

RESOLUTION NO. 09-53

A RESOLUTION OF THE CITY COUNCIL OF LANCASTER,
CALIFORNIA, APPROVING AN AMENDMENT TO THE
ADOPTED GENERAL PLAN OF THE CITY, KNOWN AS
GENERAL PLAN AMENDMENT NO. 09-01

WHEREAS, pursuant to Section 3.c. of City Council Resolution No. 93-07 an amendment to the adopted General Plan of the City has been initiated by the City of Lancaster, to redesignate 1,358± acres from NU (Non Urban Residential) to HI (Heavy Industrial), 25 acres from NU to MR1 (Multi-Residential 1), and 80 acres from LI (Light Industrial) to MR1, as shown on Exhibit "B"; and

WHEREAS, notice of intention to consider the General Plan amendment was given as required in Section 65854 and 65905 of the Government Code of the State of California; and

WHEREAS, staff has performed necessary investigations, prepared a written report, and recommended that the General Plan amendment and be approved; and

WHEREAS, the Planning Commission held a public hearing on June 15, 2009 and recommended approval of the General Plan amendment to the City Council; and

WHEREAS, a public hearing was held on the General Plan amendment on June 23, 2009 by the City Council; and

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

WHEREAS, the proposed General Plan amendment and rezoning were adequately noticed, with postings in three public places in the City of Lancaster, and proper advertising of the public hearing in the Antelope Valley Press newspaper; and

WHEREAS, this City Council finds the Initial Study determined that the proposed project could have a significant effect on the environment; however, there will not be a significant effect in this case with the implementation of mitigation measures as detailed in Exhibit "D"; and

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

WHEREAS, this City Council hereby certifies that it has reviewed and considered the information contained in the Mitigated Negative Declaration prepared for the proposed General Plan amendment and rezoning 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; and

WHEREAS, this City Council based on the evidence in the record, hereby adopts the following findings in support of approval of General Plan Amendment No. 09-01:

1. There is a need for the proposed amendment of 1,358 acres to HI (Heavy Industrial) because it would further the availability of industrial designated sites, allowing for development and expansion of “green” industries, generating employment opportunities, and resulting in economic benefits for the City.
2. The proposed amendment of 1,358 acres to Heavy Industrial would be compatible with heavier industrial uses in the area, including the landfill and a proposed ethanol plant.
3. Facilities within the proposed amendment area would be provided recycled water for their processes rather than potable water from the ground or other public utility, adding to the City’s “green” practices through resource conservation.
4. The proposed amendment is consistent with the following goals, objectives, and policies of the General Plan for the reasons stated below:

Goal 16: “To promote economic self-sufficiency and a fiscally solvent and financially stable community.”

Policy 16.1.3: “Ensure that sites are available for a diversity of industrial and commercial users.”

Objective 16.3: “Maintain development patterns and growth which contribute to, rather than detracts from net fiscal gains to the City.”

Goal 17: “To establish a variety of land uses which serve to develop Lancaster into a balanced and complete community in which people live, work, shop and play.”

Policy 17.1.1: “Maintain an adequate inventory of land for residential, commercial, employment and public uses.”

Policy 17.1.4: “Provide for office- and industrial-based employment-generating lands which are highly accessible and compatible with other uses in the community.”

5. The requested land use amendment at the location will not:
 - a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, because the proposed designation of Heavy Industrial and Multi-Residential 1 are not drastic changes from the current County zoning of D-2 (Desert Mountain), which allows for a variety of uses, including heavy agricultural and manufacturing uses.

- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, because future uses in the proposal area will be adequately buffered from existing residential areas, and developed with mitigation measures to ensure the integrity of other surrounding uses.
- c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare, because adequate sewer, water, and drainage facilities will be required as discussed in the staff report.

NOW, THEREFORE, BE IT RESOLVED:

1. This Council hereby approves the Mitigated Negative Declaration prepared for this project with the finding that the proposed General Plan amendment and rezoning will not have a significant effect on the environment after mitigation measures have been applied.
2. This Council hereby adopts all environmental findings, mitigation measures attached hereto as Exhibit "D".
3. This Council hereby approves General Plan Amendment No. 09-01 to redesignate 1,358 acres of the subject property from NU to HI, 25 acres from NU to MR1, and 80 acres from LI to MR1, as shown on Exhibit "B".

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

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI K. 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 COUNCIL

I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Resolution No. 09-53 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)

**MITIGATION MONITORING AND REPORTING PROGRAM (Exhibit D)
 GPA 09-01/ PREZONE 09-01/ ANNEXATION 09-01**

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
BIOLOGICAL RESOURCES							
1.	A burrowing owl survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If burrowing owls or signs thereof are discovered during the survey, the applicant shall contact the California Department of Fish and Game to determine the appropriate mitigation/management requirements for the species.	Prior to vegetation removal, grubbing, grading, stockpile, or construction the City must receive a report from a biologist advising that the site is free from burrowing owls.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department			
2.	A nesting bird survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Game.	Prior to vegetation removal, grubbing, grading, stockpile, or construction the City must receive a report from a biologist advising that the site is free of nesting birds.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department			
3.	Focused trapping surveys for Mohave ground squirrel shall be conducted to determine the presence/absence of this species on the project site. These surveys shall be conducted in accordance with standard protocol established by CDFG. If Mohave ground squirrels are determined to be present on the project site, consultation with the CDFG shall be required in order to obtain an Incidental Take Permit under §2081 of the CDFG Code.	Prior to vegetation removal, grubbing, grading, stockpile, or construction the City must receive a report from a biologist with the results of the trapping or a copy of the incidental take permit.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department			
4.	The project site contains suitable habitat for sensitive plant species. Therefore, a springtime rare plant survey shall be conducted. If sensitive plant species are identified on the project site, the applicant shall contact the CDFG to determine appropriate mitigation requirements.	Prior to vegetation removal, grubbing, grading, stockpile, or construction the City must receive a report from a biologist with the results of the sensitive plant survey.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department			

**MITIGATION MONITORING AND REPORTING PROGRAM (Exhibit D)
GPA 09-01/ PREZONE 09-01/ ANNEXATION 09-01**

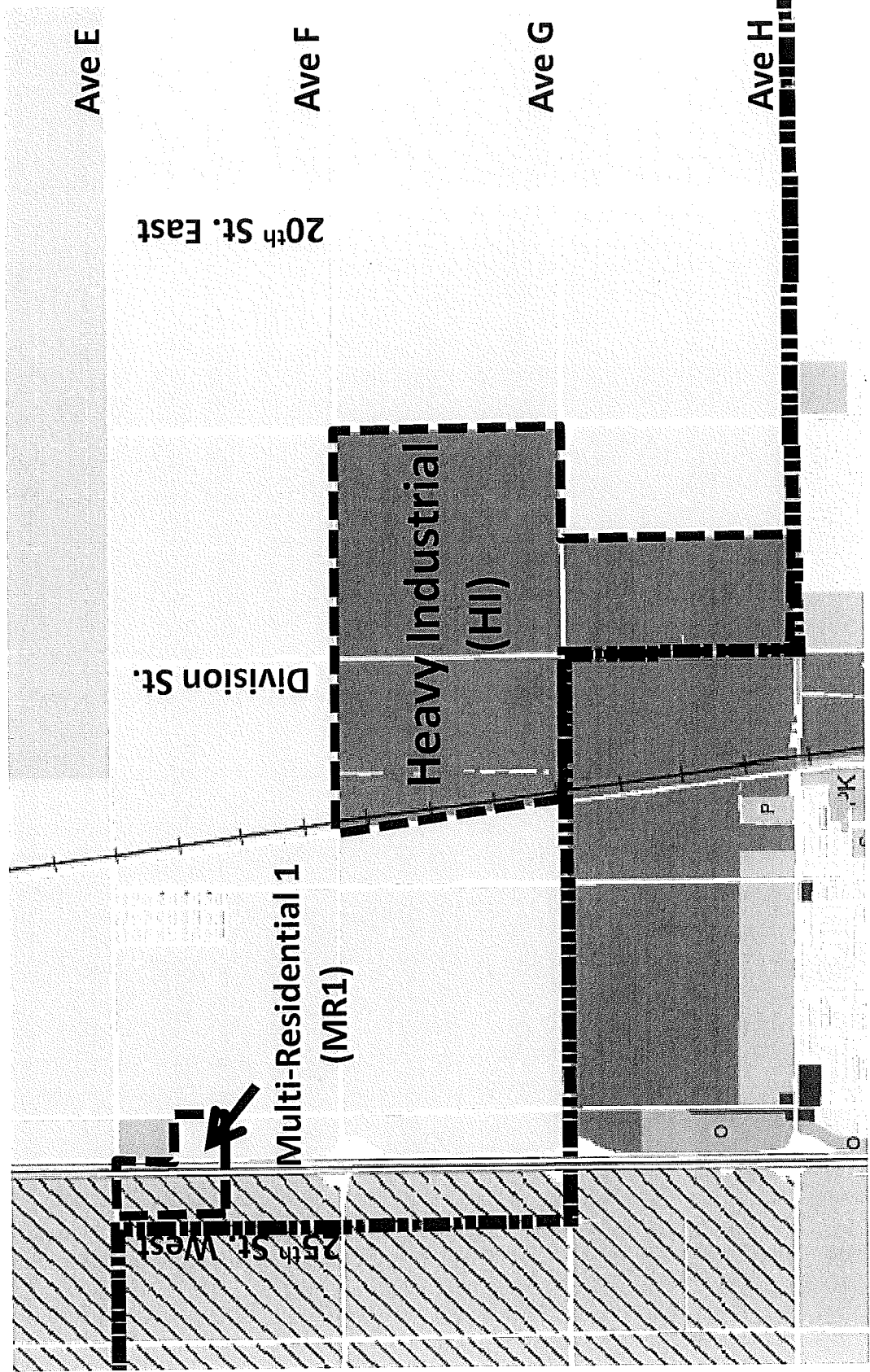
Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
5.	The project site contains alkali mariposa lilies. The applicant shall be required to pay a total of \$2,045 per impacted acre to be held in trust by the City of Lancaster for the purchase of mitigation land for the alkali mariposa lily. Payment of these fees is required prior to issuance of any permits (e.g., grading) for the proposed project.	Prior to vegetation removal, grubbing, or grading, stockpile, or construction, the applicant shall pay the required fee for the affected acres.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department			
6.	The applicant shall consult with the California Department of Fish and Game to determine whether or not a Section 1602 Streambed Alteration Agreement is required prior to the development of the project site. If a Streambed Alteration Agreement is required, it shall be obtained prior to the issuance of any permits (e.g., grading, etc.).	Prior to vegetation removal, grubbing, or grading, stockpile, or construction, the applicant shall consult with CDFG to obtain a Streambed Alteration Agreement, if necessary.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department			
7.	The applicant shall coordinate with the Lahontan Regional Water Quality Control Board to determine whether the applicant is required to obtain a Report of Waste Discharge prior to the development of the project site. If this permit is required, it shall be obtained prior to the issuance of any permits (e.g., grading, etc.).	Prior to vegetation removal, grubbing, or grading, stockpile, or construction, the applicant shall consult with the Regional Board to obtain a Report of Waste Discharge, if necessary.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department			
GEOLOGY AND SOILS							
8.	A Dust Control Plan, in accordance with Antelope Valley Air Quality Management District (AVAQMD) Rule 403, shall be submitted prior to the start of construction/grading activities.	Prior to the issuance of building permits	Field inspection	Antelope Valley Air Quality Management District (AVAQMD), Building Inspectors			
9.	Per the direction of the Director of Public Works, an extensive soils report shall be required prior to development that addresses any potential fissuring/sinkholes on the project site. Any recommendation identified in the soils report shall	Prior to issuance of grading permits	Submittal and approval of site specific geotechnical report.	Development Engineering Division			

**MITIGATION MONITORING AND REPORTING PROGRAM (Exhibit D)
GPA 09-01/ PREZONE 09-01/ ANNEXATION 09-01**

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	be incorporated into the proposed project.						
HAZARDS AND HAZARDOUS MATERIALS							
10.	Prior to demolition activities, an asbestos survey shall be conducted to determine the presence or absence of asbestos. The results of the surveys shall be submitted to the City of Lancaster. If asbestos containing materials are identified, abatement of the material shall be completed prior to any demolition activities occurring.	Prior to vegetation removal, grubbing, grading, stockpile, demolition, or construction the City must receive a report from a qualified environmental consultant detailing the asbestos survey results and any abatement.	Prior to final approval of grading plan, issuance of a stockpile permit, issuance of demolition permits, or any ground disturbing activities.	City of Lancaster Planning Department and City Engineering Division responsible for reviewing report.			
11.	Prior to demolition activities, a lead-based paint survey shall be conducted to determine the presence or absence of lead. The results of the survey shall be submitted to the City of Lancaster. If lead-based paint is identified, abatement of the material shall be complete prior to any demolition activities occurring.	Prior to vegetation removal, grubbing, grading, stockpile, demolition or construction the City must receive a report from a qualified environmental consultant detailing the lead-based paint results and any abatement.	Prior to final approval of grading plan, issuance of a stockpile permit, issuance of demolition permits, or any ground disturbing activities.	City of Lancaster Planning Department and City Engineering Division responsible for reviewing report.			

Exhibit "B" – General Plan Amendment No. 09-01

Amend to the City of Lancaster General Plan land use designation for 1,358 acres from Non-Urban Residential (NU, 0.4 to 2.0 dwelling units per acre) to Heavy Industrial (HI), 25 acres from NU to MR1 (Multi-Residential 1, 6.6 to 15 dwelling units per acre), and 80 acres from LI (Light Industrial) to MR1



ORDINANCE NO. 925

AN ORDINANCE OF THE CITY OF LANCASTER, CALIFORNIA, PREZONING APPROXIMATELY 7,190± ACRES GENERALLY BOUNDED BY AVENUES E TO H, 25TH STREET WEST TO 20TH STREET EAST, KNOWN AS PREZONING NO. 09-01

WHEREAS, pursuant to Section 17.24.060 of the Municipal Code, a request has been filed by the City of Lancaster to prezone 7,190± acres of land bounded to the north by Avenue E, to the south by Avenue H between 20th Street East and Division Street, and Avenue G between Division Street and 25th Street West, to the east by 20th Street East, and to the west by 25th Street West from Los Angeles County zoning D-2 (Desert Mountain), A-1 and A-2 (Light and Heavy Agriculture) to 282 acres to LI (Light Industrial), 140 acres to MHP (Mobile Home Park), and 5,410 acres to RR-2.5 (Rural Residential 1 unit per 2.5 acres) and 1,358 to HI (Heavy Industrial), as shown on Exhibit "C"; and

WHEREAS, notice of intention to consider pre zoning of the subject property was given as required in Section 17.24.110 of the Municipal Code and Section 65854 and 65905 of the Government Code of the State of California; and

WHEREAS, staff has performed necessary investigations, prepared a written report, and recommended that the pre zoning request be approved; and

WHEREAS, a public hearing on pre zoning request was held before the Planning Commission on June 15, 2009, at which time the Commission recommended approval of the proposed pre-zoning, and before the City Council on June 23, 2009; and

WHEREAS, this Commission finds the Initial Study determined that the proposed project could have a significant effect on the environment; however, there will not be a significant effect in this case with the implementation of mitigation measures as detailed in Exhibit "D"; and

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

WHEREAS, this Commission hereby certifies that it has reviewed and considered the information contained in the Mitigated Negative Declaration prepared for the proposed pre zoning 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; and

WHEREAS, the City Council hereby makes the following finding in support of the Ordinance:

The proposed pre zoning for the subject property to LI (Light Industrial), MHP (35 acres) (Mobile Home Park) and RR-2.5 (Rural Residential 1 unit per 2.5 acres) is consistent with the existing General Plan land use designations of LI (Light Industrial), MR1 (Multi-Residential 1) and NU (Non Urban Residential); and the proposed pre zoning to HI

(Heavy Industrial) and MHP (105 acres) is consistent with the proposed General Plan land use designations of HI (Heavy Industrial) and MR1 (Multi-Residential 1).

THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. That the subject property is rezoned in the following manner: 282 acres to LI (Light Industrial), 140 acres to MHP (Mobile Home Park), 5,410 acres to RR-2.5 (Rural Residential, 1 dwelling unit per 2.5 acres) and 1,358 acres to HI (Heavy Industrial) as shown on Exhibit "C," attached hereto.

Section 2. That the City Clerk shall certify to the passage of this Ordinance and will see that it is published and posted in the manner required by law.

I, Geri K. Bryan, CMC, City Clerk of the City of Lancaster, do hereby certify that the foregoing ordinance was regularly introduced and placed upon its first reading on the ____ day of _____, 2007, and placed upon its second reading and adoption at a regular meeting of the City Council on the ____ day of _____, 2009, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI K. BRYAN, CMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

CERTIFICATION OF ORDINANCE
CITY COUNCIL

I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Ordinance No. 925, 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)

PLANNING COMMISSION

ACTION Approved (7-0-0-0)

AGENDA ITEM: 4.

DATE: 06-15-09

STAFF REPORT

GENERAL PLAN AMENDMENT NO. 09-01 PREZONING NO. 09-01

DATE: June 15, 2009

TO: Lancaster Planning Commission

FROM: Planning Department *BZ*

APPLICANT: City of Lancaster

LOCATION: 7,190± gross acres bounded to the north by Avenue E, to the south by Avenue H between 20th Street East and Division Street, and Avenue G between Division Street and 25th Street West, to the east by 20th Street East, and to the west by 25th Street West (see Exhibit "A")

REQUEST: 1. Amend the City of Lancaster General Plan land use designation for 1,358± acres from NU (Non-Urban Residential, 0.4 to 2.0 dwelling units per acre) to HI (Heavy Industrial); *with an added request to amend 25 acres from NU to MRI (Multi-Residential, 6.6 to 15.0 dwelling units per acre) (see Exhibit "B")*

2. Prezone 362 acres to LI (Light Industrial), 35 acres to MHP (Mobile Home Park), and 5,435 acres to RR-2.5 (Rural Residential 1 unit per 2.5 acres) and 1,358 to HI (Heavy Industrial); *with an added request to prezone an additional 25 acres (for a total of 60 acres) to MHP (resulting in a reduced pre zoning of 5,410 acres to RR-2.5) (see Exhibit "C")*

Note: The request in italics shows the amended request since notice of the project.

RECOMMENDATION: Adopt Resolution No. 09-15, a resolution of the Planning Commission of the City of Lancaster, California, recommending to the City Council approval of General Plan Amendment No. 09-01 and Prezoning No. 09-01.

BACKGROUND: The subject area is currently within the unincorporated area of Los Angeles County, but within the City of Lancaster's sphere of influence. The last comprehensive revision to the General Plan map was completed and adopted on October 28, 1997. The current comprehensive revision to the General Plan was recommended for adoption by the Planning Commission on May 11, 2009. The proposed General Plan amendment and prezoning is processed separately from the comprehensive General Plan revision.

GENERAL PLAN DESIGNATION, EXISTING ZONING AND LAND USE:

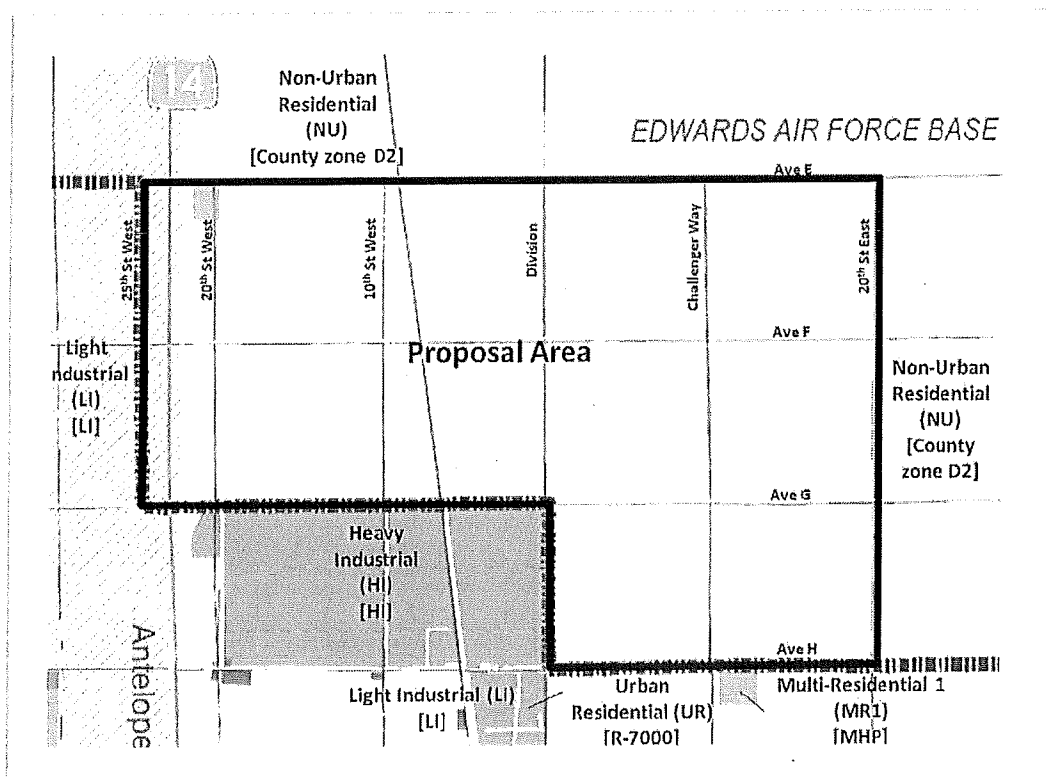
Current Lancaster General Plan designations: 6,793 acres designated NU (Non-Urban Residential); 362 acres designated LI (Light Industrial); and 35 acres designated MR1 (Multi-Residential 1, 6.6 to 15 units per acre)

Current Los Angeles County General Plan designations: 6,733 acres of N1 (Non Urban 1, 0.5 unit per acre) and 300 acres of M (Industry)

Current Los Angeles County zoning designations: 40 acres A-1-1 (Light Agriculture); 493 acres A-2-2 (Heavy Agriculture); 4,927 acres D-2-1 (Desert Mountain Restricted); and 1,324 acres D-2-2 (Desert Mountain Restricted)

The General Plan designation and zoning of the surrounding properties are as follows:

Surrounding General Plan Land Use Designations and Zoning



The majority of the proposed area is vacant, undeveloped land. The largest business in the area is the Lancaster Landfill and Recycling Center, owned by Waste Management of California, Inc. Several other small businesses, such as equipment storage yards, are located in areas on the north side of Avenue G, adjacent to the Union Pacific Railroad line that runs parallel to Sierra Highway, and on Division Street north of Avenue G and on Sierra Highway. Approximately 160 parcels with homes and/or storage areas are dispersed generally throughout the proposed area. A 211-unit mobile home park (Leisure Lake) is located on the southwest corner of Avenue E and 20th St. West.

Surrounding areas are mostly vacant. Non-urban residential uses exist to the north and to the east. Edwards Air Force Base borders the subject area to the north (east of 5th Street West). Light industrial uses, including Fox Field and the Antelope Valley Fairgrounds, exist to the west. Heavy industrial uses, including the eSolar demonstration facility, exist to the south (west of Division Street). Urban residential uses and a mobile home park exist to the south (east of Division Street).

PUBLIC IMPROVEMENTS: All major streets in the proposed area are paved with one lane in each direction. SR 14 passes through the proposed area on a north-south axis, and consists of two through lanes in each direction. On and off access ramps for SR 14 are located at Avenue F and G. The Union Pacific Railroad has one track line that runs parallel to and along the east side of Sierra Highway. Railroad crossings are located at Avenue G and Avenue E within the proposed area. Utilities include: overhead electrical and phone lines, generally on the major streets, private water wells and septic systems, and a recycled water main that runs along Division Street and east along Avenue F for approximately ½ mile. Minor storm water culverts exist at various street intersections. No public sewer or potable water service currently exists.

LEGAL NOTICE: Notice of Public Hearing was published in a 1/8-page display advertisement on May 15, 2009, in a newspaper of general circulation (Antelope Valley Press), per prescribed procedure.

ENVIRONMENTAL REVIEW: Review of pertinent environmental documents has disclosed no significant adverse impacts resulting from the proposed project after mitigation measures have been applied. Potential effects are discussed more fully in the attached Initial Study. Based on this information, staff has determined that a mitigated Negative Declaration is warranted. Notice of intent to prepare a mitigated Negative Declaration has been legally advertised.

Effective January 1, 1991, applicants whose projects have the potential to result in the loss of fish, wildlife, or habitat through urbanization and/or land use conversion are required to pay filing fees as set forth under Section 711.4 of the Fish and Game Code. Pursuant to Section 21089(b) of the Public Resources Code, the approval of a project is not valid, and no development right is vested, until such fees are paid.

ANALYSIS:

The City is requesting a General Plan Amendment to change the City land use designation for 1,358 acres from NU (Non-Urban Residential, 0.4 to 2.0 dwelling units per acre) to HI (Heavy Industrial), and 25 acres from NU to MR1 (Multi-Residential 1, 6.6 to 15 dwelling units per acre) (see Exhibit

“B”). The City is also requesting to prezone 7,190± acres from Los Angeles County zoning D-2 (Desert Mountain), A-1 and A-2 (Light and Heavy Agriculture) to 362 acres to LI (Light Industrial), 60 acres to MHP (Mobile Home Park), and 5,410 acres to RR-2.5 (Rural Residential 1 unit per 2.5 acres) and 1,358 to HI (Heavy Industrial) (see Exhibit “C”).

The areas with a request for Prezoning to LI and RR-2.5 already have a corresponding City General Plan land use designation in place. The prezoning request is necessary to apply a zoning district to property outside the City limits prior to annexation of that property to the City. The prezoning would establish what the zoning will be upon annexation, and would be effective if and when annexation occurs.

The area proposed for prezoning to MHP is occupied with an existing 211-unit senior mobile home park (Leisure Lakes). The owner of Leisure Lakes has requested that the City include the property adjacent to the south for designation to a mobile home park use, for future expansion. This requires a General Plan amendment for an additional 25 acres to MR1, and a prezoning of the land to MHP. The City proposes to buffer the mobile home park from the industrial uses with land for Prezoning to RR-2.5. The areas proposed for prezoning to LI is west of the SR 14, and is already designated LI in the Lancaster General Plan.

The General Plan amendment and prezoning applications are in conjunction with an annexation proposal that will be taken to an upcoming City Council public hearing. The project area is called a “Green Corridor,” reflecting the synergistic approach to the numerous existing resources available, and the potential to develop and expand “green” industries. The Green Corridor would provide opportunities for waste to energy technologies, solar energy and ethanol production. Recycled water, instead of potable water from the ground, would serve the facilities within the project area. The re-designation and prezoning of 1,358 acres of Rural Residential land to Heavy Industrial would provide the necessary land use for these opportunities.

The proposed amendment of 1,358 acres to Heavy Industrial would be compatible with heavier industrial uses in the area, including the landfill and a proposed ethanol plant. The proposed industrial uses would also be compatible from a noise and operations standpoint with Edwards Air Force Base located to the north, as well as Fox Field airport located to the west. The City land use designation of Heavy Industrial is not a drastic change from the current County zoning of D-2 (Desert Mountain), which allows for a variety of uses, including heavy agricultural and manufacturing uses.

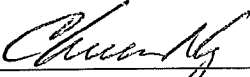
The proposed amendment and prezoning reflect several General Plan goals and objectives. The proposal would help achieve Goal 16, “to promote economic self-sufficiency and a fiscally solvent and financially stable community,” through the facilitation for the creation of new industries and jobs. Likewise, it reflects Objective 16.3, to “maintain development patterns and growth which contribute to, rather than detract from net fiscal gains to the City.” The proposed addition of industrial land furthers Goal 17, “to establish a variety of land uses which serve to develop Lancaster into a balanced and complete community in which people live, work, shop and play.” Furthermore, it would support Policy 17.1.1, to “maintain an adequate inventory of land for residential, commercial, employment and public uses,” and Policy 17.1.4, to “provide for office- and industrial-

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General Plan Amendment 09-01 and Prezoning 09-01
June 15, 2009
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based employment-generating lands which are high accessible and compatible with other uses in the community.”

The proposed General Plan amendment and prezoning would facilitate the provision of future industrial facilities for the City, which would result in the creation of employment opportunities and other fiscal benefits. It supports the goals and objectives of the General Plan as listed above. Therefore, staff is recommending approval of General Plan Amendment No. 09-01 and Prezoning No. 09-01.

Respectfully submitted,



Chuen Ng, Associate Planner

cc: Applicant
Engineer

RESOLUTION NO. 09-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN AMENDMENT TO THE ADOPTED GENERAL PLAN OF THE CITY AND PREZONING OF APPROXIMATELY 7,190 ACRES, KNOWN AS GENERAL PLAN AMENDMENT NO. 09-01 AND PREZONING NO. 09-01

WHEREAS, pursuant to Section 3.c. of City Council Resolution No. 93-07 an amendment to the adopted General Plan of the City has been initiated by the City of Lancaster, to redesignate 1,358± acres from NU (Non Urban Residential) to HI (Heavy Industrial) and 25 acres from NU to MR1 (Multi-Residential) as shown on Exhibit "B"; and

WHEREAS, the Planning Commission is required to consider the proposed prezoning of 362 acres to LI (Light Industrial), 60 acres to MHP (Mobile Home Park), 5,410 acres to RR-2.5 (Rural Residential 1 unit per 2.5 acres) and 1,358 acres to HI (Heavy Industrial) as shown on Exhibit "C"; and

WHEREAS, notice of intention to consider the General Plan amendment and prezoning of the subject property was given as required in Section 17.24.110 of the Zoning Ordinance and Section 65854 and 65905 of the Government Code of the State of California; and

WHEREAS, staff has performed necessary investigations, prepared a written report, and recommended that the General Plan amendment and prezoning requests be approved; and

WHEREAS, a public hearing on the General Plan amendment and prezoning requests was held on June 15, 2009; and

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

WHEREAS, the proposed General Plan amendment and prezoning were adequately noticed, with postings in three public places in the City of Lancaster, and proper advertising of the public hearing in the Antelope Valley Press newspaper; and

WHEREAS, this Commission hereby recommends to the City Council to make the finding that the Initial Study determined that the proposed project could have a significant effect on the environment; however, there will not be a significant effect in this case with the implementation of mitigation measures as detailed in Exhibit "D"; and

WHEREAS, pursuant to Section 21082.1 of the Public Resources Code, this Commission hereby recommends that the City Council certifies that the Mitigated Negative Declaration prepared for the proposed project reflects the independent judgment of the City of Lancaster; and

WHEREAS, this Commission hereby certifies that it has reviewed and considered the information contained in the Mitigated Negative Declaration prepared for the proposed General Plan amendment and rezoning in compliance with the California Environmental Quality Act and the State Guidelines for the Implementation of the California Environmental Quality Act prior to making a recommendation to the City Council; and

WHEREAS, this Commission based on the evidence in the record, hereby adopts the following findings in support of approval of General Plan Amendment No. 09-01:

1. There is a need for the proposed amendment of 1,358 acres to HI (Heavy Industrial) because it would further the availability of industrial designated sites, allowing for development and expansion of “green” industries, generating employment opportunities, and resulting in economic benefits for the City.
2. The proposed amendment of 1,358 acres to Heavy Industrial would be compatible with heavier industrial uses in the area, including the landfill and a proposed ethanol plant.
3. Facilities within the proposed amendment area would be provided recycled water for their processes rather than potable water from the ground or other public utility, adding to the City’s “green” practices through resource conservation.
4. The proposed amendment is consistent with the following goals, objectives, and policies of the General Plan for the reasons stated below:

Goal 16: “To promote economic self-sufficiency and a fiscally solvent and financially stable community.”

Policy 16.1.3: “Ensure that sites are available for a diversity of industrial and commercial users.”

Objective 16.3: “Maintain development patterns and growth which contribute to, rather than detracts from net fiscal gains to the City.”

Goal 17: “To establish a variety of land uses which serve to develop Lancaster into a balanced and complete community in which people live, work, shop and play.”

Policy 17.1.1: “Maintain an adequate inventory of land for residential, commercial, employment and public uses.”

Policy 17.1.4: “Provide for office- and industrial-based employment-generating lands which are highly accessible and compatible with other uses in the community.”

5. The requested land use amendment at the location will not:
 - a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, because the proposed designation of Heavy Industrial and Multi-Residential 1 are not drastic changes from the current County zoning of D-2 (Desert Mountain), which allows for a variety of uses, including heavy agricultural and manufacturing uses.
 - b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, because future uses in the proposal area will be adequately buffered from existing residential areas, and developed with mitigation measures to ensure the integrity of other surrounding uses.
 - c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare, because adequate sewer, water, and drainage facilities will be required as discussed in the staff report.

WHEREAS, this Commission, based on the evidence contained in the record, hereby makes the following findings in support of the approval of Prezoning No. 09-01:

1. The proposed prezoning for the subject property to LI (Light Industrial), MHP (35 acres) (Mobile Home Park) and RR-2.5 (Rural Residential 1 unit per 2.5 acres) is consistent with the existing General Plan land use designations of LI (Light Industrial), MR1 (Multi-Residential 1) and NU (Non Urban Residential); and the proposed prezoning to HI (Heavy Industrial) and MHP (25 acres) is consistent with the proposed General Plan land use designations of HI (Heavy Industrial) and MR1 (Multi-Residential 1).

NOW, THEREFORE, BE IT RESOLVED:

1. This Commission hereby recommends that the City Council approve the Mitigated Negative Declaration prepared for this project with the finding that the proposed General Plan amendment and prezoning will not have a significant effect on the environment after mitigation measures have been applied.
2. This Commission hereby recommends that the City Council adopts all environmental findings, mitigation measures attached hereto as Exhibit "D".
3. This Commission hereby recommends to the City Council approval of General Plan Amendment No. 09-01 to redesignate 1,358 acres of the subject property from NU to HI, and 25 acres from NU to MR1.

4. This Commission hereby recommends to the City Council approval of Rezoning No. 09-01 to prezone, on the subject property, 362 acres to LI, 60 acres to MHP, 5,410 acres to RR-2.5 and 1,358 acres to HI.

PASSED, APPROVED and ADOPTED this 15th day of June 2009, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:

BRIAN S. LUDICKE, Planning Director
City of Lancaster

Exhibit "A" – Location Map

7,190 acres into the City of Lancaster bounded to the north by Avenue E, to the south by Avenue H between 20th St. East and Division and Avenue G between Division and 25th St. West, to the east by 20th St. East and to the west by 25th St. West

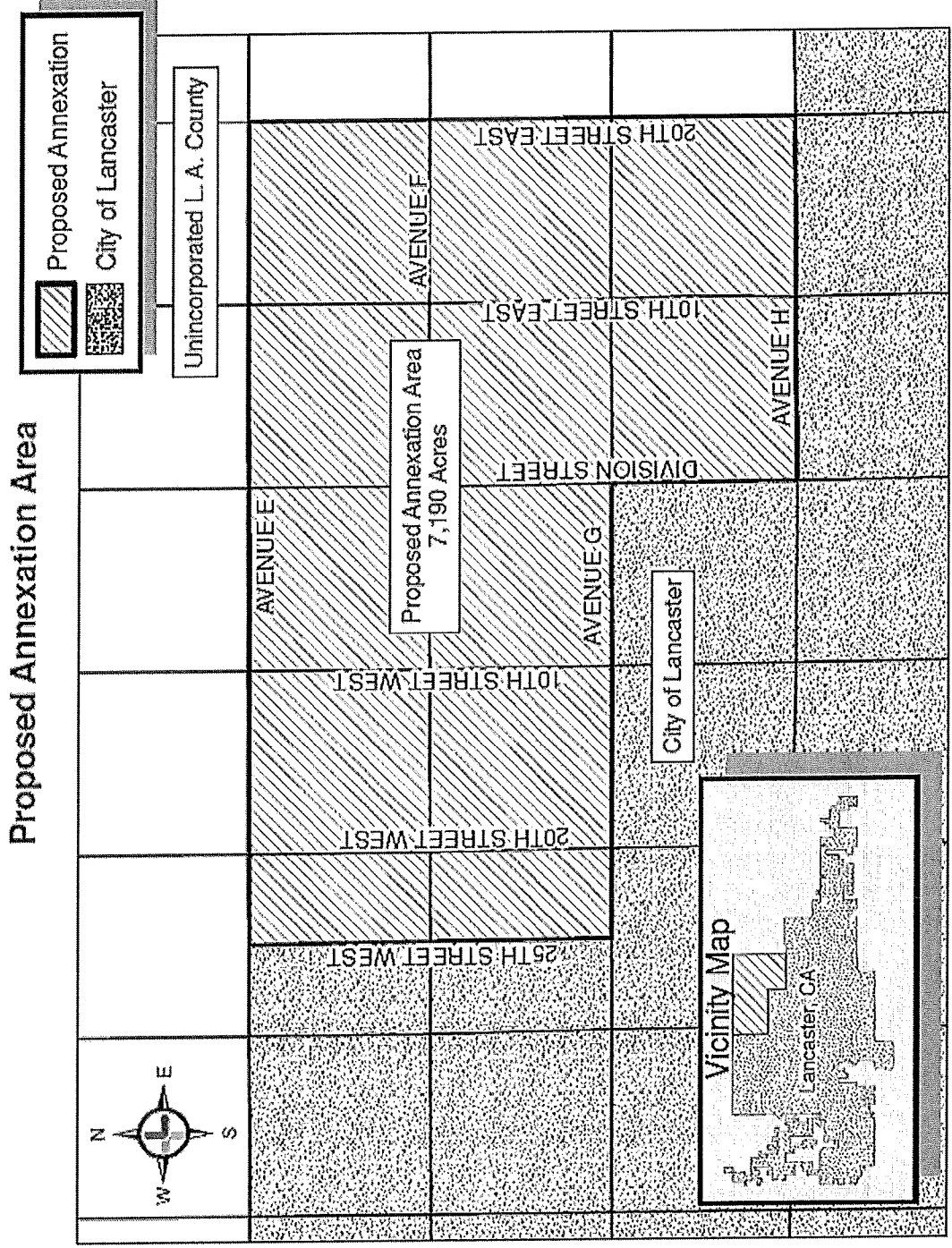


Exhibit "B" – General Plan Amendment No. 09-01

Amend to the City of Lancaster General Plan land use designation for 1,358 acres from Non-Urban Residential (NU, 0.4 to 2.0 dwelling units per acre) to Heavy Industrial (HI) and 25 acres from NU to MR1 (Multi-Residential 1, 6.6 to 15 dwelling units per acre)

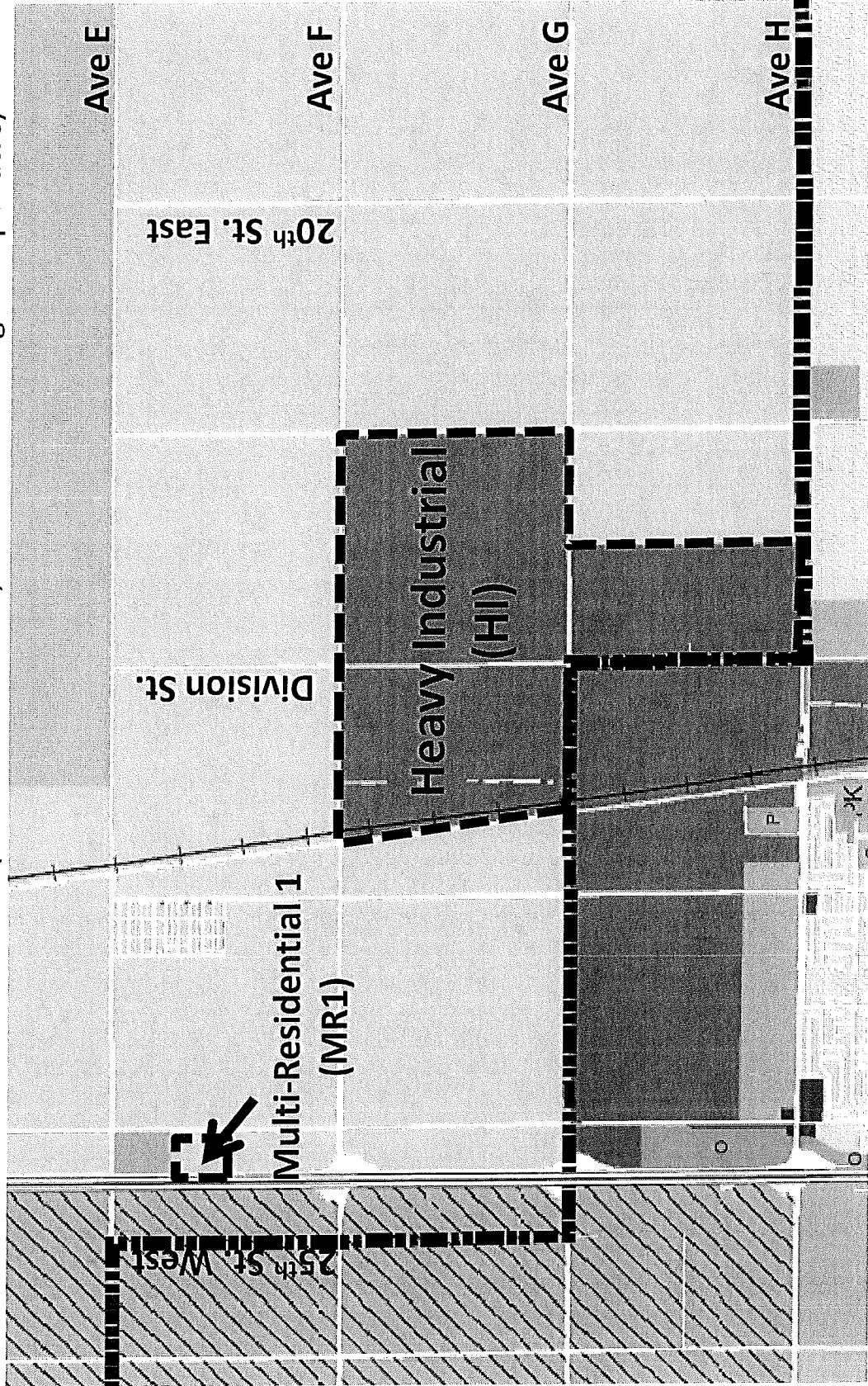
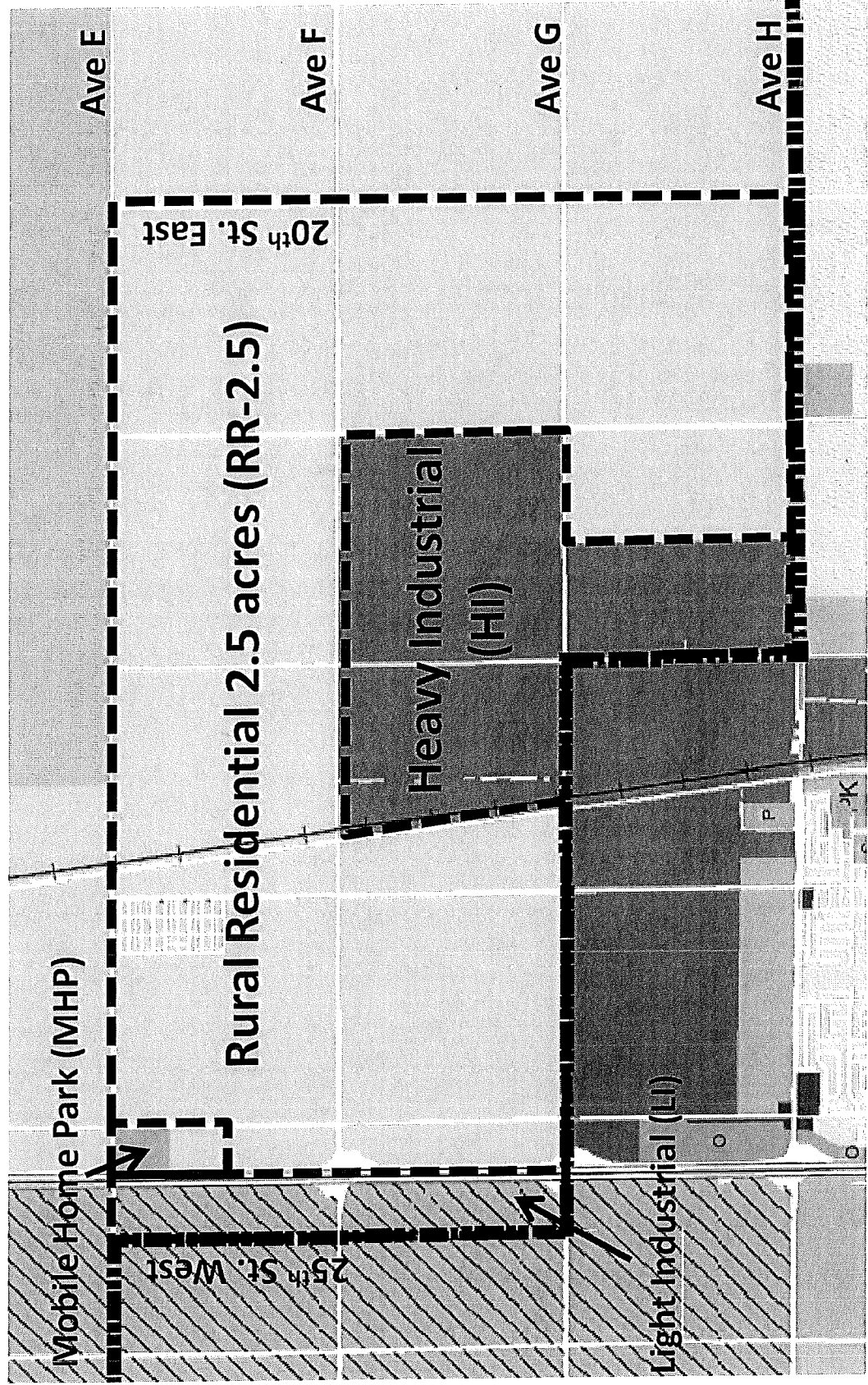


Exhibit "C" – Prezoning No. 09-01

Prezone 310 acres to Light Industrial (LI), 60 acres to Mobile Home Park (MHP), 5,410 acres to Rural Residential 1 unit per 2.5 acres (RR-2.5) and 1,358 acres to Heavy Industrial (HI)



**MITIGATION MONITORING AND REPORTING PROGRAM (Exhibit B)
GPA 09-01/ PREZONE 09-01/ ANNEXATION 09-01**

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE	
					Initials	Date Remarks
BIOLOGICAL RESOURCES						
1.	A burrowing owl survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If burrowing owls or signs thereof are discovered during the survey, the applicant shall contact the California Department of Fish and Game to determine the appropriate mitigation/management requirements for the species.	Prior to vegetation removal, grubbing, grading, stockpile, or construction the City must receive a report from a biologist advising that the site is free from burrowing owls.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department		
2.	A nesting bird survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Game.	Prior to vegetation removal, grubbing, grading, stockpile, or construction the City must receive a report from a biologist advising that the site is free of nesting birds.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department		
3.	Focused trapping surveys for Mohave ground squirrel shall be conducted to determine the presence/absence of this species on the project site. These surveys shall be conducted in accordance with standard protocol established by CDFG. If Mohave ground squirrels are determined to be present on the project site, consultation with the CDFG shall be required in order to obtain an Incidental Take Permit under §2081 of the CDFG Code.	Prior to vegetation removal, grubbing, grading, stockpile, or construction the City must receive a report from a biologist with the results of the trapping or a copy of the incidental take permit.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department		
4.	The project site contains suitable habitat for sensitive plant species. Therefore, a springtime rare plant survey shall be conducted. If sensitive plant species are identified on the project site, the applicant shall contact the CDFG to determine appropriate mitigation requirements.	Prior to vegetation removal, grubbing, grading, stockpile, or construction the City must receive a report from a biologist with the results of the sensitive plant survey.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	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
5.	The project site contains alkali mariposa lilies. The applicant shall be required to pay a total of \$2,045 per impacted acre to be held in trust by the City of Lancaster for the purchase of mitigation land for the alkali mariposa lily. Payment of these fees is required prior to issuance of any permits (e.g., grading) for the proposed project.	Prior to vegetation removal, grubbing, grading, stockpile, or construction, the applicant shall pay the required fee for the affected acres.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department			
6.	The applicant shall consult with the California Department of Fish and Game to determine whether or not a Section 1602 Streambed Alteration Agreement is required prior to the development of the project site. If a Streambed Alteration Agreement is required, it shall be obtained prior to the issuance of any permits (e.g., grading, etc.).	Prior to vegetation removal, grubbing, grading, stockpile, or construction, the applicant shall consult with CDFG to obtain a Streambed Alteration Agreement, if necessary.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department			
7.	The applicant shall coordinate with the Lahontan Regional Water Quality Control Board to determine whether the applicant is required to obtain a Report of Waste Discharge prior to the development of the project site. If this permit is required, it shall be obtained prior to the issuance of any permits (e.g., grading, etc.).	Prior to vegetation removal, grubbing, grading, stockpile, or construction, the applicant shall consult with the Regional Board to obtain a Report of Waste Discharge, if necessary.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department			
GEOLOGY AND SOILS							
8.	A Dust Control Plan, in accordance with Antelope Valley Air Quality Management District (AVAQMD) Rule 403, shall be submitted prior to the start of construction/grading activities.	Prior to the issuance of building permits	Field inspection	Antelope Valley Air Quality Management District (AVAQMD), Building Inspectors			
9.	Per the direction of the Director of Public Works, an extensive soils report shall be required prior to development that addresses any potential fissuring/sinkholes on the project site. Any recommendation identified in the soils report shall	Prior to issuance of grading permits	Submittal and approval of site specific geotechnical report.	Development Engineering Division			

**MITIGATION MONITORING AND REPORTING PROGRAM (Exhibit B)
GPA 09-01/ PREZONE 09-01/ ANNEXATION 09-01**

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	be incorporated into the proposed project.						
HAZARDS AND HAZARDOUS MATERIALS							
10.	Prior to demolition activities, an asbestos survey shall be conducted to determine the presence or absence of asbestos. The results of the surveys shall be submitted to the City of Lancaster. If asbestos containing materials are identified, abatement of the material shall be completed prior to any demolition activities occurring.	Prior to vegetation removal, grubbing, grading, stockpile, demolition, or construction the City must receive a report from a qualified environmental consultant detailing the asbestos survey results and any abatement.	Prior to final approval of grading plan, issuance of a stockpile permit, issuance of demolition permits, or any ground disturbing activities.	City of Lancaster Planning Department and City Engineering Division responsible for reviewing report.			
11.	Prior to demolition activities, a lead-based paint survey shall be conducted to determine the presence or absence of lead. The results of the survey shall be submitted to the City of Lancaster. If lead-based paint is identified, abatement of the material shall be complete prior to any demolition activities occurring.	Prior to vegetation removal, grubbing, grading, stockpile, demolition or construction the City must receive a report from a qualified environmental consultant detailing the lead-based paint results and any abatement.	Prior to final approval of grading plan, issuance of a stockpile permit, issuance of demolition permits, or any ground disturbing activities.	City of Lancaster Planning Department and City Engineering Division responsible for reviewing report.			

CITY OF LANCASTER
INITIAL STUDY

1. Project title and File Number: Annexation 09-01
General Plan Amendment 09-01
Rezoning 09-01
2. Lead agency name and address: City of Lancaster
Planning Department
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
44933 Fern Avenue
Lancaster, CA 93534
5. Location: 7,190± gross acres bounded to the north by Avenue E, to the south by Avenue H between 20th Street East and Division Street and Avenue G between Division Street and 25th Street West, to the east by 20th Street East, and to the west by 25th Street West
6. General Plan designation: The current General Plan designation for the land in the proposed annexation area is 6,733 acres of N1 (Non-Urban 1 – 0.5 dwelling/acre) and 300 acres of M (Industry). The proposed General Plan designations are 4,957 acres NU (Non-Urban Residential – 0.4 to 2.0 dwelling units/acre), 35 acres MR1 (Multi-residential – 6.6 to 15 dwelling units/acre), 310 acres of LI (Light Industrial), and 1,358 acres HI (Heavy Industrial).
7. Zoning: The current zoning designations for the land in the proposed annexation area is 40 acres A 1-1 (Light Agriculture), 493 acres A 2-2 (Heavy Agriculture), 4,927 acres D 2-1 (Desert Mountain Restricted), and 1,324 acres D 2-2 (Desert Mountain Restricted). The proposed zoning designations are 4,957 acres RR-2.5 (rural residential, one dwelling unit per 2.5 acres), 35 acres MHP (Mobile Home Park), 310 acres LI (Light Industrial), and 1,358 acres HI (Heavy Industrial).
8. Description of project: The City of Lancaster proposes to annex approximately 7,190 gross acres, located immediately north of the current City limits, into the City of Lancaster. This annexation would accomplish the following things:
 - The city has designated this annexation area as a “Green Corridor” in order to provide a synergistic approach to the use of the numerous resources available. Each facility would be provided recycled water for their processes rather than potable water from the ground or other public utility. It is believed that the public/private partnerships under local control will allow this green corridor to develop in a way that is most beneficial to the city and surrounding areas.
 - Land owners in the area have contacted the City desiring the City annex their property citing the City’s willingness to work with them in the development/expansion of their sites with the

possibility that there would be public/private partnerships formed with some of the land owners for development, maintenance and revenue sharing. The City believes it can best serve the needs of the current and future development in the area.

- There is a need to increase the use of recycled water in lieu of potable water for all uses that do not require potable water, thereby reserving potable water for the primary purpose of drinking. The City of Lancaster has been at the forefront of developing a recycled water program over the past 8 or so years and has been instrumental in developing water conservation measures for existing and new development. The City has constructed a recycled water main in Division Street to serve recycled water in lieu of potable water to properties in the City and surrounding county areas. The City has worked with the county waterworks and the other water agencies that serve the City in moving forward with plans to provide a regional approach to water management. The City has promoted and paid for a groundwater recharge feasibility study and fatal flaw analysis and is now entering into agreements to fund the groundwater recharge pilot project. This recharge project will provide a much needed road map through the regulating agency process and establish that groundwater recharge using recycled water is viable in the Antelope Valley.
- The development/expansion of the landfill provides numerous opportunities for the city with respect to renewable energy and public/private partnerships. Having local control of the proposed area will greatly assist the city in accomplishing the long term use of this landfill resource in a manner that best serves the area.
- With this annexation drainage in the area would be under the control of a single entity, the city, from the time the storm water enters the city until it is discharged at Edwards Air Force Base at the Kern County border. This local approach to storm runoff control will provide for a comprehensive approach to the drainage problems the City faces.

As part of the annexation, the City of Lancaster proposes to change the general plan designation from Non-Urban Residential to Heavy Industrial for 1,358 acres. Additionally, the City proposes to prezone 362 acres to Light Industrial, 35 acres to Mobile Home Park, 5,435 acres to Rural Residential-2.5 and 1,358 acres to Heavy Industrial. This change in the general plan designation to Heavy Industrial would allow for any industrial growth, eSolar expansion or landfill/bluefire ethanol expansion that may be proposed within the next two years.

9. Surrounding land uses and setting: The area proposed for annexation into the City of Lancaster is primarily undeveloped, vacant desert. A mobile home park is located just south of Avenue E and east of the Antelope Valley Freeway and the Lancaster Landfill is located south of Avenue F. Additionally, there are a handful of scattered residential industrial uses throughout the area proposed for annexation. The area surrounding the proposed annexation area includes such uses, but is not limited, to, the southern portion of Edwards Air Force Base, the eSolar demonstration facility, Fox Field, the Caltrans retention basin, and the Antelope Valley Fairgrounds.

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

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

- Local Agency Formation Commission (LAFCO)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION - On the basis of this initial evaluation:


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

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

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

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

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



Jocelyn Swain

May 6, 2009
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
I. <u>AESTHETICS</u> -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	
II. <u>AGRICULTURE RESOURCES</u> : In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?				X
III. <u>AIR QUALITY</u> -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable Air Quality Plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X
IV. <u>BIOLOGICAL RESOURCES</u> -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?				X
V. <u>CULTURAL RESOURCES</u> -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?		X		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		X		

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?		X		
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?		X		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for disposal of waste water?			X	
VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably fore-seeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X	

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

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?			X	
f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map?			X	
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
i) Inundation by seiche, tsunami, or mudflow?				X
IX. <u>LAND USE AND PLANNING</u> -- Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				X
X. <u>MINERAL RESOURCES</u> -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<u>XIV. 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
<u>XV. TRANSPORTATION / TRAFFIC</u> -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
<u>XVI. 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	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XVII. <u>MANDATORY FINDINGS OF SIGNIFICANCE</u> -				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

DISCUSSION OF ENVIRONMENTAL CHECKLIST

I. a. The proposed project consists of the annexation of approximately 7,190 gross acres into the City of Lancaster. No specific development projects have been proposed within the annexation area at this time. No views of scenic vistas are currently available from the roadways and areas surrounding the annexation area as identified by the General Plan (LMEA Figure 12.0-1). However, views of the open desert and mountains surrounding the valley are currently available from the annexation area. Since the proposed project does not involve any development at this time, no change to the available scenic resources would occur. In the event that a development is proposed within the annexation area at some future point in time, impacts to scenic resources as a result of that development would be analyzed on a project-by-project basis. Therefore, impacts would be less than significant.

b. The proposed project consists of the annexation of approximately 7,190 gross acres into the City of Lancaster. No specific development projects have been proposed within the annexation area at

this time. The annexation area is not located along a State Scenic Highway. Therefore, removal of any scenic resources from the project area would not be a significant aesthetic impact and impacts would be less than significant.

c-d. The proposed project consists of the annexation of approximately 7,190 gross acres into the City of Lancaster. No specific development projects have been proposed within the annexation area at this time. The annexation area is predominantly undeveloped desert, with a scattering of commercial, industrial, and residential uses. Minimal amounts of ambient light or glare currently exist in the area. Implementation of the proposed annexation would not result in a change in the current character of the area or an increase in the ambient lighting levels as no specific development projects have been proposed. In the event that development projects are proposed in the future within the annexation area, the projects would be required to conform to the development standards established by the City of Lancaster. This would ensure that the developments are attractive and appropriate for the area and zoning, and that ambient lighting is directed on site. Therefore, impacts would be less than significant.

II. a-c. While the existing zoning in the area proposed for annexation allows for agricultural use, there is no evidence that this area is currently being utilized for agricultural production.¹ The area is not identified as Prime or Unique Farmland, contains no Williamson Act Contracts, and is not located in proximity to any existing agricultural operations. Therefore, the annexation would not have an impact on agricultural resources.

III. a. The proposed project consists of the annexation of approximately 7,190 gross acres into the City of Lancaster. No specific development projects have been proposed within this area. Therefore, the proposed annexation would not conflict with or obstruct implementation of the applicable Air Quality Plan. However, air quality plans are based upon the existing general plan designation and zoning. As a result of the annexation, the City of Lancaster proposes to change the zoning of 1,358 acres from non-urban residential to heavy industrial. This change was not accounted for in the latest air quality management plan. As individual projects are proposed, their consistency with the applicable air quality management plan would be reviewed on a project-by-project basis to ensure that impacts are less than significant.

b-e. The proposed project consists of the annexation of approximately 7,190 gross acres into the City of Lancaster. No specific development projects have been proposed within this area. Therefore, no air quality impacts would be anticipated as a result of the proposed project. However, in the event that future development projects are proposed within the annexation area, the impacts to air quality would be analyzed on a project-by-project basis.

IV. a. Development activities that may occur once the project site has been annexed into the City of Lancaster have the potential to impact sensitive or special status plant and animal species. These species could include, but are not limited to, Mohave ground squirrel, burrowing owl, and alkali mariposa lily. Impacts could also occur to nesting birds which are protected under the Migratory Bird Treaty Act. When a project is proposed within the City, the applicant is required to submit a biological resources assessment of the project site along with the development application. This assessment is required to be conducted by a qualified biologist and involves both a literature review and a site visit. Based on the results of this assessment, City staff places mitigation measures/conditions on the project which could

¹ City of Lancaster Aerial Photographs, April 2006.

include the measures listed below. These measures ensure that impacts to sensitive biological resources are less than significant.

1. A burrowing owl survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If burrowing owls or sign thereof are discovered during the survey, the applicant shall contact the California Department of Fish and Game to determine the appropriate mitigation/management requirements for the species.
2. A nesting bird survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Game.
3. Focused trapping surveys for Mohave ground squirrel shall be conducted to determine the presence/absence of this species on the project site. These surveys shall be conducted in accordance with standard protocol established by CDFG. If Mohave ground squirrels are determined to be present on the project site, consultation with the CDFG shall be required in order to obtain an Incidental Take Permit under §2081 of the CDFG Code.
4. The project site contains suitable habitat for sensitive plant species. Therefore, a springtime rare plant survey shall be conducted. If sensitive plant species are identified on the project site, the applicant shall contact the CDFG to determine appropriate mitigation requirements.
5. The project site contains alkali mariposa lilies. The applicant shall be required to pay a total of \$2,405 per impacted acre to be held in trust by the City of Lancaster for the purchase of mitigation land for the alkali mariposa lily. Payment of these fees is required prior to issuance of any permits (e.g., grading) for the proposed project.

b. There are several dry desert washes and a portion of Amargosa Creek which runs from the detention basin at Avenue H and the Antelope Valley Freeway to Rosamond Dry Lake on Edwards AFB. These drainages may be considered CDFG jurisdictional waters. Additionally, the Regional Water Quality Control Board – Lahontan Region may choose to exert its jurisdiction over these waters pursuant to the Porter-Cologne Act. Development within the annexation area may impact some of these drainages depending upon their location. Future project sites would be reviewed on a project-by-project basis to determine whether any drainages are located on the individual site. In the event that drainages are present on a site for a specific proposed project, the following mitigation measures would apply. Therefore, impacts would be less than significant.

6. The applicant shall consult with the California Department of Fish and Game to determine whether or not a Section 1602 Streambed Alteration Agreement is required prior to the development of the project site. If a Streambed Alteration Agreement is required, it shall be obtained prior to the issuance of any permits (e.g., grading, etc.).
7. The applicant shall coordinate with the Lahontan Regional Water Quality Control Board to determine whether the applicant is required to obtain a Report of Waste Discharge prior to the development of the project site. If this permit is required, it shall be obtained prior to the issuance of any permits (e.g., grading, etc.).

c. There are no federally protected wetlands in the area to be annexed that fall under the provisions of Section 404 of the Clean Water Act. Therefore, no impacts would occur.

d. There are no known wildlife corridors in the area proposed to be annexed into the City. However, as future development is proposed in the annexation area, the issue will be analyzed on a project-by-project basis. In the event that impacts to a wildlife corridor are identified, appropriate mitigation measures will be taken. Therefore, impacts are less than significant.

e-f. The City of Lancaster does not contain any areas that are designated under an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. The area proposed for annexation does not contain any areas that are designated under any of the above-mentioned plans. Therefore, no impacts would occur.

V. a-d. There are no known historical, archaeological, or paleontological resources which have been identified within the area proposed for annexation. Additionally, there are no known human burials/remains located within the boundaries of the proposed annexation area. However, all proposed projects within the City of Lancaster are required to submit cultural resources reports of the project site along with the project application. These reports are required to contain a records search for previous surveys in the general vicinity and the project site and a site survey. In the event that cultural resources are identified on specific sites through the surveys, appropriate mitigation measures are identified. In the event that cultural resources are encountered during the course of construction activities, all work shall cease until a qualified archaeologist determines the proper disposition of the resource.

VI. a. The area proposed for annexation is not identified as being in or in proximity to a fault rupture zone (LMEA Figure 2.0-7). Additionally, the area is within Seismic Zone 2 and is, therefore, subject to moderate seismic shaking. However, any projects proposed within the annexation would be constructed in accordance with the seismic requirements of the Uniform Building Code (UBC) as adopted by the City, which would render any potential impacts to a less than significant level. The area is generally level and is not subject to landslides (SSHZ Maps).

However, portions of the area proposed for annexation are located in an area that has been designated as having the potential for liquefaction per the State Seismic Hazards Map (SSHZ Maps). Any future projects proposed in an area that has been designated on the map as having a potential for liquefaction would be required to have a liquefaction study conducted in accordance with the State Seismic Hazards Mapping Act prior to the approval of the project. In the event that it is confirmed that a site is subject to liquefaction, all requirements of the geotechnical report will be followed. Therefore, impacts associated with liquefaction would be less than significant.

b. The area proposed for annexation has been rated as having none to slight and moderate risk for soil erosion (USDA SCS Maps) when cultivated or cleared of vegetation. However, there is a potential for water and wind erosion during construction activities. When individual projects within the annexation are approved, they would be required, under the provisions of the Lancaster Municipal Code (LMC) Chapter 8.16 to adequately wet or seal the soil to prevent wind erosion. Additionally, the following mitigation measure is required to control dust/wind erosion.

8. A Dust Control Plan in accordance with Antelope Valley Air Quality Management District (AVAQMD) Rule 403 shall be submitted prior to the start of construction/grading activities.

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

c. Portions of the proposed annexation area are known to be located in an area subject to fissuring and/or sinkholes (LMEA Section 2.0). Therefore, the following mitigation measure is required to ensure that any potential fissuring/sinkholes on a future project site are adequately addressed. With the preparation of the soils reports and incorporation of any recommendations, impacts with respect to sinkholes and fissuring would be less than significant.

9. Per the direction of the Director of Public Works, an extensive soils report shall be required prior to development that addresses any potential fissuring/sinkholes on the project site. Any recommendations identified in the soils report shall be incorporated into the proposed project.

d. The proposed annexation area contains soils with both high and low shrink-swell potential (LMEA p. 2.0-13 and Figure 2.0-5). For every project proposed within the annexation area, a soils report for the project site shall be submitted to the City by the project developer prior to grading of the site and recommendations of the report shall be incorporated into the development of the property. Therefore, impacts would be less than significant.

e. Future projects within the proposed annexation area would either be tied into the sewer system which is served by the Los Angeles County Sanitation District No. 14 or would utilize a septic system. In the event that a septic system is proposed, it would be installed in accordance with the requirements of the geotechnical report. If the soils on the project site are incapable of supporting a septic system, then the project would be required to tie into the sewer system.

VII. a-b. The proposed project involves the annexation of approximately 7,190 gross acres into the City of Lancaster. No specific development projects have been proposed within this area. Therefore, no impacts associated with hazardous materials would be anticipated from the annexation. Future development projects with the annexation may utilize hazardous materials or generate hazardous waste. Two roadways (Avenue G and Avenue E) within the annexation area have been designated as hazardous waste main transportation corridors and the Antelope Valley Freeway has been designated as a hazardous materials and explosives route. As future projects are proposed within the annexation area, their impacts will be analyzed on a project-by-project basis and appropriate mitigation measures will be required if needed. These mitigation measures, can include, but are not limited to the following:

10. Prior to demolition activities, an asbestos survey shall be conducted to determine the presence or absence of asbestos. The results of the surveys shall be submitted to the City of Lancaster. If asbestos containing materials are identified, abatement of the material shall be complete prior to any demolition activities occurring.
11. Prior to demolition activities, a lead-based paint survey shall be conducted to determine the presence or absence of lead. The results of the surveys shall be submitted to the City of Lancaster. If lead based paint is identified, abatement of the material shall be complete prior to any demolition activities occurring.

c. There are no schools within a quarter mile of the proposed annexation area. Therefore, no impacts would occur.

d. At this time it is not known if there are any areas within the proposed annexation boundaries which are located on a hazardous materials site pursuant to Government Code §65962.5. However, all proposed projects within the City of Lancaster are required to submit a Phase I Environmental Assessment of the project site along with the project application. This Phase I is required to contain a regulatory database search and a site survey to determine if there are any recognized environmental concerns. In the event that any concerns are identified, the recommendations of the Phase I and/or any subsequent Phase II or Phase III reports will be followed. Therefore, impacts would be less than significant.

e-f. The western boundary of the proposed annexation area is located within the limits of the General William J. Fox Airfield Land Use Compatibility Plan.¹ This area is proposed to remain as non-urban residential, with no more than one dwelling unit per 2.5 acres. All restrictions in the plan would be complied with for those areas within its boundaries. Therefore, any future development would not result in a safety hazard for people residing or working within the proposed annexation area and no impacts would occur.

g. There are no known evacuation routes within the proposed annexation area. However, as individual future projects are proposed within the annexation area, impacts to emergency response plans and emergency evacuation plans would be addressed. Therefore, impacts would be less than significant.

h. The land within the proposed annexation area is primarily undeveloped with native desert vegetation and could be subject to localized brush fires. However, the area is served by the Los Angeles County Fire Department which would be able to provide rapid response in the event of a fire. Therefore, impacts are less than significant.

VIII. a. The proposed project involves the annexation of approximately 7,190 gross acres into the City of Lancaster. No specific development projects have been proposed within this area. As such the proposed project would not violate any water quality standards or waste discharge requirements. Future development projects within the annexation area would be analyzed on a project-by-project basis at such time as they are proposed.

b. The proposed project involves the annexation of approximately 7,190 gross acres into the City of Lancaster. No specific development projects have been proposed within this area. Therefore, the proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Future proposed projects within the annexation area are not anticipated to include any groundwater wells or pumping activities. All water supplied to potential projects would be obtained from water purveyors and the project applicant would be required to obtain a water availability letter. Additionally, as indicated VIII.a., future projects would not impact groundwater recharge areas. Therefore, impacts are less than significant.

c-e. The proposed project involves the annexation of approximately 7,190 gross acres into the City of Lancaster. No specific development projects have been proposed within this area. Future development within the annexation would increase the amount of surface runoff as a result of impervious surfaces from structures and roadways being constructed. Individual project would be designed, on the basis of a hydrology study, to accept current flows entering the property and to handle

¹ Los Angeles County Airport Land Use Commission, General William J. Fox Airfield Land Use Compatibility Plan, December 1, 2004.

the additional incremental runoff from the developed site. Therefore, impacts from drainage and runoff would be less than significant.

f-g. The proposed project involves the annexation of approximately 7,190 gross acres into the City of Lancaster. No specific development projects have been proposed within this area. Therefore, the proposed project would not place housing or structures within a 100-year floodplain. However, portions of the proposed annexation area are located within a 100-year floodplain. In the event that development is proposed on areas within the 100-year floodplain in the future, the development would be required to be raised, so that it is above the floodplain. Therefore, impacts would be less than significant.

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

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

IX. a. The proposed project involves the annexation of approximately 7,190 gross acres into the City of Lancaster. No specific developments have been proposed within the area. The area is predominantly undeveloped, desert with a scattering of industrial and residential uses. Therefore, the proposed annexation would not physically divide an established community.

b. The proposed project involves the annexation of approximately 7,190 gross acres into the City of Lancaster. No specific development projects have been proposed within this area. As part of the annexation, a general plan amendment would be required to cover the annexed area. Additionally, the proposed project would prezone the annexed area as follows: 4,957 acres RR-2.5 (rural residential, one dwelling unit per 2.5 acres), 35 MHP (Mobile Home Park), 310 acres LI (Light Industrial), and 1,358 acres HI (Heavy Industrial). Therefore, the proposed project would be consistent with all applicable plans. In the event that a specific project is proposed within the annexation area, its consistency with land use plans, policies and regulations would be analyzed as part of a project specific environmental review. Therefore, no impacts would occur.

c. As noted under Item IV.e-f., the area proposed for annexation is not subject to a habitat conservation plan or natural communities conservation plan. Therefore, no impacts would occur.

X. a-b. The area proposed for annexation does not contain any current mining or recovery operations for mineral resources and no such activities have occurred in this area in the past. According to the LMEA (Figure 2.0-9), most of the area proposed for annexation is designated as Mineral Reserve Zone 1 (contains no known resources). A small portion of the area is designated as Mineral Reserve Zone 3 (potential but presently unproved resources). However, it is not considered likely that this area has large, valuable mineral and aggregate deposits. Therefore, no impacts to mineral resources would occur.

XI. a-d. The proposed project involves the annexation of approximately 7,190 gross acres into the City of Lancaster. No specific projects have been proposed within this area. Therefore, the proposed project would not generate noise impacts with respect to exposure of person to or generation of noise levels in excess of standards; generation of excessive groundborne vibration/noise levels; permanent increase in noise levels, or temporary/periodic increases in noise levels. In the event a development is

proposed within the annexation area in the future, noise impacts generated by the specific project would be evaluated in the project specific environmental review and if needed, appropriate mitigation measures would be identified. Therefore, impacts would be less than significant.

e-f. The western boundary (along the freeway) is located approximately 1.5 miles east of the Fox Field Airport. This area is also within the boundaries of the General William J. Fox Airfield Land Use Compatibility Plan. According to this plan the entire area proposed for annexation would be outside of the 55 CNEL noise contour (see Figure 2B). This is less than the 65 dBA for residential and 70 for commercial/industrial uses that is considered acceptable under the City's General Plan. Therefore, impacts associated with noise from the airport would be less than significant.

XII. a. The proposed project involves the annexation of approximately 7,190 gross acres into the City of Lancaster. No specific projects have been proposed within the annexation and therefore, the project would not induce substantial population growth. Population growth impacts would be analyzed on a project-by-project basis, when individual specific projects are proposed. Therefore, no impacts would occur.

b-c. The area proposed for annexation is predominantly undeveloped, with some residential and industrial uses. No specific projects have been proposed within the annexation area. No people or structures would be removed from the area, therefore, no impacts would occur.

XIII. The proposed project involves the annexation of approximately 7,190 gross acres into the City of Lancaster. The project would incrementally increase the need for fire and police services; however, the site is within the current service area of both these agencies and the additional time and cost to service the area is minimal. There are no projects proposed within the annexation area at this time. In the event that projects are proposed in the future, they may place additional demands on schools, parks, and other public facilities. However, through payment of the required fees these impacts would be less than significant.

XIV. a-b. The proposed project involves the annexation of approximately 7,190 gross acres into the City of Lancaster. There are no developments, residential or otherwise, currently proposed for development within this area. Therefore, no increase in demand for parks or park services would be created. In the event that a project is proposed within this area, the project applicant would be required to pay park fees which would reduce potential impacts on park and recreational facilities to a less than significant level.

XV. a. The proposed project involves the annexation of approximately 7,190 gross acres into the City of Lancaster. There are no developments currently proposed for development within this area. In the event that a project is proposed within the annexation area, the development application and site plan will be reviewed by the City's Traffic Division to determine if the project has the potential to cause traffic impacts or needs to have a traffic study conducted. All intersections/segments which are identified as having an unacceptable level of service, will be improved in accordance with the standards adopted by the City's Traffic Division. Therefore, impacts would be less than significant.

b. There are no county congestion management agency designated roads or highways in the vicinity of the area proposed for annexation. Therefore, no impacts would occur.

c. The proposed annexation area does not contain any aviation related uses, and the annexation area is not anticipated to include the development of any aviation related uses. Therefore, no impacts would occur.

d. The proposed project involves the annexation of approximately 7,190 gross acres and no specific developments have been proposed within the area. Therefore, the proposed project would not increase hazards as a result of a design feature. However, as individual projects are proposed in the future, the plans are subject to a development review process that would ensure that no hazardous conditions are created. Therefore, impacts would be less than significant.

e. The proposed project involves the annexation of approximately 7,190 gross acres and no specific developments have been proposed within the area. Emergency access to the area already exists and no change in access if proposed. However, as individual projects are proposed in the future, the plans are subject to a development review process that would ensure that adequate emergency access to individual project sites is available. Therefore, impacts would be less than significant.

f. The proposed project involves the annexation of approximately 7,190 gross acres and no specific developments have been proposed within the area. Future development projects would be required to provide parking in accordance with the provisions of the City's Municipal Code. Therefore, no impacts would occur.

g. The proposed project involves the annexation of approximately 7,190 gross acres and no specific developments have been proposed within the area. The annexation would not conflict with or impede any of the General Plan policies or specific actions related to alternative modes of transportation (Lancaster General Plan pgs. V-20 to V-25). Therefore, no impacts would occur.

XVI. a. The proposed project involves the annexation of approximately 7,190 gross acres into the City of Lancaster and no specific development projects have been proposed within the area. Therefore, no wastewater would be generated as a result of the proposed project. In the event that a specific development project is proposed in the future within the annexation area, wastewater generated by the project would either utilize a septic system or would be discharged to the sewer and treated by the Lancaster Water Reclamation Plant. Residential and commercial developments would not exceed the wastewater treatment requirements. Industrial projects would comply with all rules and regulations regarding industrial wastewater discharge. Therefore, future projects are not anticipated to exceed the wastewater treatment requirements of the Regional Water Quality Control Board and impacts would be less than significant.

b. The proposed project involves the annexation of approximately 7,190 gross acres into the City of Lancaster and no specific development projects have been proposed within the area. Therefore, no water would be consumed or wastewater generated as a result of the proposed project. Future projects within the annexation area are anticipated to fall within the available capacity of the existing sanitation system and the expansion of existing facilities or the construction of new facilities would not be required. Therefore, impacts would be less than significant.

c. See Items VIII.c and VIII.d.

d. The proposed project involves the annexation of approximately 7,190 acres into the City of Lancaster and no specific development projects have been proposed. Therefore, no water supplies

would be required for the proposed project. In the event that specific developments are proposed, the individual developments would be required to obtain water availability/water will serve letters from the appropriate water purveyor. Without these letters individual projects would not be able to move forward. Therefore, impacts to water supplies would be less than significant.

e. See Item XVI.b.

f-g. The proposed project involves the annexation of approximately 7,190 acres into the City of Lancaster. As such, the proposed project would not generate any solid waste which would require disposal at a landfill. However, as individual projects are proposed in the future within the boundaries of the annexation area, they would generate solid waste, which would contribute to an overall cumulative impact on the landfill service; although individual projects contribution is likely to be minimal. Individual projects would be required to have trash collection services in accordance with City contracts with waste haulers over the life of the project. These haulers are required to be in compliance with applicable regulations on solid waste transport and disposal, including waste stream reduction mandated under Assembly Bill 939, which was enacted to reduce, recycle, and reuse solid waste generated in California to the maximum extent feasible. Therefore, impacts would be less than significant.

XVII.a. Ref. Items I, III, IV, V, VII, XI, XVI.

b. The proposed project does not have any impacts that are individually limited, but cumulatively considerable. Ref. Items III, XI, XV.

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

List of Referenced Documents and Available Locations*:

FIRM:	Flood Insurance Rate Map	PW
FOX	General William J. Fox Airfield Land Use Compatibility Plan, Los Angeles County Airport Land Use Commission, December 1, 2004	PD
GPEIR:	Lancaster General Plan Environmental Impact Report	PD
LGP:	Lancaster General Plan	PD
LMC:	Lancaster Municipal Code	PD
LMEA:	Lancaster Master Environmental Assessment	PD
SSHZ:	State Seismic Hazard Zone Maps	PD
USGS:	United States Geological Survey Maps	PD
USDA SCS:	United States Department of Agriculture Soil Conservation Service Maps	PD

- * PD: Planning Department
PW: Department of Public Works
Lancaster City Hall
44933 Fern Avenue
Lancaster, California 93534

Exhibit "A" – Location Map

7,190 acres into the City of Lancaster bounded to the north by Avenue E, to the south by Avenue H between 20th St. East and Division and Avenue G between Division and 25th St. West, to the east by 20th St. East and to the west by 25th St. West

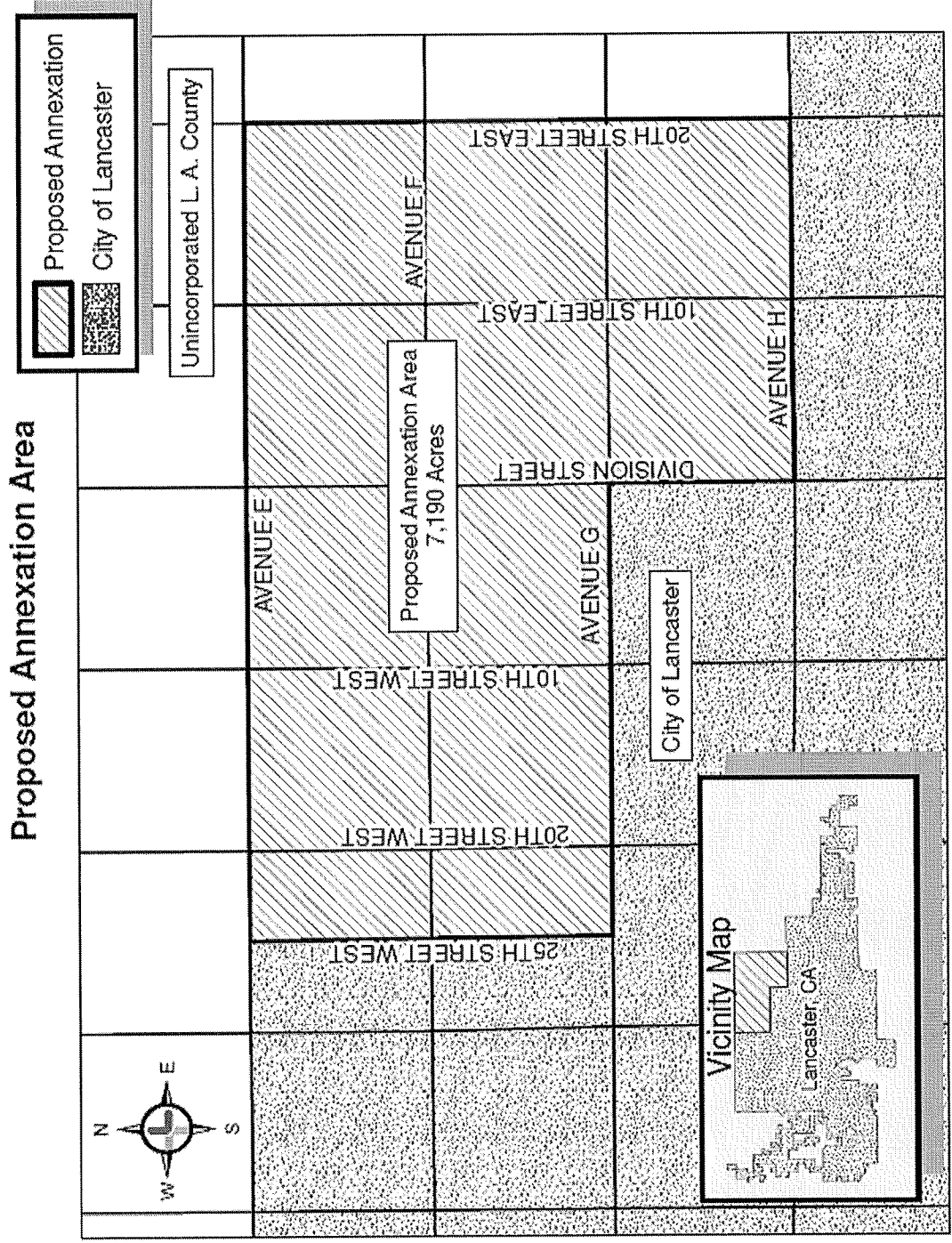


Exhibit "B" – General Plan Amendment No. 09-01

Amend to the City of Lancaster General Plan land use designation for 1,358 acres from Non-Urban Residential (NU, 0.4 to 2.0 dwelling units per acre) to Heavy Industrial (HI), 25 acres from NU to MR1 (Multi-Residential 1, 6.6 to 15 dwelling units per acre), and 80 acres from LI (Light Industrial) to MR1

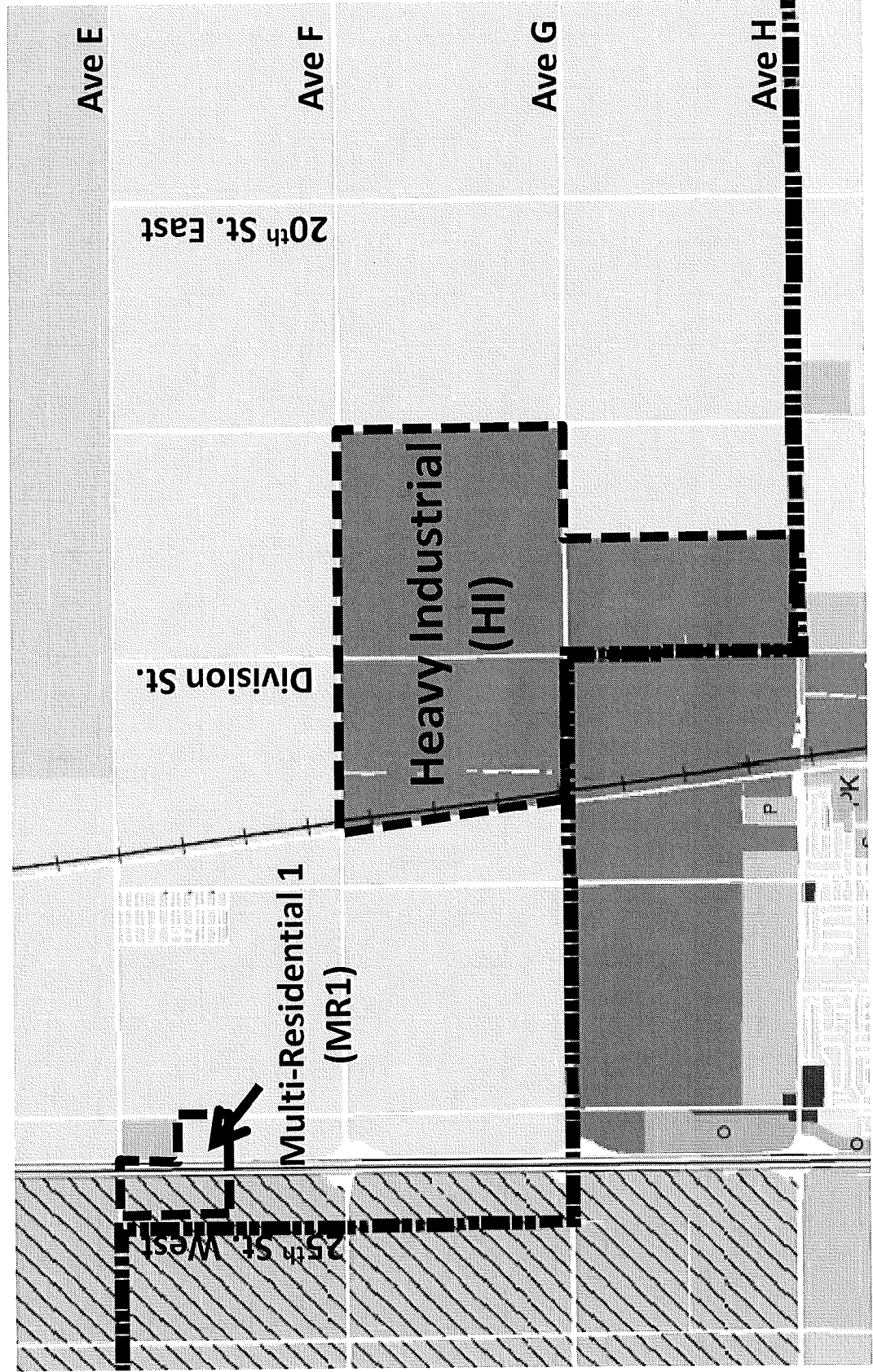
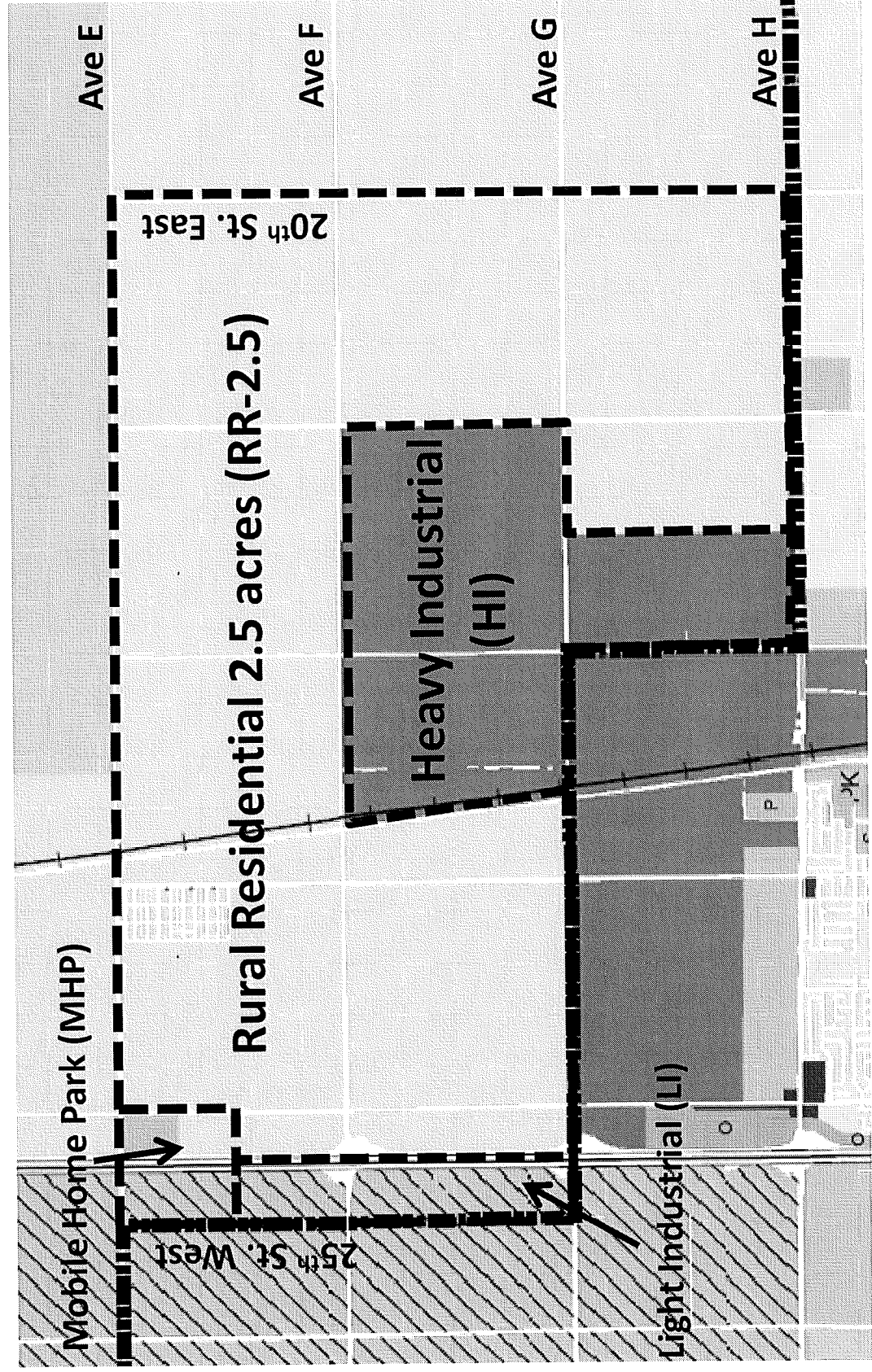


Exhibit "C" – Prezoning No. 09-01

Prezone 282 acres to Light Industrial (LI), 140 acres to Mobile Home Park (MHP), 5,410 acres to Rural Residential 1 unit per 2.5 acres (RR-2.5) and 1,358 acres to Heavy Industrial (HI)



**MITIGATION MONITORING AND REPORTING PROGRAM (Exhibit D)
GPA 09-01/ PREZONE 09-01/ ANNEXATION 09-01**

Mit. / Cond. No.	Mitigation Measure/ Conditions of Approval	Monitoring Milestone (Frequency)	Method of Verification	Party Responsible for Monitoring	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
BIOLOGICAL RESOURCES							
1.	A burrowing owl survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If burrowing owls or signs thereof are discovered during the survey, the applicant shall contact the California Department of Fish and Game to determine the appropriate mitigation/management requirements for the species.	Prior to vegetation removal, grubbing, grading, stockpile, or construction the City must receive a report from a biologist advising that the site is free from burrowing owls.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department			
2.	A nesting bird survey shall be conducted within 30 days prior to the start of construction/ground disturbing activities. If nesting birds are encountered, all work in the area shall cease until either the young birds have fledged or the appropriate permits are obtained from the California Department of Fish and Game.	Prior to vegetation removal, grubbing, grading, stockpile, or construction the City must receive a report from a biologist advising that the site is free of nesting birds.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department			
3.	Focused trapping surveys for Mohave ground squirrel shall be conducted to determine the presence/absence of this species on the project site. These surveys shall be conducted in accordance with standard protocol established by CDFG. If Mohave ground squirrels are determined to be present on the project site, consultation with the CDFG shall be required in order to obtain an Incidental Take Permit under §2081 of the CDFG Code.	Prior to vegetation removal, grubbing, grading, stockpile, or construction the City must receive a report from a biologist with the results of the trapping or a copy of the incidental take permit.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department			
4.	The project site contains suitable habitat for sensitive plant species. Therefore, a springtime rare plant survey shall be conducted. If sensitive plant species are identified on the project site, the applicant shall contact the CDFG to determine appropriate mitigation requirements.	Prior to vegetation removal, grubbing, grading, stockpile, or construction the City must receive a report from a biologist with the results of the sensitive plant survey.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department			

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REMARKS						
5.	The project site contains alkali mariposa lilies. The applicant shall be required to pay a total of \$2,045 per impacted acre to be held in trust by the City of Lancaster for the purchase of mitigation land for the alkali mariposa lily. Payment of these fees is required prior to issuance of any permits (e.g., grading) for the proposed project.	Prior to vegetation removal, grubbing, grading, stockpile, or construction, the applicant shall pay the required fee for the affected acres.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department		
6.	The applicant shall consult with the California Department of Fish and Game to determine whether or not a Section 1602 Streambed Alteration Agreement is required prior to the development of the project site. If a Streambed Alteration Agreement is required, it shall be obtained prior to the issuance of any permits (e.g., grading, etc.).	Prior to vegetation removal, grubbing, grading, stockpile, or construction, the applicant shall consult with CDFG to obtain a Streambed Alteration Agreement, if necessary.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department		
7.	The applicant shall coordinate with the Lahontan Regional Water Quality Control Board to determine whether the applicant is required to obtain a Report of Waste Discharge prior to the development of the project site. If this permit is required, it shall be obtained prior to the issuance of any permits (e.g., grading, etc.).	Prior to vegetation removal, grubbing, grading, stockpile, or construction, the applicant shall consult with the Regional Board to obtain a Report of Waste Discharge, if necessary.	Prior to final approval of grading plan, issuance of a stockpile permit, or any ground disturbing activities.	Planning Department		
GEOLOGY AND SOILS						
8.	A Dust Control Plan, in accordance with Antelope Valley Air Quality Management District (AVAQMD) Rule 403, shall be submitted prior to the start of construction/grading activities.	Prior to the issuance of building permits	Field inspection	Antelope Valley Air Quality Management District (AVAQMD), Building Inspectors		
9.	Per the direction of the Director of Public Works, an extensive soils report shall be required prior to development that addresses any potential fissuring/sinkholes on the project site. Any recommendation identified in the soils report shall	Prior to issuance of grading permits	Submittal and approval of site specific geotechnical report.	Development Engineering Division		

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	be incorporated into the proposed project.						
HAZARDS AND HAZARDOUS MATERIALS							
10.	Prior to demolition activities, an asbestos survey shall be conducted to determine the presence or absence of asbestos. The results of the surveys shall be submitted to the City of Lancaster. If asbestos containing materials are identified, abatement of the material shall be completed prior to any demolition activities occurring.	Prior to vegetation removal, grubbing, grading, stockpile, demolition, or construction the City must receive a report from a qualified environmental consultant detailing the asbestos survey results and any abatement.	Prior to final approval of grading plan, issuance of a stockpile permit, issuance of demolition permits, or any ground disturbing activities.	City of Lancaster Planning Department and City Engineering Division responsible for reviewing report.			
11.	Prior to demolition activities, a lead-based paint survey shall be conducted to determine the presence or absence of lead. The results of the survey shall be submitted to the City of Lancaster. If lead-based paint is identified, abatement of the material shall be complete prior to any demolition activities occurring.	Prior to vegetation removal, grubbing, grading, stockpile, demolition or construction the City must receive a report from a qualified environmental consultant detailing the lead-based paint results and any abatement.	Prior to final approval of grading plan, issuance of a stockpile permit, issuance of demolition permits, or any ground disturbing activities.	City of Lancaster Planning Department and City Engineering Division responsible for reviewing report.			