

RESOLUTION NO. 10- 63

A RESOLUTION OF THE CITY OF LANCASTER AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR DESIGNATION OF THE ANTELOPE VALLEY ENTERPRISE ZONE.

WHEREAS, the City Council of the City of Lancaster finds that the application area is economically depressed and that designation of the area as an Enterprise Zone is necessary in order to attract private sector investment to the application area; and

WHEREAS, the City of Lancaster authorizes and supports job development, job creation and economic development; and

WHEREAS, the initial study was performed for this project in accordance with the requirements of CEQA; and

WHEREAS, the City Council hereby finds that the Initial Study determined that the proposed project would not have a significant effect on the environment; and

WHEREAS, the Notice of Intent to Adopt a Negative Declaration for the proposed project was published in the Antelope Valley Press on July 25, 2010; and

WHEREAS, the City Council hereby finds, pursuant to Section 21082.1 of the Public Resource Code, that the Negative Declaration prepared for the proposed project reflects the independent judgment of the City of Lancaster; and

WHEREAS, the City Council hereby certifies that it has reviewed and considered the information contained in the Negative Declaration prepared for the proposed project in compliance with the California Environmental Quality Act, and the State Guidelines for the Implementation of the California Environmental Quality Act prior to taking action;

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF LANCASTER:

1. Authorizes the submission of an application to be designated as an enterprise zone; and
2. Authorizes that staffing shall be made available to maintain record-keeping, monthly updates on zone activities, and to discuss these activities with program auditors; and
3. Shall develop a self-evaluation process to measure its progress in meeting its goals and objectives; and, that this process shall be submitted to the Department for review, approval and inclusion in the Memorandum of Understanding (MOU) prior to final designation; and

4. Agrees to complete all actions stated within the application that apply to its jurisdiction should the proposed Enterprise Zone be awarded designation; and
5. Authorizes the City Manager of the City of Lancaster or his/her designee to sign the application, the MOU and other documents necessary for the implementation of the Enterprise Zone.
6. Approves the Negative Declaration prepared for this project with the finding that the proposed project would not have a significant effect on the environment; and
7. Will work cooperatively with City of Palmdale, the lead jurisdiction, and with the County of Los Angeles to implement and maintain the enterprise zone for a period of not less than 15 years.

PASSED, APPROVED, and ADOPTED this _____ day of _____, 2010, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI BRYAN, CMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
CITY OF LANCASTER

I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Resolution No. 10-63, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)

Exhibit A - AV Enterprise Zone Boundary Map

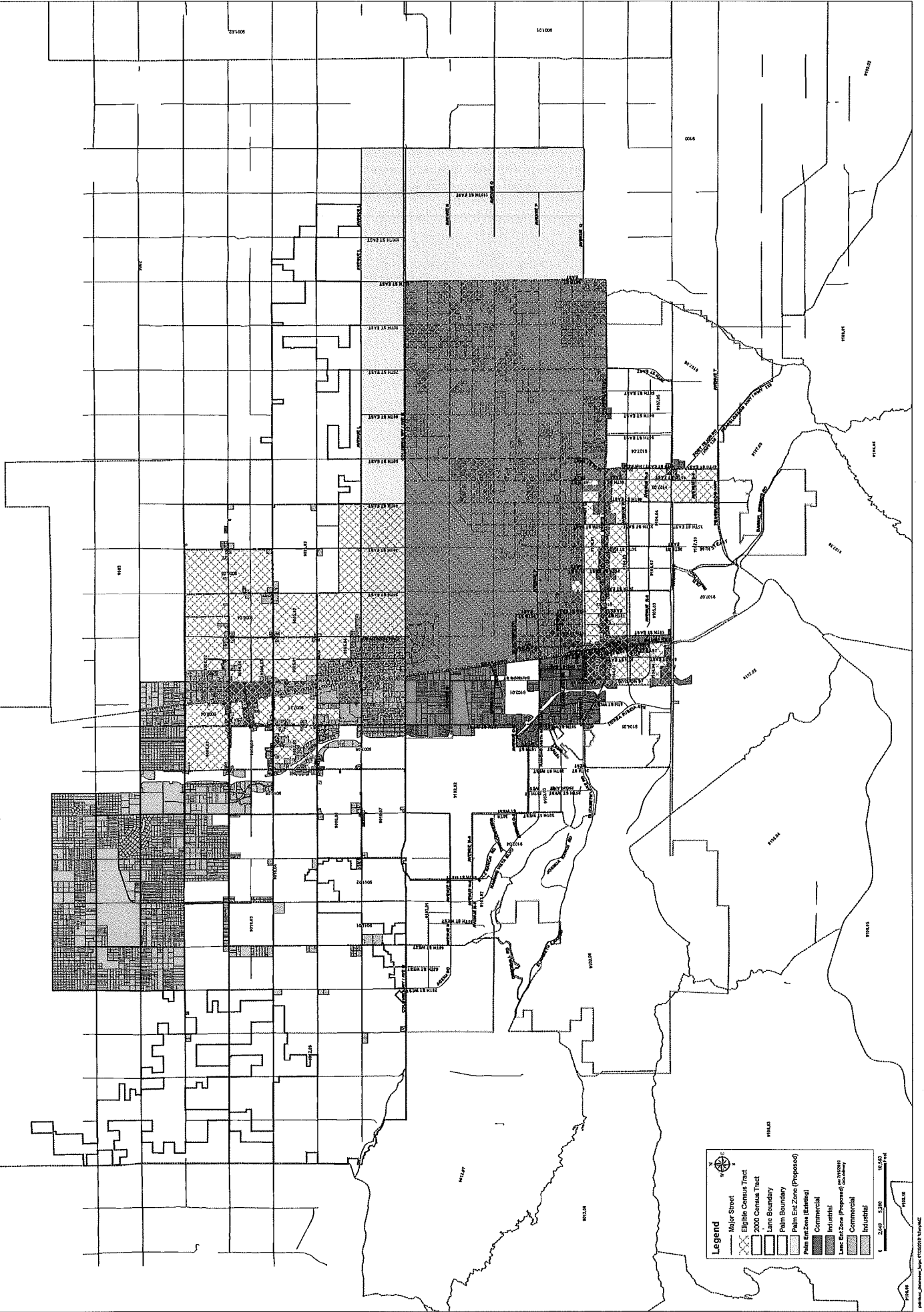


Exhibit B - Initial Study

CITY OF LANCASTER INITIAL STUDY

1. Project title and File Number: Antelope Valley Enterprise Zone
2. Lead agency name and address: City of Lancaster
44933 Fern Avenue
Lancaster, California 93534
3. Contact person and phone number: Jocelyn Swain
(661) 723-6100
4. Applicant name and address: City of Lancaster (Lead Agency)
44933 Fern Avenue
Lancaster, CA 93534

City of Palmdale (Co-applicant)

County of Los Angeles (Co-applicant)
5. Location: Various locations throughout the Cities of Lancaster and Palmdale and unincorporated Los Angeles County. See Exhibit A.
6. General Plan designation: Various designations
7. Zoning: Various designations
8. Description of project: The City of Lancaster is proposing to apply for an Enterprise Zone designation throughout various parts of the Antelope Valley from the State of California. This designation would be applied to a variety of commercial and industrial land use designations and would not change the existing underlying land use of the parcels to be included (see Table 1). No new land uses or development would occur. As uses change or new uses and development occur within the Enterprise Zone they will be analyzed on a case-by-case basis in compliance with the California Environmental Quality Act (CEQA). All properties proposed to be included in this Enterprise Zone are shown on Exhibit A.

Table 1

Land Use	City of Lancaster (acres)	City of Palmdale (acres)	Los Angeles County (acres)	Total (acres)
Commercial	3,966.5	2,448	---	6,414.5
Industrial	12,772.4	39,700	17,562	70,034.4
Other	11,380	900	---	12,280
Total	28,118.9	43,048	17,562	88,728.9

The proposed Enterprise Zone is situated in north Los Angeles County, approximately 70 miles north of downtown Los Angeles and encompasses approximately 88,728.9 acres located in the Cities of Lancaster and Palmdale along with unincorporated land under the jurisdiction of the County of Los Angeles. The proposed zone includes the eligible area defined by the Department of Housing and Community Development (HCD) as qualifying census tracts that meet certain distress criteria as well as commercial and industrial areas that extend outside the eligible area yet remain contiguous to it. The sum of these contiguous areas define the proposed zone which is referred to as the application area. The application area is bounded to the north by Avenue E, 70th Street West and 25th Street West. The mid-region of the zone ranges from 40th Street West to 40th Street East between Avenue H to the north and Avenue M to the south. The southern end of the zone continues south from Avenue M to Avenue S and Palmdale Boulevard and is bounded by State Route 14 (Antelope Valley Freeway), 10th Street West and 90th Street East.

The intent of the Enterprise Zone Program is to stimulate economic growth in the most economically distressed areas. The State of California allows 42 eligible areas to be designated as Enterprise Zones at one time. Eligible areas have distress factors such as low per capita income levels, high unemployment rates, and high percentage of persons below the poverty level.

The Enterprise Zone Program runs for 15 years and would last from 2010 to 2025. The program is intended to promote new development, private sector investment, and job creation. Businesses in the Enterprise Zone are eligible for exclusive State incentives and programs including 1) tax credits for sales and use taxes paid on qualified machinery purchases; 2) tax credits for hiring qualified employees; 3) interest deductions for lenders on loans to firms within the Zone; 4) a 15 year net operating loss carry-forward; 5) accelerated expense deductions; 6) priority for various state programs, such as state contracts; and 7) local incentives as determined by the local municipalities. By offering incentives and other programs only available to Enterprise Zones, economically distressed areas can attract and retain companies that would not otherwise choose to locate or expand in these areas. Both existing and new firms may participate in Enterprise Zone incentives.

9. Surrounding land uses and setting: N/A

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement.)

- Department of Housing and Community Development

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION - On the basis of this initial evaluation:

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

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in a earlier EIR or NEGATIVE DECLARATION pursuant to applicant standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Jocelyn Swain, Associate Planner - Environmental

7/21/10
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
I. <u>AESTHETICS</u> -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
II. <u>AGRICULTURE AND FOREST RESOURCES:</u> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:				

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined in Public Resources Code Section 4526)?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				X
III. <u>AIR QUALITY</u> -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable Air Quality Plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
V. <u>CULTURAL RESOURCES</u> -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VI. <u>GEOLOGY AND SOILS</u> -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for disposal of waste water?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VII. <u>GREENHOUSE GAS EMISSIONS</u> -- Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?				X
VIII. <u>HAZARDS AND HAZARDOUS MATERIALS</u> -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably fore-seeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
<u>IX. HYDROLOGY AND WATER QUALITY</u> –				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation on- or off-site?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?				X
f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map?				X
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
i) Inundation by seiche, tsunami, or mudflow?				X
X. <u>LAND USE AND PLANNING</u> -- Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				X
XI. <u>MINERAL RESOURCES</u> – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X
XII <u>NOISE</u> -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
XIII. <u>POPULATION AND HOUSING</u> -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
XIV. <u>PUBLIC SERVICES</u>				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?				X
Police protection?				X
Schools?				X
Parks?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Other public facilities?				X
XV. <u>RECREATION</u> --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
XVI. <u>TRANSPORTATION/TRAFFIC</u> -- Would the project:				
a) Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
<u>XVII. UTILITIES AND SERVICE SYSTEMS</u> -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing resources, or are new or expanded entitlements needed?				X
e) Have a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
XVII. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u> --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

DISCUSSION OF ENVIRONMENTAL CHECKLIST

I. a-c. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. Future projects located in an area covered by the proposed Enterprise Zone may result in aesthetic changes. These changes are likely to be similar to the surrounding uses in the area. However, the specific impacts of future development are too

speculative to identify at this time. All future projects proposed within the Enterprise Zone would be subject to environmental review in accordance with the California Environmental Quality Act (CEQA) and compliance with the applicable General Plan, Zoning Ordinance, and/or Specific Plan. Therefore, aesthetic impacts associated with the proposed Enterprise Zone overlay would be less than significant.

d. The proposed Enterprise Zone designation would not generate any light or glare impacts. Future development within areas covered by the Enterprise Zone would generate light and potentially glare. However, these developments would be subject to existing standards which would ensure that potential light and glare impacts would be less than significant.

II. a-b. The proposed Enterprise Zone designation would not affect any farmland identified by the California Resources Agency, farmland designated under a Williamson Act Contract, and would not convert any farmland to non-agricultural use. Furthermore, the proposed Enterprise Zone overlay would not be located on land designated as agricultural or farmland. Therefore, the proposed project would have no impact to agricultural resources.

c-d. The proposed Enterprise Zone designation would not affect any forest land or timberland and would not be located on any property zoned for those uses. Additionally, the proposed project would not result in the loss of forest land or the conversion of forest land to non-forest use. Therefore, the proposed project would have no impact to forest/timberland resources.

e. As discussed in Items II.a-d. above, the proposed Enterprise Zone designation would not cause any agricultural or forest/timberland to be converted to a non-agricultural or non-forest/timberland use. Therefore, no impacts would occur.

III. a. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. The existing land uses/zoning of the areas proposed for inclusion into the Enterprise Zone were taken into account during the preparation of the latest Air Quality Management Plan (AQMP) by the Antelope Valley Air Quality Management District. Future development would be compatible with the applicable AQMP and no impacts would occur.

b-d. The Antelope Valley is located within the Mojave Desert Air Basin (MDAB) and is under the jurisdiction of the Antelope Valley Air Quality Management District (AVAQMD). The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. Therefore, the proposed project would not impact air quality. Future developments within the Enterprise Zone have the potential to affect air quality. However, the potential air quality impacts of future development projects are too speculative to evaluate at this time. These projects would be subject to environmental review under CEQA and will be required to adhere to all rules and regulations of the air district. Therefore, no air quality impacts are anticipated from the proposed project.

e. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. Future developments would be required to comply with all odor-related regulations. Therefore, no impacts would occur.

IV. a-d. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. The proposed Enterprise Zone does not include any modification of habitat and would not affect any candidate, sensitive or species status species. As no development would be entitled as part of the proposed Enterprise Zone Overlay, no impacts to riparian habitat, including wetlands, or wildlife corridors would occur. As such, the proposed project would not have an impact on biological resources. Biological impacts of potential future projects within the Enterprise Zone are too speculative to determine at this time. However, all future development within this Zone would be subject to environmental review and would be required to comply with all regulations in effect at the time a future project is proposed.

e-f. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. The proposed Enterprise Zone would not conflict with any adopted local policies or ordinances or with the provisions of an adopted Habitat Conservation, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan. Therefore, no impacts would occur.

V. a-d. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. Therefore, the proposed project would not have an impact on any cultural resources within the overlay area. The proposed project would not alter any unique geologic features, paleontological resources, human remains, or historical or archaeological resource. Potential impacts of any future development within the proposed Enterprise Zone are too speculative to evaluate at this time. However, all future development would be subject environmental review under CEQA and would be required to comply with the applicable General Plan in addition to all existing rules and regulations pertaining to cultural resources. Therefore, no impact to archaeological, historical or cultural resources would occur as a result of the proposed project.

VI. a. i-iv) Southern California has several active and potentially active faults which could affect various portions of the Antelope Valley. A major earthquake along any of these faults, particularly the San Andreas, could result in areas being susceptible to geologic hazards including strong seismic shaking, ground failure (including liquefaction), and landslides. However, the proposed Enterprise Zone would not change any of the existing land uses and would not entitle any development. Future development within the proposed Enterprise Zone would be subject to environmental review under CEQA and would be required to comply with all state and City building codes and regulations. Therefore, the proposed Enterprise Zone designation would not have an impact related to the exposure of people or structures to any adverse effects of seismic activity.

b. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. The proposed Enterprise Zone would not result in any soil erosion or the loss of topsoil. Future development with the proposed Enterprise Zone would continue to be required to comply with all City and State building codes and regulations. Therefore, the proposed project would have no impact with respect to soil erosion.

c. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. No structures would be located on an unstable geologic unit or soil as a result of the proposed project. Future developments would be subject to environmental review under CEQA and would continue to be required to comply with all City and State building codes and regulations. Therefore, the proposed project would have no impact with respect to unstable geologic units.

d. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. Future development would be subject to environmental review and would continue to be required to comply with all City and State building codes and regulations. Therefore, no impacts would occur with respect to expansive soil as a result of the proposed project.

e. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. Future development would be required to connect to the public sewer system or to have some kind of alternative waste water disposal system (e.g., septic system). Therefore, no impacts would occur.

VII. a-b. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. The existing zoning of the areas proposed for inclusion in the Enterprise Zone were taken into account when the latest Air Quality Management Plan (AQMP) was created by the Antelope Valley Air Quality Management District. Future development within the Enterprise Zone would be consistent with the AQMP. Some of the emissions generated are likely to be considered greenhouse gas emissions. All future development would be required comply with the greenhouse gas reduction goals, policies, and specific actions identified in the applicable General Plan. Additionally, the City of Palmdale is currently in the process of preparing a Climate Action Plan. Any project within the City submitted after adoption of that plan will be required to comply with the provisions of the Climate Action Plan. Therefore, the proposed project would not generate greenhouse gas emissions that would have a significant impact on the environment and would not conflict with any applicable plan, policy or regulation of an agency intended to reduce greenhouse gases. Therefore, impacts would be less than significant.

VIII. a-b. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. The proposed Enterprise Zone would not directly expose the public or the environment through the routine transport, use or disposal of hazardous materials or through upset or accident conditions. Future development within the Enterprise Zone is likely to utilize hazardous materials and generate hazardous waste. These developments would be required to comply with the applicable General Plan and development codes and federal, state, and local hazardous material regulations. Therefore, no impact with respect to hazardous materials would occur as a result of the proposed project.

c. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zone areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. Future development may be located within a quarter mile of an existing or proposed school. However, future development would be required to comply with all State, federal, and local regulations regarding hazardous materials and hazardous waste. Therefore, no impacts would occur as a result of the proposed Enterprise Zone designation.

d. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zone areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. Future developments would be subject to environmental review under CEQA which would include a review of regulatory lists to ensure that future development is not on a list compiled pursuant to Government Code §65962.5 that would result in a significant hazard to the public or the environment. Therefore, no impacts would occur as a result of the Enterprise Zone designation.

e-f. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zone areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use and no specific development would occur as a result of the proposed project. However, some of the areas proposed for inclusion in the Enterprise Zone are located within two miles of General William J. Fox Airfield or Air Force Plant 42/Palmdale Regional Airport. Any future development which occurs within two miles of these airports would be required to comply with the requirements of the Fox Field Airport Land Use Plan and the Air Force Plant 42 Air Installation Compatible Use Zone Study. This would ensure that any potential safety hazards would be less than significant.

g. The proposed Enterprise Zone designation would not result in a development and would not affect the implementation of an adopted emergency response plan or emergency evacuation plan. Therefore, no impacts would occur.

h. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. The proposed Enterprise Zone would not directly increase the risks of wildland fires and would not change the regulations or development standards governing development adjacent to wildlands. Therefore, no impacts would occur.

IX. a-b. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. This designation would not impact any water quality standards or waste discharge requirements. As no development is proposed, the designation would not deplete groundwater supplies or interfere with groundwater recharge. All future development within the Enterprise Zone would be subject to environmental review under CEQA and would be required to comply with the provisions of the National Pollutant Discharge Elimination System (NPDES) permit, the applicable General Plans, and all Clean Water Act requirements. Therefore, no impacts would occur as a result of the proposed project.

c-e. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. As such, the proposed designation would not substantially alter existing drainage patterns or create/contribute runoff water which would exceed the capacity of the stormwater drainage systems. Future development would be subject to environmental review under CEQA and would be required to comply with the applicable General Plan, any applicable Master Plan of Drainage, NPDES permit, and all Clean Water Act requirements. Therefore, no impacts would occur.

f-g. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. Therefore, no impacts associated with a 100-year flood hazard area would occur as a result of the proposed project. Future development within the Enterprise Zone may be proposed on property that is designated as being within the 100-year flood zone. Compliance with all applicable requirements of that zone, any applicable Master Plan of Drainage, and recommendations contained within site-specific hydrology study would ensure that impacts would be less than significant.

h. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. At the time a specific development is proposed, it will be evaluated in accordance with the provisions of CEQA for compliance with applicable policies contained with the applicable General Plan. Therefore, impacts to people or structures as a result of flooding associated with the failure of a levee or dam would less than significant.

i. The Antelope Valley is not located within a coastal zone and as such is not subject to the impacts of a tsunami. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. As no development is proposed as part of the project, no impacts from seiches or mudflows would occur. Future development that is located near the foothills or large bodies of water would have the potential to be impacted by mudflows or seiche. Compliance with the City of Palmdale's General Plan and development standards would ensure that impacts would be less than significant.

X. a. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. The proposed designation would provide financial incentives for job creation as described in the project description. No established community would be disrupted or physically divided due to the establishment of the designation and therefore, no impact would occur.

b. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. The proposed Enterprise Zone would not alter any existing land use plans, policies, or regulations and all future development within the zone would be required to be in compliance with adopted plans and policies. Therefore, no impact would occur.

c. See discussion under IV.e-f.

XI. a-b. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. The Lancaster portion of the proposed Enterprise Zone does not have any known mineral deposits. The Palmdale portion has deposits of sand/gravel, crushed rock, clay, limestone and dolomite. The proposed designation would not result in increased removal of any mineral resources. Future development within the Palmdale portion of the Enterprise Zone would be required to comply with all goals, policies and requirements of Palmdale's General Plan with respect to mineral resources. Therefore, no impacts would occur.

XII. a-d The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. The proposed designation would not expose persons to the generation of excess noise levels, groundborne vibration or increase (temporarily or permanently) ambient noise in the Antelope as no development is proposed. The proposed designation would not remove any noise-related regulations with respect to future development and would not foreseeably lead to a change in the generation of noise. Impacts from the development of any future use would be evaluated for compliance with applicable requirements contained with the General Plan and any other relevant document. Therefore, no noise impacts would occur as a result of the proposed Enterprise Zone.

e-f. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use and no specific development would occur as a result of the proposed project. However, some of the areas proposed for inclusion in the Enterprise Zone are located within two miles of General William J. Fox Airfield or Air Force Plant 42/Palmdale Regional Airport. Any future development which occurs within two miles of these airports would be required to comply with the requirements of the Fox Field Airport Land Use Plan and the Air Force Plant 42 Air Installation Compatible Use Zone Study. This would ensure that any potential noise would be less than significant.

XIII. a-c. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. The proposed Enterprise Zone designation would not induce substantial population growth in the Antelope Valley, either directly or indirectly. Adoption of the proposed designation would not cause the displacement or existing homes or people. The proposed designation would not alter population projects for any of the entities covered by the designation and would be consistent with the General Plans of the participating agencies. Any job creation achieved as a result of the proposed designation would equalize the jobs/housing balance by providing jobs for individuals currently residing in the Antelope Valley. Therefore, no impact would occur.

XIV. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. The proposed designation would not have a direct impact on fire protection services, sheriff services, schools, parks, or other public facilities.

Future development within the Enterprise Zone would be subject to development impact fees and any specific project would be required to provide both on- and off-site fire protection to the satisfaction of the Los Angeles County Fire Department. Such measures would offset any potential increase in demand for services. Therefore, no impacts with respect to public services would occur.

XV. a-b. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. The proposed designation would not have an impact on any recreational facilities within the Antelope Valley as no development would occur at this time. Future development would be required comply with the applicable development standards and General Plans. Additionally, the purpose of the designation is to assist in job creation which would benefit existing residents of the Antelope Valley. As these residents currently utilize the existing recreational facilities, it is unlikely that future development within the Enterprise Zone would increase recreational facility usage. Therefore, no impacts would occur.

XVI. a-f. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. The proposed designation would not have any impacts that would increase traffic volumes or capacity on the existing street network. The proposed designation would not have an impact on emergency routes/access, alternative transportation (e.g., bicycle routes/pedestrians), air traffic patterns or increase hazards due to a design feature or incompatible use. Future development within the Enterprise Zone would be subject to environmental review under CEQA and would be required to comply with applicable development standards, Circulation Elements, and adopted policies, plans, and programs regarding alternative transportation. Therefore, no impacts with respect to traffic and transportation would occur.

XVII. a-g. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zone areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. Therefore, the proposed project would not result in the construction of new water/wastewater facilities, expansion of existing facilities, construction or expansion of storm drainage facilities, impacts to water treatment services or any of the local landfills. Any future development would be required to comply with the applicable General Plan and the requirements of the Regional Water Quality Control Board and all applicable utility purveyors. All future development would also be required to comply with all local, State, and federal regulations with respect to public utilities (e.g., water, wastewater, solid waste, etc.). Therefore, no impacts would occur.

XVIII.a-c. The proposed Enterprise Zone would create an overlay designation on a variety of commercial and industrially zoned areas throughout the Antelope Valley. The proposed Enterprise Zone would not entitle any development or create a change in a land use. The proposed project would not substantially impact any fish or wildlife population or habitat, would not impact any cultural resources and would not create any substantial adverse impacts on human beings. Due to the nature of the proposed project, the designation would not contribute to any cumulative impacts.