Guidelines states “The lead agency shall evaluate comments on environmental issues received from persons who reviewed the draft EIR and shall prepare a written response. The lead agency shall respond to comments received during the noticed comment period and any extensions and may respond to late comments.” Due to time constraints, any comments received by the City of Lancaster substantially after the close of the public comment period will not be responded to in the Final EIR. However, the



comments will be forwarded to the decision makers for consideration if they are received prior to the hearing process.



California Regional Water Quality Control Board Lahontan Region



Linda S. Adams
Secretary for
Environmental Protection

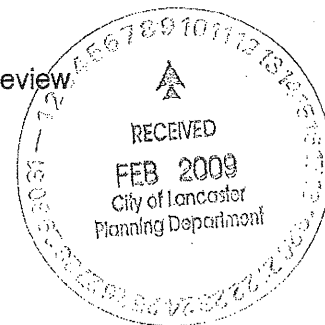
Victorville Office
14440 Civic Drive, Suite 200, Victorville, California 92392
(760) 241-6583 • Fax (760) 241-7308
<http://www.waterboards.ca.gov/lahontan>

Arnold Schwarzenegger
Governor

February 3, 2009

File: Environmental Doc Review
Los Angeles County

Jocelyn Swain
City of Lancaster
44933 Fern Avenue
Lancaster CA 93534
Phone (661) 723-6100



COMMENTS ON THE CITY OF LANCASTER GENERAL PLAN 2030 PROGRAM ENVIRONMENTAL IMPACT REPORT, PUBLIC REVIEW DRAFT, DECEMBER 2008

California Regional Water Quality Control Board Lahontan Region (Water Board) staff has reviewed the above referenced document and has the following comments:

- The mitigation measures included do not identify features to be implemented to address post-construction stormwater control on-site or prevent pollutants from non-point sources from entering and degrading surface or ground waters. The foremost method of reducing impacts to watersheds from urban development is "Low Impact Development" (LID), the goals of which are maintaining a landscape functionally equivalent to predevelopment hydrologic conditions and minimal generation of nonpoint source pollutants. LID results in less surface runoff and potentially less impacts to receiving waters. Principles of LID include:
 - Maintaining natural drainage paths and landscape features to slow and filter runoff and maximize groundwater recharge,
 - Reducing the impervious cover created by development and the associated transportation network, and
 - Managing runoff as close to the source as possible.

We understand that LID development practices that would maintain water quality values could also reduce local infrastructure requirements and maintenance costs, and could benefit air quality, open space, and habitat. Planning tools to implement the above principles and manuals are available to provide specific guidance regarding LID.

- For proposed projects located in areas that contain drainages, wetlands, surface waters of the State, waters of the U.S. or blue-line streams, we request that measures be identified to avoid such features and provide buffer zones, where possible. The project proponent may consult with Army Corps of Engineers, Department of Fish and Game, and the Water Board.

11.1

11.2

Activities that involve fill or alteration of surface waters, including drainage channels, may be subject to state permitting requirements. Please see information at the Water Board web site at:

http://www.waterboards.ca.gov/lahontan/Permitting_Questions.htm and at http://www.waterboards.ca.gov/lahontan/files/general_permits4lahontan.pdf.

Surface waters include, but are not limited to, drainages, streams, washes, ponds, pools, or wetlands. Waters of the State or waters of the U.S. may be permanent or intermittent. Waters of the State may include waters determined to be isolated or otherwise non-jurisdictional by the Army Corps of Engineers.

11.2

- Please consider and incorporate designs that minimize impervious surfaces, such as pervious parking areas, directing runoff onto vegetated areas using curb cuts and rock swales, etc., and infiltrating runoff as close to the source as possible to avoid forming erosion channels. Design features should be incorporated to ensure that runoff is not concentrated by the proposed project.

11.3

- Please consider development features that span drainage channels or allow for broad crossings. Design features of future development should be incorporated to ensure that runoff is not concentrated thereby causing downstream erosion.

- Water supply and conservation is a major concern in the Antelope Valley because the Antelope Valley Groundwater Basin is in an overdraft condition. The draft EIS proposes mitigation measures for new development, which include conversation methods using low water-use turf, synthetic grass substitute, and weather-sensitive irrigation timers. Please consider extending this mitigation measure to existing development. Please consider measures to encourage water use reduction at existing developed land.

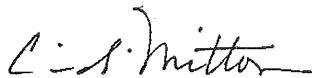
11.4

Please note that obtaining a permit and conducting monitoring does not constitute adequate mitigation. Development and implementation of acceptable mitigation is required.

11.5

Thank you for the opportunity to review the draft General Plan EIR. If you have any questions, please contact me at (760) 241-4942, or e-mail me at mcoony@waterboards.ca.gov.

Sincerely,



Cindi Mitton
Senior Engineer



RESPONSES TO COMMENTS FROM CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, LAHONTAN REGION, DATED FEBRUARY 3, 2009

Response 11-1

The Draft EIR evaluates at a general or “program” level the potential impacts of the proposed General Plan Update, which is a policy document to guide future development within the City. No specific development project is proposed at this time that would have a potentially significant impact on water quality. The comments raised are more appropriately suited for site development review, not planning level review of the proposed General Plan Update. Individual development projects would be reviewed on a project-by-project basis to determine project specific impacts to water quality and if appropriate, identify on-site post-construction stormwater control measures that would be required to prevent pollutants from non-point sources from entering and degrading surface or ground waters to the maximum extent practicable. It is noted that the California Regional Water Quality Control Board identifies Low Impact Development (LID) as a recommended method of reducing impacts to watersheds.

Response 11-2

Proposed projects within the City of Lancaster are required to submit biological assessments of the project site with their applications. In the event that drainages, wetlands, etc. are identified on site, the applicant is required to consult with both the California Department of Fish and Game and the Water Board to determine any permits/measures that may be required. There are no Waters of the United States, as determined by the U.S. Army Corps of Engineers within the City of Lancaster.

Response 11-3

As individual projects within the City of Lancaster are proposed, they are reviewed by the Development Review Committee (DRC) and conditions are placed on the projects, including conditions regarding drainage. Some of these conditions are standard and others are determined on a project-by-project basis. Additionally, each project is required to submit a hydrology study to determine the pre- and post-runoff conditions. All projects are required to reduce post-development flows to 85% of pre-development conditions.

Response 11-4

The City has enacted Ordinance 905, Urgency Ordinance Against Wasting Water, and Ordinance 907, Landscape & Irrigation, in order to help address the water situation in the Antelope Valley. These Ordinances apply to both new projects under development and to existing developments. Copies of these ordinances can be found on the City’s website: www.cityoflanasterca.org.

Response 11-5

The Draft EIR evaluates at a general or “program” level the potential impacts of the proposed General Plan Update, which is a policy document to guide future development within the City. No specific development project is proposed at this time that would have a potentially significant impact on water quality. Individual development projects would be reviewed on a project-by-project basis to determine project specific impacts to water quality and if appropriate identify



project specific mitigation measures to reduce potential impacts to the maximum extent practicable.



Comments received from Nicole Parsons on the Draft EIR during the January 6, 2009 Planning Commission Meeting.

Comment PH-1

The commenter stated that she was unaware of the release of the Draft EIR and that she did not believe that the public is aware that the Draft EIR was available. She also stated that the General Plan has not been on Channel 28 because she watches that channel all the time and has not seen it.



RESPONSES TO COMMENTS FROM NICOLE PARSONS

Response PH-1

The comments made at the public hearing do not address the adequacy of the Draft EIR and no response is necessary. The public was notified of the release of the Draft EIR through a direct mailing of the notice of availability, the publishing of the notice in the Antelope Valley Press, and the posting of the Draft EIR on the City's website. Additionally, copies of the Draft EIR were mailed to public agencies/organizations and the State Clearinghouse. These notification procedures satisfy the notice requirements of the California Environmental Quality Act with respect to the public review of draft environmental impact reports.



13.6 ERRATA FOR FINAL EIR

The Final EIR will be a revised document that incorporates all of the changes made to the Draft EIR following the public review period. Added or modified text is double underlined (example), while deleted text is struck out (~~example~~).

The following wording changes to the objectives and policies will be revised wherever cited in the Draft EIR in the Final EIR.

Objective 3.2	Reduce the per capita rate of water consumption in the City of Lancaster to 200 gallons per day through increased conservation, technology, retrofits and system efficiency <u>to levels consistent with other desert communities</u> .
Policy 3.8.1:	Preserve views of surrounding ridgelines, slope areas and hilltops, as well as other scenic vistas <u>(also see Policy 19.2.5)</u> .
Policy 4.4.4:	Support and implement the adopted <u>R-2508</u> Joint Land Use Study (JLUS) for Edwards Air Force Base as it applies to the City of Lancaster and its sphere of influence.
Objective 9.1	Cooperate with local educational agencies <u>entities</u> in their acquisition of sites and the construction of schools in such a manner to ensure the availability of adequate school facilities to serve the needs of Lancaster residents at all levels, including location of a four year university within the City of Lancaster.
Objective 10.2	Through the adoption and implementation of a Master Plan of trails establish and maintain a hierarchical system of trails (including equestrian, bicycle, and pedestrian trails) which provides <u>providing</u> recreational opportunities and an alternative means of reaching schools, parks and natural areas, and places of employment, and which connects <u>connecting</u> to regional trail systems.
Goal 12	To promote community appreciation for the unique history of the Antelope Valley and the City of Lancaster and to promote community involvement in the protection, preservation, and restoration where features of <u>the area's significant</u> cultural, historical or architectural significance exist <u>features</u> .
Policy 14.1.3:	Require that the <u>fair and equitable</u> cost of constructing or improving and maintaining arterials which connect outlying urban development to the City core be borne by developments which create the need for them.
Policy 14.1.5:	Provide adequate levels of maintenance for all components of the circulation system, such as roadways, sidewalks, bicycle facilities, roadway drainage systems, pedestrian, recreational trails, and similar facilities <u>(see also related policies and specific actions in the Pedestrian, Equestrian and Bicycle Trails subsection of the Plan for Active Living)</u> .



- Policy 14.1.6:** ~~Through implementation of the Transportation Master Plan~~ Work with regional partners to ensure that the regional circulation system provides adequate connections across the Antelope Valley for convenient circulation and rapid emergency access.
- Policy 14.2.4** Promote the ~~designation~~ creation of a high desert transportation corridor which will provide a direct connection between Interstate 5 and Interstate 15 to the City of Lancaster.
- Policy 14.3.2:** Provide safe and convenient parking that has minimal impacts on the natural environment, the community image, or and quality of life.
- Objective 14.4** Reduce reliance of the use of automobiles and increase average vehicle ~~ridership (AVR)~~ occupancy by promoting alternatives to the single-occupancy auto use of the private automobile, including ridesharing, non-motorized transportation (bicycle, pedestrian), and the use of public transit.
- Policy 14.4.1:** Under the guidance of the Transportation Master Plan, support and encourage the various public transit companies, ridesharing programs and other incentive programs, that allow residents to utilize ~~forms~~ modes of transportation other than the private automobile, and accommodate those households within the Urbanizing Area of the City that rely on public transit.
- Policy 14.4.2:** Promote the use of alternative modes of transportation through the development of convenient and attractive facilities ~~which~~ that support and accommodate the services.
- Policy 14.4.3:** Encourage bicycling, ~~wherever possible~~, as an alternative to automobile travel for the purpose of reducing vehicle miles traveled (VMT), fuel consumption, traffic congestion, and air pollution by providing appropriate facilities for the bicycle riders (see also Policy 10.2.4 and subordinate ~~appurtenant~~-Specific Actions of the Plan for Active Living).
- Policy 14.4.5:** Design transportation facilities to encourage walking, provide connectivity, ADA accessibility, and safety by reducing potential auto/pedestrian conflicts. ~~Facilities should be usable not only by pedestrians, but also by families with strollers, or people in wheelchairs.~~
- Objective 14.5** Ensure the ~~availability of adequate means~~ ability to safely move commodities within and through the City of Lancaster, including availability of truck routes, pipelines, and other utility corridors, in such a manner as to minimize impacts on adjacent land uses and enhance Lancaster residents' quality of life.
- Policy 14.5.2:** Encourage the continued development of pipeline and utility corridors and rail freight lines, while minimizing the impacts on adjacent land uses and the roadway network.
- Policy 14.6.1:** Support and encourage the addition and accessibility to of regional air transportation services at air installations in the vicinity, while acknowledging ~~development limitations in the interface zone immediately surrounding the~~



airport, as well as the necessity for land use coordination between the City and the air installations regarding land surrounding these facilities (see also policies and programs in the Air Installation and Land Use Compatibility subsection of the Plan for Public Health and Safety and the Interagency Land Use Coordination subsection of the Plan for Physical Development). affected area beyond the interface zone.

Objective 16.3 ~~Maintain~~ Foster development patterns and growth which contribute to, rather than detract from net fiscal gains to the City.

Objective 16.6 Ensure that new development pays for ~~all of the~~ its fair and equitable infrastructure, and public facilities costs ~~associated with new development~~.

Policy 17.1.1: Maintain an adequate inventory of land for residential, commercial, employment, quasi-public, and public and open space uses.

Policy 17.1.5: Provide sufficient lands for the conduct of public, quasi-public, institutional, cultural, educational, and recreational activities.

Policy 18.1.2: Provide for and protect outlying lands designated rural residential, providing a distinct ~~boundary~~ interface between urban and rural uses.

Policy 18.1.4: Encourage the long-term maintenance of new residential development. ~~only those multiple family projects which are large enough in scale to require the services of full-time on-site management.~~

Policy 18.3.2: Consider the detachment (de-annexation) of incorporated areas that do not meet the intent of Objective 18.3.

Policy 19.2.5 Create a network of attractive paths and corridors that encourage a variety of modes of transportation within the city (see also Policy 3.8.1).

Policy 19.2.7 Provide for and protect outlying lands designated rural residential, providing a distinct ~~boundary~~ interface between urban and rural uses.

Objective 20.1 Coordinate planning efforts and development decisions between Lancaster, Palmdale, Los Angeles ~~County~~, Kern County, San Bernardino County, including County unincorporated areas, regional, state and federal agencies, and representative town councils.

Policy 20.1.1: Promote harmonious and mutually beneficial uses of land between the City of Lancaster, the City of Palmdale, the Counties of Los Angeles, Kern and San Bernardino, and the United States Air Force (see also Policy 18.1.1 and related specific actions).



The following reference changes to Specific Actions will be revised wherever cited in the Draft EIR in the Final EIR.

- Specific Action 3.6.2(~~eb~~)
- ~~Specific Action 3.6.2 (b)~~
- ~~Specific Action 16.2.2(b)~~
- ~~Specific Action 18.1.4(b)~~
- ~~Specific Action 19.2.5(a)~~
- Specific Action 19.2.5(~~ba~~)
- Specific Action 19.2.5(~~eb~~)

Table 5.4-3 on Page 5.4-7 in the Draft EIR will be revised in the Final EIR, as follows:

Table 5.4-3 Future Roadway Network Improvements			
Roadway Section	Existing Lanes	Added Lanes	Future Lanes
Avenue G			
50th Street West to 30th Street West	4	2	<u>56</u>
30th Street West to SR-14 Freeway	2	4	6

Page 5.9-1 in the Draft EIR will be revised in the Final EIR, as follows:

5.9.1 SUMMARY OF EXISTING CONDITIONS

Section 9.15-9, Fire Protection and Emergency Services, of the Master Environmental Assessment provides a discussion of hazards including the presence of hazardous materials within the City, their transport and disposal. Following is a brief summary of current conditions within the City pertaining to hazards and hazardous materials.



Page 6-1 in the Draft EIR will be revised in the Final EIR, as follows:

COMMUNITY PARTICIPATION

The City of Lancaster initiated the community outreach portion of the General Plan 2030 process in ~~March~~ June of 2006. The goal of the outreach effort was to develop a “vision” for the city based on what the community felt was most important for the future of Lancaster. The outreach effort provided a variety of opportunities to participate, some of which are discussed below: