

RESOLUTION NO. 09-52

A RESOLUTION OF THE CITY COUNCIL OF LANCASTER, CALIFORNIA, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR) AND MASTER ENVIRONMENTAL ASSESSMENT (MEA), ADOPTING ENVIRONMENTAL FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING AND REPORTING PROGRAM, AND ADOPTING THE COMPREHENSIVE GENERAL PLAN UPDATE THAT ENCOMPASSES THE ENTIRE CITY

WHEREAS, the State of California Government Code requires the City to adopt and maintain a General Plan that contains certain elements, describes its long-term goals, and develop policies and programs to achieve those goals; and

WHEREAS, the City Council of the City of Lancaster initiated a comprehensive update to the City's General Plan on February 8, 2005; and

WHEREAS, the City has sought to proactively engage the public in the comprehensive update to the General Plan, including community outreach workshops and meetings, internet surveys, the creation of a General Plan Citizens' Advisory Committee (GPCAC), and the conducting of special meetings by the Planning Commission; and

WHEREAS, the City Council has reviewed and considered information from a variety of sources, including, but not limited to, City staff, outside agencies, the Draft Environmental Impact Report, the report and recommendations of the GPCAC and Planning Commission, and members of the public; and

WHEREAS, public notice was provided as required by law and a Planning Commission public hearing was held on May 11, 2009, when the Commission voted 7-0 to recommend that the City Council adopt the General Plan Update; and

WHEREAS, public notice was provided as required by law and a City Council public hearing was held on June 23, 2009 to consider action on the General Plan Update; and

WHEREAS, the City Council, based upon evidence in the record hereby makes the following findings in support of the General Plan Update:

1. California State law requires that each city adopt a general plan to describe its long-term goals and its policies and programs to achieve those goals. The general plan is intended to serve as a "blueprint" for future growth and development, in that land use decisions, zoning regulations, subdivision approvals, and other policies by the City are required to be consistent with the General Plan.
2. The City's current General Plan, adopted in 1997, reflects the environmental conditions, demographics, growth projections, and community goals of that time.

There is a need, and it is in the interest of public health, safety, and welfare to update the City's General Plan to incorporate current conditions, community goals, and revised growth projections from the Southern California Association of Governments (SCAG) that extend the planning horizon to the year 2030.

3. The General Plan Update was initiated by the City Council on February 8, 2005, and is a comprehensive update of the 1997 General Plan. The update includes review and, where determined necessary, recommended revisions of both State mandated and optional elements, including the Plan for the Natural Environment; Plan for Public Health and Safety; Plan for Active Living; Plan for Physical Mobility; Plan for Physical Development; Plan for Economic Development and Vitality; Plan for Municipal Services and Facilities; and Housing Element (which is currently under review by the State Department of Housing and Community Development, and is not included as part of this resolution).
4. The General Plan Update is based upon eight major visioning themes resulting from the community outreach and visioning process. This information, as well as public testimony, information from the Program Environmental Impact Report, data provided by City staff and outside agencies, and applicable State and federal law, has been reviewed and considered by the Commission in making this recommendation.
5. A Program Environmental Impact Report has been prepared for the project that provides a description of potential environmental impacts of the proposed General Plan and recommends mitigation measures to reduce potentially significant impacts to a less than significant level, where feasible. Where mitigation to a less than significant level is not possible, a statement of overriding considerations is proposed as noted in Exhibit "A" of this Resolution. This Program EIR was prepared and circulated in accordance with applicable law, including the California Environmental Quality Act (CEQA), Public Resources Code of Regulations section 21000 et. seq., and the CEQA guidelines, 14 California Code of Regulations Sec. 15000 et. seq, as described in Exhibit "A" of this resolution.
6. This Commission hereby finds, in accordance with Section 15090 of the State CEQA Guidelines, that it has reviewed and considered the information contained in the Final Program Environmental Impact Report prepared for the General Plan Update prior to making a recommendation to the City Council, and that the information contained in the Final Program Environmental Impact Report reflects the City's independent judgment and analysis.
7. The Planning Commission held twelve (12) meetings from September 2008 through May 2009 to receive public comments, and to study the draft documents in formulating a recommendation to the City Council on the General Plan Update.
8. The General Plan update will promote the public health, safety, and welfare by establishing goals, objectives, policies, and programs to guide development and maintenance of an efficient and attractive built environment, protection and

management of natural environmental resources, and provision of adequate infrastructure and services to meet the expected population demand.

NOW, THEREFORE, BE IT RESOLVED:

1. This City Council certifies the Final Environmental Impact Report and Master Environmental Assessment, as stated in this Resolution.
2. This City Council adopts all environmental findings and the Statement of Overriding Considerations as contained in Exhibit "A" of this Resolution.
3. This City Council adopts the Mitigation Monitoring Program as contained in Exhibit "B" of this Resolution.
4. This City Council adopts the General Plan Update; specifically the General Plan Policy Document and General Plan land use map attached to this Resolution as Exhibits "C" and "D," respectively, which are on file in the City Clerk Department.

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)
 CITY OF LANCASTER) ss

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. 09-52, for which the original is on file in my office.

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

(seal)

EXHIBIT “A”

FINDINGS AND FACTS IN SUPPORT OF FINDINGS FOR THE CITY OF LANCASTER GENERAL PLAN UPDATE 2030 PROGRAM ENVIRONMENTAL IMPACT REPORT STATE CLEARINGHOUSE NUMBER 2007111003

1. INTRODUCTION

The California Environmental Quality Act (CEQA), Public Resources Code Section 21081, and the State CEQA Guidelines, 14 California Code of Regulations Section 15091 requires that a public agency consider the environmental impacts of a project before a project is approved and make specific findings. CEQA Guidelines Section 15091 provides:

- (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
 1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
 2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can or should be, adopted by such other agency.
 3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the final EIR.
- (b) The findings required by subsection (a) shall be supported by substantial evidence in the record.
- (c) The finding in subsection (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subsection (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.
- (d) When making the findings required in subsection (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either

required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

- (e) The public agency shall specify the location and custodian of the documents or other materials which constitute the record of the proceedings upon which its decision is based.
- (f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

Having received, reviewed and considered the Final Environmental Impact Report for the City of Lancaster General Plan Update 2030, dated April 2009 (“FEIR”), which includes but is not limited to the Draft Environmental Impact Report (“DEIR”), Responses to Comments on the DEIR, and all other information in the record of proceedings on this matter, the following Findings and Facts in Support of Findings (“Findings”) are hereby adopted by the City of Lancaster (“City”) in its capacity as the CEQA Lead Agency. These Findings set forth the City’s environmental basis for approval of City of Lancaster General Plan 2030 (“Proposed Project”).

A. Format

These Findings have been organized into the following sections:

- (1) Section 1 provides an introduction to these Findings.
- (2) Section 2 provides a summary of the Proposed Project and overview of the discretionary actions required for approval of the Proposed Project, and a statement of the Proposed Project’s objectives.
- (3) Section 3 provides a summary of the environmental review conducted in accordance with CEQA and the CEQA Guidelines by the City for the Proposed Project and a summary of public participation in the environmental review for the Proposed Project.
- (4) Section 4 sets forth findings regarding significant or potentially significant environmental impacts identified in the FEIR which the City has determined are either not significant or can feasibly be mitigated to a less than significant level through the imposition of mitigation measures. In order to ensure compliance and implementation, all of these measures will be included in the Mitigation Monitoring and Reporting Program (MMRP) for the Proposed Project. Section 5 also includes findings regarding those significant or potentially significant environmental impacts identified in the FEIR which will or which may result from the Proposed Project and which the City has determined cannot feasibly be mitigated to a less than significant level.
- (5) Section 5 sets forth findings regarding alternatives to the Proposed Project.

- (6) Section 6 consists of a Statement of Overriding Considerations which sets forth the City's reasons for finding that specific economic, legal, social, technological, and other considerations associated with the Proposed Project outweigh the Proposed Project's potential unavoidable environmental effects.

B. Custodian and Location of Records

The documents and other materials which constitute the administrative record for the City's actions related to the Proposed Project are located at the City of Lancaster, Planning Department, 44933 N. Fern Avenue, Lancaster, California 93534. The City Planning Department is the custodian of the administrative record for the Proposed Project.

2. PROPOSED PROJECT SUMMARY

A. Discretionary Actions

These Findings set forth the environmental basis for current discretionary action to be undertaken by the City for the approval of the Proposed Project. The action includes approval of the City of Lancaster General Plan 2030.

B. Project Location

The City of Lancaster is located within the Antelope Valley, in North Los Angeles County, approximately 70 miles north of downtown Los Angeles. The City's incorporated boundaries encompass 94 square miles or approximately 60,160 acres of land. The study area for the General Plan Update includes the City of Lancaster and its sphere of influence (268 square miles). The City's sphere of influence extends from Avenue A in the north to Avenue N in the south and from 120th Street East in the east to 110th Street West in the west. The northern boundary of the study area is adjacent to the Kern County line and includes a portion of Edwards Air Force Base and its dry lakebeds. The communities of Quartz Hill and Antelope Acres are also included. Air Force Plant 42 and the City of Palmdale border the study area on the south.

C. Project Description

The General Plan Update is a comprehensive update of the 1997 General Plan. This includes an update of existing elements; update of existing conditions, with 2006 serving as the baseline year; update of General Plan development projections to the year 2030 based upon the Southern California Association of Governments (SCAG) 2004 Regional Transportation Plan (2004) projections; adjustment of the allowable land use pattern and density of development permitted on the General Plan Policy Map to be consistent with SCAG's 2030 growth projections; and additions, deletions or modifications to the 1997 General Plan goals, objectives, polices and specific actions for each element.

The General Plan Land Use Map identifies the type, location, and density/intensity of future development within the City of Lancaster. Based upon development projections for the City, the following three land use alternatives are being considered as part of the General Plan Update:

- No Project Alternative;
- Balanced Growth Alternative; and
- GPCAC Preferred Plan Alternative.

The No Project (Existing General Plan) Land Use Alternative would allow the pattern of development taking place under the current General Plan to continue. Single-family residential and rural residential uses would continue to be the predominant land use within the City. Commercial development would continue to develop within the urban core and along the Antelope Valley Freeway. The majority of industrial growth would be located within Fox Field. Under the No Project Alternative, the predominant transportation mode would continue to be the automobile.

The Balanced Growth Land Use Alternative would promote a balanced distribution of land uses throughout the City. Urban areas, currently served by infrastructure, would be expanded through infill development. Under this Alternative, the land uses would be arranged with the goal of ensuring that no urban area of the City would be underserved by shopping, recreational opportunities, and public services. Areas of the City designated for urban residential uses would also contain sufficient land use inventories for commercial retail and service uses as well as open space and other public land. Although single-family residential and rural residential uses would continue to be the primary land uses within the City, the potential for some mixed-use development would also occur within the urban core. Commercial and recreational uses, as well as public services would be located in proximity to residential neighborhoods. The predominant mode of travel would continue to be the automobile, with some reduction in the amount and length of vehicle trips anticipated due to the balance distribution of land uses.

The GPCAC Preferred Plan Land Use Alternative focuses on the utilization of available infill areas within the urban core, rather than emphasizing the outward expansion of low-density residential subdivisions. It would promote the development of localized community centers with compact mixed-uses that minimize the impact of the automobile. The GPCAC Preferred Plan Alternative would establish a clear link between alternative transportation choices and land use. It would encourage the efficient use of infill parcels and urban revitalization to create neighborhoods that are pedestrian in scale and in easy walking distance to transit services and other uses. By placing an emphasis on infill development, the GPCAC Preferred Plan Alternative would promote the preservation of open space and rural residential land. The GPCAC Preferred Plan Alternative incorporates aspects of the Balanced Growth Alternative in an effort to balance land uses in locations within the Urbanizing Area that are predominantly designated for single-family use.

D. Project Objectives

The following objectives have been established for the Proposed Project:

- Update the City's environmental baseline conditions to the year 2006.
- Update the General Plan development projections to the year 2030, including projections for dwelling units, non-residential square footage, population and employment using growth projections from the SCAG 2004 RTP.

- Revise the General Plan and environmental document to reflect current conditions in the City and to identify and analyze the potential impacts of growth and development within Lancaster.
- Revise and establish goals, objectives, policies, and specific actions that reflect the City's vision for future growth and the protection of its resources.
- Provide a basis for informative decision-making when considering potential development within the City.
- Conform with Section 21000 et seq. of CEQA, which requires that environmental impacts be addressed and mitigated.
- Provide a legally defensible environmental foundation upon which discretionary actions may be evaluated.

3. **ENVIRONMENTAL REVIEW AND PUBLIC PARTICIPATION**

The environmental review process for the Proposed Project is summarized as follows.

On November 1, 2007, the City issued a Notice of Preparation ("NOP") for the Proposed Project in accordance with the requirements of CEQA and the CEQA Guidelines; publication of the Notice of Preparation occurred in the Antelope Valley Press on December 1, 2008. The NOP was circulated for a period of thirty (30) days, and a scoping meeting was held on November 15, 2007, at the Lancaster City Council Chambers to solicit comments on the Proposed Project. The NOP was filed with the State Clearinghouse on November 1, 2007. The NOP is included in the DEIR as Appendix A. The responses to the NOP are included in Appendix B.

The DEIR was made available and distributed to agencies, interested organizations, and individuals by the City for public review on December 1, 2008. A 60 day comment period was provided from December 1, 2008 to January 31, 2009. A public hearing was held before the Planning Commission on January 6, 2009, during which opportunity was provided to give oral and written comments on the DEIR. Comments received during the public review period for the DEIR were responded to in the Responses to Comments which was included in the FEIR, dated April 2009. The Final EIR was distributed to agencies submitting comments on April 20, 2009.

The following documents comprise the FEIR for the Proposed Project:

- Draft Environmental Impact Report for the City of Lancaster General Plan Update 2030, dated December 2008 including applicable revisions;
- Comments received on the DEIR and responses to those comments, published in the FEIR, dated April 2009; and
- All analysis, attachments, incorporated documents, and references to the documents identified and referenced in the DEIR and FEIR, and submitted to the City as part of the EIR process.

The City Planning Commission considered the FEIR and the Proposed Project at its hearing on May 11, 2009 to make a recommendation to the City Council on certification of the FEIR and adoption of the City of Lancaster General Plan 2030.

4. **FINDINGS ON POTENTIALLY SIGNIFICANT IMPACTS OF THE PROPOSED PROJECT IDENTIFIED IN THE DEIR**

The following potentially significant environmental impacts were analyzed in the DEIR:

- Land Use
- Population, Employment, and Housing
- Aesthetics and Visual Resources
- Traffic and Circulation
- Air Quality
- Noise
- Geology and Seismic Hazards
- Hydrology, Drainage and Water Quality
- Hazards and Hazardous Materials
- Cultural Resources
- Biological Resources
- Public Services
- Utilities
- Agricultural Resources
- Mineral Resources

Where as a result of the environmental analysis of the Proposed Project, implementation with proposed policies in the General Plan Update, compliance with existing laws, codes and statutes, and the identification of feasible mitigation measures, the following potentially significant impacts have been determined by the City to be reduced to a level of less than significant, the City has found in accordance with CEQA Section 21081(a)(1) and CEQA Guidelines Section 15091(a) (1) that “Changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effects on the environment,” which is referred to herein as “Finding 1.” Where the potential impact can be reduced to less than significant solely through adherence to and implementation of standard conditions and policies in the proposed General Plan Update, these measures are considered “incorporated into the project” which mitigate or avoid the potentially significant effect, and in these situations, the City also will make “Finding 1” even though no mitigation measures are required, but will find that the potential impact has been reduced to Less Than Significant through either adherence to standard conditions or compliance with policies in the proposed General Plan Update.

Where the City has determined pursuant to CEQA Section 21081((a)(2) and CEQA Guidelines Section 15091(a)(2) that “Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency, the City’s finding is referred to herein as “Finding 2.”

Where, as a result of the environmental analysis of the Proposed Project, the City has determined that either (1) even with the identification of proposed policies in the General Plan Update, compliance with existing laws, codes and statutes, and/or the identification of feasible mitigation measures, potentially significant impacts cannot be reduced to a level of less than significant, or (2) no feasible mitigation measures or alternatives are available to mitigate the potentially significant impact, the City has found in accordance CEQA Section 21081(a)(3) and CEQA Guidelines Section 15091(a)(3) that “Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report,” referred to herein as “Finding 3.”

In making these findings, the City has relied upon the environmental conclusions reached by the experts that prepared the FEIR, including the information, analysis and conclusions in the technical reports prepared and made a part of the FEIR. Although contrary opinions may have been presented in comments submitted on the DEIR and FEIR, the City has weighed those comments against the underlying data, analysis and conclusions in the FEIR, and has reached its conclusions accordingly.

A. AESTHETICS AND VISUAL RESOURCES

The thresholds of significance for aesthetics and visual resources are listed in Section 5.3.3 on page 5.3-5 of the FEIR.

Potential Impact: New projects constructed under the proposed General Plan Update could impact scenic vistas and/or resources within the study area.

Finding: The City hereby makes Finding 1 with respect to impacts to scenic vistas and/or resources within the study area.

Facts in Support of Findings: There are no officially designated or eligible scenic routes or highways within the study area. Scenic views of the desert are available throughout much of the study area. Long range views of the San Gabriel Mountains to the south, the Sierra Pelonas to the southwest and west and the Tehachapi Mountains to the northwest are available. Additionally, Joshua Trees and Juniper shrubs are most plentiful in the eastern and southern portions of the study area. Existing land use designations in the easternmost and westernmost portions of the City (outside of the Urbanizing Area) would not change with the proposed General Plan Update. The General Plan Update includes policies to protect designated rural residential areas to ensure that urban development does not significantly impact these areas and to ensure that development within hillside area preserves the natural hillside characteristics.

Additionally, open space areas, such as the California Poppy Reserve and Arthur B. Ripley Desert Woodland provide views of scenic resources within these areas and undisturbed views of mountains surrounding the General Plan study area. The General Plan Update does not propose changes to existing land use designations within these areas.

Transportation corridors within the General Plan study area also provide views of scenic resources within the area. Development of vacant infill land within the area of Avenue K, Avenue M, and 60th Street West would alter existing views from these corridors. As development intensity increases in the area, views of surrounding mountains from the corridors could potentially be blocked. The General Plan Update proposes to accommodate the projected growth primarily within the Urbanizing Area with no conversion of rural residential to urban residential land proposed with any of the alternatives.

Existing views within the General Plan study area would be altered with development of any of three land use alternatives proposed by the General Plan Update. More specifically, existing views of scenic resources such as the mountains surrounding the General Plan study area and views of desert landscape within and around the study area would be reduced as a result of increased development within the Urbanizing Area of the City. The No Project Alternative would result in greater view alteration, as development would be more widely dispersed than with the Balanced Growth and GPCAC Preferred Plan Alternatives. The GPCAC Preferred Plan Alternative would focus development within the urban core, concentrating on infill development. Thus, the GPCAC Preferred Plan Alternative would maintain more open space areas, resulting in fewer view alterations of the desert landscape and surrounding mountains from outside the urban core. Development of the Urbanizing Area would be consistent with the policies proposed by the General Plan Update. Incorporation of the policies identified by the proposed General Plan Update would reduce impacts to scenic resources to a less than significant level.

Potential Impact: New projects constructed under the proposed General Plan Update could degrade the existing visual character or quality of the site and its surroundings.

Finding: The City hereby makes Finding 1 that changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effects on the environment with respect to visual character/quality impacts from the Proposed Project.

Facts in Support of Findings: Section 5.3.3 of the FEIR, specifically pages 5.3-8 to 5.3-11, analyzed the Proposed Project's potential to degrade the existing visual character or quality of the study area. It was determined that short-term construction activities associated with future development would temporarily alter the existing visual character of potential development sites and their surroundings. Compliance with the General Plan policies and Municipal Code would mitigate construction-related visual impacts. Additionally, recommended mitigation (AES-1) would further minimize potential construction-related visual impacts.

Future development under the proposed General Plan Update is not anticipated to degrade the existing quality of development within the City of Lancaster. Future development would be regulated by the proposed General Plan Update, the City's Municipal Code, and Zoning Code. Additionally, development within designated Specific Plan areas would be required to comply with the design guidelines and regulations of the specific plan, which are required to be consistent with the City's

General Plan. New development projects would undergo environmental review pursuant to CEQA on a project-by-project basis. A proposed project would be evaluated on its ability to meet the goals, objectives, and policies in the City's General Plan.

Compliance with the goals, objectives, and policies in the proposed General Plan Update would enhance the visual quality and character of the City. The Plan for Physical Development would ensure that future development would be compatible with existing development in the surrounding area. Specifically, the Plan for Physical Development establishes policies to ensure that development is compatible and that the quality and character of the City is preserved and enhanced by compliance with relevant codes and regulations. Additionally, the General Plan Update recognizes the importance of the City's image and establishes community design objectives, policies, and specific actions as part of the Plan for Physical Development. Implementation of the proposed General Plan Update would not substantially degrade the existing visual character or quality of the study area. A less than significant impact would occur in this regard.

Potential Impact: Light and glare from new development associated with implementation of the proposed General Plan Update could adversely affect sensitive receptors.

Finding: The City hereby makes Finding 1 with respect to light and glare impacts within the study area.

Facts in Support of Findings: Although development of vacant parcels would introduce new light sources within the area, impacts are not anticipated to be significant. Development would occur primarily within the Urbanizing Area of the City, which is currently designated for urban density development. Thus, the proposed General Plan Update anticipates increased intensity within the area. The Balanced Growth and GPCAC Preferred Plan Alternatives would designate land within the urban core as mixed-use. Development within the mixed-use land use designations may allow for residential development adjacent to commercial and employment uses. The placement of sensitive receptors (i.e. residential uses) adjacent to commercial and employment areas could result in light and glare impacts.

Subsequent development projects would be reviewed by the City to evaluate lighting and glare and ensure that the City's Municipal Code, Zoning Code, and local ordinances are met. The City's Municipal Code requires that placement of lighting is in accordance with recognized crime prevention and safety principles. A lighting device cannot be placed so that its beam is directed upon a street, sidewalk, or adjacent premises, causing glare or reflection that may constitute a traffic hazard or nuisance. When commercial and industrial uses are located adjacent to residentially zoned properties, lighting to illuminate the premises is required to be directed away from adjacent residentially zoned properties.

Compliance with the City's Zoning Code would reduce impacts related to light and glare to less than significant. Additionally, the goals, objectives, and policies in the proposed General Plan Update provide for the placement of compatible uses and that standards be employed to mitigate the interface between higher and lower intensity land uses. Light and glare impacts would be less than significant in this regard.

Potential Impact: Development of the proposed General Plan Update could introduce significant shade and shadow effects onto adjacent buildings within the City.

Finding: The City hereby makes Finding 1 with respect to shade and shadow impacts on the nearby sensitive receptors.

Facts in Support of Findings: The proposed General Plan Update may result in future development which would cast new shadows on nearby buildings, public streets, and sidewalks throughout the City. This could negatively impact properties adjacent to new larger commercial, industrial, or residential areas. Subsequent development projects would be reviewed by the City to evaluate building design and height limitations, and ensure that the City Code standards and regulations are met. A new zoning district that implements the mixed-use land use designation would be created and adopted following adoption of the General Plan Update. The establishment of a new zoning district to implement the mixed-use land use designation would provide consistent and compatible development standards and regulations for future development. Compliance with local regulations would reduce impacts related to shade and shadow effects to less than significant.

The proposed General Plan Update includes goals, objectives, policies and specific actions that focus on compatible development to ensure that residential areas are protected from incompatible uses and that density increases are compatible with surrounding uses, further reducing impacts to a less than significant level.

Potential Impact: Future development resulting from implementation of the proposed General Plan Update would not result in cumulative impacts related to aesthetics/light and glare, and/or shade and shadow.

Finding: The City hereby makes Finding 1 that changes or alterations have been required in, or incorporated into, the Proposed Project which mitigate or avoid the significant effects on the environment with respect to aesthetics and visual resource impacts from the Proposed Project.

Facts in Support of Findings: Cumulative aesthetic impacts are primarily analyzed in terms of impacts within the City of Lancaster, as aesthetic impacts are primarily confined to local areas. However, aesthetic resources within the study area include local views of Quartz Hill and desert expanses, as well as distant views of surrounding mountains. Therefore, development within the City of Lancaster, along with development in the surrounding area (i.e., City of Palmdale and unincorporated County) would further contribute to the urbanization of the area.

Site specific development within the City could potentially alter the visual character of the area. The General Plan Update proposes policies that address community design including community form and image. New development would be evaluated on a project-by-project basis to ensure City standards are met and new development is compatible with the existing and desired regional and local urban and natural environment. Implementation of the General Plan Update policies would enhance the

City's physical setting. Therefore, implementation of the proposed General Plan Update would not result in cumulatively considerable aesthetic impacts.

B. AGRICULTURAL RESOURCES

The thresholds of significance for agricultural resources are listed in Section 5.14.3, specifically page 5.14-3 of the FEIR.

Potential Impact: Implementation of the proposed General Plan Update would not result in the conversion of land designated as Prime Farmland, Unique Farmland, and Farmland of Statewide Importance to nonagricultural uses.

Finding: The City hereby makes Finding 1 with respect to impacts pertaining to the conversion of land to non-agricultural uses.

Facts in Support of Findings: Important agricultural land within the City and sphere of influence is located outside the Urbanizing Area of the General Plan study area. The three land use alternatives could accommodate the projected growth to 2030 primarily within the Urbanizing Area without converting agricultural land to urban use. Therefore, implementation of the proposed General Plan Update would not result in the conversion of land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural uses. Therefore, no impact would result in this regard.

Potential Impact: Implementation of the proposed General Plan Update would not conflict with existing zoning for agricultural use, or a Williamson Act contract.

Finding: The City hereby makes Finding 1 with respect to impacts pertaining to sites currently zoned for agricultural use, or a Williamson Act contract.

Facts in Support of Findings: According to the California Department of Conservation, no properties located within the General Plan study area are under Williamson Act contracts. Therefore, no impact would result in this regard.

The General Plan Update would not involve direct modifications to existing zoning designations. However, zoning designations would be made consistent with General Plan land use designations. None of the agricultural land uses within the City are currently designated as agriculture in the existing General Plan. Agricultural areas within the City are currently designated as Non-Urban Residential (0.4 – 2.0 dwelling units per acre), Urban Residential (2.1 – 6.5 dwelling units per acre), Public Use, Public School, and Commercial. Under the proposed General Plan Update the existing land use designations would remain the same. Land use designations adjacent to designated important agricultural land would remain the same, except for two parcels located in the area bounded by 80th Street West, 60th Street West, Avenue G, and Avenue I. One parcel of approximately 20 acres located on the northeast corner of Avenue G-8 and 80th Street West would be redesignated from UR to O and one parcel of approximately 20 acres located on the southeast corner of 70th Street West and Avenue H-8 would be redesignated from NU to O under any alternative. However, the proposed land use change from Non-Urban Residential and Urban Residential to Open Space would not

conflict with agricultural operations. Therefore, implementation of the proposed General Plan Update would not conflict with existing zoning for agricultural uses.

Potential Impact: Implementation of the proposed General Plan Update would not involve land use changes that due to their location or nature could result in conversion of Farmland, to non-agricultural use.

Finding: The City hereby makes Finding 1 with respect to impacts pertaining to the potential conversion of farmland to non-agricultural uses.

Facts in Support of Findings: The proposed General Plan Update does not involve changes that would result in conversion of farmland to non-agricultural uses. Important agricultural land within the City and sphere of influence is located outside the Urbanizing Area of the General Plan study area. Under the proposed General Plan Update the existing land use designations would remain the same in areas designated as prime farmland, farmland of statewide importance and unique farmland. The General Plan Update does not propose land uses adjacent to designated important agricultural land that would result in the conversion of farmland into non-agricultural land uses. Land use designations adjacent to designated important agricultural land would remain the same, except for two parcels located in the area bounded by 80th Street West, 60th Street West, Avenue G, and Avenue I. One parcel of approximately 20 acres located on the northeast corner of Avenue G-8 and 80th Street West would be redesignated from UR to O and one parcel of approximately 20 acres located on the southeast corner of 70th Street West and Avenue H-8 would be redesignated from NU to PK under any alternative. However, the proposed land use change from Non-Urban Residential and Urban Residential to Open Space would not conflict with agricultural operations. Therefore, existing agricultural operations within the study area are anticipated to continue. The Plan for the Natural Environment acknowledges that farming operations still occur within the study area and should be protected. Therefore, impacts would be less than significant in this regard.

Potential Impact: Development of the proposed General Plan Update could result in cumulative impacts to agricultural resources.

Finding: The City hereby makes Finding 1 with respect to cumulative impacts to agricultural resources.

Facts in Support of Findings: Future development projects in the General Plan study area, County of Los Angeles, and the region could result in the loss of agricultural resources. Four categories of agricultural land are currently located within the General Plan study area. According to the California Department of Conservation, no properties located within the General Plan study area are under Williamson Act contracts. Important agricultural land within City and sphere of influence is located outside the Urbanizing Area of the General Plan study area. The proposed General Plan Update would not change existing land use designations that would impact agricultural resources and result in the conversion of farmland to non-agricultural uses. Therefore, implementation of the proposed General Plan Update would not contribute to cumulative considerable impacts, in this regard.

C. AIR QUALITY

The thresholds of significance for air quality are listed in Section 5.5.3, specifically page 5.5-8 of the FEIR.

Potential Impact: Construction activities under the proposed General Plan Update could generate a considerable increase of criteria pollutants, and thus may violate air quality standards.

Finding: The City makes Finding 3 that although impacts associated with short-term construction emissions have been reduced to the extent feasible, after implementation of mitigation measures and policies in the proposed General Plan update contained in the FEIR, the impacts would constitute a significant and unavoidable impact.

Facts to Support Finding: Pages 5.5-11 and 5.5-12 discuss the project's potential to generate a considerable increase of criteria pollutants during construction activities. Under the proposed General Plan Update, varying amounts of construction would likely occur over time until the horizon year of the proposed General Plan Update is reached. Many of the individual projects would vary in size and construction activities and thus generate construction emissions that may exceed the AVAQMD's recommended thresholds of significance. Although the City may or may not consider these projects to cause a potentially significant air quality impact, each project would be required to implement the proposed General Plan Update policies that address air quality in order to minimize emissions as well as all applicable AVAQMD rules and regulations. Through the environmental review process for individual projects, additional mitigation may also be required to further reduce emissions and potential impacts; however, even with mitigation it may not be possible to mitigate individualized construction-related emissions to a less than significant level. Because the AVAQMD thresholds are established for individual development projects, and it is assumed that some of the projects that would be implemented under the proposed General Plan Update could individually exceed the AVAQMD's thresholds, the total amount of construction within the City under the proposed General Plan Update could also exceed the AVAQMD's recommended thresholds of significance.

Implementation of proposed General Plan Update Policy 3.3.5, as well as Mitigation Measure AQ-1, would lessen construction-related impacts by reducing air pollutant emissions from construction activities. These policies call for the maintenance of construction equipment, the use of non-polluting and non-toxic building equipment and minimize fugitive dust. However, even with implementation of the policies and recommended mitigation, construction-related emissions would not be reduced to a less than significant level; thus, significant and unavoidable impacts would occur in this regard.

Potential Impact: Future development under the proposed General Plan Update could generate increases in mobile and stationary source emissions, which may exceed Antelope Valley Air Quality Management District air quality standards.

Finding: The City makes Finding 3 that although impacts associated with long-term mobile and stationary source emissions have been reduced to the extent feasible, after implementation of policies in the proposed General Plan update contained in the FEIR, the impacts would constitute a significant and unavoidable impact.

Facts to Support Finding: Pages 5.5-13 to 5.5-19 discuss the project's ability to generate mobile and stationary source emissions that would exceed established air quality standards. Tables 5.5-7, 5.5-8, and 5.5-9 summarize the emissions of criteria air pollutants within the City for area and mobile source categories for the three land use alternatives. Although the General Plan Update alternatives have similar annual average emissions, the GPCAC Preferred Plan Alternative would emit the least amount of emissions annually and thus would create the least impact. However, as the thresholds of significance recommended by the AVAQMD were established for individual development projects, they do not apply to multiple projects as assumed under the General Plan Update. Air quality impacts would be regional and not confined to Lancaster City limits. The destinations of motor vehicles, which are the primary contributors to air pollution, vary widely and cross many jurisdictional boundaries. Future site-specific development proposals would be evaluated for potential air emissions once development details have been determined and are available. Objectives, Policies and Specific Actions in the proposed General Plan Update would reduce the significance of such impacts. Policies which would reduce mobile emissions include, but are not limited to, Policies 3.3.1 and 3.3.2, which would minimize the amount of vehicular miles traveled through the encouragement and promotion of rideshare, transit use and other automobile trip reduction programs. Policies to reduce stationary source emissions and indirect source emissions include, but are not limited to, Policy 3.6.2, which calls for innovative building, site design, and orientation techniques to minimize energy use.

Because the thresholds are established for individual development projects, and it is assumed that some of the projects within the City that would be implemented under the proposed General Plan Update could individually exceed the AVAQMD's thresholds, long-term mobile and stationary source emission impacts would remain significant and unavoidable.

Potential Impact: Future development under the proposed General Plan Update could generate increases in carbon monoxide hotspot emissions, which may exceed Antelope Valley Air Quality Management District air quality standards.

Finding: The City hereby makes Finding 1 with respect to the impacts associated with increases in carbon monoxide hotspot emissions.

Facts to Support Finding: Pages 5.5-19 and 5.5-20 discuss the likelihood that the Proposed Project would increase carbon monoxide hotspot emissions, potentially exceeding Antelope Valley Air Quality Management District air quality standards. A detailed carbon monoxide analysis was conducted in the Federal Attainment Plan for

Carbon Monoxide (CO Plan) for the SCAQMD's 2003 Air Quality Management Plan. The location selected for microscale modeling in the CO Plan was the Wilshire Boulevard/Veterans Avenue intersection. Per the CO Plan, the Wilshire Boulevard/Veterans Avenue intersection experiences a modeled CO concentration of 4.6 ppm, which is well below the 35-ppm 1-hr CO Federal standard as shown in Table 5.5-5. The Wilshire Boulevard/Veteran Avenue intersection is one of the most congested intersections in Los Angeles County with an average daily traffic (ADT) volume of approximately 100,000 vehicles per day. Although this intersection is located within the South Coast Air Basin, it is still a conservative example, as it illustrates higher background CO concentrations and traffic volumes than would normally be experienced in the City of Lancaster. The highest traffic volumes are 65,000 ADT located along Avenue L between 25th Street West and 20th Street West, and Columbia Way (Avenue M) between Sierra Highway and Business Center Parkway under the No Project Alternative. Under the Balanced Plan Alternative, the highest traffic volumes would also be 65,000 ADT located along Columbia Way (Avenue M) between Sierra Highway and Business Center Parkway. Under the GPCAC Preferred Alternative, there are no roadway intersections or segments with traffic volumes at or exceeding 65,000 ADT. As CO hotspots were not experienced at the Wilshire Boulevard/Veteran Avenue intersection, it can be reasonably inferred that CO hotspots would not be experienced at any locations within the City of Lancaster due to the volume of traffic experienced under 2030 horizon conditions, and the relatively low ambient CO concentration (refer to Table 5.5-1). Therefore, impacts would be less than significant in this regard.

Potential Impact: Implementation of the proposed General Plan Update could conflict or obstruct implementation of the Southern California Association of Government's Regional Comprehensive Plan Guidelines and the Antelope Valley Air Quality Management District's 2008 Federal 8-Hour Ozone Attainment Plan (Western Mojave Desert Non-Attainment Area).

Finding: The City hereby makes Finding 1 with respect to the impact of the Proposed Project on the Southern California Association of Government's Regional Comprehensive Plan Guidelines and the Antelope Valley Air Quality Management District's 2008 Federal 8-Hour Ozone Attainment Plan (Western Mojave Desert Non-Attainment Area).

Facts to Support Finding: Pages 5.5-21 and 5.5-22 discuss the Proposed Project's consistency with the 2008 Attainment Plan. The Proposed Project is covered under the AVAQMD Federal 8-Hour Ozone Attainment Plan (Western Mojave Desert Non-Attainment Area), adopted May 20, 2008 (2008 Attainment Plan), the 2008 Attainment Plan supersedes the AVAQMD 2004 Ozone Attainment Plan, adopted April 2004, and all previously submitted Federal ozone plans. Growth forecast assumptions for the SCAQMD 2007 AQMP ozone model were based upon the 2004 Regional Transportation Plan (2004 RTP) prepared by the Southern California Association of Governments (SCAG). Projects that are consistent with the population and employment forecasts identified in the 2004 RTP are considered consistent with the SCAQMD 2007 AQMP and thus also consistent with the 2008 Attainment Plan.

As discussed in Section 5.2, Population, Employment, and Housing of the FEIR, the General Plan Update would not be growth inducing, as the land use alternatives would not result in a direct population increase, but would rather respond to growth already anticipated by SCAG. The land use alternatives would determine the spatial distribution of the anticipated growth by establishing where and to what intensity development would occur within the City. The General Plan Update is consistent with the SCAG 2004 RTP growth projections and the land use alternatives are designed to accommodate growth projections identified in the SCAG 2004 RTP for the study area.

The General Plan Update land use alternatives are designed to accommodate growth projections identified in the SCAG 2004 RTP. The 2008 Attainment Plan is based upon the SCAQMD 2007 AQMP. The SCAQMD 2007 AQMP is considered consistent with the SCAG 2004 RTP. Thus, the Proposed Project would be consistent with the 2008 Attainment Plan and a less than significant impact would occur.

Potential Impact: Regional air quality emissions resulting from operation of the proposed General Plan Update could cumulatively impact regional air quality levels.

Finding: The City hereby makes Finding 1 with respect to the cumulative impacts associated with increases in carbon monoxide hotspot emissions and cumulative impacts on the Southern California Association of Government's Regional Comprehensive Plan Guidelines and the Antelope Valley Air Quality Management District's 2008 Federal 8-Hour Ozone Attainment Plan (Western Mojave Desert Non-Attainment Area).

The City makes Finding 3 that although impacts associated with cumulative short-term and cumulative long-term emissions, including Global Climate Change have been reduced to the extent feasible, after implementation of policies in the proposed General Plan update and mitigation measures contained in the FEIR, the impacts would constitute a significant and unavoidable impact.

Facts to Support Finding: Pages 5.5-24 to 5.5-50 discuss the Proposed Project's cumulative air quality impact. As discussed, cumulative CO concentration impacts, 2008 Attainment Plan consistency and odor impacts would be less than significant.

With regard to daily operational emissions and the cumulative net increase of any criteria pollutant for which the region is in nonattainment, this is considered to be a potentially significant cumulative impact, due to nonattainment of O3 standards in the Basin. The contribution of daily construction and operational emissions from the implementation of the General Plan Update could be cumulatively considerable. This cumulative impact is considered to be significant and unavoidable.

The General Plan Update establishes objectives, policies, and specific actions to reduce greenhouse gases by encouraging the use of alternative energy sources, reducing VMTs, conserving parks/open space, developing public education programs emphasizing air quality conditions and promoting innovative approaches to reduce harmful impacts to the atmosphere. The General Plan Update also calls for the City to minimize energy use, maximize waste reduction and diversion, and implement water conservation measures. As shown in Table 5.5-11 and Table 5.5-12, the Proposed Project would be in

compliance with most of the recommended measures and strategies identified by the Attorney General's Office and the Climate Action Team (CAT) Report.

Enforceable actions need to take place to reinforce the proposed goals and policies, and to ensure the City works to achieve the statewide goals of AB 32. Therefore, mitigation is recommended to establish a framework for the City for future development projects. The General Plan Update EIR does not "[demonstrate] that projected ... emissions will be equal to or less than 1990 emissions," "fully document 1990 and [future] GHG emission inventories" or "demonstrate mitigated emissions are less than or equal to 1990 emissions."¹ Although the City has implemented numerous objectives, policies and specific actions, it is anticipated that a significant and unavoidable impact would still occur.

D. BIOLOGICAL RESOURCES

The thresholds of significance for biological resources are listed in Section 5.11, specifically pages 5.11-6 and 5.11-7 of the FEIR.

Potential Impact: Implementation of the proposed General Plan Update could result in the loss or adverse modification of sensitive habitats, significant ecological areas, and/or management areas within the study area.

Finding: The City hereby makes Finding 1 that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the potential significant environmental effects of the project with respect to sensitive habitat, significant ecological areas, and management areas.

Facts to Support Finding: Implementation of the General Plan Update would involve changes in land use with the potential for increased development within nine habitat types, including four sensitive habitat types: desert wash, Joshua tree woodland, valley needlegrass grassland, and wildflower field. While a goal of the General Plan Update is to avoid sensitive plant communities to the maximum extent possible, implementation of the General Plan Update may still result in disturbance to sensitive habitats through increased development activities. Where avoidance of impacts is not feasible, future development projects would be required to comply with mitigation requiring preservation or creation/restoration of sensitive habitats at a ratio ranging from 1:1 to 3:1. Compliance with mitigation measure BR-1 would reduce potential impacts to sensitive habitats to a less than significant level.

The three land use alternatives propose to accommodate the projected growth primarily within the limits of the Urbanizing Area. Thus, the proposed General Plan Update would not alter land use designations within any SEAs. Impacts would be less than significant in this regard.

¹ California Air Pollution Control Officers Association, CEQA and Climate Change, January 2008.

The City of Lancaster does not have any identified management areas. Therefore, no impacts would occur in this regard.

Potential Impact: Implementation of the proposed General Plan Update could impact species listed as endangered, threatened, or proposed for listing, or impact critical habitat for these species.

Finding: The City hereby makes Finding 1 that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the potential significant environmental effects of the project with respect to listed species and habitat.

Facts to Support Finding: Pages 5.11-10 to 5.11-13 discuss the Proposed Project's potential impacts on listed species and habitat. There are no State- or Federally-listed plant species within the General Plan study area, and none of these species are expected to occur due to lack of suitable habitat. Four State- or Federally-listed animal species or species proposed for listing were identified as potentially occurring in the area covered by the General Plan Update. These species include the desert tortoise, Swainson's hawk, least Bell's vireo, and Mohave ground squirrel. Implementation of the proposed General Plan Update, including construction activities associated with future development projects, may contribute to the injury and mortality of, or loss of habitat for desert tortoise, Swainson's hawk, and Mohave ground squirrel. Migrant least Bell's vireos may occur in the General Plan study area, but are likely to stay only a few days during the year and therefore impacts are not expected. Compliance with identified mitigation measures BR-2 and BR-3 would reduce impacts to desert tortoise to a less than significant level. Compliance with identified mitigation measures BR-4 through BR-6 would reduce impacts to Swainson's hawks to a less than significant level. Compliance with mitigation measure BR-7 would reduce impacts to Mohave ground squirrel to a less than significant level.

Potential Impact: Implementation of the proposed General Plan Update could result in substantial adverse effects to special status plant and animal species.

Finding: The City hereby makes Finding 1 that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the potential significant environmental effects of the project with respect to special status plant and animal species.

Facts to Support Finding: Pages 5.11-15 to 5.11-22 discuss the Proposed Project's potential impacts on special status plant and animal species. Nine special-status plant species are either known to occur or have the potential to occur within the study area. Implementation of the proposed General Plan Update would result in future construction projects occurring within nine habitat types within the Lancaster General Plan area. Compliance with mitigation measure BR-8 would reduce impacts to special status plant species to a less than significant level.

Twenty-three wildlife species, which are designated by CDFG as “species of special concern,” “fully protected,” or “watch-list” species are either known to occur or have the potential to occur within the plan area. Mitigation measures BR-9 through BR-18 would reduce potential impacts to these wildlife species to a less than significant level.

Potential Impact: Implementation of the proposed General Plan Update would not affect Federally protected wetlands as defined by Section 404 of the Clean Water Act.

Finding: The City hereby makes Finding 1 with respect to impacts associated with wetlands.

Facts to Support Finding: The Antelope Valley is an internally drained basin with no connection to navigable waters. Therefore, the United States Army Corps of Engineers (USACE) has chosen to disclaim all drainages and wetland areas within the basin. Therefore, no habitats subject to the regulatory jurisdiction of the USACE occur within the study area. Thus, significant impacts to Federally protected wetlands would not occur in this regard.

Potential Impact: Implementation of the proposed General Plan Update could interfere substantially with the movement of native resident or migratory fish, or with wildlife corridors.

Finding: The City hereby makes Finding 1 that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the potential significant environmental effects of the project with respect to the potential interference of the movement of native resident or migratory fish, or with wildlife corridors.

Facts to Support Finding: Implementation of the proposed General Plan Update would not substantially interfere with the movement of any native resident or migratory fish species. Native and migratory fish are limited within the General Plan study area due to the seasonal nature of the creeks and drainages. Activities that involve modification of the bed or bank of a State jurisdictional waterway would be regulated by the CDFG and Regional Water Quality Control Board within the study area. Project proponents would be required to obtain a streambed alteration agreement, which would contain conditions to avoid or minimize impacts to aquatic species. No further mitigation would be required.

Future development projects have the potential to impede local wildlife movement corridors or the use of native wildlife nursery sites. However, implementation of mitigation measures BR-4, BR-7, BR-9, BR-10, BR-11, BR-12, BR-14, BR-16, BR-17, and BR-18 would reduce impacts to a less than significant level.

Movement of desert tortoise, if present, could be impeded through habitat modification associated with individual projects such as road grading and the creation of berms. Compliance with mitigation measures BR-19 and BR-20 would reduce impacts to movement of desert tortoise to a less than significant level.

Potential Impact: Implementation of the proposed General Plan Update could conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Finding: The City hereby makes Finding 1 with respect to impacts associated with local policies or ordinances.

Facts to Support Finding: The proposed General Plan Update would not conflict with local policies or ordinances protecting biological resources. Joshua Tree woodlands occurring within the City are considered a resource of local and regional value. Section 17.20.030 of the Lancaster Municipal Code addresses the City's intention to encourage the retention of Joshua trees and California junipers, as feasible and economically practical in residential, commercial, industrial, and public developments. Implementation of the proposed General Plan Update would not conflict with any local policies or ordinances protecting biological resources. The project measures are consistent with the General Plan policies and local ordinances protecting biological resources within the General Plan study area. Impacts would be less than significant in this regard.

Potential Impact: Implementation of the proposed General Plan Update could conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.

Finding: The City hereby makes Finding 1 with respect to impacts associated with conservation plans.

Facts to Support Finding: The City of Lancaster and the proposed General Plan Update study area are included in the WMP. The WMP is a Natural Community Conservation Plan/Habitat Conservation Plan that will assist in developing strategies to conserve and protect the desert tortoise, the Mohave ground squirrel, and nearly 100 other sensitive plants and animals and the natural communities of which they are part, and will provide a streamlined program for complying with the requirements of the California and Federal endangered species acts. The Bureau of Land Management (BLM) issued a Record of Decision (ROD) based upon the WMP EIR, but the ROD addressed only BLM's amendment of the California Desert Conservation Area Plan and did not include actions being proposed by State and local governments for the non-Federal lands, except when specifically identified. This habitat conservation plan was completed in March 2006 but has not been formally adopted. Therefore, the WMP is not currently applicable to the City of Lancaster, and therefore no impacts would occur in this regard.

Potential Impact: Implementation of the proposed General Plan Update could result in cumulative impacts related to biological resources.

Finding: The City hereby makes Finding 1 that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the potential cumulative biological resources effects of the project.

Facts to Support Finding: Future development projects in the City of Lancaster, County of Los Angeles, and the region may occur at locations in which such biological

resources are present. Although the growth anticipated to occur with implementation of the General Plan Update would primarily occur within the Urbanizing Area of the City, biological resources would be impacted. Growth in portions of the Antelope Valley outside the area covered under the General Plan Update is also likely to occur. Cumulative development may result in the adverse modification or destruction of sensitive habitat communities and the loss of special-status species and their occupied habitat. Potential biological resource impacts associated with the development of individual projects under the proposed General Plan Update would be specific to each site. All new developments would be required to comply with existing Federal, State, and local regulations concerning the protection of biological resources on a project-by-project basis. Additionally, implementation of the policies and implementation measures of the proposed General Plan Update, and recommended mitigation measures (BR-1 through BR-20), would reduce potential impacts to biological resources to less than significant levels. Thus, implementation of the proposed General Plan Update would not result in cumulatively considerable impacts to biological resources.

E. CULTURAL RESOURCES

Threshold of significance for impacts to cultural resources are listed in Section 5.10.3, specifically page 5.10-8 of the FEIR.

Potential Impact: Implementation of the proposed General Plan Update could impact historical/ archaeological resources within the study area.

Finding: The City hereby makes Finding 1 that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen potential impacts to historical/archaeological resources.

Facts to Support Finding: Due to the presence of identified archaeological/historical resources within the study area, it is possible that ground-disturbing activities, such as grading or excavation, could unearth undocumented subsurface archaeological resources on previously unsurveyed sites. Implementation of mitigation (CR-1) requiring the protection of potentially undocumented resources, if unearthed, and policies (and associated specific actions) identified in the General Plan Update would reduce impacts to a less than significant level.

Potential Impact: Implementation of the proposed General Plan Update could impact paleontological resources within the study area.

Finding: The City hereby makes Finding 1 that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen potential impacts to paleontological resources.

Facts to Support Finding: The likelihood of encountering paleontological resources during future development projects within the boundaries of the study area range from low to high, depending on the location and the sediments encountered. Implementation of mitigation (CR-1) requiring the protection of potentially undocumented resources, if unearthed, and policies (and associated specific actions) identified in the General Plan Update would reduce potential impacts to paleontological resources to a less than significant level.

Potential Impact: Implementation of the proposed General Plan Update could impact unmarked burial sites within the study area.

Finding: The City hereby makes Finding 1 that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen potential impacts to unmarked burial sites.

Facts to Support Finding: It is not anticipated that human remains, including those interred outside of formal cemeteries, would be encountered during earth removal or disturbance activities with implementation of any of the three land use alternatives. However, archaeological resources have been documented within and near the City. Following compliance with State regulations, which detail the appropriate actions necessary in the event human remains are encountered, impacts in this regard would be considered less than significant. Implementation of the recommended mitigation (CR-2) would further minimize potential impacts by ensuring appropriate examination, treatment, and protection of human remains, if any are discovered.

Potential Impact: Implementation of the proposed General Plan Update could result in cumulative impacts related to cultural resources.

Finding: The City hereby makes Finding 1 that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen potential cumulative impacts to cultural resources.

Facts to Support Finding: Future development projects in the City of Lancaster, County of Los Angeles, and the region may encounter cultural resources. Although the growth anticipated to occur with implementation of the General Plan Update would primarily occur within the Urbanizing Area of the City, it is possible that undiscovered archaeological, paleontological and/or historic resources could be impacted. All new developments would be required to comply with existing Federal, State, and local regulations concerning the protection of archaeological, paleontological and historic resources on a project-by-project basis. Additionally, implementation of the policies and implementation measures of the proposed General Plan Update, and recommended mitigation measures (CR-1 and CR-2), would reduce potential impacts to undocumented archaeological resources, cultural resources, and historical structure/resources to less than significant levels. Thus, implementation of the proposed General Plan Update would not result in cumulatively considerable cultural resource impacts.

F. GEOLOGY AND SEISMIC HAZARDS

Thresholds of significance for impacts resulting from geology and seismic hazards are listed in Section 5.7.3, specifically pages 5.7-6 and 5.7-7 of the FEIR.

Potential Impact: The City of Lancaster and General Plan Study area would not be subject to fault rupture during a seismic event, which could expose people or structures to substantial adverse effects including the risk of loss, injury, or death.

Finding: The City hereby makes Finding 1 with respect to impacts associated with fault rupture.

Facts in Support of Finding: The General Plan study area is not listed within a State designated Alquist-Priolo Earthquake Fault Zone. The closest active fault to the study area and the most likely fault to produce a damaging earthquake is the San Andreas Fault, which is located nine miles south of the City. The extent of ground rupture would depend on the specific soil conditions and the severity of a particular seismic event. Such displacement may be vertical, horizontal, or both, and can be as much as 20 feet or more in a major earthquake. Due to the distance of the San Andres Fault from the General Plan study area, it is not anticipated that significant impacts as a result of ground rupture would occur. Compliance with Federal and State laws, the City's Building and Zoning Codes, and the requirements identified in the Plan for Public Health and Safety within the proposed General Plan Update would reduce potential impacts to a less than significant level in this regard.

Potential Impact: The City of Lancaster and General Plan study area could be subject to high levels of groundshaking during a seismic event, which could expose people or structures to substantial adverse effects including the risk of loss, injury, or death.

Finding: The City hereby makes Finding 1 with respect to impacts associated with groundshaking during a seismic event.

Facts in Support of Finding: Strong seismic ground shaking could result in substantial damage to some buildings and can also induce the secondary (indirect) threat of fire by damaging or destroying natural gas or electrical utility lines within the City. The intensity of ground shaking depends on several factors, including the magnitude of the earthquake, distance from the earthquake epicenter (point of the earth directly above the focus of the earthquake), and underlying soil conditions. In general, the larger the magnitude of an earthquake and the closer a site is to the epicenter of the event, the greater the effects. New development under the No Project, Balanced Growth, and GPCAC Preferred Plan Alternatives would have a similar potential for groundshaking. The Plan for Public Health and Safety acknowledges impacts related to groundshaking within Lancaster and provides goals, objectives, policies, and specific actions to mitigate this impact to acceptable levels. Additionally, the design, construction, and engineering of buildings within the City would be required to conform to Federal and State laws, and the City's Building and Zoning Codes. Compliance with Federal and State laws, the City's Building and Zoning Codes, and the policies identified in the Plan for Public

Health and Safety would reduce potential impacts to a less than significant level in this regard.

Potential Impact: The General Plan study area is underlain by soils that could become unstable during intense groundshaking resulting in potential liquefaction, which could expose people or structures to substantial adverse effects including the risk of loss, injury, or death.

Finding: The City hereby makes Finding 1 with respect to impacts associated with liquefaction.

Facts in Support of Finding: Potential liquefaction zones within the General Plan study area are along the length of Little Rock Wash, in the eastern portion of the study area, and in the vicinity of Amargosa Creek, extending from the area north of Quartz Hill to the northeast across the study area to the Los Angeles-Kern County line. Subsequent new development associated with the proposed General Plan Update would be reviewed on a project-by-project basis to determine site-specific potential liquefaction impacts. If a geologic report concludes liquefaction impacts cannot be reduced to less than significant with mitigation, development would not be permitted. The Director of Public Works and the City Engineer have the authority to deny a permit for any structure, which cannot be mitigated and may endanger the health or safety of the occupant, adjoining property, or public. As such, liquefaction impacts would be reduced to a less than significant level with compliance with the Federal and State laws, the City's Building and Zoning Codes, and the requirements identified in the Plan for Public Health and Safety within the proposed General Plan Update.

Potential Impact: The General Plan study area is underlain by soils that could experience earthquake induced landslides, which could expose people or structures to substantial adverse effects including the risk of lose, injury, or death.

Finding: The City hereby makes Finding 1 with respect to impacts associated with landslides.

Facts in Support of Finding: Landslides and slope instability are a relatively minor hazard within the General Plan study area since it is generally underlain by granitic rock and is relatively flat topographically. The potential for landslides within the General Plan study area is limited to the southwest limit of the General Plan study area. The three land use alternatives do not propose land use changes within the southwest portion of the General Plan study area. The three land use alternatives propose to accommodate the projected growth to primarily within the Urbanizing Area, which is relatively flat. Therefore, new development under the No Project, Balanced Growth, and GPCAC Preferred Plan Alternatives are not anticipated to result in significant impacts relating to landslides. Although some development would potentially occur outside of the Urbanizing Area, compliance with Federal and State laws, the City's Building and Zoning Codes, and the policies identified in the Plan for Public Health and Safety within the proposed General Plan Update would ensure that potential impacts are reduced to a less than significant level.

Potential Impact: Implementation of the proposed General Plan Update would not result in significant impacts related to soil erosion or the loss of topsoil.

Finding: The City hereby makes Finding 1 with respect to impacts associated with soil erosion.

Facts in Support of Finding: Grading and construction activities associated with development of vacant and underutilized sites within the General Plan study area have the potential to result in soil erosion and loss of topsoil. The potential for soil erosion within the General Plan study area would be minimal since the General Plan study area is relatively flat in topography. New development under the No Project, Balanced Growth, and GPCAC Preferred Plan Alternatives would have a similar potential for soil erosion. Section 8.16.030 of the City's Municipal Code prohibits persons from disturbing or causing the disturbance of surface or subsurface land by excavating, grading, leveling, cultivating, plowing, discing, removing any existing vegetation or by depositing or spreading a quantity of soil, or by any other act likely to cause or contribute to dust emission or wind erosion. Specifically, no person shall cause or aggravate an existing dust or wind erosion condition without providing sufficient protection so as to prevent the soil from being eroded by wind, creating dust, or blowing into a public road or roads or other public or private property. Compliance with Federal and State laws and the City's Municipal Code would reduce potential impacts from soil erosion to a less than significant level. Additionally, policies identified in the Plan for Public Health and Safety would further reduce potential impacts to a less than significant level.

Potential Impact: Implementation of the proposed General Plan Update could result in significant impacts related to expansive soils.

Finding: The City hereby makes Finding 1 with respect to impacts associated with expansive soils.

Facts in Support of Finding: Most of the City of Lancaster is characterized by soils of low shrink-swell potential, which do not represent a problem for foundation construction. An exception is the area generally located north of Lancaster Boulevard, between 15th Street West and 55th Street West, and a small area located south of Lancaster Boulevard between 20th Street East and 30th Street East, which are underlain by soils classified as having moderate shrink-swell potential and warrant special design considerations. Outside of the City limits, but within the sphere of influence, soils of moderate shrink-swell potential are located north of Avenue I and east of 40th Street East. New development under the No Project, Balanced Growth, and GPCAC Preferred Plan Alternatives would have similar impacts related to unstable/expansive soils. Subsequent new development associated with the proposed General Plan Update would be reviewed on a project-by-project basis to determine the potential for site-specific impacts related to unstable/expansive soils. If it is demonstrated that ground subsidence and/or liquefaction has occurred or may occur on the site, the proposed facility shall be engineered and designed to ensure structural stability in such an event consistent with the City's Municipal Code. Compliance with Federal and State laws, the City's Building Code, and the requirements identified in the Plan for Public Health and Safety within the proposed

General Plan Update would reduce potential impacts to a less than significant level in this regard.

Potential Impact: Future development resulting from implementation of the General Plan Update would not result in impacts related to development with septic tanks or alternative wastewater disposal systems.

Finding: The City hereby makes Finding 1 with respect to impacts associated with septic tanks or alternative wastewater disposal systems.

Facts in Support of Finding: It is anticipated that most development that would occur under the No Project, Balanced Growth, and the GPCAC Preferred Plan Alternatives would utilize or connect to the existing sewer system infrastructure within the City. However, on-site septic tanks are allowed in non-urban residential areas as defined by the General Plan. According to Section 16.24.210, Use of Septic Tanks, of the Lancaster Municipal Code, septic systems are allowed in nonurban residential areas where there is no feasible method of providing sanitary sewers, and where the soil and groundwater conditions of the site are suitable for the use of such systems. Approval by the City Engineer is contingent upon the subdivider receiving approval for the use of septic systems from appropriate county and State agencies. Compliance with the City's Municipal Code would ensure that impacts related to the development of septic systems are reduced to a less than significant level.

Potential Impact: Future development resulting from implementation of the proposed General Plan Update would not result in cumulative impacts related to geologic, soils and seismic conditions.

Finding: The City hereby makes Finding 1 with respect to cumulative impacts associated with geologic, soils and seismic conditions.

Facts in Support of Finding: Although geologic and seismic hazard conditions occur regionally, the increased exposure of the human population to these hazards resulting from buildout of the proposed General Plan Update would be specific to the City of Lancaster. However, increased growth within the subregion, as a result of the proposed General Plan Update and other projects, would contribute to the cumulative exposure of the regional population to seismic hazards. Impacts related to geologic, soils, and seismic conditions associated with implementation of the proposed General Plan Update would be less than significant. Potential impacts associated with future development would be evaluated on a project-by-project basis in accordance with CEQA. If a specific site were determined to create a significant impact that could not be feasibly mitigated, the site would not be appropriate for development. Individual development projects under the proposed General Plan Update would undergo site-specific evaluation to determine threat and addition to the cumulative threat of geologic and seismic hazards in the region. This process, along with compliance to Federal and State laws, the City Building and Zoning Codes, and policies identified in the Plan for Public Health and Safety would reduce impacts to a less than significant level. Implementation of the proposed General Plan

Update under the No Project, Balanced Growth, and GPCAC Preferred Plan Alternatives would not result in cumulatively considerable impacts.

G. HAZARDS AND HAZARDOUS MATERIALS

Thresholds of significance for impacts resulting from hazards and hazardous materials are listed in Section 5.9.3, specifically pages 5.9-8 and 5.9-9 of the FEIR.

Potential Impact: Future development in accordance with the proposed General Plan Update could result in an increased risk of upset associated with the routine use, generation, and transport of hazardous materials, which may potentially pose a health or safety hazard.

Finding: The City hereby makes Finding 1 that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen potential impacts associated with hazardous materials use, generation, and transport.

Facts in Support of Finding: Implementation of the three land use alternatives considered as part of the General Plan Update would increase the number of persons exposed to potential hazards involving the routine transport, use, or disposal of hazardous materials. While the risk of exposure to hazardous materials cannot be eliminated, measures can be implemented to maintain risk at acceptable levels. Compliance with measures established by Federal, State and local regulatory agencies is considered adequate to offset the negative effects related to the use, storage, and transport of hazardous materials in the City. In addition, the following General Plan Update policy (and associated specific actions), as well as the recommended mitigation measure (HM-1) identified for the Balanced Growth and GPCAC Preferred Plan Alternatives, would reduce hazardous materials impacts to a less than significant level.

Potential Impact: Accidental release of hazardous materials used, stored, or transported in the study area could result in a public health risk.

Finding: The City hereby makes Finding 1 that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen potential impacts associated with the accidental release of hazardous materials.

Facts in Support of Finding: Construction activities from implementation of any of the three land use alternatives proposed by the General Plan Update could release hazardous materials into the environment through reasonably foreseeable upset and accident conditions. Federal and State regulations govern the renovation and demolition of structures where ACMs and LBPs are present. All demolition that could result in the release of ACMs or LBPs must be conducted according to Federal and State standards. Adherence to existing regulations, which require appropriate testing and abatement actions for hazardous materials, would ensure that impacts are less than significant. Grading and excavation for future development under the proposed General Plan Update could expose construction workers and the public to unidentified hazardous substances present in the soil or groundwater. Additionally, the potential exists for unidentified

underground storage tanks (USTs) to be present on a development site. If groundwater contamination is identified, remediation activities would be required by the Regional Water Quality Control Board (RWQCB) prior to the commencement of construction activities. With implementation of Mitigation Measure HM-2, potential hazardous materials release pertaining to soil, surface water, and/or groundwater contamination would be confirmed and, if necessary, characterized and remediated to the standards set by the applicable Federal, State, and local regulatory agencies.

Operations of future land uses for the three land use alternatives in accordance with the proposed General Plan Update could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The specific potential future increase in the amount of hazardous materials transported within the City, as a result of implementation of the proposed General Plan Update cannot be predicted, since site specific development projects are not identified. Typical incidents that could result in accidental release of hazardous materials include leaking underground storage tanks, accidents during transport causing a “spill” of a hazardous materials and/or natural disasters causing the unauthorized release of a substance. If not cleaned up immediately and completely, these and other types of incidents could cause contamination of soil, surface water, and groundwater, in addition to any toxic fumes that might be generated. Depending on the nature and extent of the contamination, groundwater supplies could become unsuitable for use as a domestic water source. Human exposure to contaminated soil or water could have potential health effects depending on a variety of factors, including the nature of the contaminant and the degree of exposure. Future developments would be subject to compliance with all applicable Federal, State, and local laws and regulations pertaining to the transport, use, disposal, handling, and storage of hazardous waste, reducing potential impacts to a less than significant level. In addition, General Plan Update policies (and associated specific actions) would further reduce accidental release of hazardous materials impacts to a less than significant level.

Potential Impact: Future development resulting from the implementation of the proposed General Plan Update could emit or handle hazardous emissions within one-quarter mile of an existing school.

Finding: The City hereby makes Finding 1 with respect to impacts associated with hazardous materials in proximity to a school.

Facts in Support of Finding: New businesses that locate near residential areas or within 0.25-mile from a school may expose these sensitive land uses to greater risk of exposure to hazardous materials, wastes, or emissions. Methods such as a buffer in the form of a major street, channel, or intervening land use can be used to separate residential areas from industrial areas. Although hazardous materials and waste generated from future development may pose a health risk to nearby schools, all businesses that handle or have on-site transportation of hazardous materials would be required to comply with the provisions of the LACFD and any additional regulatory requirements. Both the Federal and State governments require all businesses that handle more than a specified amount of hazardous materials to submit a business plan to a regulatory agency. The routine

transport, use, and disposal of these materials would be subject to a wide range of laws and regulations intended to minimize potential health risks associated with their use or the accidental release of such substances. Compliance with existing regulations would minimize the risks to schools associated with the exposure to hazardous materials. This impact would be less than significant.

Potential Impact: Future development resulting from implementation of the proposed General Plan Update could impact hazardous material sites listed on Government Section 65962.5 and create a significant hazard to the public or the environment.

Finding: The City hereby makes Finding 1 with respect to impacts associated with hazardous material sites.

Facts in Support of Finding: There are several hazardous material sites listed as open within the City of Lancaster. Potential hazards to construction workers and the public may occur from construction activities on existing sites that may potentially be contaminated. Future development of any of these documented hazardous materials sites would require prior remediation and cleanup under the supervision of the DTSC in order to meet Federal, State, and local standards. Since the proposed General Plan Update does not include any specific development projects, future development would be evaluated on a project-by-project basis to determine if such sites are listed on a current regulatory hazardous materials site list. Compliance with Federal, State, and local standards would ensure impacts are reduced to a less than significant level.

Potential Impact: New structures built within an airport land use plan could result in a safety hazard for people residing or working within the area.

Finding: The City hereby makes Finding 1 with respect to impacts associated with people residing or working within the area of an airport land use plan.

Facts in Support of Finding: There are three Federal Aviation Administration (FAA) recognized facilities located in and around the City of Lancaster. Edwards Air Force Base, Air Force Plant 42 (the civilian Palmdale Regional Airport shares the site and runways of Air Force Plant 42), and Fox Field Airport.

Edwards Air Force Base is located approximately 20 miles northeast of the City of Lancaster, but the Base boundaries extend to within two miles of the City limits. Much of the flight activity associated with the base occurs to the north and northeast, outside of the Lancaster General Plan study area. In regards to Lancaster, land use concerns occur in the West Flight Corridor and Southeast Buffer Area. The West Flight Corridor is not located within or directly adjacent to the City of Lancaster. Approximately 24 miles of the West Flight Corridor is within Lancaster's sphere of influence. At its closest point, the West Flight Corridor is less than one mile from the City of Lancaster (near 105th Street West). The Southeast Buffer Area abuts the City of Lancaster for a distance of approximately 4.5 miles; however, the Buffer Area is not within the City limits. Approximately 35.5 square miles of the Buffer Area are within Lancaster's sphere of influence. Currently, the General Plan designation for the area is generally compatible

with most of the Buffer Area. However, approximately 0.3 square miles is currently designated for urban residential uses within the County. Existing rural residential land use designations would not change with the proposed General Plan Update. The small amount of projected growth that would potentially occur on rural designated land outside of the Urbanizing Area would predominately consist of residential development consisting of a density of no greater than one dwelling unit for each 2.5 acres. Thus, impacts would be less than significant in this regard.

Land uses in the vicinity of Air Force Plant 42 and the Palmdale Regional Airport that are located within the City of Lancaster include mainly single-family residential, with some vacant land closer to Air Force Plant 42. Land northwest of Air Force Plant 42 in the vicinity of Sierra Highway is generally comprised of small scale industrial uses intermixed with single-family residential uses. The Air Force Plant 42 AICUZ Study establishes land use recommendations for development in areas surrounding Air Force Plant 42. The City of Lancaster is not located within a CZ or APZ I area. APZ II includes a small portion of the City of Lancaster near 60th Street East. This area is designated non-urban residential and is located outside of the Urbanizing Area. The land use alternatives proposed under the General Plan Update would not change the existing land use designation in this area. Impacts would be less than significant in this regard.

General William J. Fox Airfield is located approximately four miles northwest of Downtown Lancaster within the City of Lancaster. The land surrounding the airport is zoned for industrial development as part of the Fox Field Industrial Corridor Specific Plan. The land use alternatives proposed as part of the General Plan Update would not change the Specific Plan land use designation. The land use designations proposed by the No Project Alternative are compatible with the surrounding uses. Most of the existing land use designations surrounding the airport would remain unchanged under the GPCAC Preferred Plan and Balanced Growth Alternatives with the exception of several parcels south of the Specific Plan area. The GPCAC Preferred Plan Alternative would involve designation of land currently designated urban residential, multi-residential (MR1), multi-residential (MR2), and public use, to urban residential, mixed use, public use, and multi-residential (MR2). The Balanced Growth Alternative would involve designation of a smaller portion of the same area from public use, urban residential, and multi-residential (MR2) to public use, urban residential, multi-residential (MR1), multi-residential (MR2), commercial and mixed-use. This area is located within Zone E (Other Airport Environs) of the Compatibility Plan. According to the land use compatibility criteria, there are no limitations on residential density or development intensity within Zone E. The change in land use designations proposed by the GPCAC Preferred Plan and Balanced Growth Alternatives would not result in land uses that are inconsistent with the airport land use plan. Thus, impacts would be less than significant in this regard.

Potential Impact: Future development resulting from implementation of the proposed General Plan Update could interfere with an adopted emergency response plan or evacuation plan.

Finding: The City hereby makes Finding 1 that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen potential impacts associated with an adopted emergency response plan or evacuation plans.

Facts in Support of Finding: Construction activities associated with future development in the City could temporarily impact street traffic adjacent to the proposed sites during the construction phase due to roadway improvements and potential extension of construction activities into the right-of-way. This could reduce the number of lanes or temporarily close certain street segments. Any such impacts would be limited to the construction period and would affect only adjacent streets or intersections. With implementation of the recommended mitigation (HM-3), which would ensure that temporary street closures would not affect emergency access in the vicinity of future developments, impacts would be less than significant in this regard. Additionally, all future developments would be required to provide sufficient emergency access, as required by the Zoning Code. As such, implementation of the proposed General Plan Update would not interfere with an adopted emergency response plan and/or the emergency evacuation plan. Thus, less than significant impacts would occur in this regard.

Potential Impact: Future development resulting from implementation of the proposed General Plan Update could expose people or structures to wildland fires.

Finding: The City hereby makes Finding 1 with respect to impacts associated with potential wildland fires.

Facts in Support of Finding: Most of the desert scrub vegetation throughout the study area has a fairly low level of combustion due to the type and spacing of plants. Upland slopes in the western and southwestern portions of the study area are moderately susceptible to combustion. These areas support sage scrub and chaparral vegetation types that have actually evolved to require occasional burning. Plant communities that demonstrate this characteristic are called "fire periodic." Quartz Hill and its southern slopes represent a more than minor fire hazard due to this vegetation type. Since the desert plant communities have fairly low combustibility, it is unlikely that a major firestorm would proceed through the valley floor. Some increased risk may be found where urban or rural development is adjacent to Joshua tree woodlands, or during times of high wind conditions where grass has grown and dried during the hot summer temperatures. It is anticipated that a small amount of Proposed Project growth would occur on rural designated land outside of the Urbanizing Area. This would predominately consist of residential development consisting of a density of no greater than one dwelling unit for each 2.5 acres. Therefore, while there would be some potential for exposure of people and structures to wildland fires, this exposure, because of the low density nature of the development and the fairly low combustibility of the desert vegetation as noted above, would result in a less than significant impact.

Potential Impact: Future development resulting from implementation of the proposed General Plan Update could result in cumulative impacts related to public health and safety.

Finding: The City hereby makes Finding 1 that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen potential impacts related to public health and safety.

Facts in Support of Finding: Overall, projects within the County and projects resulting from development of the proposed General Plan Update would be evaluated for their respective public health and safety impacts on a project-by-project basis. The additional contribution of the proposed General Plan Update would be less than significant regarding public health and safety impacts at a cumulative level. Thus, implementation of the proposed General Plan Update would not result in cumulatively considerable public health or safety impacts.

H. HYDROLOGY, DRAINAGE AND WATER QUALITY

Thresholds of significance for impacts resulting from hydrology, drainage, and water quality are listed in Section 5.8.3, specifically page 5.8-12 of the FEIR.

Potential Impact: Implementation of the proposed General Plan Update would alter drainage patterns, which could result in increased erosion and runoff amounts.

Finding: The City hereby makes Finding 1 with respect to impacts associated with drainage and runoff impacts.

Facts in Support of Finding: The increase in imperviousness for each alternative is discussed on pages 5.8-13 to 5.8-17 of the FEIR. The overall increase in imperviousness resulting from the Balanced Growth and GPCAC Preferred Plan Alternatives proposed by the General Plan Update would lead to increased runoff within the City and may require improvements to avoid impacting the existing storm drain and flood control facilities. Future development would be required to comply with the City's Master Plan of Drainage, which requires large projects (equal to or greater than 100 lots) to construct local retention or detention basins until the regional system can be built. Local flood control facilities are built on an individual, project-by-project basis and are required to be designed for the Capital Flood Protection. New developments that fall under the Capital Flood Protection criteria are required to design their plan based on a 50-year storm frequency. As the regional system is built, these basins may be eliminated or converted to detention basins for peak flows only. The lowest finish floor elevation of all habitable structures shall be a minimum of one foot above maximum water level resulting from a Capital Flood. For smaller projects (less than 100 residential units/lots, regardless of size), streets are considered the primary stormwater conveyance facility. Local streets currently direct much of the storm water flows to the few existing improved storm drain structures. Existing City standards are to maintain a 50-year storm within the right-of-way. The City's Master Plan of Drainage calls for containment of 25-year and/or 10-year storm flows within the curbs of the streets. New development within the City of

Lancaster would be required to provide a detailed hydrology analysis for the City's review and approval to determine the potential need for improvements. Individual development projects would be required to implement the needed improvements to reduce potential impacts to a less than significant level. Additionally, the General Plan Update proposes specific actions such as updating the regional drainage study and requiring that street and storm drain flood control systems be designed to accommodate identified storm flows, further reducing impacts to a less than significant level.

Potential Impact: Grading, excavation, and construction activities associated with the proposed General Plan update could significantly impact water quality due to erosion and transport of exposed soils.

Finding: The City hereby makes Finding 1 that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen potential impacts related to short-term water quality.

Facts in Support of Finding: Future development under the three land use alternatives proposed by the General Plan Update would be required to comply with the NPDES permit program, which controls water pollution by regulating point sources that discharge pollutants into waters of the United States. As part of its compliance the NPDES requirements, a Notice of Intent (NOI) would need to be prepared and submitted to the SWRCB providing notification and intent to comply with the State of California general permit. Prior to construction, a Storm Water Pollution Prevention Plan (SWPPP) would be required for the construction activities onsite. A copy of the SWPPP must be available and implemented at the construction site at all times. The SWPPP would outline the source control and/or treatment control BMPs that would avoid or mitigate runoff pollutants at the construction site to the "maximum extent practicable." Implementation of recommended mitigation (HYD-1) would reduce construction-related water quality impacts to a less than significant level.

Potential Impact: Implementation of the proposed General Plan update could result in significant long-term impacts on the quality of stormwater and urban runoff, subsequently impacting water quality.

Finding: The City hereby makes Finding 1 that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen potential impacts related to long-term water quality.

Facts in Support of Finding: Future development with implementation of the proposed General Plan Update would increase impervious areas within the City, resulting in impacts to storm water quality. Development could affect pollutant loading throughout the City especially in more urbanized areas. The use of BMPs is recommended to reduce water quality impacts to a less than significant level. Potential source control BMPs for stormwater include control of air pollutants, enforcement of anti-litter ordinances, education programs (to limit fertilizer and pesticide use by home gardeners and dumping of waste motor oil in storm drains), street and storm drain maintenance practices, spill prevention and cleanup, and BMPs for erosion control. Potential treatment control BMPs

for stormwater include infiltration, wet ponds, extended detention basins, biofilters (such as grassy swales), media filtration (i.e., a settling basin followed by a sand filter), oil/water separators and constructed wetlands. Future development would require a Water Quality Management Plan (WQMP) to conform to the City's Storm Water Management Plan (SWMP) and NPDES permit. With implementation of recommended mitigation (HYD-2), including preparation of a WQMP, and compliance with post-construction BMP requirements, impacts would be reduced to less than significant.

Potential Impact: Development associated with implementation of the proposed General Plan Update could significantly deplete groundwater supplies and interfere with groundwater recharge.

Finding: The City makes Finding 3 that although impacts associated with groundwater supplies and recharge have been reduced to the extent feasible, after implementation of policies in the proposed General Plan update and mitigation measures contained in the FEIR, the impacts would constitute a significant and unavoidable impact.

Facts in Support of Finding: Although impacts to natural groundwater recharge are not anticipated, impacts to groundwater supplies as a result of limited artificial recharge are anticipated to occur. As indicated in Section 5.13, Utilities, of the FEIR, all water provided to the City is from either groundwater, imported water from the Antelope Valley-East Kern Water Agency (AVEK), or a combination of both. The groundwater basin is currently in a state of overdraft and cannot sustain current pumping levels. Additionally, it is anticipated that the State Water Project (SWP) would not be capable of delivering the full entitlement of all the contractors throughout the entire State. Thus, the availability and reliability of the SWP water supply has been reduced and cannot be guaranteed. As a result, artificial recharge of the basin from imported water supplies would be reduced and reliance on groundwater to meet water demand would be greater, resulting in the potential depletion of groundwater supplies. Although it is anticipated that the Department of Water Resources will solidify a supply source to meet future demands, water supply cannot currently be guaranteed.

Water demand in the City of Lancaster and Antelope Valley is anticipated to increase comparable to the population growth. Due to the increase of residents, businesses, and landscaped areas, total water use in the City of Lancaster and Antelope Valley will increase. Each future development project would have a specific impact on demand, depending on the historic water use at the development site and the proposed land use type. Thus, due to increased water demand and decreased imported water supplies, demand for groundwater would be increased, resulting in the depletion of groundwater supplies. The General Plan Update identifies policies to ensure the groundwater basin is protected and to conserve water demand. Additionally, mitigation measures (WS-1 through WS-3) are identified in Section 5.13, Utilities, of the FEIR that require payment of fees to acquire additional water supplies and infrastructure improvements, proof of adequate water supplies, and the incorporation of water conservation designs into projects in order to further reduce impacts in this regard. However, because the basin is currently in overdraft and groundwater resources would potentially be depleted beyond existing levels, impacts would be significant and unavoidable in this regard.

Potential Impact: Future development resulting from implementation of the proposed General Plan Update could place housing or structures within a 100-year flood hazard and/or expose people or structures to a significant risk involving flooding as a result of the failure of a levee or dam.

Finding: The City hereby makes Finding 1 with respect to impacts associated with flooding.

Facts in Support of Finding: Development occurring in the FEMA Flood zones identified would be required to meet FEMA standards referenced in the City of Lancaster's Building Code. The Code requires new structures and substantial improvements to structures, be elevated at or above the base flood elevations or at least the depth specified in feet on the FIRM. The City ordinance requires that construction and substantial improvements be constructed to minimize flood damage. Non-residential construction shall be either elevated above the highest adjacent grade, at least as high as the depth number specified in feet on the FIRM, or at least two feet if no depth is specified. These structures would be flood proofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water. It also requires the structure to have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Compliance with the City's Building Code would reduce potential impacts to a less than significant level.

The California Aqueduct and Little Rock Reservoir present some risk of overflow as indicated by FEMA. In the event of a major earthquake, the Aqueduct might be breached. During such a break, millions of gallons of water could spill north across the western portion of the study area. Failure of the Little Rock Dam would result in the inundation of a large area north of the dam. In 1994, Little Rock dam was improved to meet seismic requirements. The crest was elevated and spillway was raised 12 feet, increasing the dam capacity. The new spillway section was designed to meet a 100-year flood event. The General Plan Update provides policies to address potential risk involving flooding. Additionally, the City's Multihazard Functional Plan outlines procedures that would be followed in responding to anticipated emergencies within the City, including floods, further reducing impacts to a less than significant level. The Plan is consistent with State guidelines regarding hazardous material accidents, as developed by the State Office of Emergency Services (OES). Impacts would be less than significant in this regard.

Potential Impact: The proposed General Plan Update along with other future development could result in cumulatively significant hydrology and drainage impacts in the area.

Finding: The City hereby makes Finding 1 with respect to cumulative impacts associated with drainage and runoff, and risk involving flooding

The City hereby makes Finding 1 that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen potential cumulative impacts related to short-term and long-term water quality.

The City hereby makes Finding 3 with respect to potential significant cumulative impacts associated with depletion of groundwater supplies and the interference with groundwater recharge.

Facts in Support of Finding: For this topic, the cumulative impacts are analyzed in terms of impacts within the City of Lancaster, along with impacts to the regional drainage facilities under the jurisdiction of the LRWQCB. Implementation of the proposed General Plan Update would involve increased development, and as a result, increased drainage and runoff into the storm drain system. Future development projects in the General Plan study area would be required to mitigate specific hydrologic impacts on a project-by-project basis, reducing potential cumulative hydrologic impacts to a less than significant level.

The City's Municipal Code incorporates Federal and State regulations and guidelines pertaining to storm water runoff to reduce or eliminate regional water quality impacts. Short-term water quality impacts would be mitigated on a project-by-project basis through compliance with NPDES requirements, reducing potential cumulative water quality impacts associated with construction activities to a less than significant level. Additionally, individual development projects would be required to implement BMPs to reduce potential long-term water quality impacts. Therefore, implementation of the proposed General Plan Update would not result in cumulatively considerable water quality impacts.

Due to increased water demand and decreased imported water supplies, demand for groundwater would be increased, resulting in the depletion of groundwater supplies. Future cumulative development would further contribute to potential groundwater depletion impacts. Because the basin is currently in overdraft and groundwater resources would potentially be depleted beyond existing levels, impacts would be significant and unavoidable in this regard.

Implementation of the proposed General Plan Update could result in the development of structures within areas identified as flood zones. Development occurring in the FEMA Flood zones identified would be required to meet FEMA standards referenced in the City of Lancaster's Building Code. The Code requires new structures and substantial improvements to structures, be elevated at or above the base flood elevations or at least the depth specified in feet on the FIRM. The City ordinance requires that construction and substantial improvements be constructed to minimize flood damage. Non-residential construction shall be either elevated above the highest adjacent grade, at least as high as the depth number specified in feet on the FIRM, or at least two feet if no depth is specified. These structures would be flood proofed so that below the base flood level the

structure is watertight with walls substantially impermeable to the passage of water. It also requires the structure to have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Thus, compliance with the City's Building Code would reduce potential impacts to a less than significant level. Implementation of the proposed General Plan Update would not result in cumulatively considerable impacts in this regard.

I. LAND USE

Thresholds of significance for potential land use impacts are listed in Section 5.1.3, specifically pages 5.1-4 and 5.1-5 of the FEIR.

Potential Impact: Implementation of the proposed General Plan Update would not physically divide an established community.

Finding: The City hereby makes Finding 1 with respect to potential impacts associated with dividing an established community.

Facts in Support of Finding: Implementation of the proposed General Plan Update would not physically divide an established community. The City of Lancaster is developed with mostly residential uses with a variety of established neighborhoods located throughout the City. Non-residential uses are primarily located along the Antelope Valley Freeway (SR-14) and major arterials. The three land use alternatives do not propose extensive land use changes within established residential neighborhoods. The three land use alternatives would maintain and preserve existing residential neighborhoods. Development would occur on vacant infill land within the Urbanizing Area of the City under each of the three alternatives. However, none of the three land use alternatives would involve large scale changes to existing land use designations that would allow for incompatible development, potentially dividing an established community or area of the City. Proposed land use changes would allow for more consistent and compatible development, providing for both residential and non-residential uses that would better serve the community. Additionally, the proposed General Plan Update does not involve infrastructure improvements that would physically divide an established community. Most of the future roadway network improvements would involve changes to existing roadway facilities. New facilities are proposed to better serve existing development areas or within areas that are primarily undeveloped in anticipation of future development, and therefore, would not divide an established community. Additionally, the policies proposed in the General Plan Update would ensure that existing residential neighborhoods are maintained and that the future development would be adequately served, further reducing impacts to less than significant.

Potential Impact: Implementation of the proposed General Plan Update would not result in potential inconsistency impacts with Federal and State plans and policies.

Finding: The City hereby makes Finding 1 with respect to potential inconsistency impacts with relevant Federal and State plans and policies.

Facts in Support of Finding: The proposed General Plan Update for the City of Lancaster provides new and updated goals, objectives, policies, and specific actions to address future development within the City. The proposed General Plan Update would have a beneficial effect by making the General Plan a more effective tool to review future projects and to coordinate with other jurisdictions and regulatory agencies on regional planning and environmental matters. The proposed General Plan Update contains goals, objectives, policies and specific actions that would continue to support current procedures followed by the City when development applications are reviewed, including the referral of plans to appropriate Federal and State agencies to ensure consistency between City and other agency regulations and requirements. The policies in the proposed General Plan Update acknowledge that it is necessary to consider local and regional interests in land use transportation planning, economic development, environmental protection, and the provision of adequate services and facilities. Policies in the proposed General Plan Update continue to provide for implementation of and participation in area-wide planning efforts. Thus implementation of the proposed General Plan Update would not result in inconsistency impacts with Federal and State plans and policies.

Potential Impact: Implementation of the proposed General Plan Update could result in potential inconsistency impacts with the goals and policies in SCAG's Regional Comprehensive Plan and Guide and Regional Transportation Plan.

Finding: The City hereby makes Finding 1 with respect to potential inconsistency impacts with relevant regional plans and policies.

Facts in Support of Finding: Table 5.1-1 in Section 5.1 of the FEIR, assesses the proposed General Plan Update's relationship and consistency to pertinent policies contained in various chapters of the Regional Comprehensive Plan and Guide and Regional Transportation Plan.

The proposed General Plan Update includes relevant policies and programs that reflect and respond to SCAG's regional goals. The Plan for Physical Development is intended to establish the overall policy direction for land use planning decisions in the City of Lancaster. Goals, objectives, policies, and specific actions established in the Plan for Physical Development shape and reflect the policies and programs contained in other elements of the General Plan. In addition, policies in the Plan for Physical Development and Housing Element address regional jobs/housing balance objectives, in regards to providing affordable housing while providing a range of housing and employment opportunities. The Plan for Physical Mobility contains programs aimed at reducing traffic congestion and public infrastructure, and the Plan for the Natural Environment outlines the City's efforts to participate in programs aimed at improving regional air quality. The analysis contained in Table 5.1-1 concludes that the proposed General Plan Update and associated mitigation measures provided in the FEIR would be consistent with SCAG's policies.

Potential Impact: The proposed General Plan Update could result in inconsistencies with the principles and strategies of SCAG's Southern California Compass Growth Visioning Program.

Finding: The City hereby makes Finding 1 with respect to potential inconsistency impacts with relevant regional plans and policies.

Facts in Support of Finding: The SCAG Growth Vision Report (GVR) contains principles and numerous strategies to guide regional development and transportation improvements throughout Southern California. Table 5.1-2 in Section 5.1 of the FEIR, provides a detailed analysis of the Proposed Project's consistency with the principles and strategies of the GVR. As summarized in Table 5.1-2, the General Plan Update would be consistent with all applicable strategies of the SCAG Southern California Compass Growth Visioning Program. As such, the proposed General Plan Update would not conflict with the SCAG Growth Visioning Program and no adverse impacts are anticipated in this regard.

Potential Impact: Implementation of the proposed General Plan Update could result in potential inconsistency impacts with local plans and policies.

Finding: The City hereby makes Finding 1 with respect to potential inconsistency impacts with local plans and policies.

Facts in Support of Finding: Due to the comprehensive nature of land use issues, the Plan for Physical Development may not be able to address issues in the same level of detail as other local physical planning documents, plans, and ordinances. The land use categories described in the Plan for Physical Development of the proposed General Plan Update indicate general categories of allowed uses and development intensities within each land use category. Other City documents including the zoning ordinance, Specific Plans, Master Plans, and Redevelopment Plans are used as implementation tools for the General Plan and establish more specific regulations and policies influencing development.

The proposed General Plan Update's consistency with these plans is shown in Table 5.1-3, of Section 5.1 of the FEIR. The analysis in Table 5.1-3 concludes that the proposed General Plan Update would be consistent with the City's Zoning Ordinance, existing Specific Plans, and Redevelopment Plans. Since the General Plan is the guiding policy document, inconsistencies throughout other documents would be identified during the update process and amended in the other local policies, codes, and ordinances. Therefore, implementation of the proposed General Plan Update would not result in significant land use impacts relative to these local plans or policies.

Potential Impact: Development associated with the proposed General Plan Update would not result in direct impacts regarding land use incompatibilities.

Finding: The City hereby makes Finding 1 with respect to potential impacts regarding land use incompatibilities.

Facts in Support of Finding: Implementation of the proposed General Plan Update for the City of Lancaster would not result in any direct impacts regarding land use compatibility within the City. The purpose of the General Plan and General Plan Land Use Diagram is to encourage a compatible pattern of development. The objectives, policies, and specific actions direct future growth and development in Lancaster, while minimizing existing and potential land use conflicts. Additionally, the objectives, policies, and specific actions are designed to preserve and improve existing and future physical development by providing a balance of residential and non-residential development, ensuring that adjacent land uses are compatible with one another, and effectively developing or redeveloping vacant infill parcels.

Implementation of the proposed General Plan Update would not result in any direct impacts regarding land use compatibility with surrounding jurisdictions, including the City of Palmdale and County of Los Angeles. None of the proposed land use alternatives would involve significant land use changes in the southeastern portion of the City, adjacent to the City of Palmdale. The land use designations in this area would remain primarily non-urban residential with industrial land use designations between 10th Street West, Challenger Way, Avenue L and Columbia Way, also remaining unchanged. Additionally, significant land use changes are not proposed by the General Plan Update within the northern, western, and southeastern portion of the City, including in the areas around the County islands. Land use designations remain primarily non-urban residential in the easternmost and westernmost portions of the City. Industrial land use designations associated with the Fox Field Industrial Corridor Specific Plan remain unchanged. Urban residential land uses with some multi-residential land uses in the southwestern portion of the City remain unchanged from the existing General Plan. Thus, potential land use compatibility impacts with neighboring jurisdictions would be considered less than significant. Further, as stated, the objectives, policies, and specific actions identified in the General Plan Update are designed to preserve and improve existing and future physical development by ensuring that adjacent land uses are compatible with one another.

Potential Impact: The proposed General Plan Update, combined with other future development, would not result in cumulative impacts related to land use.

Finding: The City hereby makes Finding 1 with respect to potential cumulative impacts related to land use.

Facts in Support of Finding: The General Plan Update proposes three potential development scenarios to accommodate the identified growth (to the year 2030) using growth projections from the SCAG 2004 RTP. The primary difference between the alternatives is the spatial distribution of the projected growth. The three land use alternatives propose to accommodate the projected growth primarily within the Urbanizing Area with no conversion of rural residential to urban residential land proposed with any of the alternatives. As the land use alternatives are consistent with growth projections for the City identified by SCAG, the General Plan Update would not cumulatively contribute to land use impacts resulting from growth in the region that has not been anticipated.

All future projects under the proposed General Plan Update would be required to mitigate land use impacts on a project-by-project basis. Therefore the incremental impact of the proposed General Plan Update, when considered in combination with development within the subregion, would not result in cumulatively considerable land use impacts. In addition, the land use changes anticipated under the proposed General Plan Update would accommodate the growth projections identified by SCAG; thus cumulative land use impacts are not anticipated. Further, projects within the SCAG region that are regionally significant, as determined by SCAG, would be reviewed for conformity with regional goals for population, housing, employment, mobility and air quality, further reducing cumulative impacts to a less than significant level.

J. MINERAL RESOURCES

Thresholds of significance for potential impacts to mineral resources are listed in Section 5.15.3, specifically page 5.15-3 of the FEIR.

Potential Impact: Implementation of the proposed General Plan Update could result in impacts to mineral resources or mineral resources recovery sites.

Finding: The City hereby makes Finding 1 with respect to potential impacts related to mineral resources or mineral resources recovery sites.

Facts in Support of Finding: The entire General Plan Update study area is located within a MRZ-3. It is not considered likely that the study area has large, valuable mineral and aggregate deposits. Therefore, implementation of the proposed General Plan Update would not 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 or 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. Development under the three land use alternatives propose to accommodate the projected growth primarily within the Urbanizing Area. As development associated with the proposed General Plan Update would occur within the City's Urbanizing Area and potentially outside of the Urbanizing Area where no known mineral resources are located, the proposed General Plan Update would result in less than significant impacts to mineral resources.

Although there are presently no proven mineral deposits in the study area, the proposed General Plan Update includes policies and programs which would ensure the protection of any lands within or adjacent to any MRZs within the study area. The General Plan Update proposes to evaluate opportunities for mineral resource production within the study area. Additionally, the proposed General Plan Update indicates the desire to protect MRZs within the study area, in the event that these areas are annexed to the City. Thus, impacts would be less than significant in this region.

Potential Impact: Development of the proposed General Plan Update could result in cumulative impacts to unknown mineral resources.

Finding: The City hereby makes Finding 1 with respect to potential cumulative impacts related to mineral resources or mineral resources recovery sites.

Facts in Support of Finding: Future development projects in the City of Lancaster, County of Los Angeles, and the region may impact mineral resources. However, no known mineral resources are located within the study area. The study area is designated as MRZ-3, which indicates the potential for unknown mineral resources. Additionally, the potential exists for unidentified mineral deposits outside the City boundaries and sphere of influence. However, it is not considered likely that the study area has large, valuable mineral and aggregate deposits. Development under the three land use alternatives of the proposed General Plan Update would result in less than significant impacts to mineral resources. Additionally, the proposed General Plan Update includes policies and programs which would ensure the protection of any lands within or adjacent to any MRZs within the study area. Therefore, implementation of the proposed General Plan Update would not contribute to any cumulative impacts to mineral resources. As such, impacts would be less than significant in this regard.

K. NOISE

Thresholds of significance for potential impacts to mineral resources are listed in Section 5.6.3, specifically page 5.6-6 of the FEIR.

Potential Impact: Construction-related activities from development accommodated under the proposed General Plan Update would generate noise levels that could exceed established standards.

Finding: The City makes Finding 3 that although impacts associated with short-term construction noise have been reduced to the extent feasible, after implementation of policies in the proposed General Plan update and mitigation measures contained in the FEIR, the impacts would constitute a significant and unavoidable impact.

Facts in Support of Finding: The General Plan Update does not propose any specific development projects. As a result, no specific sources of noise can be identified. Construction-related noise associated with the General Plan Update could exceed the “normally acceptable” range for a given land use and result in a significant impact. It is expected that subsequent CEQA documentation prepared for individual projects would have project-specific data and would be required to address and if possible, mitigate any potential construction-related noise impacts to a less-than-significant level. Examples of mitigation that may be proposed include shielding of construction equipment and limitations on construction hours. However, it should be noted, the ability to mitigate this potential impact is contingent on a variety of factors including the severity of the noise impact, existing land use conditions and the technical feasibility of being able to implement any proposed mitigation measures. Additionally, Section 8.24.040 of the

City's Municipal Code prohibits construction activities between 8:00 PM and sunrise and anytime on Sunday.

Construction activities would occur under each of the Proposed Project Alternatives. The No Project Alternative would allow construction and development to continue as designated under the current General Plan. Construction and development under the GPCAC Preferred Plan Alternative and the Balanced Growth Alternative would focus on infill locations. As a result, future development would occur for each alternative and construction impacts would be similar. The City would require each project to implement mitigation measures that address construction-related noise in order to minimize impacts to surrounding sensitive receptors. Through the environmental review process for individual projects, additional mitigation may also be required to further reduce construction-related noise impacts to a less than significant level, however, even with mitigation measures (NOI-1 through NOI-3), a significant impact could occur. Development under the General Plan Update would primarily involve commercial and residential uses, thus significant impacts are not anticipated for groundborne vibration.

Compliance and/or adherence to the City's Noise Ordinance and adherence to the recommended mitigation measures would reduce short-term construction noise impacts, however a significant and unavoidable impact would occur.

Potential Impact: Long-term operational noise from development associated with the proposed General Plan Update could contribute to an exceedance of the City's noise standards.

Finding: The City makes Finding 3 that although impacts associated with long-term operation noise have been reduced to the extent feasible, after implementation of policies in the proposed General Plan update and mitigation measures contained in the FEIR, the impacts would constitute a significant and unavoidable impact.

The City hereby makes Finding 1 with respect to impacts associated with aviation activity noise.

The City hereby makes Finding 1 that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen potential noise impacts associated with stationary sources.

Facts in Support of Finding:

Traffic Noise

Long-term operational noise impacts are analyzed in pages 5.6-8 through 5.6-32 of the FEIR. Future roadway noise levels have been calculated for the three General Plan land use scenarios in Table 5.6-4. As shown on Figure 5.6-1, Figure 5.6-2, and Figure 5.6-3, the greatest noise levels would occur along Avenue L, Avenue M, and Sierra Highway. The 65 dBA noise contour would extend more than 100 feet from the roadway centerline in certain cases. Impacts to residential uses within these contours would be significant

and unavoidable. Traffic volumes for each land use Alternative would create noise levels that would exceed the City's Noise standards. Adherence to the City's Noise Ordinance, General Plan Update policies, and implementation of the recommended mitigation measures would reduce the ambient noise impacts. However, mobile source noise impacts would remain significant and unavoidable.

Aviation Activity Noise

Implementation of the General Plan Update would result in additional residential and nonresidential land use development. Although the exact location of this new development is not known at this time and would be planned over the next twenty years, these land use developments could result in new urban development in the vicinity of airports and private airstrips. The William J. Fox Airfield is located in the northwest portion of the City, Edwards Air Force Base is located to the northeast of the City, and Air Force Plant 42 is located southeast of the City. Each of these airfields generates aircraft noise throughout the City. However, the 60 dBA CNEL noise contours do not extend to any surrounding sensitive uses. Expansion of Air Force Plant 42 (Palmdale Airport) could have adverse impacts to the land uses south of Avenue K. General Plan Update Policies 4.3.1 and 4.4.3 address land use compatibility and noise from aircraft. The Public Health and Safety Element provides a number of policies that have been developed to address noise and land use compatibility issues. For example, policies have been developed to provide guidance on the analysis and mitigation of future project-related noise issues. These policies include achieving the City's noise objectives through the appropriate location of noise-sensitive land uses and noise generators (Policy 4.3.1), avoiding visual impacts from noise attenuation features (Policy 4.3.3), public notification of overflights around Plant 42, Edwards Air Force Base and Fox Field (Policy 4.4.3) and implementation of State regulations addressing airport land use issues (Policy 4.4.5). Compliance and/or adherence to the City's Noise Ordinance and policies and implementation measures in the proposed General Plan Update would reduce aviation noise impacts to less than significant.

Stationary Sources

Future noise from the residential uses would be consistent with existing residential uses, as they would be similar. The surrounding roadways would mask residential noise. Additionally, implementation of Mitigation Measure NOI-4 and NOI-5 would ensure that future developments are designed to reduce noise impacts. Therefore, impacts would be less than significant.

Mechanical equipment associated with stationary sources include heating, ventilation, and air conditioning units (HVAC). Actual activity levels would vary from season to season and day to day and noise level reference data for the HVAC units are only available for high activity levels more characteristic of conditions during daytime hours on a warm summer day. It is reasonable to expect that all HVAC units could be idle throughout the entire nighttime period on most nights. It is reasonable to expect that, for at least a single daytime hour during warmer times of the year, all or nearly all of the HVAC units could be operating simultaneously and nearly continuously. Mitigation

Measure NOI-6 and General Plan Update Policy 4.3.1 would ensure that any impacts due to mechanical equipment would be reduced to a less than significant level.

In commercial areas, noise sources at loading areas may include maneuvering and idling trucks, truck refrigeration units, fork lifts, banging and clanging of equipment (i.e., hand carts and roll-up doors), noise from public address systems and voices of truck drivers and employees. Mitigation Measure NOI-4 and General Plan Update Policy 4.3.1 would ensure that any impacts from slow moving trucks would be reduced to a less than significant level.

Traffic associated with parking lots is not of sufficient volume to exceed community noise standards that are based on a time averaged scale such as the CNEL scale. However, the instantaneous maximum sound levels generated by a car door slamming, an engine starting-up and car passing by may be an annoyance to adjacent sensitive receptors. Conversations in parking areas may also be an annoyance to adjacent sensitive receptors. General Plan Update Policy 4.3.3 and associated specific actions (4.3.3(a) and 4.3.3(b)), as well as the implementation of Mitigation Measures NOI-5 and NOI-6 would ensure that impacts are reduced to a level of less than significant.

Implementation of the General Plan Update would introduce new landscaping requiring periodic maintenance. Noise generated by maintenance equipment such as gasoline-powered lawnmowers, leaf-blowers, or hedge edgers could be a nuisance to nearby sensitive receptors. Maintenance activities would be conducted during daytime hours for brief periods of time and would increase ambient noise levels. Compliance with the City's Municipal Code would ensure that landscape maintenance activities would occur during daytime hours only. Impacts would be less than significant.

Noise from solid waste pickup and compacting results from the use of hydraulic equipment to raise and lower the metal bins and compact their contents. A typical pickup takes approximately three minutes. The higher noise levels occur during approximately one-half of the operation. Waste pick-up and compacting activities would occur during daytime hours. Mitigation Measure NOI-5 and General Plan Update Policy 4.3.1 would ensure that any impacts due to solid waste pick-up and compacting would be reduced to a less than significant level.

Potential Impact: Short-term construction noise associated with development of the proposed General Plan Update could generate cumulatively significant noise levels.

Finding: The City makes Finding 3 that although cumulative impacts associated with short-term construction noise have been reduced to the extent feasible, after implementation of policies in the proposed General Plan update and mitigation measures contained in the FEIR, the impacts would constitute a significant and unavoidable impact.

Facts in Support of Finding: The General Plan Update does not propose any specific development projects. As a result, no specific sources of noise can be identified. However, construction-related noise associated with the General Plan Update could exceed the "normally acceptable" range for a given land use and result in a significant

impact. It is expected that subsequent CEQA documentation prepared for individual projects would have project-specific data. However, it can still be reasonably inferred that multiple short-term construction projects would cause a short-term noise impact even with the implementation of mitigation. Thus, impacts would be significant and unavoidable in this regard.

Potential Impact: Long-term operational noise associated with development of the proposed General Plan Update could generate cumulatively significant noise levels.

Finding: The City makes Finding 3 that although cumulative impacts associated with mobile source noise have been reduced to the extent feasible, after implementation of policies in the proposed General Plan update and mitigation measures contained in the FEIR, the impacts would constitute a significant and unavoidable impact.

The City hereby makes Finding 1 that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen potential cumulative operational noise impacts.

Facts in Support of Finding:

Cumulative Mobile Source Noise

Table 5.6-5 outlines the anticipated noise level changes adjacent to specific roadways in the City, as a direct result of implementation of the General Plan Update. Additionally, Table 5.6-5 compares modeled noise levels for the existing conditions to the No Project Alternative, GPCAC Preferred Plan Alternative, and Balanced Growth Alternative scenarios. The GPCAC Preferred Alternative would result in 83 roadway segments that would exceed established thresholds. The No Project Alternative and Balanced Growth Alternative would result in 113 roadway segments and 85 roadway segments, respectively, that would exceed established thresholds. Each alternative would cause an exceedance of established mobile noise thresholds (Table 5.6-3 and the City's threshold of 65 dBA). Thus, all three alternatives would result in a significant and unavoidable mobile noise impact.

Cumulative Operational Noise

The proposed General Plan Update would introduce the use of stationary equipment that would increase noise levels within the area. Based on the long-term stationary noise analysis, impacts would be less than significant. Additionally, based on the fact that noise dissipates as it travels away from its source, noise impacts from on-site activities and other stationary sources would be limited to an individual project's site and vicinity. As such, noise impacts from related projects, in conjunction with proposed project-specific noise impacts, would not have the potential to result in cumulatively considerable adverse effects.

The Proposed Project would not result in stationary long-term equipment that would significantly affect surrounding sensitive receptors. Furthermore, future development

proposals within the City of Lancaster would require separate discretionary approval and CEQA assessment, which would address potential noise impacts and identify necessary attenuation measures, where appropriate. Thus, cumulative stationary noise exposure would be considered a less than significant impact.

L. POPULATION, EMPLOYMENT, AND HOUSING

Thresholds of significance for potential population, employment, and housing impacts are listed in Section 5.2.3, specifically page 5.2-5 of the FEIR.

Potential Impact: Implementation of the proposed General Plan Update would not induce substantial population growth within the City.

Finding: The City hereby makes Finding 1 with respect to impacts associated with substantial population growth.

Facts in Support of Finding: The General Plan Update would not induce substantial population growth, as the land use alternatives would not result in a direct population increase, but would rather respond to growth already anticipated by SCAG. The land use alternatives would determine the spatial distribution of the anticipated growth by directing where and to what intensity development would occur within the City. The three land use alternatives propose to accommodate the projected growth to primarily within the limits of the Urbanizing Area with no conversion of rural residential to urban residential land proposed with any of the alternatives. The Urbanizing Area is that portion of the incorporated City, which is currently designated for urban density development. It includes most of the existing infrastructure, services and established urban land use patterns, and all of the vacant infill land. Therefore, extension of substantial infrastructure, potentially inducing additional growth, would not occur. Further, proposed policies identified in the General Plan Update would ensure that necessary services and infrastructure would be available to accommodate the proposed growth. Impacts would be less than significant in this regard.

Potential Impact: Implementation of the proposed General Plan Update would not displace a substantial number of existing housing units or persons within the City.

Finding: The City hereby makes Finding 1 with respect to impacts associated with displacement of housing units or persons.

Facts in Support of Finding: The proposed General Plan Update considers three land use alternatives that would direct future development within the City. The land use alternatives would accommodate the growth projections identified in the SCAG 2004 RTP for the study area, which includes housing growth anticipated for 2030. Implementation of any of the three land use alternatives would not involve the removal of existing housing units, resulting in the displacement of housing units or persons. Future development under the proposed General Plan Update is anticipated to occur on vacant and/or underutilized parcels within the Urbanizing Area of the City and would accommodate projected growth identified by SCAG. Therefore, impacts would be less

than significant in this regard. The City recently adopted its 2008 Housing Element. The planning period for the current Housing Element update is July 1, 2008 to June 30, 2014. The City's Housing Element identifies goals, objectives, policies, and action programs in order to facilitate provision of new housing and maintain existing housing for existing and future residents of the City, further reducing impacts to a less than significant level. The policies include the provision of a mix of housing types at a variety of price ranges to serve existing and future residents, as well as infill housing development, and the provision of housing for special needs groups.

Potential Impact: Implementation of the proposed General Plan Update would result in additional jobs within the City.

Finding: The City hereby makes Finding 1 with respect to impacts associated with employment growth within the City.

Facts in Support of Finding: Implementation of any of the three land use alternatives would not involve a substantial increase in employment opportunities that could not be accommodated. The additional employment opportunities would be beneficial, as historically over 30 percent of residents commute outside of the City for employment.

The jobs/housing ratio can be used as the general measure of balance between a community's employment opportunities and the housing needs of its residents. According to SCAG, a balanced region would have a ratio of approximately 1.22 jobs per dwelling unit (1.22:1). In 2007 the City of Lancaster had a jobs/housing balance of 1.13:1. In 2030, the City would have a jobs/housing balance of 0.90:1 with the No Project Alternative, 0.88:1 with the Balanced Growth Alternative, and 0.92:1 with the GPCAC Preferred Plan Alternative. Although the jobs/housing balance would be reduced within Lancaster under any of the three alternatives, the reduction would be consistent with the projections identified by SCAG. Additionally, SCAG anticipates that in 2030 the North Los Angeles County subregion would have a jobs/housing balance of 0.79, which is less than the current jobs/housing ratio of 0.98:1. Therefore, Lancaster would have a greater jobs/housing balance when compared to the subregion. It should be noted that the City of Lancaster and the North Los Angeles County subregion have historically been a housing rich area and according to SCAG projections, this trend is anticipated to continue. The General Plan Update would include policies within the Plan for Economic Development and Vitality and the Plan for Physical Development that promote employment opportunities for Lancaster residents. Impacts would be less than significant in this regard.

Potential Impact: The proposed General Plan Update would not induce housing, population, and employment growth resulting in cumulative impacts.

Finding: The City hereby makes Finding 1 with respect to cumulative impacts associated with housing, population, and employment growth.

Facts in Support of Finding: The proposed General Plan Update would accommodate the anticipated growth with respect to population, housing, and employment. As stated, the projected growth anticipated with the 2030 General Plan Update would be consistent with SCAG projections for the City and for the subregion. Although the spatial distribution of projected growth may vary amongst the three land use alternatives, the population projections are relatively consistent. Additionally, the projected growth could be accommodated within the limits of the Urbanizing Area, which includes most of the existing infrastructure, services and established urban land use patterns, and all of the vacant infill land. The land use alternatives would adequately meet the housing needs of the anticipated population growth, as identified by SCAG. Although the jobs/housing balance would be reduced with any of the three alternatives, the reduction would be consistent with the projections for the subregion. Therefore, cumulative impacts are considered less than significant in this regard.

M. PUBLIC SERVICES

Thresholds of significance for potential impacts associated with public services are listed in Section 5.12.3, specifically pages 5.12-10 and 5.12-11 of the FEIR.

Potential Impact: Development associated with the proposed General Plan Update could result in the need for additional fire personnel and/or facilities.

Finding: The City hereby makes Finding 1 with respect to potential impacts to fire personnel and/or facilities.

Facts in Support of Finding: The LACFD indicates that the proposed General Plan Update would result in the need for additional fire protection facilities. The LACFD has worked with the City to develop a Master Plan to provide the additional manpower, equipment and facilities that would be needed to serve future development and growth in the City of Lancaster. The Master Plan is updated bi-annually to ensure it reflects the anticipated future fire protection needs of the City. Furthermore, new developments would be required to pay development fees to mitigate impacts to fire protection and emergency medical services and facilities to the LACFD to maintain adequate levels of service within the study area, in accordance with Chapter 15.76 of the City's Municipal Code. Payment of fees would ensure that new developments would not reduce the staffing, response times or existing service levels within the City. As an alternative, a project developer may mitigate project impacts related to fire protection services by providing the LACFD a fire station site (land) or a fully constructed fire station facility and equipment in lieu of developer fees. All new development would also be required to comply with applicable fire code and ordinance requirements for construction, access, water mains, fire flows, and hydrants. Individual projects would be reviewed on a

project-by-project basis by the LACFD to determine the specific fire requirements applicable to the specific development and to ensure compliance with these requirements. Additionally, the proposed General Plan Update includes policies that address fire protection services and identify the need to provide adequate fire fighting equipment and personnel within the City. Therefore, compliance with the City's Municipal Code, LACFD requirements, and policies in the proposed General Plan Update would ensure impacts to fire protection services are reduced to a less than significant level.

Potential Impact: Development associated with the proposed General Plan Update could result in the need for additional police personnel and/or facilities.

Finding: The City hereby makes Finding 1 with respect to potential impacts to police personnel and/or facilities.

Facts in Support of Finding: Although the distribution of increased demand for police protection services would vary with the land use alternatives, the three alternatives would require the same increase in staffing. The LACSD does not anticipate any significant impacts associated with the proposed General Plan Update on current service within the City. Additionally, the LACSD indicated implementation of the proposed General Plan Update would not immediately create a need for additional police personnel, vehicles, or facilities.

Law enforcement needs for the City of Lancaster are determined annually. The City's contract with the LACSD allows for annual renegotiation. During contract renewal negotiations, staffing considerations for the Lancaster Station is continually reviewed and adjusted accordingly. These needs are based on several factors including, but not limited to: population increases, increases in calls for service, response times, number of traffic accidents, number of arrests, bookings and patrol miles driven. According to the LACSD, there would be a demand for additional law enforcement personnel, vehicles, and possibly additional facilities in the City in the year 2030, based upon the growth estimates for the General Plan Update. However, the increase in law enforcement resources would be gradual, based on needs at the time, and commensurate with the growth, as well as other factors.

Additionally, new development projects would be reviewed by the City on a project-by-project basis to determine potential impacts to police protection services and mitigation measures to reduce such impacts would be recommended, as necessary. Project applicants would be required to pay development fees assessed by the City to maintain police protection facilities and adequate levels of service within the City and sphere of influence. Section 15.64.130 of the City's Municipal Code requires all new development to mitigate project-specific impacts to Sheriff facilities. The Sheriff's substation facilities fee would be used to finance land acquisition, design, construction, equipment, and related capital costs for Sheriff substation facilities. Compliance with the City's Municipal Code would reduce impacts to police protection services and facilities to a less than significant level. Further, the proposed General Plan Update includes policies that address police protection services and identify the need to provide adequate law enforcement within the City. Thus, impacts would be further reduced in this regard.

Potential Impact: Development associated with the proposed General Plan Update could result in adverse impacts to school facilities.

Finding: The City hereby makes Finding 1 with respect to potential impacts to schools.

Facts in Support of Finding: Implementation of the proposed General Plan Update would allow for increased residential development, potentially increasing students that would attend schools within the LUSD, Westside District, Eastside District, and AVUHSD. Impacts to the Westside and Eastside School Districts would be relatively minor and similar under all three alternatives. The LUSD would be most impacted by development under all three alternatives, as the majority of new development would occur within the LUSD boundaries. The AVUHSD serves the entire study area for high school students. Therefore, the GPCAC Preferred Plan Alternative would result in greater impacts to the AVUHSD, whereas the No Project Alternative would impact the district to a lesser degree, and the Balanced Growth Alternative would impact AVUHSD the least. SB 50, payment of developer fees to the applicable school district is considered full mitigation for project impacts, including impacts related to 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, or other performance objectives for schools. Individual project applicants would be required to pay the statutory fees to the applicable school district that would serve new students associated with a project; thereby, reducing school impacts to a less than significant level. Additionally, the General Plan Update identifies policies to ensure that adequate facilities are available to serve students, such as working with school districts to address funding shortfalls, further reducing impacts to a less than significant level.

Higher education in the General Plan study area is provided at the Antelope Valley College, which is the local community college, and Lancaster University Center, which is a four year university satellite campus of California State University of Fresno and California State University of Bakersfield. Population growth associated with implementation of the proposed General Plan Update has the potential to generate additional students at higher education facilities that serve the General Plan study area. With continued population growth there would also be a need for additional higher education facilities within the Antelope Valley. According to the MEA, with the extensive growth in the Antelope Valley College service area, enrollment is expected to increase by an additional 8,000 students within the next decade, which would reach the facility's buildout capacity of 20,000 students. The development process for a second campus of Antelope Valley Community College located in Palmdale is underway. Additionally, the proposed General Plan Update includes a policy to facilitate the establishment of a new four year university within the City. Impacts would be less than significant in this regard.

Potential Impact: Development associated with the proposed General Plan Update could result in impacts to parks and recreational facilities.

Finding: The City hereby makes Finding 1 with respect to potential impacts to parks and recreational facilities.

Facts in Support of Finding: During the development of the Parks, Recreation, Open Space, and Cultural Master Plan (Master Plan), the City of Lancaster was in the process of updating its General Plan. The Master Plan was prepared and reviewed for consistency with the General Plan Update. Policy 1.2 of the Master Plan requires a parkland standard of five acres of parkland per 1,000 residents to be applied to all development projects, pursuant to the proposed General Plan Update.

The City's Department of Parks, Recreation and Arts has plans to develop 161.56 acres of additional parkland within the General Plan study area, as indicated in the Master Plan. Planned community parkland includes the James C. Gilley Park (12.2-acres), Whit Carter Park (42.0 acres), and 7.0 additional acres at Rawley Duntley Park. An additional 3.36 acres is planned for Amargosa Creek Linear Park, 48.0 additional acres are planned for the Prime Desert Woodland Preserve, 27.0 additional acres are planned for the Lancaster National Soccer Center, and 22.0 additional acres are planned for the Youth Baseball/Softball Complex. Additionally, the Parks Master Plan includes Policy 3.3 to promote the expansion of trail connections and pathways. Planned parkland, special use sports facilities, and trails/pathways would increase the recreational opportunities available to residents.

Individual development projects would be reviewed on a project-by-project basis to determine their potential impact on park and recreation facilities. The City requires dedication of land or payment of a fee in lieu thereof or a combination of both as a condition of approval for residential subdivisions. Sections 15.64.090 and 15.64.100 of the Lancaster Municipal Code require all new residential developments to mitigate project-specific impacts to the availability of open space land and park and recreational facilities. The purpose of the dedication and/or fee is to provide open space, parks, and recreation facilities. Dedication and/or payment of the fee would help to reduce potential impacts of future residential development on parks and recreational facilities. Additionally, the proposed General Plan Update objective is to provide sufficient neighborhood and community park facilities such that a rate of 5.0 acres of park land per 1,000 residents is achieved and distributed so as to be convenient to Lancaster residents. Compliance with the City's Municipal Code would ensure park and recreation impacts associated with development of the proposed General Plan Update are reduced to a less than significant level.

Potential Impact: Development associated with the proposed General Plan Update and cumulative projects could result in cumulatively considerable impacts to fire protection service levels and facilities.

Finding: The City hereby makes Finding 1 with respect to potential cumulative impacts to fire protection service levels and facilities.

Facts in Support of Finding: The LACFD provides regional fire protection and emergency medical response services, which includes service to residents within the study area. Future development projects in the LACFD's jurisdiction would increase the need for additional fire protection personnel and facilities. New developments associated with any of the three land use alternatives would be required to pay development fees to mitigate impacts to fire protection and emergency medical services and facilities in order for the LACFD to maintain adequate levels of service. Additionally, new developments would be required to comply with all applicable fire code and ordinance requirements for construction, access, water mains, fire flows, and hydrants. Individual projects would be reviewed on a project-by-project basis by the LACFD to determine the specific fire requirements applicable to the specific development and to ensure compliance with these requirements. This would ensure that new developments would not reduce the staffing, response times, or existing service levels within the City. Therefore, implementation of the proposed General Plan Update would result in less than significant impacts to fire protection services. As such, implementation of the proposed General Plan Update would not result in cumulatively considerable fire protection impacts.

Potential Impact: Development associated with the proposed General Plan Update and cumulative projects could result in cumulatively considerable impacts to police protection service levels and facilities.

Finding: The City hereby makes Finding 1 with respect to potential cumulative impacts to police protection service levels and facilities.

Facts in Support of Finding: The LACSD provides police protection, crime prevention, and traffic enforcement services for the Antelope Valley, which includes the cities of Lancaster, Palmdale and unincorporated areas of Los Angeles County, on a contractual basis. Future development projects in the LACSD's jurisdiction would increase the need for additional police facilities and personnel. Development under the proposed General Plan Update would result in increased development throughout the study area; thereby resulting in an increased demand for police protection services. New development projects would be reviewed by the City of Lancaster on a project-by-project basis to determine potential impacts to police services. Project applicants would be required to pay development fees assessed by the City to maintain police protection facilities and adequate levels of service within the study area, in accordance Section 15.64.130 of the City's Municipal Code. Since service demand is regularly assessed during contract renewal negotiations for each City served by the LACSD, staffing considerations for the LACSD is continually reviewed and adjusted accordingly. Project-specific recommendations to mitigate impacts to police protection services would be assessed on a project-by-project basis. Therefore, implementation of the proposed General Plan Update would result in less than significant impacts to police protection services. As such, implementation of the proposed General Plan Update would not result in cumulatively considerable police protection impacts.

Potential Impact: Development associated with the proposed General Plan Update and cumulative projects could result in cumulatively considerable impacts to school facilities.

Finding: The City hereby makes Finding 1 with respect to potential cumulative impacts to school facilities.

Facts in Support of Finding: Development of the proposed General Plan Update and related cumulative projects would result in the development of new residential uses, which would generate new students within school districts serving the study area. Individual development projects would be required to pay school impact fees based on the type and size of development proposed. Pursuant to SB 50, payment of fees to the appropriate school district is considered full mitigation for Proposed Project impacts, including impacts related to the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives for schools. Individual project applicants would be required to pay the statutory fees to the applicable school district that would serve new students associated with a project; thereby, reducing school impacts to a less than significant level. Therefore, development of the proposed General Plan Update and related cumulative projects would not result in significant cumulative impacts in regards to school services and facilities.

Potential Impact: Development associated with the proposed General Plan Update and cumulative projects could result in cumulatively considerable impacts to parks and recreational facilities.

Finding: The City hereby makes Finding 1 with respect to potential cumulative impacts to parks and recreational facilities.

Facts in Support of Finding: Development associated with the proposed General Plan Update would create additional demand on existing parks and recreational facilities within the City of Lancaster. Individual development projects would be reviewed to determine their potential impact on parks and recreational facilities within the City. The City's current established park standard is 5.0 acres of parkland per 1,000 residents. Policy 1.2 of the Parks Master Plan also requires a parkland standard of five acres of parkland per 1,000 residents to be applied to all development projects, pursuant to the proposed General Plan Update. The City's Parks Master Plan includes plans for 161.56 acres of new parkland and special use sports facilities within the General Plan study area. The Parks Master Plan also includes Policy 3.3 to expand trail connections and pathways. Planned parkland, special use sports facilities, and trails/pathways would increase the recreational opportunities available to residents. New residential developments within the City would be required to pay in-lieu fees and/or dedicate parkland, pursuant to Chapter 15.72 of the City's Municipal Code, to reduce potential park impacts. This would ensure that an adequate amount of parkland and recreational facilities would be available to serve the incremental increase in future population within the City. Therefore, the proposed General Plan Update would not result in cumulatively considerable parkland and recreational facility impacts.

N. TRAFFIC AND CIRCULATION

Thresholds of significance for potential impacts associated with traffic and circulation are listed in Section 5.4.3, specifically page 5.4-11 of the FEIR.

Potential Impact: The proposed General Plan Update would cause an increase in traffic volumes, which could be substantial in relation to the existing traffic load and capacity of the street system.

Finding: The City makes Finding 2 with respect to the following roadway segments given the City's lack of jurisdiction over the roadway segment:

- Quartz Hill Road, between 50th Street West and 45th Street West;
- Quartz Hill Road, between 45th Street and Columbia Way;
- Columbia Way, between Quartz Hill Road and 40th Street West; and
- Columbia Way, between 15th Street West and SR-14.

The City makes Finding 3 with respect to Lancaster Boulevard, between 10th Street West and Sierra Highway, as the identified mitigation measure is considered infeasible as it would not be consistent with the goals and objectives established by the Downtown Lancaster Specific Plan for the downtown.

The City makes Finding 1 with respect to the remaining roadway segments identified in Tables 5.4-4, 5.4-5, and 5.4-6 of the FEIR.

Facts in Support of Finding: Potential impacts to the street system are analyzed on pages 5.4-11 through 5.4-56 of the FEIR. Based on the future improved highway network, it is anticipated that the following four roadway segments would operate at unacceptable levels of service for the GPCAC Preferred Plan Alternative proposed by the General Plan Update:

- Quartz Hill Road, between 45th Street West and Columbia Way;
- Columbia Way, between 15th Street West and SR-14;
- Columbia Way, between Quartz Hill Road and 40th Street West; and
- Lancaster Boulevard, between 10th Street West and Sierra Highway.

Based on the future improved highway network, it is anticipated that the following five roadway segments would operate at unacceptable levels of service for the No Project and Balanced Growth Alternatives proposed by the General Plan Update:

- Quartz Hill Road, between 50th Street West and 45th Street West;
- Quartz Hill Road, between 45th Street West and Columbia Way (Avenue M);
- Columbia Way, between 15th Street West and SR-14;

- Columbia Way, between Quartz Hill Road and 40th Street West; and
- Lancaster Boulevard, between 10th Street West and Sierra Highway.

No feasible mitigation measures have been identified to reduce the impacts to the identified roadway segments to a less than significant level. Impacts remain significant and unavoidable for these identified roadway segments.

Potential Impact: Implementation of the proposed General Plan Update would not result in adverse impacts to the function of Los Angeles County Congestion Management Program (CMP) facilities within the City.

Finding: The City makes Finding 1 with respect to potential impacts to CMP facilities within the City.

Facts in Support of Finding: The City of Lancaster is required to demonstrate compliance with the Los Angeles County Congestion Management Program (LACMP). SR-14 is the only route in or near the City of Lancaster designated in the LACMP. There are no intersections in Lancaster designated as CMP monitoring intersections. The CMP includes issues such as LOS standards, coordination with other jurisdictions, TDM ordinances and application, monitoring conditions, and mitigation of impacts. The Air Quality Management Plan (AQMP) supplements the CMP program, although its primary focus is on achieving and maintaining air quality standards. The goal of the RMP is to improve transportation mobility levels, with the intent of giving priority to all transit (bus and rail) and ride sharing (HOV) projects over mixed-flow highway capacity expansion projects. As discussed on pages 5.4-56 and 5.4-57 of the FEIR, implementation of the proposed General Plan Update would result in less than significant impacts regarding consistency with the CMP, AQMP, or RMP.

Potential Impact: Implementation of the proposed General Plan Update would not result in an increase in traffic levels or change in location that would change air traffic patterns, resulting in substantial safety risks.

Finding: The City makes Finding 1 with respect to potential impacts to air traffic patterns due to an increase in traffic levels or changes in air traffic patterns.

Facts in Support of Finding: Under each of the three land use alternatives proposed by the General Plan Update, projected growth would be accommodated to primarily within the Urbanizing Area with no conversion of rural residential to urban residential land proposed with any of the alternatives. Changes in land use designations proposed by the GPCAC Preferred Plan and Balanced Growth Alternatives would not result in land uses that are inconsistent with airport plans, resulting in a change in air traffic patterns. Impacts would be less than significant in this regard.

All roadway network improvements identified as part of the TMP are assumed to be completed by 2030 and were included in the General Plan Update. The potential increase in traffic levels would result in significant and unavoidable impacts at three roadway segments within the City. However, the roadway segments are not located within an

airport land use plan and would not involve an increase in traffic levels that a change in air traffic patterns would occur. Impacts would be less than significant in this regard.

Potential Impact: Implementation of the proposed General Plan Update would not result in hazards due to design features or incompatible uses.

Finding: The City makes Finding 1 with respect to potential impacts to resulting from design features or incompatible uses.

Facts in Support of Finding: Implementation of any of the three land use alternatives proposed by the General Plan Update is not anticipated to result in inadequate design features or incompatible uses. Through the City's development review process, future developments would be evaluated to determine the appropriate land use permit for authorizing their use and the conditions for their establishment and operation. At a minimum, compliance with relevant Code standards would be required. Therefore, the proposed General Plan Update would not substantially increase hazards due to design feature or incompatible uses. A less than significant impact would occur in this regard.

Future development projects would be evaluated on a case-by-case basis to ensure that adequate access and circulation to and within the development would be provided. Access to development sites would be required to comply with all City design standards and would be reviewed by the City and the Los Angeles County Fire Department to ensure that inadequate design features or incompatible uses do not occur. The City and the Los Angeles Fire Department would review future development in order to ensure that they are designed to meet adopted standards and provide adequate emergency access. Therefore, implementation of the proposed General Plan Update would not result in significant impacts involving inadequate design features or incompatible uses.

Potential Impact: Implementation of the proposed General Plan Update would not result in inadequate emergency access.

Finding: The City makes Finding 1 with respect to potential impacts resulting from inadequate emergency access.

Facts in Support of Finding: Proposed development projects would be required to comply with the City's development review process including review for compliance with the City's Zoning Code. New developments associated with implementation of any of the three land use alternatives proposed by the General Plan Update would be required to comply with all applicable fire code and ordinance requirements for construction and access to the site. Individual projects would be reviewed by the Los Angeles County Fire Department to determine the specific fire requirements applicable to the specific development and to ensure compliance with these requirements. This would ensure that new developments would provide adequate emergency access to and from the site. Further, the City and the Los Angeles County Fire Department would review any modifications to existing roadways to ensure that adequate emergency access or emergency response would be maintained. Additionally, emergency response and

evacuation procedures would be coordinated through the City in coordination with the sheriff's and fire departments, resulting in less than significant impacts.

Potential Impact: Implementation of the proposed General Plan Update would not result in inadequate parking.

Finding: The City makes Finding 1 with respect to potential impacts due to inadequate parking.

Facts in Support of Finding: Implementation of the proposed General Plan Update would result in the development of residential and nonresidential uses that require parking. The City's Municipal Code (Chapter 17, Zoning), specifies the parking requirements for specific uses to ensure that adequate off-street parking facilities, loading areas, and vehicle movement areas are provided. Through the City's development review process, all future development would be evaluated in order to ensure compliance with the Municipal Code. Therefore, implementation of the proposed General Plan Update would not result in inadequate parking capacity and a less than significant impact would occur in this regard.

Potential Impact: Implementation of the proposed General Plan Update would result in an incremental increase in demand for transit service and may enhance policies supporting alternative transportation.

Finding: The City makes Finding 1 with respect to potential impacts resulting from an increase in demand for transit service.

Facts in Support of Finding: The proposed General Plan Update would increase population in the City, thus, increasing the demand for transit service. Additionally, the Balanced Growth and GPCAC Preferred Plan Alternatives would establish mixed-use land use designations in proximity to the existing Metrolink Station, which would encourage the use of transit and alternative modes of transportation. Potential impacts in this regard would be reduced to less than significant levels following compliance with General Plan Update goals, objectives, policies and specific actions, which promote the use of public transit and coordination with transit providers to facilitate alternative transportation systems within the City. Implementation of the proposed General Plan Update would not conflict with adopted policies, plans, or programs supporting alternative transportation (i.e., bus routes) and a less than significant impact would occur in this regard.

Potential Impact: The proposed General Plan Update could induce traffic growth resulting in cumulatively significant traffic and circulation impacts.

Finding: The City makes Finding 2 with respect to cumulative traffic impacts associated with the following roadway segments given the City's lack of jurisdiction over the roadway segment:

- Quartz Hill Road, between 50th Street West and 45th Street West;
- Quartz Hill Road, between 45th Street and Columbia Way;
- Columbia Way, between Quartz Hill Road and 40th Street West; and
- Columbia Way, between 15th Street West and SR-14.

The City makes Finding 1 with respect to the remaining roadway segments identified in Tables 5.4-4, 5.4-5, and 5.4-6 of the FEIR, including the identified traffic impact for Lancaster Boulevard, between 10th Street West and Sierra Highway, as this roadway serves the City's downtown and does not provide access outside of the City.

Facts in Support of Finding: Four roadway segments are anticipated to operate at a deficient LOS with implementation of the GPCAC Preferred Plan Alternative and five roadway segments are anticipated to operate at a deficient LOS with implementation of the No Project and Balanced Growth Alternatives. The deficient operation of Lancaster Boulevard, between 10th Street West and Sierra Highway under any of the three land use alternatives is not considered a cumulatively significant impact as this roadway serves the City's downtown and does not provide access outside of the City. The deficient operation of Columbia Way, between 15th Street West and SR-14 and Columbia Way, between 45th Street West and 40th Street West would be considered cumulatively significant. Columbia Way is one of the City's southernmost boundaries, providing access to Lancaster and unincorporated Los Angeles County, including Quartz Hill. The deficient operation of Quartz Hill Road, between 45th Street West and Columbia Way under the three alternatives and Quartz Hill Road, between 50th Street West and 45th Street West under the No Project and Balanced Growth Alternatives would be considered cumulative significant. Similar to Columbia Way, Quartz Hill Road provides access to Lancaster and unincorporated Los Angeles County, including Quartz Hill. Thus, development associated with the proposed General Plan Update along with additional development within the unincorporated area would be cumulatively considerable. No feasible mitigation measures have been identified to reduce these impacts to a less than significant level. Therefore, implementation of the proposed General Plan Update would result in cumulatively considerable traffic and circulation impacts.

O. UTILITIES

The thresholds of significance for utilities are listed in Section 5.13.3 on page 5.13-14 of the FEIR.

Potential Impact: Development associated with the proposed General Plan Update would result in increased demand for water supplies and infrastructure.

Finding: The City makes Finding 3 that although impacts associated with water supply have been reduced to the extent feasible, after implementation of policies in the proposed General Plan update and mitigation measures contained in the FEIR, the impacts would constitute a significant and unavoidable impact.

The City makes Finding 1 that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the potential significant environmental effects of the project with respect to water infrastructure.

Facts in Support of Finding: Tables 5.13-3 through 5.13-5 of the FEIR provide the water supply demand for each land use Alternative. The additional water demand for the three land use alternatives is generally consistent with the population and associated water demand projections for the Los Angeles County Waterworks District (LACWD) in the Integrated Urban Water Management Plan (IUWMP). However, the estimated water demand associated with the proposed General Plan Update was not specifically included in the IUWMP. Despite improvements in reliability and delivery capability from possible future State Water Project (SWP) projects and facilities, it is anticipated that the SWP would not be capable of delivering the full entitlement of all the contractors throughout the entire State. Based on the Wanger court decision and DWR's Reliability Report 2007 Draft, the availability and reliability of the SWP water supply has been reduced and cannot be guaranteed. Additionally, the Antelope Valley groundwater basin has been overdrafted for eight to nine years. Therefore, it cannot be determined whether adequate water supply would be available to serve the proposed General Plan Update. As such, water supply impacts would be significant and unavoidable. The Plan for the Natural Environment acknowledges goals, objectives, policies, and specific actions to reduce impacts in this regard. Additionally, mitigation measures (WS-1 through WS-3) are recommended that require payment of fees to acquire additional water supplies and infrastructure improvements, proof of adequate water supplies, and the incorporation of water conservation designs into projects in order to further reduce impacts in this regard. Nonetheless, water supply impacts associated with development of the proposed General Plan Update would remain significant and unavoidable.

Improvements to the domestic water distribution system may be necessary to provide reliable water supplies and adequate fire protection. Areas of new development would require new pipeline construction and supporting supply facilities. Areas of higher intensity may require larger diameter pipelines be constructed and require increased emergency fire flow storage. In addition, regional water supply facility improvements/expansion would be required. However, the individual water purveyor systems may be impacted differently depending on local development intensity. Actual development intensity and location of specific land uses would determine fire flow requirements and needs for additional storage or transmission capacity. Site-specific development projects would be required to coordinate with the LACWD to ensure that transmission capacity and adequate storage would be available or planned to support the development, and if necessary provide the improvements required to serve the Proposed Project. Prior to construction of individual development projects, projects would be required to prove to the LACWD that the additional flow would not impact the water system and/or provide adequate funds for necessary improvements to the water system. Impacts would be less than significant in this regard.

Potential Impact: Development associated with the proposed General Plan Update would result in increased demand for wastewater services in the study area.

Finding: The City makes Finding 1 that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the potential significant environmental effects to wastewater services.

Facts in Support of Finding: The increased wastewater flow anticipated under each alternative is provided in Tables 5.13-6 through 5.13-8 of the FEIR. Growth in the study area associated with the General Plan Update may require improvements to existing wastewater conveyance facilities and expansion of treatment capacity. Mitigation Measure WW-3 requires all new development projects to prepare an engineering study to evaluate wastewater impacts and recommend mitigation, if necessary, to ensure the adequacy of local and regional wastewater conveyance systems and treatment facilities would be adequate to accommodate associated growth. Individual developments would be reviewed by the City's Public Works Department and the County Sanitation Districts of Los Angeles County to determine if sufficient sewer capacity exists to serve the future development. Both agencies charge fees for the privilege of connecting to its sewerage system or increasing the existing strength and/or quantity of wastewater attributable to a particular parcel or operation already connected. The fees are required to construct new sewer infrastructure and/or incremental expansions to the existing sewerage system to accommodate individual development, which would mitigate the impact of the development on the wastewater system to a less than significant level (WW-1). The City's Public Works Department and the County Sanitation Districts of Los Angeles County would only allow new developments to connect to its sewer systems if there is sufficient capacity or planned expansions of its facilities to accommodate new developments proposed. Therefore, new development would not be permitted to exceed the capacity of wastewater conveyance systems or treatment facilities, since adequate capacity must be demonstrated in order to contribute flows to the system (WW-2). All expansions of local and regional sewer facilities must be sized and service phased to be consistent with the SCAG regional growth forecasts for the southern California counties. The available capacities of the County Sanitation Districts of Los Angeles County facilities are limited to levels associated with the approved growth identified by SCAG. The General Plan Update land use alternatives are consistent with the growth projections identified in the SCAG 2004 RTP for the study area. Implementation of the proposed General Plan Update would not exceed the capacity of wastewater conveyance systems or treatment facilities, since adequate capacity must be demonstrated in order to contribute flows to the system. Therefore, impacts would be less than significant. Additionally, policies identified in the proposed General Plan Update would ensure adequate infrastructure is available to handle and treat wastewater discharge, further reducing impacts.

Potential Impact: Development associated with the proposed General Plan Update would result in increased demand for electricity in the study area.

Finding: The City makes Finding 1 with respect to potential impacts associated with increased electricity demand.

Facts in Support of Finding: SCE anticipates providing sufficient energy to meet new and existing demand. Due to continued growth in the study area, transmission lines and electrical infrastructure would be necessary to be extended in accordance with SCE's projected development demands. SCE has indicated it has plans to locate additional facilities in the future to serve projected growth. These facilities and infrastructure are expected to provide service to the General Plan study area under the rules and tariffs approved by the California Utilities Commission. Additionally, SCE indicated that it has adequate supplies, transmission facilities, and generation resources to serve its current customers and future customers who will locate within the General Plan study area. Development under the proposed General Plan Update would be reviewed on a project-by-project basis to determine project-specific SCE service requirements. Financial responsibility for any updates or additional facilities would be in accordance with SCE's rules and tariffs approved by the California Public Utilities Commission. All new developments that require new electricity lines to be installed would be required to pay applicable fees assessed by SCE. SCE would not provide service to new developments if there were not adequate electricity supplies and infrastructure to maintain existing service levels and meet the anticipated electricity demands of the specific development requesting service. In addition, all new construction in the State of California is subject to the energy conservation standards set forth in Title 24, Part 6, Article 2 of the California Administrative Code. These are prescriptive standards that establish maximum energy consumption levels for the heating and cooling of new buildings. Therefore, impacts would be less than significant in this regard. Further, proposed policies in the General Plan Update have been identified that would further reduce energy consumption through energy conservation.

Potential Impact: Development associated with the proposed General Plan Update would result in increased demand for natural gas in the study area.

Finding: The City makes Finding 1 with respect to potential impacts associated with increased demand for natural gas.

Facts in Support of Finding: SCG has indicated that it has planned for and is able to meet the growing energy need of the City of Lancaster. Facility expansions are based on projected demands. The availability of natural gas supplies is evaluated on a project-by-project basis, based on the current conditions at that time. Development under the proposed General Plan Update would be reviewed on a project-by-project basis to determine project-specific SCG service requirements. Any upgrades or additional facilities that would be required for new development would be accommodated by allowances based on the land use of each new project. Future developments that require new natural gas infrastructure would be required to pay all applicable fees assessed by SCG necessary to accommodate the specific project. Natural gas service provided would be required to comply with all policies and extension rules of SCG when contractual arrangements are made with the development applicant. SCG would not allow new development projects to connect to existing gas main unless the system could maintain adequate service and supply to existing customers and meet the anticipated demands of the project requesting service. Further, proposed General Plan Update policies would

reduce energy consumption through energy conservation. Impacts would be less than significant in this regard.

Potential Impact: Development associated with the proposed General Plan Update would result in increased demand for solid waste in the study area.

Finding: The City makes Finding 1 with respect to potential impacts associated with increased solid waste generation.

Facts in Support of Finding: Tables 5.13-9 through 5.13-11 of the FEIR identify the solid waste generation anticipated with the proposed land use alternatives. Compliance with County and City waste reduction policies and programs would reduce the volume of solid waste entering landfills. Individual development projects within the City would be required to comply with applicable State and local regulations, thus reducing the amount of landfill waste by at least 50 percent. Development of any of these alternatives would increase the volume of solid waste generated in the City and sphere of influence that is diverted to existing landfills, thus contributing to the acceleration of landfill closures or the use of more distant sites. Los Angeles County's landfills have adequate capacity to service the existing population and planned growth until 2020. After that time, the daily volume of solid waste generated would exceed the volumes that the landfills are permitted to accept unless new landfills or other disposal alternatives are approved. However, other regional landfills also accept solid waste from the City with closure dates that range from 2013 until 2067. Combined remaining capacities at the landfills would be adequate to accommodate growth associated with the General Plan Update for the 2030 planning horizon. All new development projects would be required to comply with Federal, State, and local statutes and regulations related to solid waste. The proposed General Plan Update includes policies to reduce solid waste generation and disposal at landfills. Additionally, future development projects resulting from the implementation of the No Project, Balanced Growth, or GPCAC Preferred Plan Alternatives would be reviewed on a project-by-project basis to ensure that solid waste disposal services and landfill facilities would be available to serve the development. Therefore, implementation of proposed General Plan Update would result in less than significant impacts in this regard.

Potential Impact: Development associated with the proposed General Plan Update and cumulative projects would result in cumulatively considerable impacts to water supplies and infrastructure.

Finding: The City makes Finding 3 that although cumulative impacts associated with water supply have been reduced to the extent feasible, after implementation of policies in the proposed General Plan update and mitigation measures contained in the FEIR, the impacts would constitute a significant and unavoidable impact.

The City makes Finding 1 that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the potential cumulative significant environmental effects of the project with respect to water infrastructure.

Facts in Support of Finding: Adequate water supply would not be available in normal and dry years to serve the proposed General Plan Update and future projects. The LACWD would require payment of all applicable developer fees (i.e., groundwater supply fee, groundwater bank fee, additional wells, additional treatment capacity/facilities, recycled water fee, etc.) to mitigate impacts. In addition, implementation of conservation methods in design plans would be required to minimize or eliminate irrigation demand. In accordance with SB 610, a water supply assessment would be required for projects exceeding established development thresholds. However, the availability and reliability of the SWP water supply has been reduced and cannot be guaranteed. Therefore, it cannot be determined whether adequate water supply would be available to serve the proposed General Plan Update and related cumulative projects. Therefore, cumulative impacts to water supply are considered significant and unavoidable.

Prior to construction of individual development projects, the LACWD would need to assess their current storage and transmission facilities to determine the actual flow and pressure provided within the area. The increase in demand should also be considered to affect operational storage. Site-specific development projects would be required to coordinate with the LACWD to ensure that transmission capacity and adequate storage would be available or planned to support the development, and if necessary provide the improvements required to serve the Proposed Project. Prior to construction of individual development projects, individual projects would be required to prove to the LACWD that the additional flow would not impact the water system and/or provide adequate funds for necessary improvements to the water system. Therefore, cumulative impacts to water service infrastructure are considered less than significant in this regard.

Potential Impact: Development associated with the proposed General Plan Update and cumulative projects could result in cumulatively considerable impacts to wastewater conveyance systems and treatment facilities.

Finding: The City makes Finding 1 that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the potential significant environmental effects of increased demand for wastewater service.

Facts in Support of Finding: Development of the proposed General Plan Update along with other projects serviced by District 14 would increase demand for wastewater service. Since development under the proposed General Plan Update takes into account projected future growth and development within the City and its sphere of influence, development impacts discussed above also analyze cumulative impacts within the City's wastewater service area. All new developments would be reviewed on a project-by-project basis by the City's Public Works Department and the County Sanitation Districts of Los Angeles County to determine if sufficient sewer capacity exists to serve future development. Both agencies charge fees for the privilege of connecting to its sewerage system or increasing the existing strength and/or quantity of wastewater attributable to a particular parcel or operation already connected. The fees are required to construct new sewer infrastructure and/or incremental expansions to the existing sewerage system to accommodate individual development, which would mitigate the impact of the

development on the wastewater system. The City's Public Works Department and the County Sanitation Districts of Los Angeles County would only allow new developments to connect to its sewer systems if there is sufficient capacity or planned expansions of its facilities to accommodate new developments proposed. Therefore, new development would not be permitted to exceed the capacity of wastewater conveyance systems or treatment facilities, since adequate capacity must be demonstrated in order to contribute flows to the system. All expansions of local and regional sewer facilities must be sized and service phased to be consistent with the SCAG regional growth forecasts for the southern California counties. The available capacities of the County Sanitation Districts of Los Angeles County facilities are limited to levels associated with the approved growth identified by SCAG. The General Plan Update land use alternatives are consistent with the growth projections identified in the SCAG 2004 RTP for the City and its sphere of influence. Implementation of the proposed General Plan Update would not exceed the capacity of wastewater conveyance systems or treatment facilities, since adequate capacity must be demonstrated in order to contribute flows to the system. Furthermore, adherence to Objective 15.1 of the proposed General Plan Update and recommended mitigation measures would ensure that impacts to the wastewater conveyance and treatment facilities would be less than significant. Therefore, implementation of the proposed General Plan Update would not result in cumulatively considerable wastewater impacts.

Potential Impact: Development associated with the proposed General Plan Update and cumulative projects could result in cumulative considerable impacts to electricity and/or natural gas services and facilities.

Finding: The City makes Finding 1 with respect to cumulative impacts associated with electricity and/or natural gas services and facilities.

Facts in Support of Finding: Future development resulting from the implementation of the proposed General Plan Update, in combination with other future development within SCE and SCG service areas would result in the long-term and continued use of electricity and natural gas resources. SCE and SCG have planned for and are able to meet the growing energy need of the City of Lancaster. Potential electricity and natural gas impacts associated with new developments would be evaluated on a project-by-project basis. All new developments that would be served by SCE would be required to pay applicable fees assessed by SCE necessary to provide service to the specific project. SCE would not provide service to new developments if there were not adequate electricity supplies and infrastructure to maintain existing service levels and meet the anticipated electricity demands of the specific development requesting service. Future developments that require new infrastructure/gas main extensions would be required to pay all applicable fees assessed by SCG necessary to accommodate the specific project. Natural gas services provided would be required to comply with all policies and extension rules of SCG. SCG would not allow new development projects to connect to existing natural gas infrastructure unless the system could maintain adequate service and supply to existing customers and meet the anticipated demands of the project requesting service. Therefore, the proposed General Plan Update would not result in cumulatively considerable electricity or natural gas impacts.

Potential Impact: Development associated with the proposed General Plan Update and cumulative projects could result in cumulative considerable impacts to solid waste disposal services and landfill disposal capacity.

Finding: The City makes Finding 1 with respect to cumulative impacts associated with solid waste disposal services and landfill disposal capacity.

Facts in Support of Finding: Although the proposed General Plan Update would not significantly impact existing landfill capacity, the increase in solid waste generation from the Proposed Project and related cumulative projects together could significantly impact the finite resources associated with solid waste disposal. The closure dates for the landfills serving the proposed General Plan Update study area range from 2013 until 2067. After that time, the daily volume of solid waste generated would exceed the volumes that the landfills are permitted to accept unless new landfills or other disposal alternatives are approved. The Lancaster Landfill, Antelope Valley Landfill, Frank R. Bowerman Sanitary Landfill, Olinda Alpha Sanitary Landfill, Prima Deshecha Sanitary Landfill, Simi Valley Landfill-Recycling Center, and/or Puente Hills Landfill #6 would have sufficient capacity to accommodate the increased demand associated with implementation of the proposed General Plan Update, in combination with future projects within their service boundaries. Furthermore, individual development projects and related cumulative projects would be required to meet current recycling goals, reducing the amount of solid waste requiring disposal at landfills. Future developments would be reviewed on a project-by-project basis to ensure that existing and planned disposal facilities and capacities are available. All development projects would be required to comply with State and local regulations related to solid waste. Pursuant to the AB 939, every city and county in the State is required to divert 50 percent of solid waste generated in its jurisdiction away from landfills. Implementation of source reduction measures, such as recycling and converting waste to energy would serve to divert solid waste away from landfills. Thus, implementation of the proposed General Plan Update would not significantly contribute to cumulative impacts. Impacts would be less than significant in this regard.

5. **FINDINGS ON PROJECT ALTERNATIVES CONSIDERED IN THE DRAFT EIR**

The CEQA Guidelines indicate that an EIR must "[d]escribe a range of reasonable alternatives to the project, or to the location of the project, which could feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." (CEQA Guidelines § 15126.6(a)). Accordingly, the alternatives selected for review in the DEIR and FEIR focus on alternatives that could eliminate or reduce significant environmental impacts to a level of insignificance, consistent with the projects' objectives (i.e., the alternatives could impede to some degree the attainment of project objectives, but still would enable the project to obtain its basic objectives). Three alternatives to the Proposed Project were considered in the FEIR, as follows:

- No Project (Existing General Plan) Alternative;
- Balanced Growth Alternative; and
- GPCAC Preferred Plan Alternative.

A comprehensive analysis of each General Plan land use alternative including a comparison of impacts amongst each of the alternatives was conducted in the DEIR. Potentially significant impacts that would result from implementation of any of the three proposed land use alternatives were identified. Additionally, each of the alternatives was considered in terms of their ability to achieve the objectives for the proposed General Plan Update and General Plan Update EIR. The City of Lancaster's objectives for the proposed General Plan Update and General Plan Update EIR are as follows:

- Update the City's environmental baseline conditions to the year 2006.
- Update the General Plan development projections to the year 2030, including projections for dwelling units, non-residential square footage, population and employment using growth projections from the SCAG 2004 RTP.
- Revise the General Plan and environmental document to reflect current conditions in the City and to identify and analyze the potential impacts of growth and development within Lancaster.
- Revise and establish goals, objectives, policies, and specific actions that reflect the City's vision for future growth and the protection of its resources.
- Provide a basis for informative decision-making when considering potential development within the City.
- Conform with Section 21000 et seq. of CEQA, which requires that environmental impacts be addressed and mitigated.
- Provide a legally defensible environmental foundation upon which discretionary actions may be evaluated.

A. NO PROJECT (EXISTING GENERAL PLAN) ALTERNATIVE

The No Project (Existing General Plan) Alternative serves as the "no project" alternative required by CEQA (CEQA Guidelines § 15126.6(e)(1)). The No Project (Existing General Plan) Land Use Alternative would allow for the pattern of development taking place under the current General Plan to continue. Single-family residential and rural residential uses would continue to be the predominant land use within the City. Commercial development would continue to develop within the urban core and along the Antelope Valley Freeway. The majority of industrial growth would be located within Fox Field. Under the No Project Alternative, the predominant transportation mode would continue to be the automobile.

All three land use alternatives would result in significant and unavoidable impacts for traffic and circulation; air quality; noise; hydrology, drainage, and water quality; and utilities. Implementation of the identified policies, implementation measures, or mitigation measures can mitigate all other potentially significant impacts to less than significant levels.

The No Project Alternative would result in the same number of significant and unavoidable roadway segments as the Balanced Growth Alternative, and one more than the GPCAC Preferred Plan Alternative. The No Project Alternative would involve greater air quality emissions emitted annually when compared to the GPCAC Preferred Plan Alternative and more roadway segments that exceed both the cumulative noise thresholds, as well as the City's 65 dBA noise standard when compared to the Balanced Growth and GPCAC Preferred Plan Alternatives. Further, the No Project Alternative would involve in the second highest increase in water supply demand when compared to the Balanced Growth and GPCAC Preferred Plan Alternatives.

When compared to the Balanced Growth and GPCAC Preferred Plan Alternatives, the No Project Alternative would result in greater view alteration, as development would be more widely dispersed. The No Project Alternative would result in similar impacts to geology and seismic hazards; hazards and hazardous materials; cultural resources; biological resources; agricultural resources; and mineral resources when compared to the Balanced Growth and GPCAC Preferred Plan Alternatives. The No Project Alternative would not change existing land use designations or the density/intensity of development allowed under existing General Plan conditions. Therefore, potential drainage impacts from the No Project Alternative would be less than the Balanced Growth and GPCAC Preferred Plan Alternatives. Although land use and population, employment, and housing impacts would be similar with the three land use alternatives, the No Project Alternative would continue to allow development consistent with the current General Plan and would not specifically focus on improving the accessibility of existing neighborhoods and communities with other areas of the City, such as existing commercial/employment and transit uses. Additionally, the No Project Alternative would not achieve SCAG's Regional Comprehensive Plan and Guide and Regional Transportation Plan Policies and Growth Visioning Strategies to the same degree as the Balanced Growth and GPCAC Preferred Plan Alternatives.

Overall, the No Project Alternative would result in greater impacts when compared to the Balanced Growth and GPCAC Preferred Plan Alternatives. Although this Alternative would meet the objectives of the proposed General Plan Update, it would not do so to the same extent as the GPCAC Preferred Plan Alternative.

Finding: The No Project (Existing General Plan) Alternative would not result in lessening of impacts compared to the Balanced Growth and GPCAC Preferred Plan Alternatives. The City therefore finds that the No Project (Existing General Plan) Alternative is not preferable to the Balanced Growth and GPCAC Preferred Plan Alternatives.

B. BALANCED GROWTH ALTERNATIVE

The Balanced Growth Land Use Alternative would promote a balanced distribution of land uses throughout the City. Urban areas, currently served by infrastructure, would be expanded through infill development. Under this Alternative, the land uses would be arranged with the goal of ensuring that no urban area of the City would be underserved with shopping and recreational opportunities and public services. Areas of the City designated for urban residential uses would also contain sufficient land use inventories for commercial retail and service uses as well as open space and other public land. Although single-family residential and rural residential uses would continue to be the primary land uses within the City, the potential for some mixed-use development would also occur within the urban core. Commercial and recreational uses, as well as public services would be located in proximity to residential neighborhoods. The predominant mode of travel would continue to be the automobile, with some reduction in the amount and length of vehicle trips anticipated due to the balance distribution of land uses.

All three land use alternatives would result in significant and unavoidable impacts for traffic and circulation; air quality; noise; hydrology, drainage, and water quality; and utilities. Implementation of the identified policies, implementation measures, or mitigation measures can mitigate all other potentially significant impacts to less than significant levels.

The Balanced Growth Alternative would result in the same number of significant and unavoidable roadway segments as the No Project Alternative, and one more than the GPCAC Preferred Plan Alternative. The Balanced Growth Alternative would involve greater air quality emissions emitted annually when compared to the No Project and GPCAC Preferred Plan Alternatives. Fewer roadway segments that exceed both the cumulative noise thresholds, as well as the City's 65 dBA noise standard would occur with the Balanced Growth Alternative when compared to the No Project Alternative. However, development under the Balanced Growth Alternative would result in the greatest water supply demand when compared to the other alternatives.

Development under the Balanced Growth Alternative would be less widely distributed in comparison to the No Project Alternative. However, view alteration would be greater when compared to the GPCAC Preferred Plan Alternative. The No Balanced Growth Alternative would result in similar impacts to geology and seismic hazards; hazards and hazardous materials; cultural resources; biological resources; agricultural resources; and mineral resources when compared to the No Project and GPCAC Preferred Plan Alternatives. Although land use and population, employment, and housing impacts would be similar with the three land use alternatives, both the Balanced Growth and GPCAC Preferred Plan Alternatives would provide a more balanced distribution of land uses throughout the City, by locating commercial, recreation, and public services in proximity to existing residential neighborhoods that are currently underserved. Although the Balanced Growth Alternative would allow for mixed-use development and promote the placement of housing in proximity to jobs, as well as other services, the predominant mode of travel would continue to be the automobile, with some reduction in the amount and length of vehicle trips anticipated due to the balance distribution of land uses when compared to the GPCAC Preferred Plan Alternative. Thus, the Balanced Growth Alternative would not contribute to SCAG's Growth Visioning Strategies to the same extent as the GPCAC Preferred Plan Alternative.

Overall, the Balanced Growth Alternative would result in fewer impacts when compared to the No Project Alternative and greater impacts when compared to the GPCAC Preferred Plan Alternative. Although this Alternative would meet the objectives of the proposed General Plan Update, it would not do so to the same extent as the GPCAC Preferred Plan Alternative.

Finding: The Balanced Growth Alternative would not result in lessening of impacts compared to the GPCAC Preferred Plan Alternative. The City therefore finds that the Balanced Growth Alternative is not preferable to the GPCAC Preferred Plan Alternative.

C. GPCAC PREFERRED PLAN ALTERNATIVE

As indicated above, all three land use alternatives would result in significant and unavoidable impacts for traffic and circulation; air quality; noise; hydrology, drainage, and water quality; and utilities. Implementation of the identified policies, implementation measures, or mitigation measures can mitigate all other potentially significant impacts to less than significant levels.

When compared to the No Project and Balanced Growth Alternatives, the GPCAC Preferred Plan Alternative would involve one less significant and unavoidable roadway segment, the least amount of air quality emissions emitted annually, and fewer roadway segments that exceed both the cumulative noise thresholds, as well as the City's 65 dBA noise standard. Further, the GPCAC Preferred Plan Alternative would result in the lowest increase in water supply demand, decreasing the need for imported water and increased groundwater depletion when compared to the No Project and Balanced Growth Alternatives.

Overall, the GPCAC Preferred Plan Alternative would result in fewer impacts to aesthetics and visual resources and utilities, when compared to the No Project and Balanced Growth Alternatives. The No Project, Balanced Growth, and GPCAC Preferred Plan Alternatives would result in similar impacts to geology and seismic hazards; hazards and hazardous materials; cultural resources; biological resources; agricultural resources; and mineral resources. Impacts to drainage and runoff would be greater with the GPCAC Preferred Plan Alternative; however impacts would be reduced to a less than significant level. Although land use and population, employment, and housing impacts would be similar with the three land use alternatives, the GPCAC Preferred Plan Alternative would contribute to SCAG's Growth Visioning Strategies to a greater degree than the No Project and Balanced Growth Alternatives and would provide a more balanced jobs/housing ratio when compared to the No Project and Balanced Growth Alternatives. Therefore, the GPCAC Preferred Plan Alternative is considered environmentally superior when compared to the No Project and Balanced Growth Alternatives, and therefore, is selected as the environmentally superior alternative.

Finding: The GPCAC Preferred Plan Alternative would result in a lessening of impacts when compared to the No Project (Existing General Plan) and Balanced Growth Alternatives. Further, the GPCAC Preferred Plan Alternative would meet the objectives identified for the proposed General Plan Update. The City therefore finds that the GPCAC Preferred Plan Alternative is the preferred Alternative when compared to the No Project (Existing General Plan) and Balanced Growth Alternatives.

Following the 60-day public review period for the Draft EIR, staff incorporated several changes to the GPCAC Preferred Plan Alternative based on land use request letters from the general public and recommendations from the Planning Commission, ultimately resulting in the Planning Commission Land Use Recommendation Map. Of the City's total incorporated area (60,160 acres), approximately 414 acres (or less than one percent of the total land area) would be affected by the modifications. When compared to the GPCAC Preferred Plan Alternative, the Planning Commission Land Use Recommendation would result in an overall decrease in land designated Non-Urban Residential, Commercial, Light Industrial, Health Care and Open Space and an overall increase in land designated Urban Residential, Multi-Residential (6.6 – 15.0 du/acre), Office Professional, Public Use and Mixed-Use. Although the Planning Commission Land Use Recommendation is not specifically analyzed in the Draft EIR, the recommended land use changes are minor and would not significantly alter the impact conclusions identified in the Draft EIR. Further, similar to the GPCAC Preferred Plan Alternative, the Planning Commission Land Use Recommendation would be consistent with the growth projections to the year 2030 identified by the SCAG 2004 RTP for the City of Lancaster and sphere of influence.

6. STATEMENT OF OVERRIDING CONSIDERATIONS

The City, after balancing the specific economic, legal, social, technological, and other benefits of the Proposed Project, has determined that the unavoidable adverse environmental impacts identified above may be considered acceptable due to the following specific considerations which outweigh the unavoidable, adverse environmental impacts of the proposed General Plan Update:

A. The Proposed Project will help ensure orderly, integrated, and compatible development in response to existing conditions and ongoing local and regional trends.

B. The Proposed Project provides for growth consistent with the development projections to the year 2030 based upon the Southern California Association of Governments (SCAG) 2004 Regional Transportation Plan projections.

C. The Proposed Project will maintain the City's long-term viability and productivity through a managed growth plan.

D. The Proposed Project complies with State of California Planning Law by providing "a comprehensive, long-term general plan for the physical development" of the City (Government Code Section 65300) comprised of an "integrated, internally consistent and compatible statement of policies." (Government Code Section 65300.5).

E. The Proposed Project establishes a clear link between alternative transportation choices and land use. It would encourage the efficient use of infill parcels and urban revitalization to create neighborhoods that are pedestrian in scale and in easy walking distance to transit services and other uses.

F. The Proposed Project provides a general framework for land use and infrastructure development over the next 20 years and has ensured that the two are appropriately correlated. Individual components of the Proposed Project will be the subject of additional environmental analyses and review, as appropriate. If these individual projects are determined to be infeasible for either environmental, social and/or economic reasons, appropriate amendments can be made to the General Plan.



EXHIBIT "B"

12.0 Mitigation Monitoring and Reporting Program



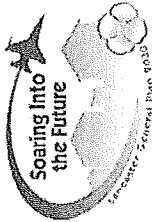
12.0 MITIGATION MONITORING AND REPORTING PROGRAM

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

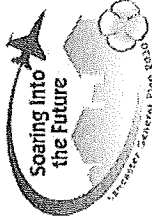
. . . the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment.

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

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



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					Initials	Date
AESTHETICS AND VISUAL RESOURCES						
AES-1	Construction materials and equipment staging areas shall be located away from sensitive uses (e.g., residential, schools, churches, etc.), and when feasible, appropriate screening (i.e., temporary fencing with opaque material) shall be used to buffer views of a construction site.	Prior to approval of final grading and development plans/Periodically during construction activities.	Issuance of grading permits and field verification during construction.	City of Lancaster Public Works Department.		
AIR QUALITY						
AQ-1	For projects that may exceed daily construction emissions established by the AVAQMD, Best Available Control Measures shall be incorporated to reduce construction emissions to below daily emission standards established by the AVAQMD. Project proponents shall prepare and implement a Construction Management Plan which shall include, Best Available Control Measures among others. Appropriate control measures shall be determined on a project by project basis, and would be specific to the pollutant for which the daily threshold is exceeded.	Submittal of Construction Management Plan prior to construction/During construction with each new development.	Receipt and review of Construction Management Plan and field verification during construction.	City of Lancaster Public Works Department.		
AQ-2	The City of Lancaster shall require all new residential development of more than six dwelling units to participate in the California Energy Commission's New Solar Homes Partnership (this program provides rebate to developers of six dwelling units or more who offer solar power on 50 percent of the new units) and new or major renovations of commercial or industrial development (that exceeds a certain square foot minimum) shall incorporate renewable energy generation to provide the maximum feasible amount of the project's energy needs.	Prior to approval of development plans and issuance of building permits.	Issuance of building permits.	City of Lancaster Public Works Department.		



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



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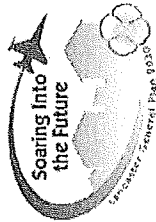
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NOI-4	would not have a notable effect on construction operations or schedule pursuant to the provisions of the Lancaster Municipal Code. To ensure compliance with the City's exterior and interior noise standards, all new mixed use areas shall include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



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



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

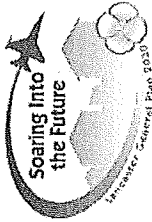


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CR-2	In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to State Health and Safety Code Section 7050.5, no further disturbance shall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



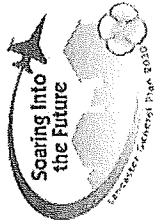
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	during the five-year period, if necessary, to ensure the success of the restoration effort. If the mitigation fails to meet the established performance criteria after the five-year maintenance and monitoring period, monitoring shall extend beyond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



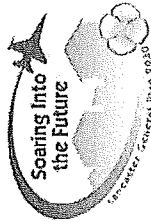
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BR-4	To assure that nesting Swainson's hawks are not disturbed by construction activities, a qualified ornithologist shall conduct pre-construction surveys within one mile of the proposed project in regions with suitable nesting habitat for Swainson's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



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



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

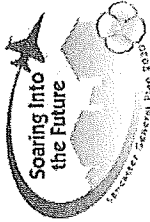


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BR-11	<p>shall be developed and implemented by the project proponent.</p> <p>If construction or vegetation removal activities must occur during the bird breeding season (February through mid-September), surveys for active nests shall be conducted by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

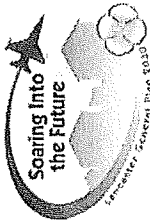


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BR-13	The project proponent shall acquire habitat for wintering mountain plovers at a ratio of 2:1 for permanent impacts to agricultural fields between (1) 50th Street West and 110th Street West and Avenue A and Avenue D, and (2) 50th and 110th Streets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



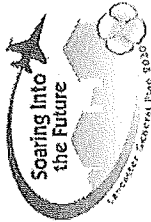
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BR-15	<p>activity will be permissible, shall be maintained between project activities and nesting burrowing owls during the nesting season. This protected area shall remain in effect until August 31, or at the CDFG's discretion and based upon monitoring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



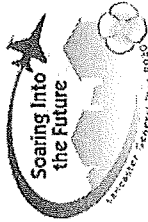
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BR-16	A survey for roosting bats shall be conducted by a qualified bat biologist during the maternity season (March 1 to July 31) prior to removal of abandoned buildings or disturbance of rocky outcrops (San Gabriel Mountains and Little Buttes) within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



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



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WS-3	For each site-specific development, the project applicants shall incorporate water conservation measures into the design of the project. Such methods include using xeriscaping, low water-use turf, or a synthetic grass substitute in landscaped areas to minimize or eliminate the irrigation demand, and install weather-sensitive irrigation timers to ensure all landscaping receives only necessary amount of water.	Prior to development plan approval and issuance of grading permits/ incorporation of water conservation measures.	Final approval of development plan and issuance of building permits.	City of Lancaster Planning Department.		
Wastewater						
WW-1	For each site specific development, prior to issuance of a Permit to Connect, the Developer shall pay the required connection fees to the County Sanitation District of Los Angeles.	Prior to issuance of a Permit to Connect/ verification of payment of connection fees.	Issuance of a Permit to Connect.	City of Lancaster Planning Department.		
WW-2	For each site specific development, prior to issuance of building permits, the Developer shall provide evidence that the County Sanitation District of Los Angeles has sufficient wastewater transmission and treatment plant capacity to accept sewage flows from the buildings which building permits are being requested.	Prior to issuance of building permits/ verification of sufficient wastewater transmission and treatment plant capacity from County Sanitation District of Los Angeles.	Issuance of building permits. City of Lancaster Public Works Department.	City of Lancaster Planning Department.		
WW-3	For each site specific development, prior to issuance of building permits, the Developer shall provide engineering studies to the City of Lancaster's Public Works Department verifying that the sewer system has adequate capacity to serve the project. If additional improvements are required, the applicant shall pay the necessary fees required for sewer system improvements.	Prior to issuance of building permits/submittal of engineering studies verifying adequate sewer system capacity.	Issuance of building permits.	City of Lancaster Planning Department.		