Regional Planning Commission Transmittal Checklist

Hearing Date
July 10, 2013
Agenda Item No.
6

Project Number: R2011-01290-(5)

Cases:
Zone Change No. 201200003
Conditional Use Permit Case No. 201100120
Environmental Assessment Case No. 201100190

Planner: Anthony Curzi

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA) (Separate mailing)
- ☐ Draft Findings (Separate mailing)
- ☐ Draft Conditions (Separate mailing)
- ☒ Burden of Proof Statements
- ☒ Environmental Documentation (MND)
- ☐ Correspondence
- ☐ Photographs (Separate mailing)
- ☐ Aerial Image (Separate mailing)
- ☐ Land Use/Zoning Map (Separate mailing)
- ☐ Tentative Tract / Parcel Map
- ☐ Site Plan / Floor Plans / Elevations (Separate mailing)
- ☐ Exhibit Map
- ☐ Landscaping Plans
- ☐ Development Program (separate mailing)

Reviewed By: [illegible]

Department *of* Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT SUMMARY

PROJECT NUMBER
R2011-01290-(5)

HEARING DATE
7/10/13

REQUESTED ENTITLEMENTS
Zone Change No. 201200003
Conditional Use Permit No. 201100120
Environmental Assessment No. 201100190

OWNER / APPLICANT
Quartz Hill Water District

MAP/EXHIBIT DATE
January 31, 2013

PROJECTOVERVIEW

The applicant, The Quartz Hill Water District, proposes to construct, operate and maintain an operations building and maintenance facility on an approximately 4.8-acre site in Quartz Hill. The facility will be comprised of both a Utility Service Center (normally a by-right use in the C-3 zone) and a Public Utility Service Yard (a use subject to permits in the C-3 zone). A Public Utility Service Center is defined as a location used for the administration of public utilities, not including warehouses or storage yards. A Public Utility Service Yard is defined as a location used for an office, warehouse, storage yard, or maintenance garage of a public utility. Ingress and egress will be from Avenue L via two new (52- and 30-foot) driveways and one (30-foot) driveway off of 50th Street West.

The building will contain three main components: (1) an operations center housing offices, conference rooms, and the District's board room; (2) a storage/warehouse area comprising 7,335 square feet; and (3) a vehicle and equipment parking area comprising 15,000 square feet.

The applicant is requesting a zone change from R-1-7,500 (Single-Family Residence – 7,500 Square Foot Minimum Required Lot Area) to C-3-DP (Unlimited Commercial – Development Program) and a conditional use permit to authorize the establishment and implementation of a Development Program topermit the construction and operation of the facility.

LOCATION
50th Street West and Avenue L

ACCESS
Avenue L

ASSESSORS PARCEL NUMBER(S)
3102-026-902, 903, 904, and 905

SITE AREA
4.8 Acres

GENERAL PLAN / LOCAL PLAN
Antelope Valley Areawide General Plan

ZONED DISTRICT
Quartz Hill

LAND USE DESIGNATION
U1 (Urban 1)

ZONE
R-1-7,500

PROPOSED UNITS
NA

MAX DENSITY/UNITS
3.3units/acre

COMMUNITY STANDARDS DISTRICT
NA

ENVIRONMENTAL DETERMINATION (CEQA)
Mitigated Negative Declaration (MND)

KEY ISSUES

- Consistency with the Antelope Valley Areawide General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.16.110 (Zone Change Burden of Proof Requirements)
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.28.220 (C-3 Zone Development Standards)

CASE PLANNER:
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W Avenue K-14
52nd St W
48th
47th St W
W Avenue L
W Avenue L
51st St W
56th St W
W Avenue L-2
W Avenue L-2
57th St W
55th St W
W Avenue L-4
W Avenue L-4
Batris Ln
Waterford Way
52nd
W Avenue L-6
W Avenue L-6
La Gabriella Dr
400 m
1000 ft

ENTITLEMENTS REQUESTED

- Zone Change ("ZC") to change the zoning of the subject parcels from R-1-7,500 (Single-Family Residence – 7,500 Square Foot Minimum Required Lot Area) zone to C-3-DP (Unlimited Commercial – Development Program) zone.
- Conditional Use Permit ("CUP") to authorize the establishment and implementation of a Development Program for the construction, operation, and maintenance of a utility service yard and utility service center in the C-3-DP zone pursuant to Los Angeles County ("County") Code Sections 22.28.180, 22.28.210, and 22.40.030.

PROJECT DESCRIPTION

The applicant, the Quartz Hill Water District ("District"), proposes to construct, operate and maintain an operations building and maintenance facility on an approximately 4.8-acre site in Quartz Hill. The facility will be comprised of both a utility service center (normally a permitted use in the C-3 zone) and a utility service yard (a use subject to permits in the C-3 zone). A Public Utility Service Center ("Service Center") is defined in the County Code as a location used for the administration of public utilities, not including warehouses or storage yards. A Public Utility Service Yard ("Service Yard") is defined as a location used for an office, warehouse, storage yard, or maintenance garage of a public utility. In more detail, the Service Center will house the following functions:

1. A SCADA (Supervisory Control and Data Acquisition) system. This system monitors all water flows and the District's water distribution and storage.
2. A Water Quality Laboratory. This laboratory will maintain water quality parameters.
3. Real time monitoring of the District's facilities.

The Service Yard will be used as a warehouse to store the District's materials and equipment.

The facility will be housed in a 31,194-square-foot (approximately 100-foot-by-299-foot), maximum two-story building designed in a western-frontier ranch style. The building will contain three main components: (1) an operations center housing a public counter, offices, conference rooms, and the District's board room; (2) a storage/warehouse area comprising 7,335 square feet; and (3) a vehicle and equipment parking area comprising 15,000 square feet. Parking for 59 vehicles, including three disabled-accessible spaces, will be provided in the front of the property for customers and employees. Ingress and egress to the site will be provided by two new (52- and 30-foot) driveways accessing Avenue L and one 26-foot-wide driveway off of 50th Street West.

SITE PLAN DESCRIPTION

The site plan depicts the subject property with a new building measuring approximately 100 feet by 300 feet. The building is divided into three areas: (1) an operations center measuring 6,194 square feet, (2) a storage/warehouse facility measuring 7,335 square feet, and (3) vehicle equipment and parking measuring 15,000 square feet. An additional 1,750 square feet is located in a second-story mezzanine in the operations

center for storage. Parking is depicted at the front and sides of the building, including parking for seven service trucks. A total of 13,695 square feet of landscaping is provided on site. Two new driveways (52 and 30 feet wide) accessing Avenue L and one 26-foot-wide driveway accessing 50th Street West are depicted.

EXISTING ZONING

The subject property is currently zoned R-1-7,500. The project includes a ZC to C-3-DP.

Surrounding properties are zoned as follows:

North: A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area).
South: R-1-7,500
East: R-1-7,500, CPD (Commercial Planned Development)
West: R-1-7,500

EXISTING LAND USES

The subject property is vacant land.

Surrounding properties are developed as follows:

North: Single-family residences, vacant land.
South: Single-family residences.
East: Vacant land, commercial structures.
West: Single-family residences.

PREVIOUS CASES/ZONING HISTORY

Ordinance No. 6009 on July 8, 1952.
Ordinance No. 7183 on August 2, 1957.
Ordinance No. 7397 on September 23, 1958.

ENVIRONMENTAL DETERMINATION

The District, under their authority, prepared an Initial Study that concluded that there are certain potentially significant environmental impacts to cultural resources associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The District prepared a Mitigated Negative Declaration ("MND") as the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The District adopted the MND on July 26, 2012. The environmental document, including the Mitigation Monitoring Program, is included as an attachment to this report.

The areas of environmental impact found to be less than significant with project mitigation incorporated include the following:

- *Cultural Resources.* A mitigation measure will ensure that in the event of the discovery of human remains, no further excavation or disturbance of the site will occur until the County Coroner investigates the site. Another mitigation measure will ensure that archaeological resources are protected during construction.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within "1" (Low Density Residential) land use category of the County General Plan ("General Plan"). The "1" designation is intended for large lot estates and typical suburban development with densities ranging from one to six dwelling units per gross acre. The project site is also located within the U1 (Urban 1) and C (Community Commercial) land use categories of the Antelope Valley Areawide General Plan ("Community Plan"). The "U1" designation is intended for residential uses from 1.1 to 3.3 dwelling units per acre, and the "C" designation is intended for retail sales most commonly found in shopping centers such as supermarkets, drug stores, small clothing stores, hardware stores and donut shops. However, the Community Plan allows for flexibility when permitting uses such as that applied for by the applicant as it states the following (Page VI-11):

> Within the various land use classifications shown on the Land Use Policy, there may be a variety of existing (or potential) sites devoted to open space, public or semi-public uses such as schools, churches, parks, flood control basins or channels, communication facilities and other similar community-serving uses. While every effort has been made to identify these uses on the Land Use Policy Map, it is in the express intent of this Plan to permit, subject to an appropriate design review process involving the Regional Planning Commission and a finding of no significant negative impacts on the environment, the expansion of existing facilities, or the establishment of new such facilities, when appropriate and not in conflict with the existing and future land use patterns as shown on the Land Use Policy Map.

As the proposed use is a semi-public and community-serving use and the project will be before the Regional Planning Commission with a finding of no significant negative impact on the environment with mitigation (as concluded in the MND prepared by the District), it is consistent with the land use policies of the Community Plan to establish on the subject site. Furthermore, the proposed project will not be in conflict with the existing and future land uses patterns of the area as it will be designed in a manner compatible with other structures in the immediate community. Its architectural style is one that blends in well with the community and there is adequate distance between the building and surrounding residential land uses. Landscaping around the building will further soften and buffer the use from neighboring properties.

The following policies of the General Plan are applicable to the proposed project:

- *Policy 9: Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls.*

  While not a conventional commercial establishment, the proposed facility will be a central place where Quartz Hill residents can pay their water bills, request District-related services and assistance, and attend District Board meetings. The facility is designed in a manner that will complement the Quartz Hill community and the immediate neighborhood.

The following policies of the Community Plan are applicable to the proposed project:

- *Land Use Policy 4: Accommodate population and land use growth in a "centralized," rather than a uniformly "dispersed" pattern, providing for a broad range of densities and types of uses. Higher density and intensity uses will be structured at the "core" or "cores" of the community around which lower intensity uses will be grouped. Lowest density uses should be located at the periphery of the community.*

  The District will centralize its facilities in a single location within the community of Quartz Hill. The proposed facility will be in an established area with existing development nearby. It will provide a convenient place where District customers can conduct business and where the District can conduct its day-to-day activities. It will be built in an area considered a "core" by the Community Plan.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.28.220 of the County Code, establishments in the C-3 Zone are subject to the following development standards:

- *Not more than 90 percent of the net area shall be occupied by buildings, with a minimum 10 percent of the net area landscaped.*
  Buildings on the project site will not exceed 90 percent of the net area and 10 percent of the net area will be landscaped.
- *That adequate parking be provided as required by Part 11 of Chapter 22.52.*
  Parking for 59 vehicles will be provided, which is adequate per Part 11 of Chapter 22.52.

Burden of Proof

The applicant is required to substantiate all facts identified by Sections22.16.110 and 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff believes that the applicant has met the burden of proof.

Zone Change

Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration. The site is currently zoned R-1-7,500, and the land use designation is U1 and C. To be consistent with the Community Plan designation, a zone change to C-3-DP is being requested by the applicant. This will allow the site to be developed in accordance with the underlying plan category and its policies regarding the siting of community-serving uses as a utility is compatible with the surrounding community. Moreover, to permit the construction of the proposed facility, a zone change is necessary to allow these facilities in the appropriate zone.

A need for the proposed zone classification exists within such area or district. The site is an ideal location for the applicant's facility. To accommodate the realization of this structure, a zone change is needed. This zone change will permit the applicant to construct a much-needed facility, centralizing a number of outdated and dispersed

locations into one, which in turn would allow for more efficient operations and better customer service.

The particular property under consideration is a proper location for said zone classification within such area or district. The proposed facility is compatible with the surrounding land uses, which are mostly residential. Its architectural design is in keeping with the community character, and there is sufficient buffering between the use and neighboring residences. The facility's garage and warehouse is on the east side, away from neighboring residences. An existing 8-foot block wall will aid in buffering residential uses from the new facility. Access to the site will be from Avenue L and 50th Street West, which are improved as necessary to carry the quantity and type of traffic generated by the project. There are existing commercial uses at the intersection of West Avenue L and 50th Street West.

The placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice. By centralizing a number of outdated and dispersed locations into one centralized and state-of-the-art facility, the applicant will be better able to fulfill its mission of providing water to Quartz Hill and to better serve its customers. While currently zoned R-1, the area has a mix of residential and commercial uses, and the proposed facility will be in character and compatible with the surrounding uses. The zone change will be accompanied by a CUP to implement a Development Program, so the zone change will only permit the requested use of a Service Center and Service Yard.

Conditional Use Permit
The proposed use is consistent with the adopted general plan for the area as it is designated U1 and C in the Community Plan. The U1 designation permits residential uses from 1.1 to 3.3 dwelling units per acre, and the C designation permits commercial and retail uses. A zone change to C-3-DP will ensure that the zoning and land use designations are consistent with each other. Furthermore, the Community Plan allows for flexibility in permitting the type of use applied for by the applicant by allowing for public or semi-public uses within various land use classifications. The facility will be a community-serving use and its design has been reviewed and approved by the community.

The proposed uses will not adversely affect the health, peace, comfort, or welfare of other persons residing or working in the surrounding area because the facility will be compatible with the surrounding uses. The project has been designed so that work vehicles entering the site will be going to the rear of the property and the facility's garage and warehouse are located indoors, so no work will be performed outside. The project site is appropriate for the facility as it is able to accommodate the proposed building while keeping negative impacts to a minimum.

The proposed use will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. As the proposed facility will be compatible with the surroundings and does not propose features that are out of

character, the proposed facility will not prevent others from using and enjoying their property. Surrounding property owners have expressed support for the project. The project site is located near a major intersection where there are existing commercial uses. The facility will contain a garage and warehouse at the rear of the building that will be located indoors, reducing noise impacts to surrounding residential neighbors.

The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as otherwise required in order to integrate said use with the uses in the surrounding area. The project site is 4.8 acres and easily accommodates all facilities, parking, landscaping, and all other development features. No variances from standards are necessary. The offices for the District will be located in the front of the building, fronting West Avenue L while the garage and warehouse will be located at the rear, hidden away from public view. Landscaping will aid in further softening the facility's impact from neighboring uses.

The proposed site is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate and other public or private service facilities as required. Access to the site is from Avenue L, a 60-foot-wide street and 50th Street West, a 90-foot-wide street, which are sufficiently wide to accommodate the type and quantity of traffic that would be generated by the project. All other services (electricity, telephone, gas) are proximate to the site with water onsite.

Neighborhood Impact/Land Use Compatibility

The proposed facility is compatible with the community. By designing a building with a compatible architectural style and with a massing and bulk that is context sensitive, the new Service Center and Service Yard is compatible with the immediate area. It's two-story design and frontier-western architectural style blends in well with the community. By centralizing many outdated and dispersed locations into a central facility, the community will benefit from a new state-of-the-art building that will allow the applicant to meets its mission while providing the community with a new asset.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

County Department of Public Works

County Public Works recommends approval of this project and has recommend conditions of approval.

County Fire Department

County Fire Department recommends approval of this project as the project will provide adequate fire access, water flow, and fire suppression technology.

County Department of Parks and Recreation

County Parks and Recreation stated that the proposed project will not have impacts its facilities.

County Department of Public Health
County Public Health recommends approval of the proposed project with the attached recommended conditions pertaining to construction and operational noise impacts.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS
Staff has not received any comments at this time.

LEGAL NOTIFICATION AND PUBLIC OUTREACH
Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS
Staff has not received any comments at this time.

FEES/DEPOSITS
If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION
The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project NumberR2011-01290-(5), Zone Change No. 201200003, Conditional Use Permit Number 201100120,subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NO. 201100120 SUBJECT TO THE FINDINGS AND CONDITIONS, AND RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF ZONE CHANGE NO. 201200003.

Prepared by Anthony Curzi, Regional Planning Assistant II, Zoning Permits North, Section
Reviewed by Susan Tae, AICP, Supervising Regional Planner, Zoning Permits North Section

Attachments:

Draft Resolution
Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statements
Environmental Document
Site Photographs, Aerial Image
Site Plan, Land Use Map

SMT:amc

ZONE CHANGE APPLICATION BURDEN OF PROOF

In addition to the information required on the application by Chapter 22.16, Part 2, the applicant for a Zone Change Application shall substantiate to the satisfaction of the Commission the following facts:

(Do not provide one word or Yes/No responses. If necessary, attach additional pages.)

A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
Currently the east half of the 5-ac site owned by the QHWD is designated Commercial by the AVGP
but is zoned R-1, which is not consistent with Commercial GP land use designation. The west half
of the 5-ac site owned by QHWD is designated U1-Urban 1 (1.1 to 3.3 du/ac) and zoned R-1.
Bifurcating the 5 ac site with 2 different use designations could result in inefficient develop-
ment of both halves. Given the long narrow shape of the east half achievement of the desired
density would likely require an additional access way to reach the interior of the (cont'd)
B. That a need for the proposed zone classification exists within such area or district; and
In order to construct the planned QHWD upgraded, enlarged, state-of-the-art facility and
achieve resulting improvements in services to the district customers, a change of zone to
C3 is needed to accommodate the proposed use on this property owned by QHWD. (cont'd)
C. That the particular property under consideration is a proper location for said zone classification within such area or district; and
The site is currently owned by the QHWD. A large sign announcing the site as the future
home of the District's proposed new service and maintenance facility has been in place for at
least 6 months. The announced use and contacts with neighbors by the QHWS have
generated questions and concerns that have beaddressed or repsonded to by QHWD resulting in
support for the proposed use by surrounding neighbors and the QH Town Council.
Direct access to West Avenue L is beneficial for the facility's operations. (cont'd)
D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.
The corner of 50th Street West and Avenue L West is an area of zoning and land use transitions.
Both sides of 50th Street West south of West Avenue L are currently designated band developed
Commercial or are vacant. including the east half of the subject site, pursuant to the Antelope
Valley Areawide General Plan. All land north of West Ave.L is designated N2-Non-Urban 2.
The urbanized area of City of Lancaster is just under a 1/4 away to the NW at the intersection of
West Avenue L and 52nd St. West (cont'd)

CONTINUED RESPONSES TO ZONE CHANGE APPLICATION BURDEN OF PROOF

A. That modified conditions warrant a revision in the zoning plans as it pertains to the area or district under consideration; and

site to allow the planned density for the U1 designation. The Antelope Valley Areawide General Plan (AVAWGP) "Policy 2 – Interpreting The Land Use Policy Map" on page VI-11 and carrying over to pages VI-12 and 13, states:

> "The Land Use Policy Map designations the proposed general distribution and general location and extent of the uses of land for housing, business, industry, open space, education and public buildings nd grounds , among other categories of public and private uses of land as provided for in State law... the Land Use Policy Map is a general depiction of plan policy. Inherent in the mapping is an element of flexibility which calls for interpretation based upon a variety of factors such as stated plan policies, exisiting development, or other physical features, among others."

This policy suggests it would be consistent to interpret the general commercial designation along the east half of the parcel owned by QHWD to also include the west half so as to recognize the physcial feature of boundary location of the entire ownership. This intepretation would allow a more comprehensive and cohesive development on the single parcel.

B. That a need for the proposed zone classification exists within such area or district, and

The AVAWGP states future commercial/industrial development should be that which is locally serving.

The QHWD operations and maintenance facilities currently exist at outdated, cramped and various dispursed locations. The District desires to consolidate most if not all its functions at one single, larger, state-of-the-art facility which can better service its customers. The east half of the site is already designated for commercial, the change to commercial zoning on the west half of the site would facilitate a comprehensive, unified and efficient development of the site. The new facility will allow substantially improved response time on monitoring and maintaining the systems within water quality parameters and achieve business and service efficiencies. Currently, because the water quality testing is done off site and takes several days to get results, the system has to be flushed for longer periods which results in distribution problems. Aggregating several off-site storage locations into one central secured site, would facilitate centralizing and more efficiently handling repairs while utilizing new technologies and connection to fiber optics already adjacent to the site at the Verizon Wireless service building.

The storage of materials and equipment on-site enables District personnel to respond to emergencies in a timely fashion. Currently, materials are stored in several locations across the Quartz Hill community. When there are water leaks, well/booster station/communication electrical malfunctions, or valve repairs needed,

crews are delayed in responding as they need to visit several sites to acquire the necessary materials. The new building will allow for on-site repairs to water meters and valves, ensuring accuracy which is essential for cross connection control for fire protection and domestic water systems. Fabrication of standard and special fittings for the repair and maintenance of water distribution equipment can occur on-site eliminating the need to wait for the delivery of parts ordered from suppliers. The overall consolidation of equipment and material will enhance security and reduce hazards to the public.

C. That the particular property under consideration is a proper location for said zone classification within such area or district, and

The property is of ideal size and location to accommodate the needs of the QHWD to expand and centralize its operations and thereby provide more efficiently the security required by the Department of Public Health (see part D. below for additional discussion.) and to enhance service to customers in the District. The site is adjacent to other commercial properties to the east. Residential properties to the west and south are buffered by an existing 8-ft. concrete masonry unit ("block") wall which will serve to screen views and attenuate noise.

D. The placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

The California Department of Public Health has indicated their desire for the increase of security for water systems. The current District facility has limited resources for the implementation of the necessary technology to secure the water system. The new operations center will have "real time" video monitoring and alarm systems to provide the necessary security. The building will also connect to existing fiber optic lines located at the adjacent Verizon Wireless service building, which will enable faster and more reliable communications between the main operations center and wells, booster stations, pressure reducing stations and reservoirs located in the field.

To reduce runoff from the project site, pervious pavement will be installed in areas to allow for additional drainage. On-site detention basins will enhance infiltration and will incorporate landscaping to reduce potential pollutants from entering the groundwater. Drought tolerant trees and other landscaping will be used, and lighting will be directed downwards to reduce spillover to adjacent properties. Residential properties to the west and south are buffered by an existing 8-ft. concrete masonry unit ("block") wall which will serve to screen views and attenuate noise.

CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed project will allow the Quartz Hill Water District to upgrade and improve the delivery of water to its customers, and as requested by the california department of public health. by consolidating the operations center with the maintenance facility, the new state-of-the-art building will allow the district to improve water quality, respond to emergencies in a timely manner, and efficiently maintain district equipment and vehicles. the qhwd operations and maintenance facilities currently exist at outdated, cramped and various dispersed locations. (con't).

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

As shown on the site plan, the site will provide the required amount of parking and landscaping as outlined in title 22. the project will have access onto avenue l, with a secondary employee access onto 50th street west. tthe building meets all required setbacks and tree planting requirements. as part of this application, the project is proposing to rezone the entire project site to c-3.the proposed service center and maintenance facility is consistent with the permitted (con't).

C. That the proposed site is adequately served:
1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

the proposed project will not generate significant volume of traffic. the district has 7 staff members that will work on-site, with another 6 employees coming to and from the site as maintenance and repair needs arise. the operations center portion of the project will generate approximately 20 trips per day as a result from the operations center uses on the property. trips generated by the service yard portion of the project will vary from day to day. (con't)

CONTINUED RESPONSES TO CONDITIONAL USE PERMIT APPLICATION BURDEN OF PROOF

A: That the requested use at the location will not:

1. **Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.**
2. **Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.**
3. **Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

(con't) The new facility will allow substantially improved response time on monitoring and maintaining the systems within water quality parameters and achieve business and service efficiencies. Currently, because the water quality testing is done off site and takes several days to get results, the system has to be flushed for longer periods which results in distribution problems. Aggregating several off-site storage locations into one central secured site, would facilitate centralizing and more efficiently handling repairs while utilizing new technologies and connection to fiber optics already in 50th St. West.

The storage of materials and equipment on-site enables District personnel to respond to emergencies in a timely fashion. Currently, materials are stored in several locations across the Quartz Hill community. When there are water leaks, well/booster station/communication electrical malfunctions, or valve repairs needed, crews are delayed in responding as they need to visit several sites to acquire the necessary materials. The new building will allow for on-site repairs to water meters and valves, ensuring accuracy which is essential for cross connection control for fire protection and domestic water systems. Fabrication of standard and special fittings for the repair of water distribution equipment can occur on-site eliminating the need to wait for the delivery of parts ordered from suppliers. The existing fence around the property, along with the proposed gates will secure the District's equipment and materials.

Potential negative impacts from the project would be limited to increased noise from on-site activities. Construction noise will be short-term and will not impact the overall environment of the neighborhood. Long-term noise impacts will be mitigated by an existing 8 foot concrete block wall along the west and southern property lines which are adjacent to residential land uses. Overall noise generated by the project site will blend into the existing noise generated by traffic on adjacent roadways and residential uses. The applicant has talked to adjoining property owners and all have expressed support of the project. The project will improve an existing vacant lot with lighting, landscaping, and adequate parking for employees and visitors to the site.

B: That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

use Public Utility Service Center and with the conditional use of Public Utility Service Yards. The land use designation on the site will remain divided between Commercial and Residential as designated by the Antelope Valley Community Plan. As advised by County staff and outlined in the Zone Change Burden of Proof discussion, the proposed project is consistent with *Policy 2 – Interpreting The Land Use Policy Map*. There is no applicable Community Standards District that applies to the project site.

The property is of ideal size and location to accommodate the needs of the QHWD to expand and centralize its operations and thereby provide more efficiently the security required by the Department of Public Health (see part D. below for additional discussion.) and to enhance service to customers in the District. The site is adjacent to other commercial properties to the east. Residential properties to the west and south are buffered by an existing 8-ft. concrete masonry unit ("block") wall which will serve to screen views and attenuate noise.

C: That the proposed site is adequately served:

1. **By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and**
2. **By other public or private service facilities as are required.**

(con't) The project is designed to minimize any impacts from traffic on the neighborhood by providing a secondary access from the project site onto 50th Street West. Adequate parking will be provided for employees and visitors on-site, no spillover parking will occur on adjacent streets. There is no vehicular connection between the project site and adjacent internal neighborhood streets.

The project will not increase demands on public services, such as the Sheriff, public schools, parks and other recreation facilities. The project will not increase demand on water or sewer systems, or on roadways or other transportation infrastructure.

Print Form

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Los Angeles Attn: Environmental Filing
Address: 12400 Imperial Highway, Suite 2001
Norwalk, CA 90650

From:
Public Agency: Quartz Hill Water District
Address: 42141 50th Street West
Quartz Hill, CA 93536
Contact: Chad Reed
Phone: (661) 810-0381

Lead Agency (if different from above):
Address:
Contact:
Phone:

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2012061084

Project Title: Quartz Hill Water District Operations Center and Maintenance Facility

Project Applicant: Quartz Hill Water District

Project Location (include county): West of the intersection of Ave L and 50th St W, Quartz Hill, Los Angeles Cty

Project Description:
The Quartz Hill Water District (QHWD), is proposing to construct a new Operations Center & Maintenance Facility. The 31,194 sq. ft, 2-story building will include "Operations Center" functions consisting of the following uses: Administrative-related services, a "Supervisory Control and Data Acquisition System", and a water quality testing lab. The "Maintenance Facility" will consist of the following uses: water equipment repair shop, and an equipment and materials storage.

This is to advise that the Quartz Hill Water District (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on July 26, 2012 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
Quartz Hill Water District, 42141 50th Street West, Quartz Hill, CA 93536

Signature (Public Agency): [illegible] Title: [illegible]

Date: 7/26/12 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

Quartz Hill Water District

Operations Building and Maintenance Facility Project

Final Initial Study and Response to Comments
July 26, 2012

Lead Agency:

Quartz Hill Water District
42141 50th Street West
Quartz Hill, CA 93536

Environmental Consultant:

TPG Consulting, Inc
222 N. Garden Street, Suite 100
Visalia, CA 93292

1. Scope of the Response to Comments

This document has been prepared as an attachment or addendum to the previously circulated Draft Initial Study. The Draft Initial Study prepared for the Quartz Hill Water District Operations Building and Maintenance Facility Project (State Clearinghouse #2012061084) in June of 2012, is declared a part of this Final Initial Study and is herein incorporated by reference. Copies of the Draft Initial Study can be obtained from the Quartz Hill Water District at 42141 50th Street West, Quartz Hill, CA, 93536 as well as at the Quartz Hill Water District website at http://www.qhwd.org.

2. Format and Content of the Final Initial Study

When considering whether to approve a project, the lead agency ***must*** consider the comments received during its consultation and review periods together with the negative declaration (PRC Section 21091(d)(1) and Guidelines Section 15074(b)). However, unlike with an EIR, these comments are not required to be attached to the negative declaration, nor must the lead agency make specific written responses to public agencies. However, the lead agency must notify in writing any public agency which comments on a proposed negative declaration of any public hearing for the project for which the document was prepared. Although not required, the District has responded to all comments received.

This document includes revisions to Draft Initial Study text, a list of persons, organizations, and public agencies commenting on the Draft Initial Study, copies or transcripts of the original comments received, and the responses to those comments. This Final Initial Study also contains a Mitigation Monitoring Program (MMP).

The Final Initial Study has been organized into the following chapters:

- **Comments Received on the Draft Initial Study:** contains copies of written letters or emails as originally received during the 30 day public review period from June 25 – July 24, 2012. Comments in each comment letter have been cataloged and provided an index number.

- **Response to Comments:** contains a list of all commenters plus the index number assigned to their letter or email. This also includes the District's Responses to Comments corresponding with each indexed written comment letters or emails.

  As set forth in CEQA Guidelines Section 15088(b), responses to comments are to be directed to those comments that relate to the disposition of a significant environmental issues described in some detail with supporting substantial evidence. When reviewing the comments and developing responses thereto, every effort is made to compare the comment to the information contained in the Initial Study. "General comments and comments that consist only of speculation or unsupported criticism may be rejected or answered with only a general response." (Practice under the California Environmental Quality Act, CEB; Kostka and Zischke, 1999.) Similarly, comments without connection to a specific environmental issue, such as a personal opinion, or a political, social, or economic issue, and which do not include relevant data, or other supporting evidence such as expert opinion, may also be rejected. Comments in which the commenter simply notes agreement with the Initial Study, the response may indicate that the comment has been "noted". An agency need not respond to all comments on an Initial Study, and need not accept the commenter's assumptions. It is proper for the agency to rely on the opinions of experts.

- **Revisions to the Draft Initial Study:** provides a tabular list of revisions to the Draft Initial Study as a result of public comments and responses to them. The revisions noted do not result in

changes to any impact classifications, new mitigation measures, or the addition of new alternatives for consideration.

- **Mitigation Monitoring Program**: contains a Mitigation Monitoring Program which identifies and describes each mitigation measure identified in the Initial Study and which the lead agency is adopting; the phase of the project implementing during which the mitigation monitoring should take place, who is responsible for the implementation (the Lead Agency, a Responsible Agency, or other), and what action will be taken, and by when, that will demonstrate compliance.

3. Comments Received on the Draft Initial Study

Included in this chapter are copies of all the original written letters or emails commenting on the Draft Initial Study.

The comments have been indexed alpha-numerically. Responses in *Chapter 4-Response to Comments* correspond directly to the alpha-numeric indexing.

Comment Letter A

-----Original Message-----
From: Scott P. Harris [mailto:SPHARRIS@dfg.ca.gov]
Sent: Wednesday, July 11, 2012 3:52 PM
To: Chad Reed
Subject: Quartz Hill District Operations Center Mit. Neg Dec

Hi Mr. Reed,

A-1

As we discussed on the phone, please find attached, some guidelines to assist in avoiding project impacts to burrowing owls and recommended nesting bird avoidance guidelines. The project may kill burrowing owls or ground nesting birds such as horned-larks which are frequently found in the Antelope Valley and are protected by State and Federal law so the guidelines will assist the District to avoid these impacts since these birds prefer open vacant lots or lots that have sparse vegetation. Thank you.

Department of Fish and Game

Recommendations to Assist in the Avoidance of Nesting Birds

1. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).

2. Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which **generally runs from March 1-August 31 (as early as January 1 for some raptors)** to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs and/or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.

3. If avoidance of the avian breeding season is not feasible, the Department recommends that, beginning thirty days prior to the initiation of project activities, a qualified biologist with experience in conducting breeding bird surveys conduct weekly bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). The surveys should continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent should delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor

nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, and/or construction fencing should be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. The project proponent should provide the [CEQA lead agency] the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (*e.g.*, species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the [CEQA lead agency] and, upon request, the Department. Based on the submitted information, the [CEQA lead agency] (and the Department, if the Department requests) will determine whether to allow a narrower buffer.

4. The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (*i.e.*, outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the [CEQA lead agency] during the grubbing and clearing of vegetation, and shall notify the [CEQA lead agency] immediately if project activities damage active avian nests.

Comment Letter B

Antelope Valley Air Quality Management District
43301 Division St., Suite 206
Lancaster, CA 93535-4649

661.723.8070
Fax 661.723.3450

Eldon Heaston, Executive Director
In reply, please refer to AV0712/082

July 19, 2012

TPG Consulting
222 North Garden Street
Visalia, CA 93291

RE: Initial Study/Mitigated Negative Declaration Quartz Hill Water District Operations Building and Maintenance Facility Project

To Whom It May Concern:

The Antelope Valley Air Quality Management District (District) has received and reviewed the Initial Study/Mitigated Negative Declaration Quartz Hill Water District Operations Building and Maintenance Facility Project.

B-1 The District has reviewed the Initial Study/Mitigated Negative Declaration and concurs with the proposed analysis of potential short-term and long-term air quality impacts associated with the proposed project. The District recommends the use of URBEMIS as the appropriate computer model to be used to estimate emissions associated with land development projects in the District. District California Environmental Quality Act (CEQA) significance thresholds and be found in the "Antelope Valley AQMD CEQA and Federal Conformity Guidelines, August 2011" located at http://www.avaqmd.ca.gov/Modules/ShowDocument.aspx?documentid=2911

B-2 Prior to commencing construction, the District will require, pursuant Rule 403, *Fugitive Dust*, the submittal and approval of a Dust Control Plan for the project that will provide detail on the strategies that will be employed to mitigate dust during construction of the facility.

Thank you for the opportunity to review this planning document. If you have any questions regarding this letter, please contact me at (661) 723-8070 ext. 2 or Julie McKeehan at ext. 8.

Sincerely,

Bret Banks
Operations Manager

Comment Letter C

Quincy Yaley

From: Moore, Michael <mmoore@counsel.lacounty.gov>
Sent: Wednesday, July 25, 2012 2:19 PM
To: Quincy Yaley
Subject: FW: Comments on the MND for the Quartz Hill Water District Admin Building

For the want of a period. ..

From: Moore, Michael
Sent: Wednesday, July 25, 2012 2:16 PM
To: 'Qyaley@TPG.consulting.net'
Cc: Keane, Patricia; 'Even, Greg'; 'Ariki, Adam'; Wellen, Warren
Subject: Comments on the MND for the Quartz Hill Water District Admin Building

Ms. Yaley,

As per our conversation of today's date, please find the enclosed comments which Regional Planning requests clarification,

1. **Project Information: Description of Zoning and Required Approvals.**

C-1

The description in section 2.0 and 6.11 should be amended to reflect the entitlements of: (1) a zone change from R-1-7500 to C3-DP (Unlimited Commercial - Development Program), (2) a CUP to implement the required development program, (3) a CUP to allow for the the public utility maintenance yard. The Project does not require a CPD (Commercial Planned Development) zone designation, which is a different type of base zoning (not an overlay) than what would be required to develop the Project. It should be noted that the CUP to implement the development program and the CUP for the public utility maintenance yard would be part of the same CUP application, they are just separate reasons for why the CUP is being requested. Additionally, it should be noted that because of the -DP (Development Program) overlay zone attached to the C-3 zoning, any future use of the site that is different than the Project currently being proposed would require a new or modified CUP.

2. **Cultural Resources.**

C-2

On page 29-30, mitigation measures similar to that includes for this discovery of human remains should be added to deal with the potential discovery of archaeological or paleontological resources. Standard language for such a measure used by the County is included below for your information:

"In the event archaeological resources are encountered during Project construction, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archaeologist shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System–South Central Coastal Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the Applicant, the County of

1

Los Angeles Department of Regional Planning, and the California Historical Resources Information System–South Central Coastal Information Center, as required by the California Office of Historic Preservation. The report shall include documentation of the resources recovered, a full evaluation of the eligibility with respect to the California Register of Historical Resources, and treatment of the resources recovered. In the event of a find, archaeological and Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the find."

3. **Land Use and Planning.**

C-3

For Question "b": Include reference to the *Antelope Valley Areawide General Plan* page VI-11, paragraph 2, which states:
"Within the various land use classifications shown on the Land Use Policy, there may be a variety of existing (or potential) sites devoted to open space, public or semi-public uses such as schools, churches, parks, flood control basins or channels, communication facilities and other similar community-serving uses. While every effort has been made to identify these uses on the Land Use Policy Map, it is the express intent of this Plan to permit, subject to an appropriate design review process involving the Regional Planning Commission and a finding of no significant negative impacts on the environment, the expansion of existing facilities, or the establishment of new such facilities, when appropriate and not in conflict with the existing and future land use patterns as shown on the Land Use Policy Map."

Please use the above language as the basis for the justification for the finding in "b." Also, please clarify the size of the site in the first paragraph of the response for "b."

4. **Mandatory Findings of Significance (cumulative question)**

C-4

Page 53, Question "c": It looks like the explanatory text is inadvertently missing from the beginning of the response. The first sentence starts with "Therefore,..." suggesting that maybe the reasons for the finding inadvertently got left out of the doc.

Patricia Keane
Deputy County Counsel
Office of the County Counsel
County of Los Angeles
500 West Temple Street
Los Angeles, California 90012
P: (213) 974-8118
F: (213) 613-4751
pkeane@counsel.lacounty.gov

Thank you.

Michael L. Moore
Principal Deputy County Counsel
Los Angeles County Counsel's Office
648 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012
MMoore@counsel.lacounty.gov
213 974-8407 fax 213 687-7337

CONFIDENTIALITY NOTICE. This communication and any accompanying documents are confidential and privileged.

2

Comment Letter D

Quincy Yaley

From: Moore, Michael <mmoore@counsel.lacounty.gov>
Sent: Wednesday, July 25, 2012 3:28 PM
To: Quincy Yaley
Cc: Wellen, Warren; Keane, Patricia; 'Arki, Adam'; 'Even, Greg'
Subject: Quartz Hill MND comments re Waterworks District updated.

Ms. Yaley,

D-1

Thank you for taking my call today about the Quartz Hill Water District's Mitigated Negative Declaration. As you know, Los Angeles County Waterworks District No 40 is aware of your proposed project and is in general support as the project will better serve the residents of the Antelope Valley. Waterworks is also aware of the likely amount of water that will be used in the project is between 1/2 acre feet to 1 acre foot. We are also aware the the reduction in flushing of the system lines will more than make up for the di minimis increase in water use, notwithstanding that the water may be accounted for in the 2010 Integrated Regional Urban Water Management Plan of Antelope Valley. However, we are concerned about the 42 proposed trees and their impact on the water consumption of the project above the 1 acre foot. We believe that that County landscaping ordinance and development standards for commercial zones require 10 percent of the site to be landscaped, and 75% of that 10% is to be drought tolerant plants. We are unaware of a "tree" requirement.

As you know, the Court in the Adjudication has determined the Antelope Basin to be in overdraft for groundwater and found the safe yield is 110,000 acre feet per year. Further, the native safe yield is only 82,300 acre feet per year, and all the parties have not yet settled on their share of the native groundwater (see discussion below).

Therefore, notwithstanding that Quartz Hill Water District has imported water from AVEK, in this time of overdraft it does not seem prudent to plant 42 new trees. However, if you meant Joshua trees, then I think that the issue of additional water demand is likely moot as they are native drought resistant trees that use very little water. Otherwise we urge you to reconsider this portion of the project.

For your record, we provide the following information regarding Groundwater and the Adjudication. We lifted the following statements from the CEQA documents for the Lancaster Landfill, although we made some minor modifications for this project. The below summary provides a reasonable discussion of the Adjudication and groundwater in the Antelope Valley.

Groundwater

D-2

Regional Water Supply/Antelope Groundwater Basin. The Project is within the central Lancaster area of the Antelope Valley groundwater basin. The Groundwater Basin is located within the South Lahontan Hydrologic Region, and is designated as Groundwater Basin Number 6-44. The surface of the entire Antelope Valley Groundwater Basin is over 1 million acres (1,580 square miles) and is topographically closed on the north and northwest by the Garlock Fault at the base of the Tehachapi Mountains, and on the south and southwest by the San Andreas Fault at the base of the Transverse Ranges, including the San Gabriel Mountains.

According to the Basin Plan developed by the South Lahontan Hydrologic Region of the Lahontan Regional Water Quality Control Board (2004), beneficial uses and potential uses of groundwater from the Antelope Valley basin include municipal, agricultural, and industrial water supply. Located within a Quaternary age alluvial basin fill, (which consists of sand, gravel, and some finer grained materials). The area below the Project, are includes two major aquifers, the unconfined upper "Principal" aquifer, and the confined lower "deep" aquifer (Leighton and Phillips, 2003). These two aquifers are separated by fine-grained lacustrine deposits that consist principally of plastic clay. The Principal aquifer has been defined as the alluvial deposits that overly the lacustrine deposits in the part of the groundwater basin south and west of Rogers Lake. In the Project area, regional groundwater flow in the Principal aquifer is southeasterly towards a cluster of irrigation wells developed on the alluvial fan of Little Rock Creek (Joint Technical Document, February 2000, Bryan A. Stirrat and Associates).

The total storage capacity of the basin has been reported as ranging from 68 to 70 million acre-feet (MAF), with the part of the basin that is between 20 and 220 feet in depth having a storage capacity of approximately 5.4 MAF. (DWR Bulletin 118 (2004).) Basin-wide groundwater withdrawal ranges from 130,000 to 150,000 acre-feet per year ("afy"), with a safe yield established at 110,000 afy. (See Statement of Decision Phase Three Trial, Antelope Valley Groundwater Cases, Los Angeles

1

County Superior Court Case No. BC 325 201 (Judicial Council Coordination Proceeding No. 4408) (July 13, 2011) at pp. 9-10). Additionally, the native safe yield is estimated to be 82,300 afy (based on average annual native recharge plus local return flows) "Summary Expert Report Phase 3 –Basin Yield and Overdraft, Antelope Valley Area of Adjudication," prepared by R. Beeby, T. Durbin, W. Leever, P. Leffler, J. Scalmanini, M. Wildermuth (July 2010). Water in the Antelope Valley is supplied from two primary sources: 1) naturally occurring water accumulated as surface water or groundwater from rain and snow; and 2) imported surface water collected in northern California and delivered via the State Water Project (SWP) (LACDRP 2009). The demand for water within the Groundwater Basin has historically exceeded available groundwater supply. According to the U.S. Geological Survey (USGS 2003), groundwater extractions have exceeded the estimated natural recharge of the basin since the 1920s, which has resulted in declining water levels and land subsidence primarily in the eastern portion of the Groundwater Basin. Strategies to address this issue include groundwater recharge and groundwater banking, use of recycled water, demand management through conservation and water use efficiency, and efficiency upgrades through infrastructure improvements (RWMG 2007).

State Water Project and Water Suppliers. Four public water purveyors provide water service in the Antelope Valley area: Los Angeles County Waterworks Districts 37 and 40 (collectively, LACWWD 40), Quartz Hill Water District (QHWD), and Los Angeles County Sanitation District (LACSD). The LACWWD 40 and QHWD obtain their water supply from both groundwater and the SWP. SWP water from the California Aqueduct is purchased through the Antelope Valley-East Kern Water Agency (AVEK), which is allocated up to approximately 160,000 AFY of water (LACDRP 2009). The use of SWP water has helped stabilize groundwater levels in some areas of the Antelope Valley Region. (RWMG 2007). LACSD supplies reclaimed water for non-drinking purposes (LACDRP 2009). QHWD currently provides water service to or in the near vicinity of the Project site.

Lancaster Subunit. The Antelope Valley Groundwater Basin is divided by the USGS into 12 subunits that are generally delineated based on ground flow patterns, recharge characteristics, and geographic location, as well as controlling geologic structures (RWMG 2007). The Project site is located in the central portion of the Antelope Valley Groundwater Basin in the Lancaster subunit. As a result of varying uses within the Lancaster subunit (e.g., urban uses in the eastern portion and agricultural uses in the rural western portion), depths to water levels vary widely, being generally greater in the south and west (RWMG 2007).

Groundwater Extraction and Recharge. Substantial pumping of groundwater in the Antelope Valley began in the early 1900s, and a decline in groundwater levels ensued in response to the change in the extraction versus recharge ratio. These changes varied both spatially and temporally across the Antelope Valley Region. Groundwater pumping peaked in the 1950s, and then decreased in the 1960s and 1970s when agricultural pumping declined. The rapid increase in urban growth in the 1980s resulted in an increase in the demand for municipal and industrial water, and an increase in groundwater use. The use of SWP water, as mentioned above, has helped stabilize groundwater levels in some areas (RWMG 2007).

D-2 CON'T

In general, data collected by the USGS (USGS 2003) indicate that groundwater levels appear to be falling in the southern and eastern areas of the Antelope Valley (RWMG 2007). In some localized areas there has been a slowing in the rate of decline (RWMG 2007). In locations within the rural western and far northeastern areas of the region there has been a slight rise in groundwater levels (RWMG 2007). This pattern of falling and rising groundwater levels correlates directly to changes in land use over the past 40 to 50 years and the amount of rainfall and water received. Falling groundwater levels are generally associated with areas that are developed, and rising groundwater levels are generally associated with areas that were historically farmed, but have been largely fallow during the last 40 years (RWMG 2007).

Recharge to the basin is primarily from perennial runoff from the surrounding mountains and hills. Most recharge occurs at the foot of the mountains and hills by percolation through the head of the alluvial fan system (Durbin 1978). The main source of recharge to the Lancaster subunit is stream flow from Big and Little Rock Creeks draining from the San Gabriel Mountains. According to the Antelope Valley Integrated Regional Water Management Plan (RWMG 2007), long-term natural recharge of the Antelope Valley Groundwater Basin is expected to be stable, and when supplemented with imported water, it is anticipated that groundwater pumping, and hence supply, will be reliable even in dry and multi-dry years. Thus, the ongoing use of groundwater is considered a reliable water source. (RWMG 2007); See also 2005 Integrated Urban Water Management Plan for the Antelope Valley (including discussion of potential water transfers and exchanges, desalination, and recycled water opportunities to ensure sufficient long-term water supply).)

Groundwater Adjudication. Beginning in 1999 Diamond Farming Company and Bolthouse Farms, Inc. filed lawsuits against various Antelope Valley water districts and government agencies seeking priority water rights to water beneath their farmland. In 2004-2005, several property owners and public water suppliers, including Los Angeles County Waterworks District No. 40, also initiated legal proceedings, including a cross complaint, to determine the respective rights of existing and potential users of groundwater in the Antelope Valley Groundwater Basin. The lawsuits were filed separately in Riverside, Kern, and Los Angeles County Superior Courts and were transferred and consolidated into one coordinated proceeding currently before the Honorable Jack Komar who is presiding by special assignment. (Antelope Valley Groundwater Cases, Los Angeles Superior

2

D-2 CON'T

Court Case No. 1-05-CV-049053 (Coordination Proceeding No. 4408); see also Order Transferring and Consolidating Actions for All Purposes (Feb. 24, 2010).)

The ongoing underlying dispute among the parties revolves around the priority/superior right to pump groundwater and the protection of the Basin. The parties have asserted multiple claims to be adjudicated, including claims for declaratory relief, prescriptive rights, quiet title to water rights, and claims that portions of the basin should be treated as a separate area for management purposes if a physical solution for the basin is established, among other claims. The resolution of many of these claims is likely to be affected by the nature and extent of the hydrologic connectivity of water within various portions of the aquifer. (Ibid.; Order After Phase Two Trial on Hydrologic Nature of Antelope Valley, p. 3.) The dispute involves hundreds of parties and may take many more years to resolve.

In October 2006, the court held the first phase of trial to determine the boundaries of the basin. In October 2008, the court held the second phase of trial to determine the hydrologic nature of the basin, which the court deemed was a necessary step to resolving the various aforementioned claims of groundwater users. In the third phase of the trial in July 2011, the court determined that the basin is in overdraft and also determined the safe yield of the basin, which is generally defined as the maximum amount of water that can be withdrawn from a basin on an annual basis without causing long term depletion of groundwater within the aquifer. As noted above, the court determined the safe yield at 110,000 afy. A final judgment in the groundwater adjudication is expected to determine the groundwater pumping rights in the Basin. As a result of the adjudication process, the court will likely appoint a Watermaster to manage the Basin's groundwater. The Watermaster will likely have several tools to enforce the court's judgment, including seeking and enforcing injunctions on excessive pumping, managing groundwater leases, creating a forum for purchasing/ trading groundwater pumping allocations, and imposing fees for over-pumping. The final judgment will also likely include one or more physical solutions to manage groundwater resources and which may include groundwater banking, increased use of recycled water among others.

Thank you for your efforts on this matter.

Michael L. Moore
Principal Deputy County Counsel
Los Angeles County Counsel's Office
648 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012
MMoore@counsel.lacounty.gov
213 974-8407 fax 213 687-7337

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Please consider the environment before printing this e-mail.

3

4. Response to Comments

The table below provides a list of all agencies, organizations, and individuals that submitted comments on the Draft Initial Study. Comment letters and comments provided by these agencies, organizations, and individuals for which responses were assigned alpha-numerical indexes in Chapter 3. Responses corresponding to environmental issues raised in those letters are presented below.

QHWD Operations Center and Maintenance Facility Project Draft Initial Study Commenter Index				
Comments Received During 30-day Review Period of Draft Initial Study: June 25 – July 24, 2011				
Letter	Commenter Name, Title	Affiliation	Address	Date
A	Scott P. Harris Environmental Scientist	California Department of Fish and Game	4949 Viewridge Avenue San Diego, CA 92123	July 11, 2012
B	Bret Banks Operations Manager	Antelope Valley Air Quality Management District	43301 Division Street, St 206 Lancaster, CA 93535	July 19, 2012
C, D	Michael Moore Principal Deputy County Counsel	Los Angeles County Counsel's Office	500 West Temple Street Los Angeles, California 90012	July 25, 2012

Comment Letter A
California Department of Fish and Game
(Scott P. Harris, Environmental Scientist)
July 11, 2012

Response to Comment A-1: After receipt of this comment from the Department of Fish and Game, further clarification was sought to determine the source of evidence that would provide a basis of support for the inclusion of mitigation measures to minimize potential impacts to burrowing owls. An email and phone call was made to Mr. Harris but no response was received. The email below outlines the issues raised by the July 11, 2012 comment:

Quincy Yaley

From: Quincy Yaley
Sent: Friday, July 20, 2012 11:08 AM
To: 'SPHARRIS@dfg.ca.gov'
Subject: FW: NED request
Attachments: QuartzHillWaterDistOperatCenterMaintenFac.pdf

Mr. Harris,

Chad Reed forwarded me your email from July 11 regarding potential impacts to burrowing owls on the Quartz Hill Water District. However, we received the below email from DFG regarding our NED request on July 10th.

According to the staff report you sent to Mr. Reed, "Burrowing owl habitat generally includes, but is not limited to, short or sparse vegetation (at least at some time of year), presence of burrows, burrow surrogates or presence of fossorial mammal dens, well-drained soils, and abundant and available prey.". I understand the "not limited to" phrase could expand the limits of potential habitat, however please note that there is no vegetation on the site at any point during the year. The site has been covered with a DG type material to keep dust down. As discussed in the CEQA document, there is some materials storage on the site currently, which the District accesses on a periodic basis. The site is totally surrounded by urban development and either chain link or concrete block walls.

Have there been any CNDDB or BIOS records of the burrowing owl in the immediate project vicinity?

Can you please advise on how to interpret these two different CDFG responses? You immediate attention to this issue is much appreciated, as the District plans to hold the public hearing to adopt the CEQA document and approve the project next Thursday. Let me know if I can supply any additional information or additional photos.

Thank you,

Quincy Yaley

Quincy Yaley, Planner
TPG Consulting Inc.

23324 Tanager Drive
Twain Harte, CA 95383
209-626-9868
559-739-8377-fax

-----Original Message-----
From: Leslee Newton-Reed [mailto:LNEWTONREED@dfg.ca.gov]
Sent: Tuesday, July 10, 2012 7:58 AM
To: Quincy Yaley
Subject: Re: NED request

Quincy,

Attached is a copy (PDF) of the signed No Effect Determination Form for the Quartz Hill Water Distract Operation Center and Maintenance Facility project. The original signed document will follow in the mail.

The project must be filed with the County Clerk in the county where the project is to take place. The County Clerks in San Diego, Santa Barbara, and Ventura have indicated that they will only accept the original, signed form when filing the Notice of Determination; the County Clerks in Los Angeles and Orange will accept a copy. You are required to file the No Effect Determination (NED) with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a NED with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Thank you,
Leslee

Leslee Newton-Reed
CA Dept. of Fish and Game - South Coast Region
858-467-4281

>>> Quincy Yaley <qyaley@tpgconsulting.net> 6/21/2012 10:26 PM >>>
Please find attached the NED request and CEQA document for the Quartz Hill Water District. Please contact me with any questions, or a NED response. The CEQA Initial Study will be available for public comment from June 25, 2012 to July 24, 2012.

Thank you for your time. Please contact me with any questions.

Quincy Yaley

Quincy Yaley, Senior Planner
TPG Consulting Inc.
[Description: Description: Description: Description:
TPG_ID-hor-2c-emailSig]
23324 Tanager Drive
Twain Harte, CA 95383
209-626-9868
559-739-8377-fax

As outlined in the email above, the District also was granted a No Effect Determination by the Department of Fish and Game on July 10, 2012. This is granted when the project will have no potential impact on the environment, and exempts the District from paying the Department of Fish and Game filing fees. A copy of the NED, which will be filed with the Los Angeles County Clerk after project approval by the District Board of Directors, is included here:

State of California -The Natural Resources Agency
DEPARTMENT OF FISH AND GAME
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.dfg.ca.gov

EDMUND G. BROWN, JR, Governor
CHARLTON H. BONHAM, Director

CEQA Filing Fee No Effect Determination

Applicant Name and Address:
Chad Reed, General Manager
Quartz Hill Water District
42141 50th Street West
Quartz Hill, CA 93536

CEQA Lead Agency: Quartz Hill Water District

Project Name: Quartz Hill Water District Operation Center and Maintenance Facility

CEQA Document Type: Mitigated Negative Declaration

State Clearing House Number and/or local agency ID number: SCH#2012061084

Project Location: The project site is located along the southern side of Avenue L, approximately 163 feet west of the intersection of Avenue L and 50th Street West.

Brief Project Description: The Quartz Hill Water District, is proposing to construct a new Operations Center & Maintenance Facility. The 31,194 square foot, 2-story building will include "Operations Center" functions consisting of the following uses: administrative-related services, a "Supervisory Control and Data Acquisition System", and a water quality testing lab. According to the Applicant the "Maintenance Facility" will consist of the following uses: water equipment repair shop, and equipment and materials storage-some indoor, some outdoor, depending on the material and ability to withstand exposure to weather and air quality.

Determination: Based on a review of the project as proposed, the Department of Fish and Game has determined that for purposes of the assessment of CEQA filing fees (Fish and Game Code [FGC] Section 711.4(c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at time of filing of the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Office of Planning and Research (State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to FGC Section 711.4(c)(3).

DFG Approved By: Leslee Newton-Reed Date: 07/10/2012

Title: Environmental Scientist

Conserving California's Wildlife Since 1870

A review of the "Staff Report on Burrowing Owl Mitigation", published by the Department of Fish and Game in March of 2012 provided by Mr. Harris states that the burrowing owl is "a small, long-legged, ground-dwelling bird species, well-adapted to open, relatively flat expanses. In California, preferred habitat is generally typified by short, sparse vegetation with few shrubs, level to gentle topography and well-drained soils (Haug et al. 1993). Grassland, shrub steppe, and desert are naturally occurring habitat types used by the species. In addition, burrowing owls may occur in some agricultural areas, ruderal grassy fields, vacant lots and pastures if the vegetation structure is suitable and there are useable burrows and foraging habitat in proximity (Gervais et al 2008). Unique amongst North American raptors, the burrowing owl requires underground burrows or other cavities for nesting during the breeding season and for roosting and cover, year round. Burrows used by the owls are usually dug by other species termed host burrowers. In California, California ground squirrel (Spermophilus beecheyi) and round-tailed ground squirrel (Citellus tereticaudus) burrows are frequently used by burrowing owls but they may use dens or holes dug by other fossorial species including badger (Taxidea taxus), coyote (Canis latrans), and fox (e.g., San Joaquin kit fox, Vulpes macrotis mutica; Ronan 2002). In some instances, owls have been known to excavate their own burrows (Thompson 1971, Barclay 2007). Natural rock cavities, debris piles, culverts, and pipes also are used for nesting and roosting (Rosenberg et al. 1998). Burrowing owls have been documented using artificial burrows for nesting and cover (Smith and Belthoff, 2003)".

Habitat is further described in the above report as: "Burrowing owl habitat generally includes, but is not limited to, short or sparse vegetation (at least at some time of year), presence of burrows, burrow surrogates or presence of fossorial mammal dens, well-drained soils, and abundant and available prey."

As stated in the response email to Mr. Harris above, the project site is completely devoid of vegetation and the property surface is covered by a dust-reducing palliative. The site is surrounded by urban development. There is no burrowing owl habitat on the project site, and there is no substantial evidence that the project would potentially impact the species. As no response was received from Mr. Harris to further clarify the substantial evidence supporting his comment, and the fact that the Department of Fish and Game granted the project a "No Effect Determination", this comment from Mr. Harris is noted for the record. No changes to the Draft Initial Study were made.

Comment Letter B
Air Pollution Control District
(Bret Banks, Operations Manager)
July 19, 2012

Response to Comment B-1: Comment noted. The suggested software URBEMIS 2007 was used in the Air Quality Analysis as noted on page 26 of the Draft Initial Study.

Response to Comment B-2: Comment noted. The District will submit the required Dust Control Plan to the District pursuant to Rule 403, Fugitive Dust, prior to construction. Compliance with this rules, and other Air District rules and regulations are outlined on Page 25 of the Draft Initial Study.

Comment Letter C
Los Angeles County
(Michael Moore, Principal Deputy County Counsel, Los Angeles County)
July 25, 2012

Response to Comment C-1: Section 2.0 does not specifically list the requested entitlements; however it was the intent of the District to request the zone change and conditional use permit as identified in Comment C-1. Section 2.0 outlines how the proposed uses will fit in with the C-3 permitted and conditional uses, as well as the need for a Development Program for the project. The District is aware of the limits of the requested Development Program zoning and that future changes in land use on the site would require a revision to the Development Program conditional use permit. Changes to the list of entitlements in Section 6.11 will be corrected.

Response to Comment C-2: Mitigation Measure 5.b shall be added in response to question 5.b, with thee language provided by the County in Comment C-2.

Response to Comment C-3: The language identified by the County shall be added to the Final Initial Study.

Response to Comment C-4: Language will be added to the Final Initial Study to complete the response to 6.19.c.

Comment Letter D
Los Angeles County
(Michael Moore, Principal Deputy County Counsel, Los Angeles County)
July 25, 2012

Response to Comment D-1: The 42 trees proposed as part of the landscaping plan are required as part of the County's Green Building program, and are specifically required in Section 22.52.2130.5c. This ordinance code section states: *For each lot containing a hotel/motel, lodging houses, and non-residential buildings, a minimum of three 15-gallon trees shall be planted and maintained for every 10,000 square feet of developed area, at least sixty-five (65) percent of which shall be from the drought-tolerant plant list. The satisfaction of this requirement may be used to fulfill other tree-planting requirements of this Title 22.*

The District will install the trees in accordance with Ordinance Code requirements, and in light of the County's comments in D-1, will commit to planting fifteen gallon trees at the required ratio that are 100 percent from the drought-tolerant plant list or listed on the Southeast Antelope Valley Native plant list, unless waived by the County during the entitlement review. In the event that the tree requirement is waived, the District will replace the trees with additional landscaping that meets the intent of the Green Building Program as well as maintains the aesthetic qualities of the proposed project.

Response to Comment D-2: Comment noted. This information will be incorporated into the Final Initial Study, Section 6.10, Hydrology and Water Quality, under response to question 6.10.b.

5. Clarifications and Revisions to the Draft Initial Study Pursuant to Response to Comments

The following is a listing of clarifications and revisions being made to the Draft Initial Study as a result of preparation of Response to Comments. Paragraphs are counted as any block of text separated from other blocks of text by one or more blank lines, except that lines/blocks containing only header text do not count as paragraphs, nor do questions excerpted by Appendix G of the CEQA Guidelines.

Page No.	Paragraph No.	Line No.	Note
Var.	Var.	Var.	All instances throughout the Draft Initial Study where the term "Antelope Valley Area Plan" appeared have been revised to read "Antelope Valley Areawide General Plan".
Var.	Var.	Var.	All instances throughout the Draft Initial Study where the term "2011 Urban Water Management Plan" or references to an "Urban Water Plan" appeared have been revised to read "2010 Integrated Regional Water Management Plan for the Antelope Valley".
34	1	3	The words "ordinance requirements" shall be revised to read "Best Management Practices".
39	3	1	The information from Mr. Michael Moore received on July 25, 2012 identified as comment D-2 above shall be incorporated in full and shall precede the existing language responding to question 6.10.b.
43	1	3	The list of entitlements shall be revised to read: 1) Request for a Change of Zone from R-1-7500 (Single Family Residential) to C-3 Unlimited Commercial Zone-DP Development Program over the entire subject 4.8 ac. site, to allow the following: --Under 22.28.180, Permitted Uses: Public Utility Service Center, 2) Request for Conditional Use Permit on the site to allow the following: --Under 22.28.210, Public Utility Service Yards 3) Request for CUP to implement the required DP- Development Program overlay (pursuant to 22.40.030), over the 4.78 acre (net) property.
29	4	3	The sentence "See the discussion for 5.c below for mitigation measures to reduce project impacts to a less than significant level" shall be revised to read "The following mitigation measure shall reduce project impacts to a less than significant level". Mitigation Measure 5.b shall added in response to question 5.b: "In the event archaeological resources are encountered during Project construction, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archaeologist shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System–South Central Coastal Information Center, evaluate the significance of the find, and

			if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the Applicant, the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System–South Central Coastal Information Center, as required by the California Office of Historic Preservation. The report shall include documentation of the resources recovered, a full evaluation of the eligibility with respect to the California Register of Historical Resources, and treatment of the resources recovered. In the event of a find, archaeological and Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the find."
42	4	1	The following paragraph shall be inserted after the italicized paragraph: "The *Antelope Valley Areawide General Plan* states on page VI-11: Within the various land use classifications shown on the Land Use Policy, there may be a variety of existing (or potential) sites devoted to open space, public or semi-public uses such as schools, churches, parks, flood control basins or channels, communication facilities and other similar community-serving uses. While every effort has been made to identify these uses on the Land Use Policy Map, it is the express intent of this Plan to permit, subject to an appropriate design review process involving the Regional Planning Commission and a finding of no significant negative impacts on the environment, the expansion of existing facilities, or the establishment of new such facilities, when appropriate and not in conflict with the existing and future land use patterns as shown on the Land Use Policy Map."
53	3	1	The following language shall be added to the response: "The proposed project has the potential to cause significant effects involving cultural resources. Mitigation measures have been identified and agreed to by QHWD which will reduce these potential impacts to a less than significant level."

6. Mitigation Monitoring Plan

Purpose

The purpose of a mitigation monitoring program (MMP) is to discuss feasible measures to avoid or substantially reduce the significant environmental impacts from a project identified in the Initial Study (IS).

What is a Mitigation Monitoring Program?

An MMP is a document or a matrix identifying mitigation actions to be taken and out comes when significant environmental impacts have been identified. The MMP is adopted at the time the IS is certified. An agency must also adopt a program for reporting or monitoring mitigation measures that were adopted or made conditions of project approval. An MMP involves clearly explaining its objectives – specifically how it will be implemented, who is responsible for its implementation, where it will occur and when it will occur.

Impact Identification

CEQA requires that, for each significant impact identified in the IS, the environmental document must discuss reasonable and feasible measures to avoid or substantially reduce the project's significant environmental effect. In the IS, the preparer should include all measures that it considers feasible, even though the ultimate determination of feasibility is not made until the decision makers prepare findings later in the project approval process. A measure brought to the attention of the lead agency should not be left out of the IS unless it is infeasible on its face.

Distinguishing Mitigation Measures

The environmental document must distinguish between the measures which are proposed by the project proponents to be included in the project from other measures proposed by the lead, responsible or trustee agencies, which are not included but could reasonably be expected to reduce the adverse impacts if required as conditions of approving the project. Where several measures are available to mitigate an impact, each should be discussed and the basis for selecting a particular measure should not be left out of the EIR or ND unless it is infeasible on its face.

CEQA Guidelines

The CEQA Guidelines provide, for the significant environmental effect of the proposed project, five categories of mitigation measures that:

- Avoid
- Minimize
- Rectify
- Reduce
- Eliminate
- Compensate

To be considered adequate, mitigation measures should be specific, feasible actions that will actually improve adverse environmental conditions. Mitigation measures should be measurable to all monitoring their implementation. Mitigation measures consisting only of further studies or consultation with

regulatory agencies that are not tied to a specific action plan may not be adequate and should therefore be avoided.

While a lead agency should attempt to apply mitigation measures consistently, CEQA does not mandate that the same mitigation measures be applied to similar projects.

When drafting mitigation measures, agencies should include only those that are feasible. A mitigation measure is considered feasible if it is capable of being accomplished in a successful manner within a reasonable period of time, taking into consideration economic, environmental, legal, social and technological factors.

Mitigation Measure	Monitoring Phase	Compliance Action	Monitoring/ Implementing Agency
In the event of an accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the County shall ensure that the following language is included in all permits in accordance with CEQA Guidelines section 15064.5(e), subject to the review and approval of the Quartz Hill Water District: If human remains are found during construction there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of Los Angeles County is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98.	During subterranean construction	QHWD will ensure compliance with requirements for discovery through use of a qualified on-site archaeologist upon discovery of remains.	QHWD/ QHWD
In the event archaeological resources are encountered during Project construction, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archaeologist shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System–South Central Coastal Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance	During subterranean construction	QHWD will ensure compliance with requirements for discovery through use of a qualified on-site archaeologist upon discovery of resources.	QHWD/ QHWD

with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the Applicant, the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System–South Central Coastal Information Center, as required by the California Office of Historic Preservation. The report shall include documentation of the resources recovered, a full evaluation of the eligibility with respect to the California Register of Historical Resources, and treatment of the resources recovered. In the event of a find, archaeological and Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the find.			

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice of Availability/Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration

Project Title: Quartz Hill Water District Operations Building and Maintenance Facility Project

Notice is hereby given that the Quartz Hill Water District (QHWD), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Notice of Availability for an Initial Study for the QHWD Operations Building and Maintenance Facility Project ("Project"), and intends to adopt a Mitigated Negative Declaration for the Project. This notice is provided pursuant to noticing requirements found in the California Environmental Quality Act (CEQA) (Public Resources Code Sec. 21092), and the State CEQA Guidelines (Guidelines Sec. 15072 and 15073). Copies of available materials may be reviewed or obtained from the QHWD's office at the address below.

Project Proponent's name and address: Quartz Hill Water District, 42141 50th Street West, Quartz Hill, CA, 93536.

Project location: The 4.81 gross acre project site is located along the southern side of Avenue L, approximately 163 feet west of the intersection of Avenue L and 50th Street West, in the community of Quartz Hill, Los Angeles County. Assessor's Parcel Numbers: 3102-026-902, -903, -904, -905. Section 35, Township 7N, Range 13 West, S.B.M.

Project Description: The Quartz Hill Water District is proposing to construct a new Operations Center & Maintenance Facility. The 31,194 sq. ft, 2-story building will include "Operations Center" consisting of the following uses: administrative-related services, a "Supervisory Control and Data Acquisition System", and a water quality testing lab. The "Maintenance Facility" will consist of the following uses: water equipment repair shop, and indoor/outdoor equipment and materials storage. The facility will allow the housing of materials and equipment which will enable District personnel to respond in a more timely fashion when problems arise related to the distribution and storage of water. Repair activities associated with water meters can occur on-site ensuring accuracy, and valves of all types including pressure reducing valves that control pressures in the distribution system as well as backflow preventers which are essential cross connection control for fire protection and domestic systems can be quickly repaired. The building will allow for the fabrication of standard and special fittings for the repair of different types of facilities, saving days of time waiting for material ordered from suppliers. Lastly, the consolidation of District owned equipment and material at one location instead of located at 4 or 5 different sites throughout the area. This will enhance security and reduce hazards to the public.

Currently, the site is fenced and vacant. The site is clear of all vegetation and has had dust control aggregate spread over the surface. There are no waterways or drainages on the site.

Environmental Issues: Potentially significant impacts were identified in the following topic area: Cultural Resources. Mitigations measures proposed to reduce impacts to a less than significant level include provisions for the potential discovery of archaeological or historical resources during construction. No unavoidable significant impacts were identified. Pursuant to CEQA Guidelines Section 15087(c)(6), the Project area does not contain sites enumerated under Section 65962.5 of the Government Code.

Public Review Period: The Draft IS/MND will be available for a 30-day public review period from *June 25, 2012 to July 24, 2012*. Written comments on this Draft IS/MND should be addressed to: TPG Consulting, Inc., 222 N. Garden Street, Visalia, CA 93291. A copy of the Public Review Draft IS/MND is available at the District office between the hours of 8AM and 4PM at the above address as well as at the Quartz Hill Water District website at http://www.qhwd.org. **All comments must be received in writing at the TPG address listed above no later than 5 p.m. on July 24, 2012.**

Public Meeting: A public meeting has been tentatively schedule to discuss the Project, answer questions, and receive public comments on the Draft IS/MND. The meeting is scheduled for July 26th, 2012 at 7:00 p.m. at the Quartz Hill Water District office, located at 42141 50th Street West, Quartz Hill, CA, 93536.

Staff Contact: Quincy Yaley, Senior Planner, TPG Consulting, Inc., 222 N. Garden Street, Suite 100, Visalia, CA 93291, 559-739-8072 (phone), 559-739-8377 (fax).

Quartz Hill Water District Operations Building and Maintenance Facility Project

Initial Study/Mitigated Negative Declaration

Lead Agency:

Quartz Hill Water District
42141 50th Street West
Quartz Hill, CA 93536

June 2012

Environmental Consultant:

TPG Consulting, Inc.
222 N. Garden Street, Suite 100
Visalia CA 93291
Contact: Quincy Yaley, Project Manager
qyaley@tpgconsulting.net
559.739.8072
FAX 559.739.8377

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APPENDICES

A. URBRMIS Air Quality Report

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2. Project Site Aerial
3. Site Plan
4. Building Elevations
5. Building Rendering
6. Landscaping Plan
7. Land Use Map
8. Site Photos
9. Seismic Hazards

1.0 Project Summary

Project Title: Quartz Hill Water District Operations Center and Maintenance Facility

Lead agency name and address: Quartz Hill Water District, 42141 50th Street West, Quartz Hill, CA 93536

District Contact Person and phone number: Chad Reed, General Manager, (661) 810-0381

Agent Contact Person and phone number: Quincy Yaley, TPG Consulting, Inc, (559) 739-8072

Project sponsor's name and address: Quartz Hill Water District, 42141 50th Street West, Quartz Hill, CA 93536

Project location: The project site is located along the southern side of Avenue L, approximately 163 feet west of the intersection of Avenue L and 50th Street West, in the community of Quartz Hill, located in Los Angeles County (Figures 1and 2).

APN: 3102-026-902, -903, -904, -905 *USGS Quad*: Lancaster West, in Section 35, Township 7N, Range 13 West, S.B.M

Gross Acreage: 4.81

General plan designation: Commercial and U1 (Urban 1.1-3.3 du/acre)

Applicable Areawide Plan: Antelope Valley Area Plan, a component of the Los Angeles County General Plan

Zoning: R-1-7500

Description of project: The Quartz Hill Water District (QHWD), is proposing to construct a new Operations Center & Maintenance Facility (Figure 3). The 31,194 sq. ft, 2-story building will include "Operations Center" functions consisting of the following uses:

- Administrative-related services
- A "Supervisory Control and Data Acquisition System" (SCADA) , and
- A water quality testing lab.

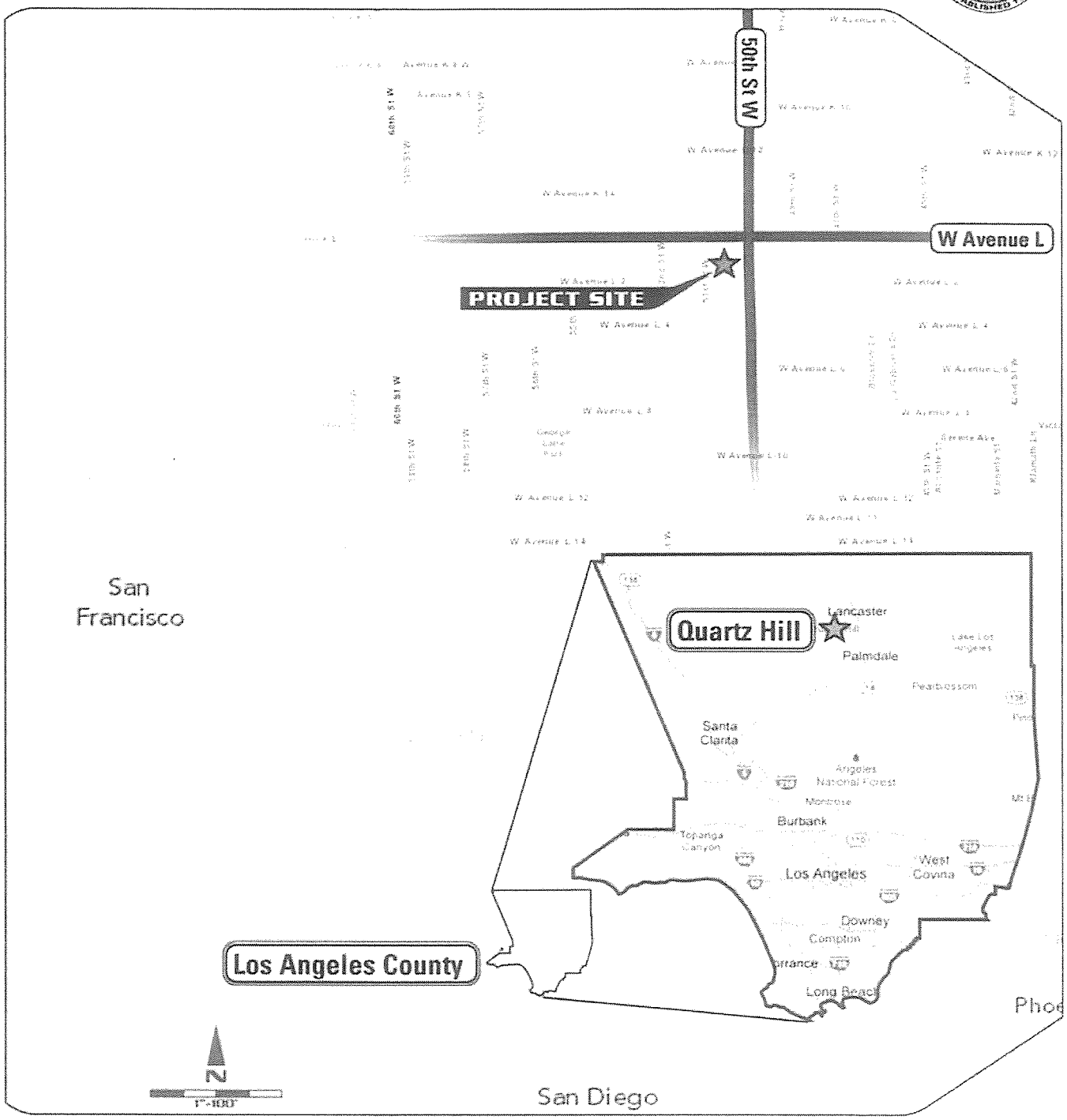
According to the Applicant the "Maintenance Facility" will consist of the following uses:

- Water equipment repair shop, and
- Equipment and materials storage—some indoor, some outdoor, depending on the material and ability to withstand exposure to weather and air quality.

QHWD Operations Center and Maintenance Facility

Figure 1

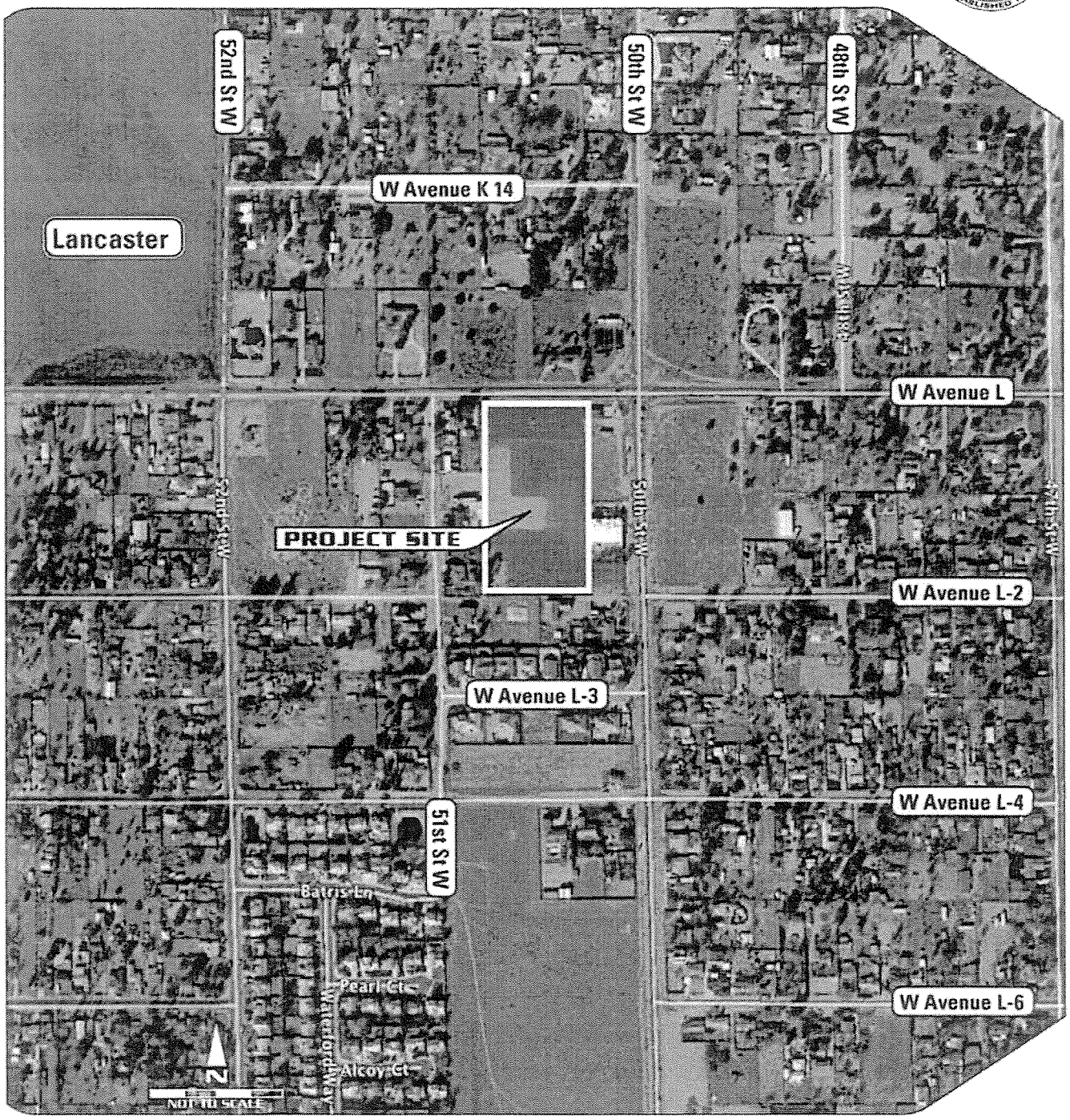
Vicinity Map



TPG Consulting

Figure 2

Project Site Aerial

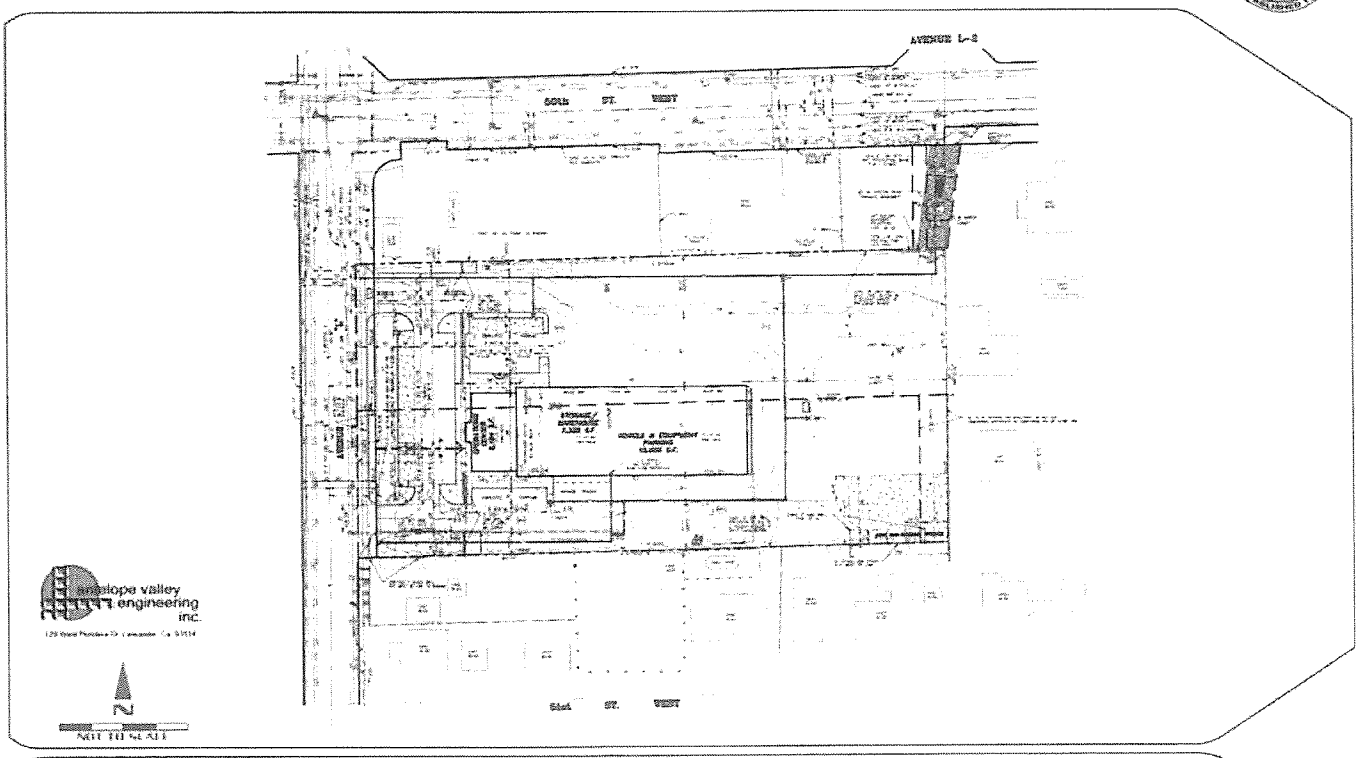


TPG Consulting

QHWD Operations Center and Maintenance Facility

Figure 3

Site Plan



TPG Consulting

2.0 Project Information

The Quartz Hill Water District (QHWD), is proposing to construct a new Operations Center & Maintenance Facility (Figure 3). The 31,194 sq. ft. 2-story building will include "Operations Center" functions consisting of the following uses:

- Administrative-related services
- A "Supervisory Control and Data Acquisition System" (SCADA) , and
- A water quality testing lab.

According to the Applicant the "Maintenance Facility" will consist of the following uses:

- Water equipment repair shop, and
- Equipment and materials storage—some indoor, some outdoor, depending on the material and ability to withstand exposure to weather and air quality.

The primary proposed uses of the site are as follows:

1. A "Public Utility Service Center" (office) subject to a change of zone to C-3 on the entire 4.8-acre property and operated as an allowed use pursuant to Section 22.28.180 of the Los Angeles County Zoning Ordinance.
2. A "Public Utility Service Yard" as a Conditional Use pursuant to Section 22.28.210 of the Los Angeles County Zoning Ordinance.
3. The entire development subject to a Development Program (DP) Zone overlay pursuant to Section 22.40.030 of the Los Angeles County Zoning Ordinance.

The QHWD "Public Utility Service Center" will house the following functions:

- The main SCADA (Supervisory Control and Data Acquisition) system. This system monitors all pressure zones of the system, flows, and well sites for the District's water distribution and storage via radio and web based communications. The Operations Center will provide adequate space for staff to monitor and control all aspects of SCADA system. Based off of SCADA data staff will make daily adjustments to manage the distribution systems water quality, flows, reservoir levels, and system pressures.
- A state-of-the-art water quality laboratory. The water quality laboratory will provide increased response time on monitoring and maintain water quality parameters. Currently all samples need to be sent to outside lab which causes large delays for corrections to water quality. Due to longer wait times, more system flushing and wider spread problems have been observed within the system.
- The California Department of Public Health has demonstrated the desire to have water systems security levels increased. Advances in technology will be applied at the new facility site to monitor security issues by "real time" video monitoring and alarm systems. (The District's current facility building has limited resources for communication transmission.)
- Fiber optic lines located at the adjacent Verizon Wireless service building to the east (fronting 50th Street West) will enable faster and more reliable communications between the central hub to field located wells, boosters, pressure reducing stations, and reservoirs. The building will connect directly to this facility to receive telecommunication services.

The QHWD "Public Utility Service Yard" will be used as follows:

- The housing of materials and equipment in the warehouse will enable District personnel to respond in a more timely fashion when problems arise related to the supply, distribution and storage of water. Examples of such problems include distribution system leaks, well/booster/communication electrical malfunctions, valve repairs for fire protection systems, etc.
- Repair activities associated with water meters, ensuring accuracy, and valves of all types including pressure reducing valves that control pressures in the distribution system as well as backflow preventers which are essential cross connection control for fire protection and domestic systems.
- The fabrication of standard and special fittings and parts for the repair and maintenance of different types of equipment, saving days of time waiting for material ordered from suppliers.
- The consolidation of District owned equipment and material at one location instead of located at 4 or 5 different sites throughout the area. This will enhance security and reduce hazards to the public. There is a potential that a gas pump may be installed at the project site after construction to serve the District's fleet.

The following is a breakdown of the proposed uses within the overall building:

Use	Square footage
Operations Center	6,194
Second Floor Office Mezzanine	1,750
Storage/Warehouse	7,335
Maintenance Shop	817
Vehicle and Equipment Parking	15,000
Electrical/Telecom Room	98
Total	**31,194**

Figure 4 – Building Elevations, Figure 5 – Rendering of Building, and Figure 6 – Landscaping convey other details about the proposed project and overall appearance of the facility.

Off-street parking will be provided for visitors and employees. A total of 59 spaces will be provided on the site, 36 spaces for the public and 23 spaces for employees. Parking is provided based on the following uses:

Building Use	Parking Rate	Required Spaces
Operations Center	6,194 sf @ 1 sp/400 sf	16 spaces
Maint. Shop, Equip and Vehicle parking	23,250 sf @ 1 sp/1,000 sf	24 spaces
Total		**40 spaces**

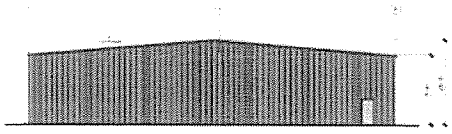
Employees:

The District employees a consistent number of employees year round. Currently, the District has 13 employees: 4 office, 2 management and 7 field staff members. The office staff work a 5 day/week shift and the field staff are on a 9/80 schedule, except when emergency repairs needed. The hours of operation are a standard 8am-4pm.

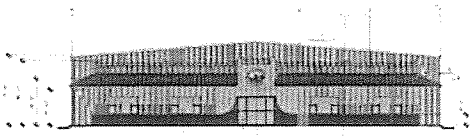
QHWD Operations Center and Maintenance Facility

Figure 4

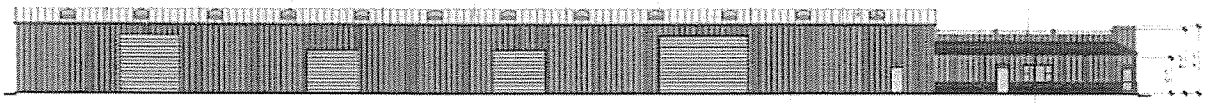
Building Elevations



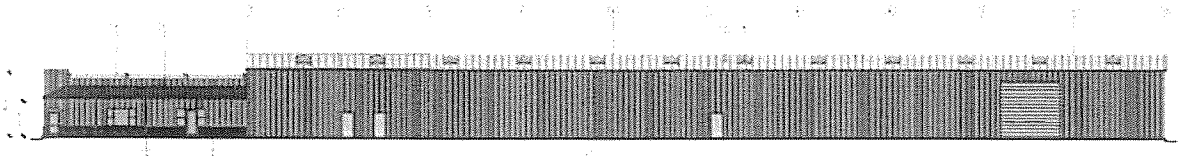
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

N

NOT TO SCALE

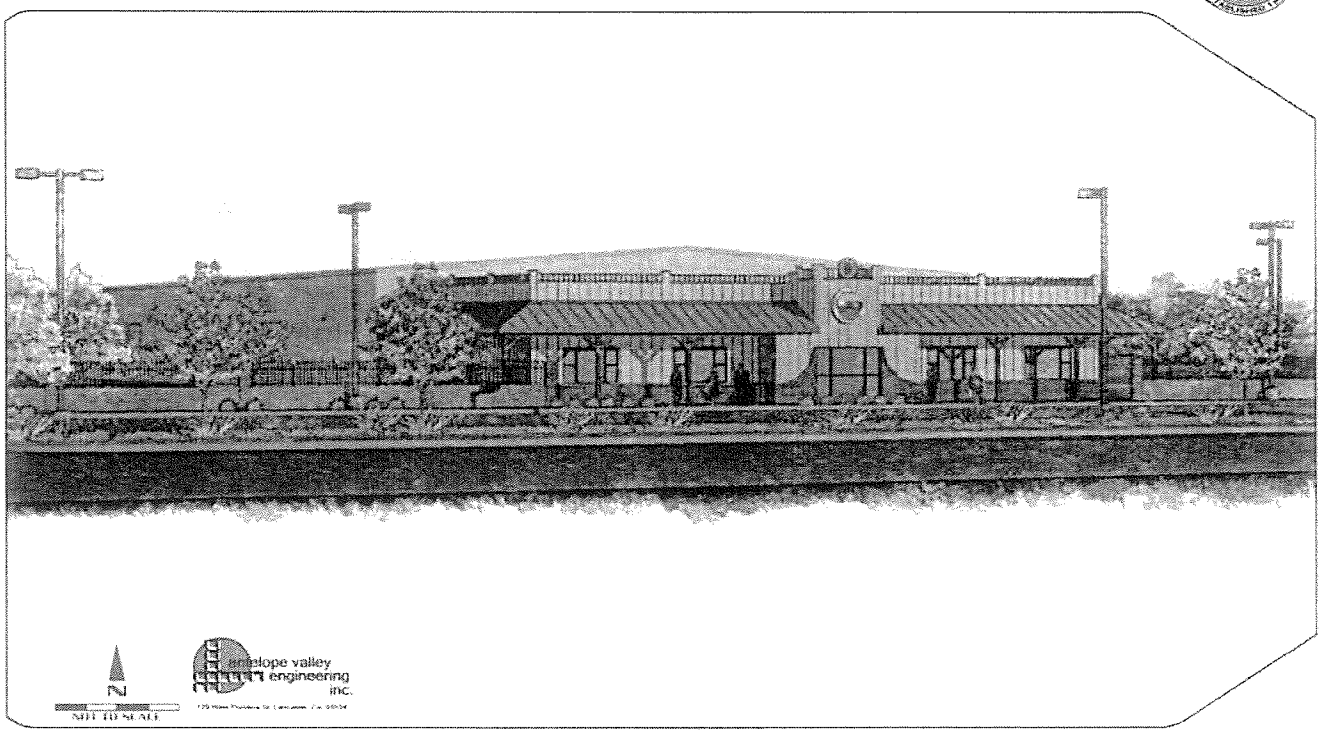
antelope valley engineering inc.

TPG

QHWD Operations Center and Maintenance Facility

Figure 5

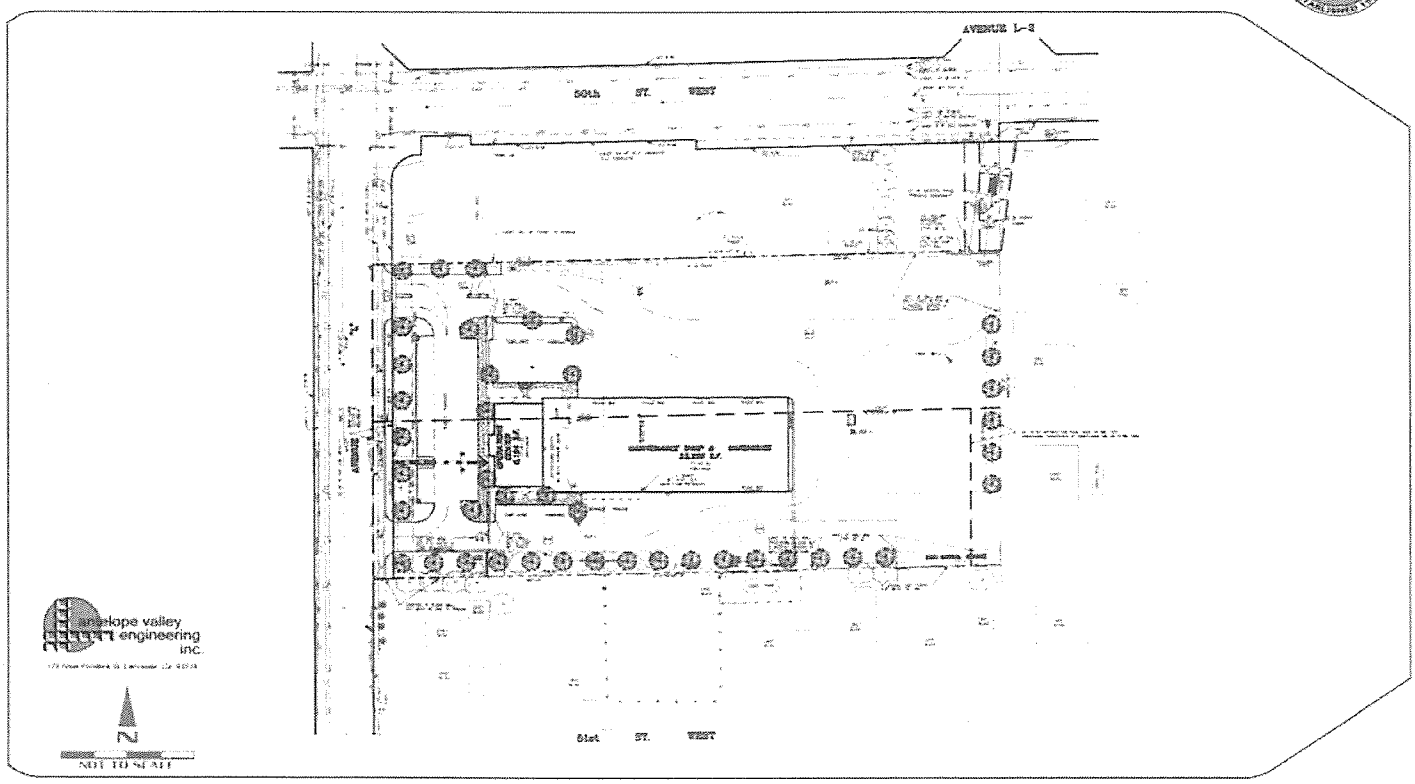
Building Rendering



TPG
Consulting

Figure 6

Landscaping Plan



TPG Consulting

General Plan and Zoning:

According to the Los Angeles County General Plan, this site is located within 2 different land use designation areas, Commercial and Residential (Figure 7). This project is consistent with the commercial land use designation. It is considered a permitted use within the residential land use designation being that it is a Public Utility and provides benefits, as described above, appurtenant to the production, distribution and storage of water for the consumption, use and enjoyment by the customers (rate payers) of Quartz Hill Water District. These facilities are necessary for the efficient maintenance and operation of the District's water system, ensuring that public health is not jeopardized, and enhances the general welfare of the public. This is discussed further in the Land Use and Planning section below.

The zoning is R-1-7500 (Single-Family Residential, 7,500 square feet). The project proposes a zone change to C-3, Unlimited Commercial. The building is being constructed to meet all yard, space, signage, and landscaping requirements of the C-3 zoning district.

The site will be developed according to the County's Green Building Code and Programs and Low Impact Development Standards. The project will include:

- "Pervious" pavement in some areas reducing storm runoff
- On-site retention of storm water runoff to enhance infiltration
- Multiple basins incorporating landscaping to mitigate potential pollutants
- Planting of drought tolerant trees and other landscaping materials
- Dark Sky type of site lighting with cut-offs to minimize impacts to adjacent uses
- Five to eight foot high perimeter walls (existing) and tree plantings (proposed) to help buffer the adjacent residential uses on the west and south sides
- Extra wide setback on the west side adjacent to the residential uses
- Maintenance doors and activities on the east side of the proposed building facing the commercial land uses and opposite of the residences on the west, thus, using the building to buffer noises
- Building style and residential design elements will blend with neighboring properties
- Fencing to limit public access to the maintenance areas and provide security
- Fencing visible from the front to be a combination of block and wrought iron,

Surrounding land uses and setting: The site is surrounded by residential development to the west and south. Commercial development and vacant property is located to the east. To the north, across Avenue L, is vacant property. Site photos are shown in Figure 8.

Required Approvals: The California Environmental Quality Act (CEQA), Public Resources Code Division 13, Sections 21000 et seq. was enacted in 1970 by the California Legislature to disclose to decision makers and the public the significant environmental effects of proposed development activities and the ways to avoid or reduce the environmental effects by requiring implementation of feasible alternatives or mitigation measures. All projects, as defined by CEQA, within the State of California are required to undergo an environmental review to determine the environmental impacts associated with implementation of the project pursuant to the Act and the Guidelines subsequently adopted to implement the Act, Title 14 of the California Code of Regulations, Chapter 3., Sections 15000 et seq. CEQA applies to all California government agencies at all levels, including local, regional, and State agencies; boards; commissions; and special districts As such, the Quartz Hill Water District, designated the Lead Agency by CEQA definition, is required to conduct an environmental review to analyze the potential environmental effects associated with the proposed Operations Building and Service Yard, here after referred to as "the project".

This document has been prepared for use by the Quartz Hill Water District as the environmental clearance document for the project. As the Lead Agency, the Quartz Hill Water District will conduct an independent review of this document and require any changes it deems necessary prior to accepting it as adequate for public circulation as required by CEQA.

Quartz Hill Water District is acting as the Lead Agency pursuant to Section 15051 & 15367 of the State CEQA Guidelines. The County of Los Angeles will be a Responsible Agency, since it has jurisdiction to require discretionary land use entitlements to assure the proposed use conforms to the County General Plan and Zoning Ordinance. As a Responsible Agency, the County of Los Angeles is allowed by CEQA to use the environmental document approved/certified by the Lead Agency as the environmental document for its land use permit approvals. This document was prepared in consultation with planning staff at the County of Los Angeles to ensure that it meets their CEQA requirements and can be used in the entitlement process.

3.0 Required Permits

Public Agency	*Approval Required*
County of Los Angeles	Conditional Use Permit, Zone Change, Building Permit
LA County Dept. of Public Works	Encroachment Permit, NPDES Permit

4.0 Reviewing Agencies

Responsible Agencies

- ☐ None
- ☒ County of Los Angeles Regional Water Quality Control Board:
  - ☐ Los Angeles Region
  - ☒ Lahontan Region
- ☐ Army Corps of Engineers

Special Reviewing Agencies

- ☒ None
- ☐ Santa Monica Mountains Conservancy
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mountains Area

Regional Significance

- ☐ None
- ☐ SCAG Criteria
- ☒ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns. Area

Trustee Agencies

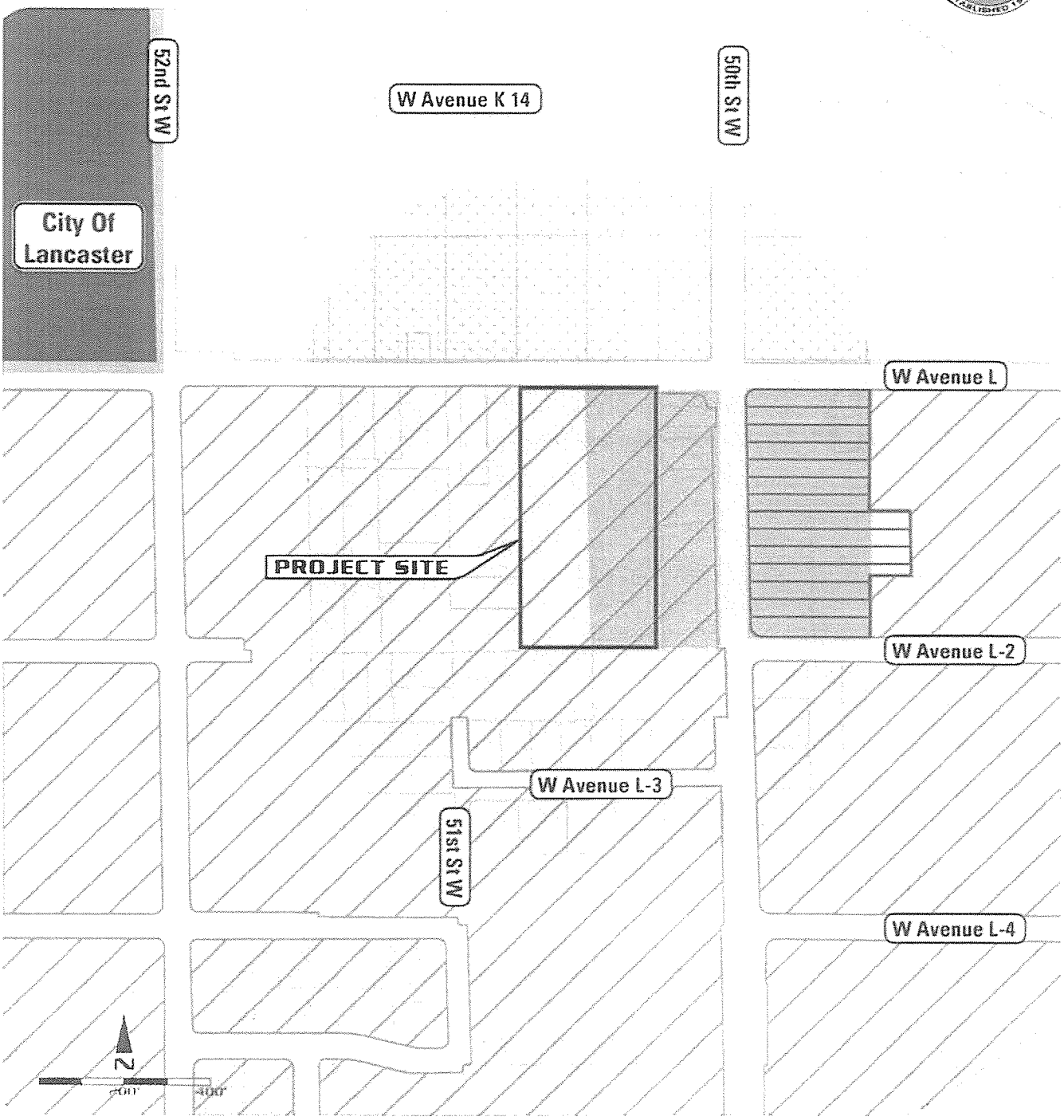
- ☐ None
- ☒ State Dept. of Fish and Game
- ☐ State Dept. of Parks and Recreation
- ☐ State Lands Commission

Los Angeles County Reviewing Agencies

- ☒ Regional Planning
- ☒ DPW:
  - Land Development Division (Grading, Drainage, Streets and Sewer)
  - Geotechnical & Materials Engineering Division
  - Watershed Management Division (NPDES)
  - Traffic and Lighting Division
  - Environmental Programs Division
  - Sewer Maintenance Division
- ☒ Fire Department
  - Planning Division
  - Land Development Unit
  - Health Hazmat
- ☒ Sanitation District
- ☒ Public Health/Environmental Health Division: Land Use Program (OWTS)), Toxics Epidemiology Program (Noise)
- ☒ Sheriff Department
- ☐ Parks and Recreation
- ☐ Subdivision Committee

Figure 7

Land Use & Zoning Map

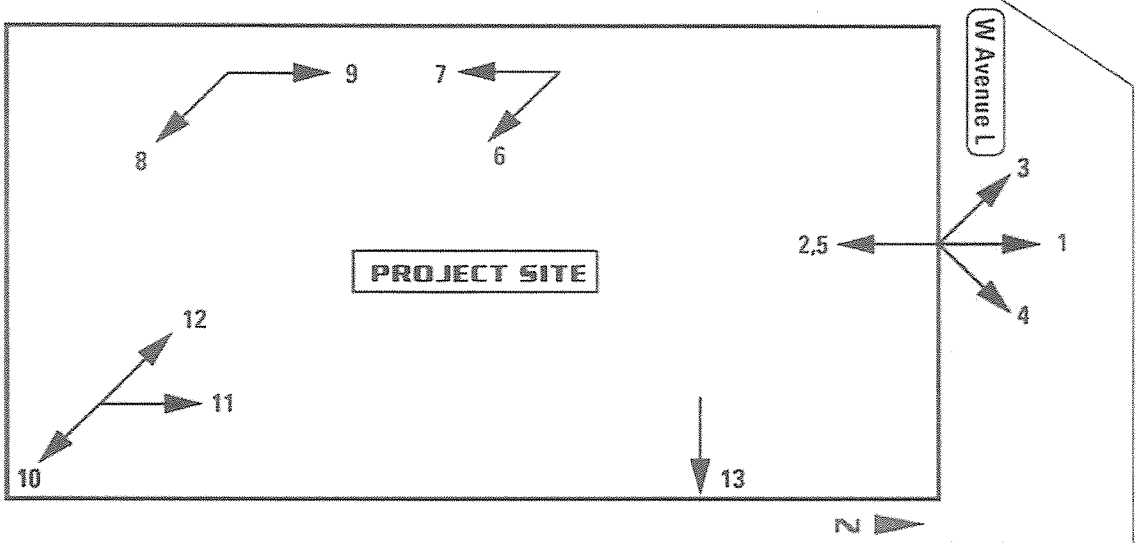


LAND USE
U1 - Urban 1 (1.1 to 3.3 du/ac)
C - Commercial
N2 - Non Urban 2 (1.0 du/ac)
U2D - Urban 2 (3.4 to 5.6 du/ac)

ZONING
R-1-7500 (Single-Family Residence)
A-1-10000 (Light Agricultural)
CPD-Commercial Planned Development

TPG Consulting

Figure 8
Site Photos



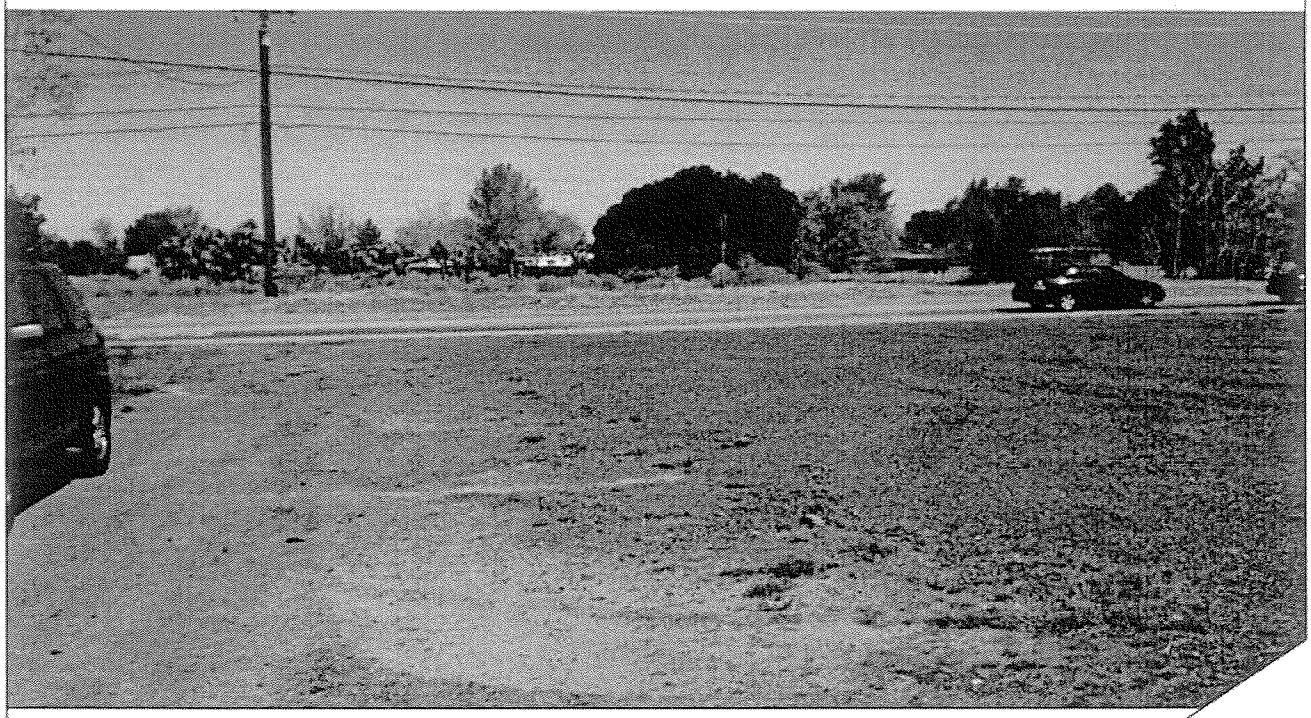


Photo 1: View of W Avenue L from northern property boundary.

Figure 8

Site Photos

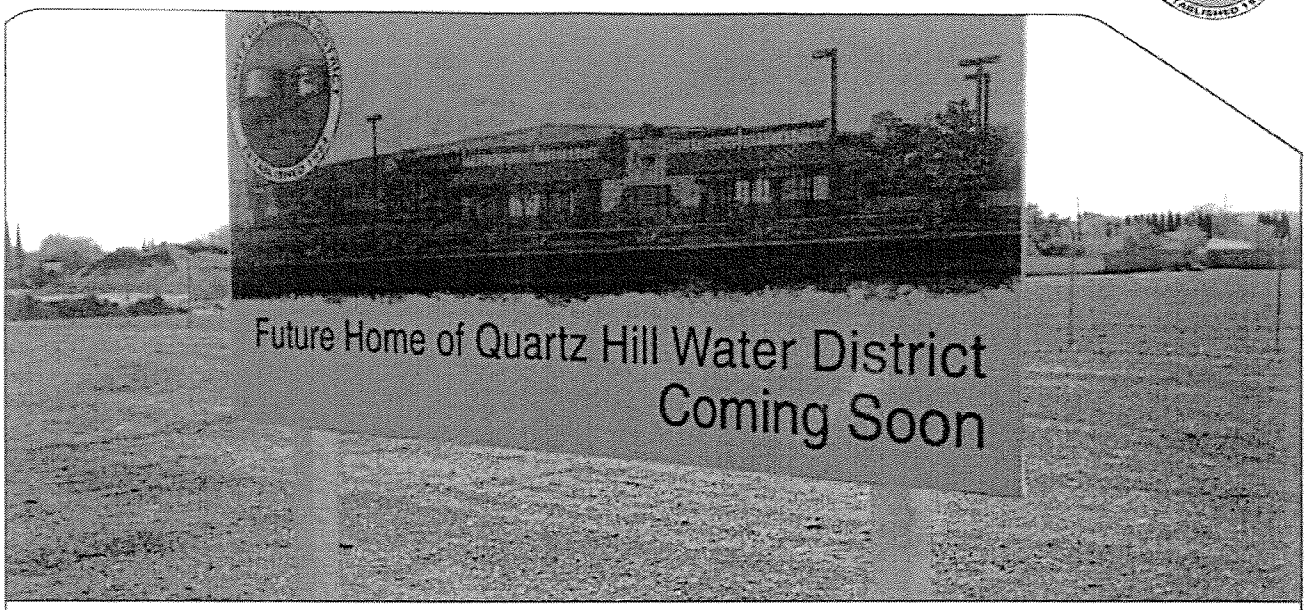


Photo 2: Project Site Sign in northern portion of property.

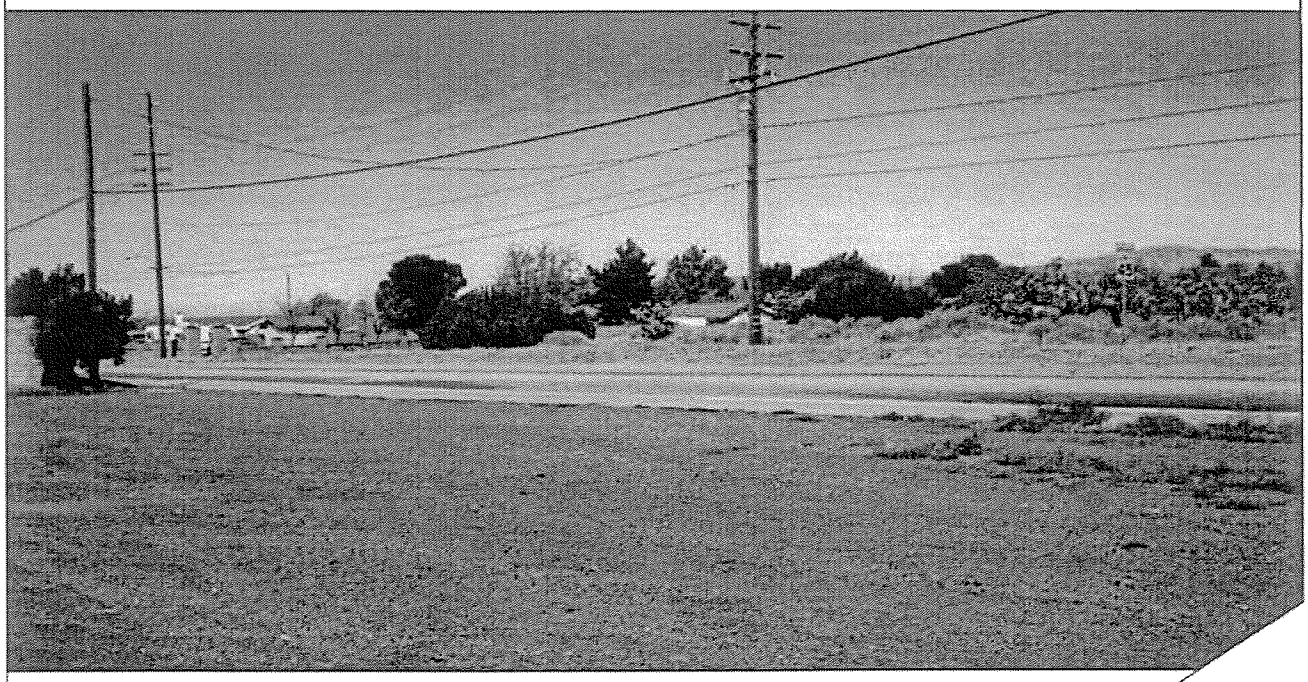


Photo 3: View northwest to W Avenue L from northern property boundary.

Figure 8

Site Photos

Photo 4: View northeast to intersection of W Avenue L and 50th Street West from northern property boundary.

Photo 5: View of the project site from northern property boundary, facing south.

Figure 8

Site Photos

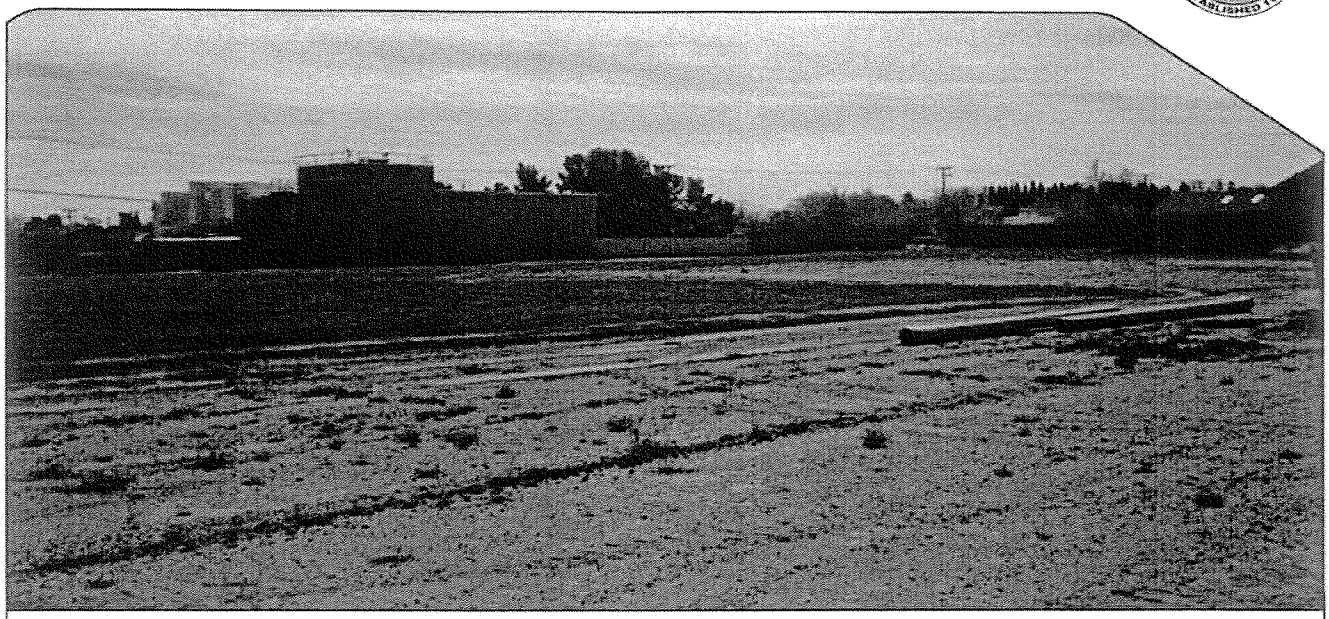


Photo 6: View of southeastern area and property line.

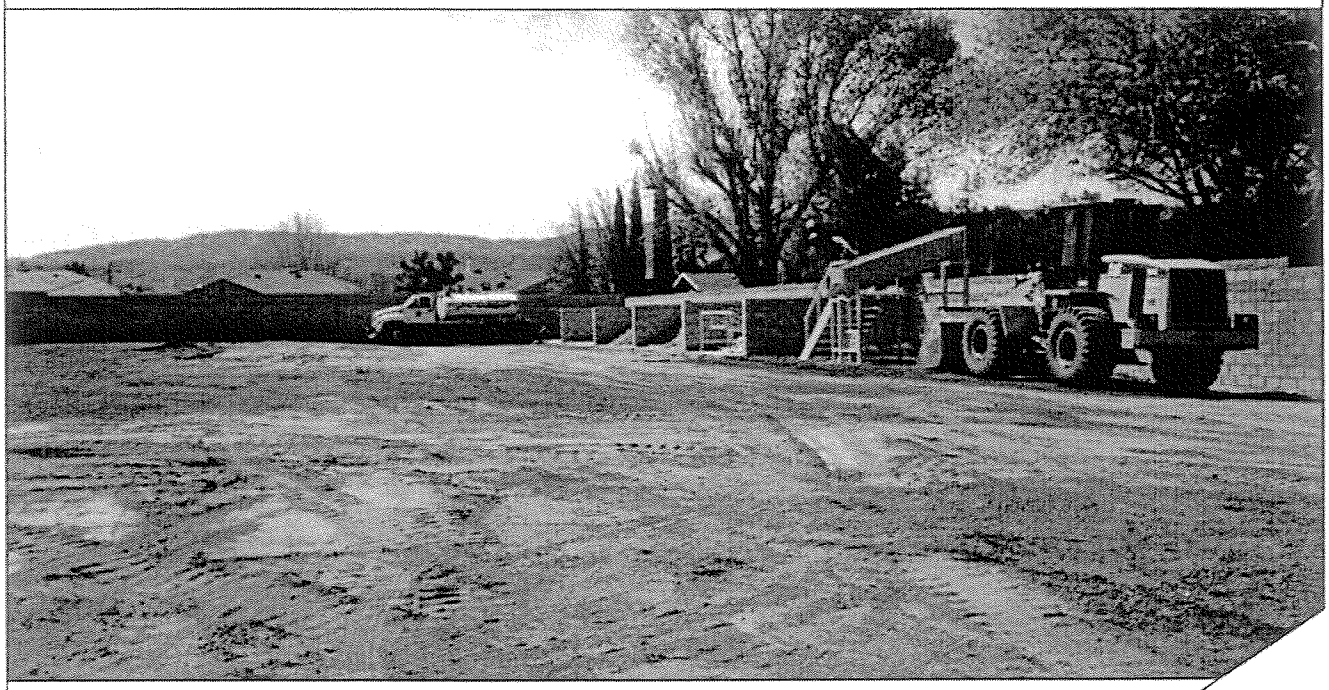


Photo 7: View of southwestern area and property line.

Figure 8
Site Photos

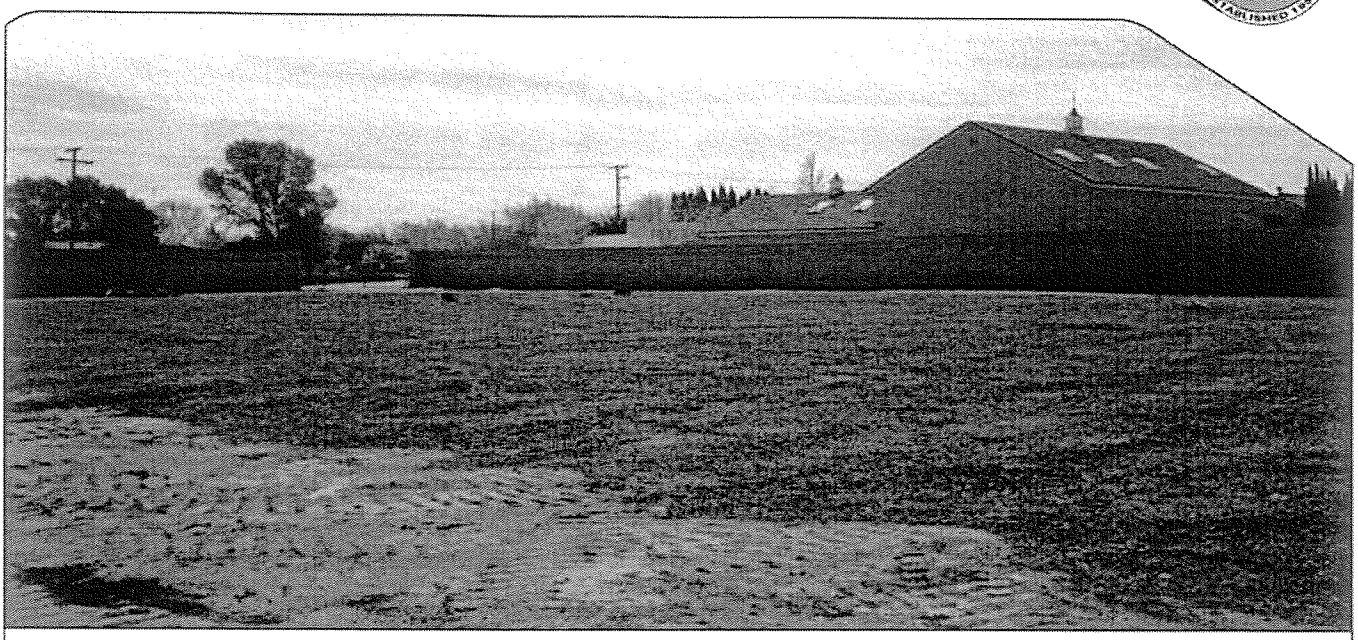


Photo 8: View of southeastern property corner. Block wall is property line.

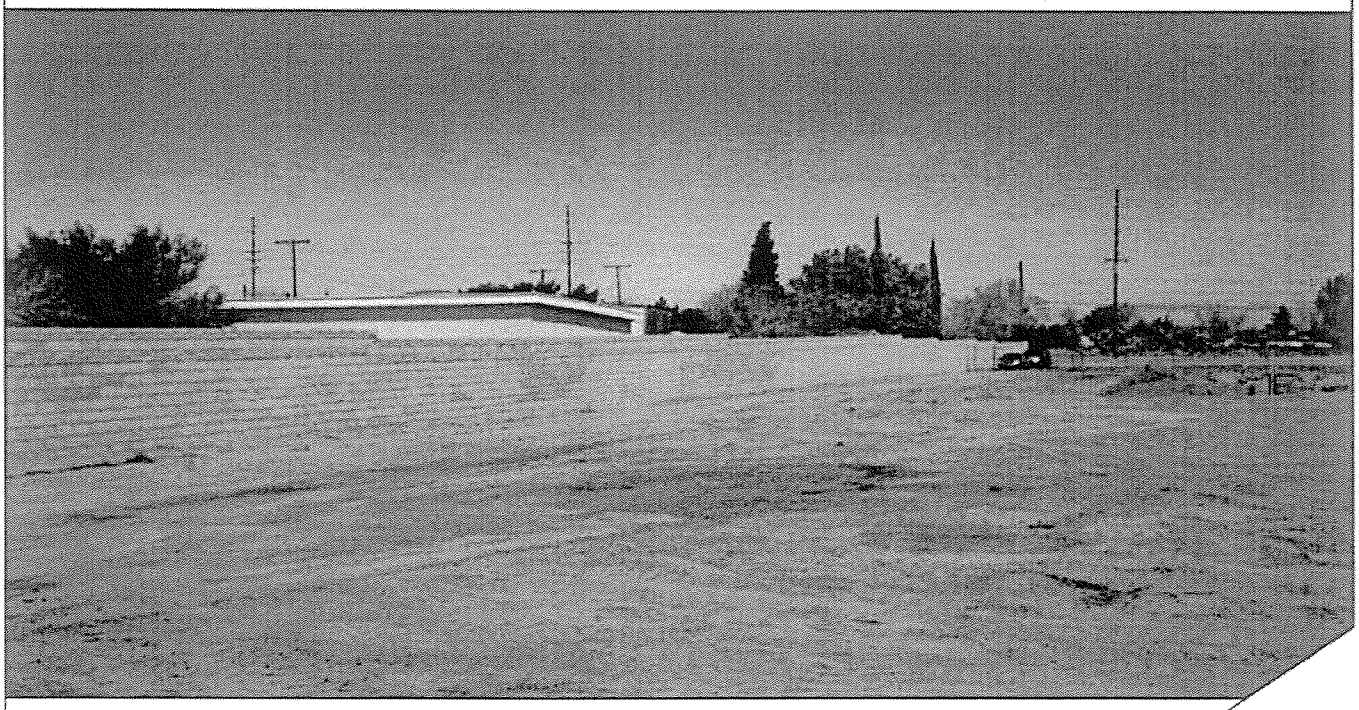


Photo 9: View of western property line, facing northwest. Block wall is property line.

Figure 8

Site Photos

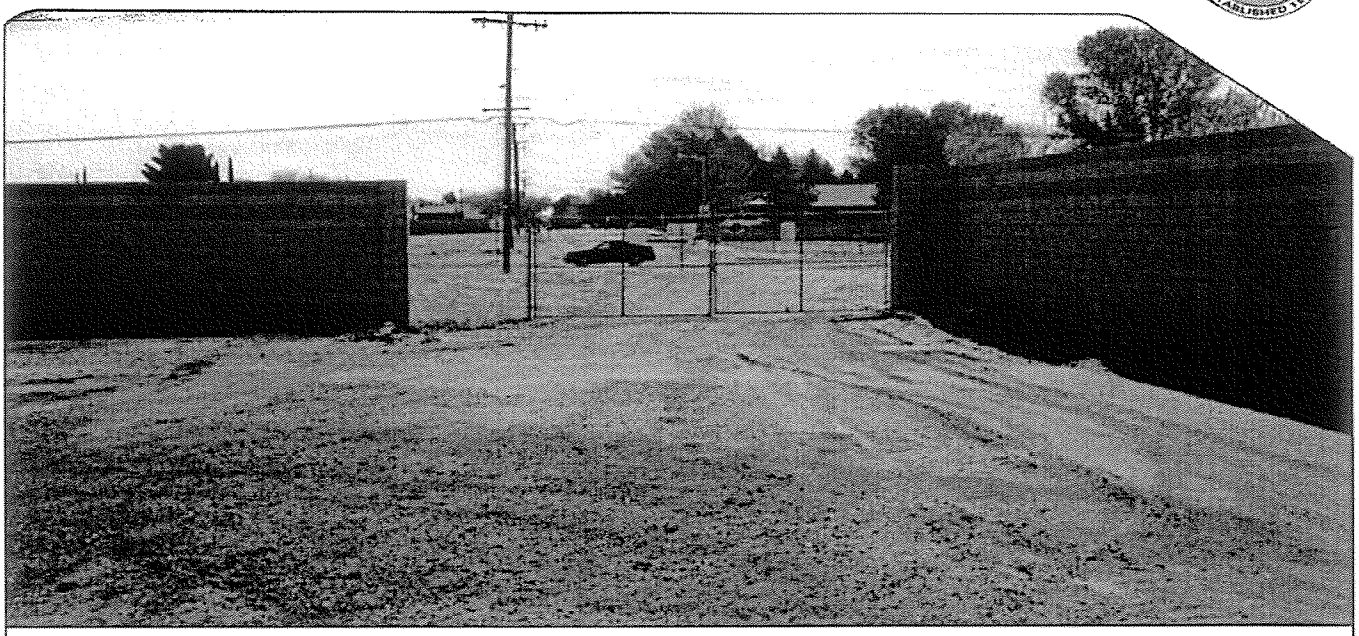


Photo 10: View of proposed secondary access driveway in southeastern property corner.

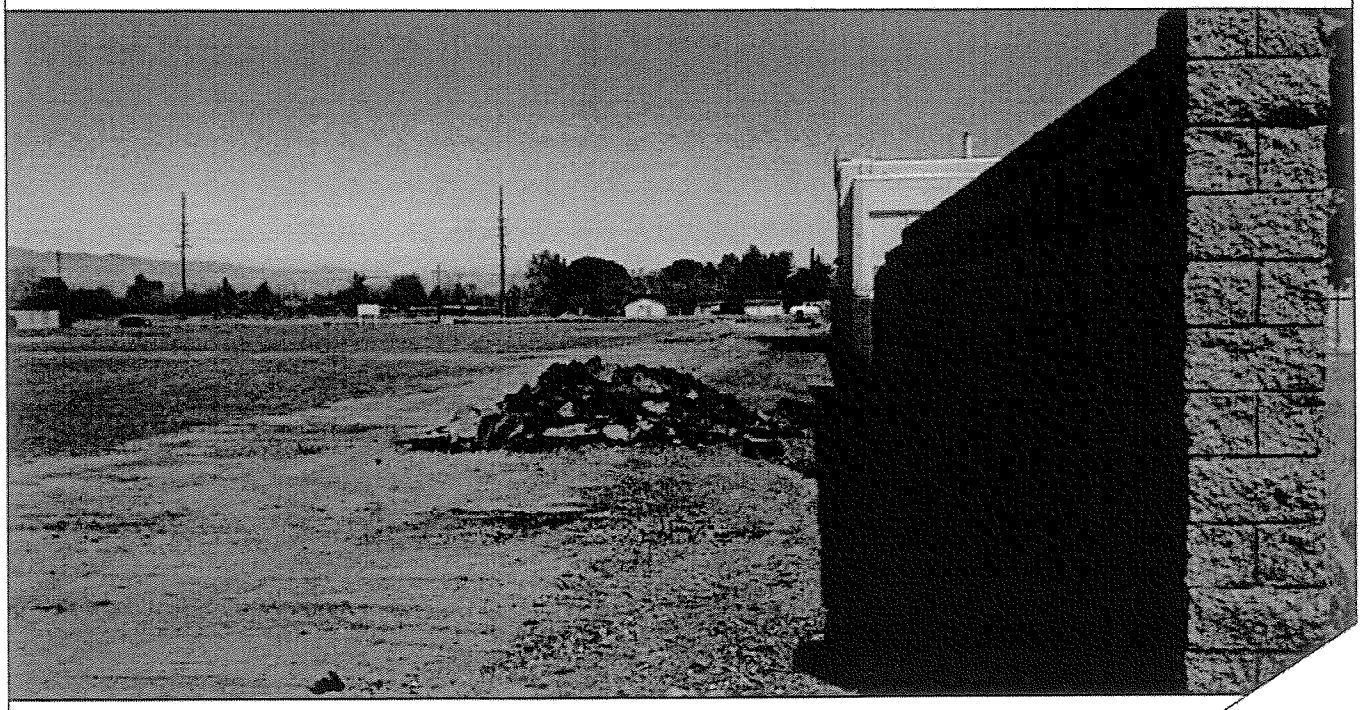


Photo 11: View of eastern property line, facing north. Block wall is property line.

Figure 8

Site Photos

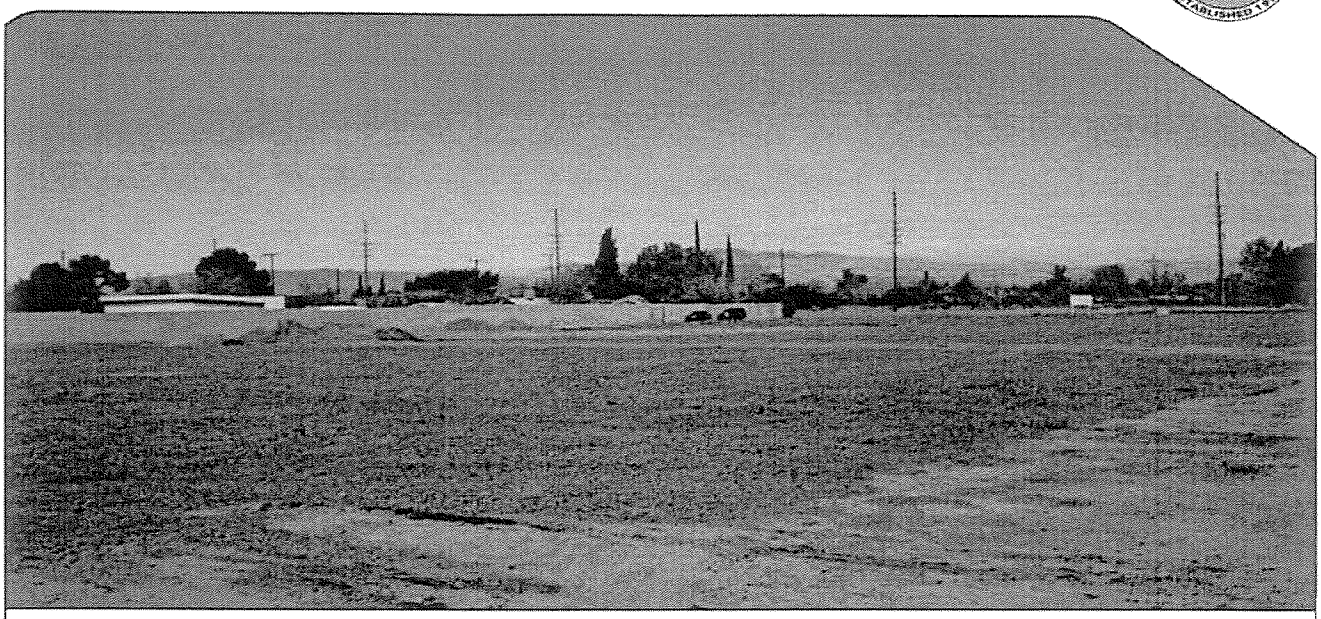


Photo 12: View of the project site from the southeastern property corner, facing northwest.

Photo 13: View of project site from eastern portion of the property, facing east. Chain link fence is property boundary.

5.0 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Population/Housing
☐ Agriculture/Forest	☐ Hazards/Hazardous Materials	☐ Public Services
☐ Air Quality	☐ Hydrology/Water Quality	☐ Recreation
☐ Biological Resources	☐ Land Use/Planning	☐ Transportation/Traffic
☒ Cultural Resources	☐ Mineral Resources	☐ Utilities/Services
☐ Energy	☐ Noise	☐ Mandatory Findings of Significance
☐ Geology/Soils		

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

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

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

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

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

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

Signature: Chl J. Rd

Date: 6/21/12

Title: General Manager

Agency: Quartz Hill Water District

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

6.0 Environmental Checklist and Discussion

6.1 AESTHETICS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒

The project is not located within a scenic vista. The project site is vacant and surrounded by existing commercial and residential development. No impact. *Source: Existing conditions.*

b) Be visible from or obstruct views from a regional riding or hiking trail?	☐	☐	☐	☒

The project will not be visible from or obstruct views from a regional riding or hiking trail. No impact. *Source: Existing conditions.*

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

The project is not located within a state scenic highway and there are no scenic resources located on the project site. No impact. *Source: Existing conditions.*

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	☐	☐	☒	☐

The proposed building is 31,194 square feet in size and will be constructed of ribbed panel metal siding and a ribbed panel metal roof. The building is one-story and is 21 feet 8 inches tall. The front entrance of the building which faces Avenue L will have decorative wooden posts, brick wainscoting and decorative wrought iron railings along the roofline. These embellishments wrap around the sides of the building and are visible on the eastern and western building facades. The building is divided into two sections: the front section will have a 14 foot tall flat roof, while the rear portion of the building is 21 feet 8 tall. The building will have a smaller appearance from Avenue L and will step up to the taller roof in the rear of the building.

Several roll-up doors are located on the eastern elevation which faces the adjoining commercial properties. One roll up access door faces the western property line. Skylights are located along the eastern and western rooflines. The building will be painted beige with dark red trim and accents. There is an existing CMU block wall along the western, southern, and eastern property lines. Along the western property line, the wall height is 8 feet tall, except immediately adjacent to Avenue L, where it is 5 feet tall. The wall along the southern and a portion of the eastern property line is 8 feet tall. A chain link fence along a portion of the eastern property line will remain.

Parking will be provided along the front and sides of the building, and will be partially screened from view

by landscaping and the existing CMU walls. Approximately 13,695 square feet of landscaping is proposed on the site in accordance with Los Angeles County Ordinance Code. This includes 42 trees and drought tolerant species. No turf is proposed to be installed. The trees will be planted along the western, southern, and a portion of the eastern property line. They will also be planted along Avenue L and around the proposed parking lots.

Given that the project site is located in an urban area, adjacent to existing one and two-story commercial and residential buildings, the proposed building will not substantially degrade the existing visual character of the site and surrounding area. The project will improve the visual quality of the site as it is currently a vacant dirt lot with no improvements or landscaping. The project will provide a continuous street scape along Avenue L as it fills an existing hole in the development pattern of Avenue L. Less than significant. *Source: Existing conditions, project plans.*

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

The project will have new sources of light associated with nighttime security and landscaping lighting. These sources of light will be directed downward to minimize glare and spillover. The existing CMU block wall along the western and southern property lines will also minimize spillover to adjacent residential properties. Less than significant. *Source: Project plans.*

6.2 AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

The project site is designated at "Urban and Built Up Land" on the 2010 Los Angeles County Important Farmlands Map. The property is also surrounded by land with the same designation. The project would not convert prime or unique farmland or farmland of Statewide Important to non-agricultural use. No impact. *Source: 2010 Los Angeles County Important Farmlands Map, California Department of Conservation.*

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	☐	☐	☐	☒

The project site is not used as or zoned for farmland, is not designated as an Agricultural Opportunity Area, or under a Williamson Act contract. No impact. *Source: LA County zoning code, existing conditions.*

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	☐	☐	☐	☒

The project is not used as timberland or for Timberland Production. There are no forest resources on the project site. No impact. *Source: Existing conditions.*

d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

The project site is a vacant parcel with no improvements or vegetation and is located in an urban community. The project will not result in the loss of forest land or the conversion of forest land to non-forest uses. No impact. *Source: Existing conditions.*

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

The project site is a vacant parcel with no improvements or vegetation and is located in an urban community. The project will not result in the conversion of Farmland to non-agricultural use or the conversion of forest land to non-forest use. No impact. *Source: Existing conditions.*

6.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☒	☐

. The project is located within the Antelope Valley Air Quality Management District. The Antelope Valley AQMD has several rules which *may* apply to the project:

- Rule 2100 – Registration of Portable Equipment
- Rule 219-Equipment Not Requiring A Written Permit Pursuant To Regulation II (Equipment proposed as part of the project not listed here would require a permit)
- Rule 1113 – Architectural Coatings
- Gasoline Dispensing Compliance Program
- Dust Control Plan

There is no evidence that this project will conflict with or obstruct implementation of any applicable components of the State Implementation Plan or fail to meet Federal and State air quality standards or conflict with Air District or County air quality plans. There is a potential that a gas pump may be installed at the project site after construction to serve the District's fleet. Any required permits from LA County or from the AVAQMD would be obtained prior to construction of the pump. Less than significant. *Source: Project description.*

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? ☐ ☐ ☒ ☐

The project is located within the jurisdiction of the Antelope Valley Air Quality Management District (AVAQMD). The District has jurisdiction over the northern, desert portion of Los Angeles County. The United States Environmental Protection Agency and the California Air Resources Board have designated portions of the District non-attainment for a variety of pollutants, and some of those designations have an associated classification, listed below:

Table 1-AVAQMD Designations and Classifications

Ambient Air Quality Standard	AVAQMD
Eight-hour Ozone (Federal 84 ppb)	Subpart 2 Non-attainment/Moderate
Eight-hour Ozone (Federal new standard, 75 ppb or lower)	Non-attainment (expected)
Ozone (State)	Nonattainment/Extreme
PM10 (Federal)	Unclassified
PM2.5 (Federal)	Attainment/unclassified
PM2.5 (State)	Unclassified
PM10 (State)	Non-attainment
Carbon Monoxide (State and Federal)	Attainment
Nitrogen Dioxide (State and Federal)	Attainment/unclassified
Sulfur Dioxide (State and Federal)	Attainment/unclassified
Lead (State and Federal)	Attainment
Particulate Sulfate (State)	Unclassified
Hydrogen Sulfide (State)	Unclassified
Visibility Reducing Particles (State)	Unclassified

According to the AVAQMD, the significance thresholds for the District are outlined in Table 2.

Table 2 – Significant Emissions Thresholds		
Criteria Pollutant	**Annual Threshold (tons)**	**Daily Threshold (pounds)**
Carbon Monoxide (CO)	100	548
Oxides of Nitrogen (NOx)	25	137
Particulate Matter (PM10)	15	82
Particulate Matter (PM2.5)	15	82

Table 3 below shows the estimated quantity, in tons per year, of ROG, NOx, CO, PM-10 and PM-2.5 for the construction, area source, and operational emissions for the proposed project. The California Air Resources Board's URBEMIS2007 emissions model was used to calculate these estimates based on data from the preliminary traffic analysis. The output for the applicable model runs are in Appendix A of this report, including assumptions for mitigation reduction strategies.

Table 3 - Estimated Project Emissions (tons/year, mitigated)				
	Construction (2013)	**Area**	**Operational**	**Total Area plus Operational**
ROG	0.29	0.07	0.15	0.22
NOx	0.99	0.16	0.21	0.37
CO	0.66	0.69	1.73	2.42
PM-10	0.12	0.0	0.37	0.37
PM-2.5	0.06	0.0	0.07	0.07

The project emissions were derived by calculating the square footages of land uses as outlined on Page 6 above. Project trips were calculated for the following land uses: office space and maintenance area-it is assumed that the other uses listed would not generate separate trips, or any trips at all.

The emissions resulting from the project are below the applicable AVAQMD thresholds of significance. Less than significant. *Source: Project description, Antelope Valley AQMD California Environmental Quality Act and Federal Conformity Guidelines August 2011.*

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? ☐ ☐ ☒ ☐

Since the project is subject to the requirements of the AVAQMD, and also subject to approval of a Los Angeles County zone change and conditional use permit, all applicable General Plan development policies and Zoning Ordinance standards will be applied as design requirements and/or conditions of approval. The residual cumulative impact of the project's impacts will therefore be less than significant. Less than significant. *Source: LA County General Plan and Ordinance Code.*

d) Expose sensitive receptors to substantial pollutant concentrations? ☐ ☐ ☒ ☐

Some populations are more susceptible to the effects of air pollution than the general population. These

population groups are commonly referred to as sensitive receptors. In general, land uses considered to be sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. The existing residential land uses along the southern and western property boundaries are considered sensitive receptors.

The AVAQMD requires an analysis of impacts to sensitive receptors for the following project types proposed within the specified distance to an existing or planned sensitive receptor land use:

- Any industrial project within 1,000 feet;
- A distribution center (40 or more trucks per day) within 1000 feet;
- A major transportation project (50,000 or more vehicles per day) within 1,000 feet;
- A dry cleaner using perchloroethylene within 500 feet;
- A gasoline dispensing facility within 300 feet.

As this project does not meet any of the above project types or involve any characteristics of the above project types, no further analysis is required per the AVAQMD. Less than significant. *Source: Project description, Antelope Valley AQMD California Environmental Quality Act and Federal Conformity Guidelines August 2011.*

e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Development of the project would result in construction of commercial office space and storage facilities typical of those found in urban areas. The generation of noticeable offensive odors is not associated with the proposed land uses. Less than significant. *Source: Project description.*

6.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?	☐	☐	☐	☒

The project site has been graded and no vegetation is present on the property. Candidate, sensitive, or special species will not be impacted by the proposed project. No impact. *Source: Existing conditions.*

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional	☐	☐	☐	☒

wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?

The project site has been graded and no vegetation is present on the property. Sensitive natural communities, such as riparian habitat, coastal sage scrub, oak woodlands, and/or non-jurisdictional wetlands species will not be impacted by the proposed project. No impact. *Source: Existing conditions.*

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

There is no aquatic habitat, wetlands, or waters of the United States present on the project site. Marshes, vernal pools, coastal wetlands, and/or drainages will not be impacted by the proposed project. No impact. *Source: Existing conditions.*

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒

There is no aquatic habitat present on the project site. Native resident or migratory fish or wildlife species will not be impacted by the proposed project. No impact. *Source: Existing conditions.*

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?	☐	☐	☐	☒

There are no trees of any species located on the project site. No trees will be removed as a result of project construction or operation. No impact. *Source: Existing conditions.*

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?	☐	☐	☐	☒

The project will not conflict with any local policies or ordinances protecting biological resources, as no biological resources are present on the project site. No impact. *Source: Existing conditions.*

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?	☐	☐	☐	☒

The project will not conflict with the provisions of an adopted state, regional, or local habitat conservation plan, as no sensitive or critical habitat is location on the project site. No impact. *Source: Existing conditions.*

6.5 CULTURAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	☐	☒	☐	☐

According to the Cultural Resources Records Search conducted by the South Central Coastal Information Center for the project site, there are no above ground historical resources identified within a ½-mile radius of the project site. However, there is a potential for subsurface resources to be disturbed by project construction. See the discussion for 5.c below for mitigation measures to reduce project impacts to a less than significant level. *Source: Cultural Resources Records Search, South Central Coastal Information Center.*

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☒	☐	☐

According to the Cultural Resources Records Search conducted by the Southern California Information Center for the project site, there are no archaeological sites identified within a ½-mile radius of the project site. However, there is a potential for subsurface resources to be disturbed by project construction. See the discussion for 5.c below for mitigation measures to reduce project impacts to a less than significant level. *Source: Cultural Resources Records Search, Southern California Information Center.*

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	☐	☒	☐	☐

With any project that involves substantial ground disturbance, there is always the potential to unearth archaeological resources, possibly destroy a unique paleontological resource or geologic feature, or disturb human remains. Since there is no certain way to anticipate this possibility without actually conducting excavation, such disturbance and potential harm to such resources is assumed to be potentially significant for which reasonable mitigation can be applied to reduce the impact to less than significant. *Source: Cultural*

Resources Records Search, South Central Coastal Information Center.

Mitigation Measure 5.c: In the event of an accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the County shall ensure that the following language is included in all permits in accordance with CEQA Guidelines section 15064.5(e), subject to the review and approval of the Quartz Hill Water District:

If human remains are found during construction there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of Los Angeles County is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98.

d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

See discussion and mitigation under 5.c above. Mitigation measure 5.c shall reduce any impact to a less than significant level.

6.6 ENERGY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	☐	☐	☐	☒

As indicated on the project plans, the proposed building will implement the Los Angeles County Green Building Ordinance and comply with the Drought Tolerant Landscaping Ordinance. Specifically, the building will achieve the following:

- Smart irrigation controller shall be installed for all landscaping.
- Project shall be designed to achieve at least 15 percent more energy efficient than the 2005 California Energy Efficiency Standards, Title 24, Part 6.
- Project shall recycle and/or salvage the minimum amount of non-hazardous construction and demolition debris and in compliance with the requirements set forth by the Department of Public Works, Environmental Programs Division.
- Project shall comply with the requirement that tank-type toilets be high-efficiency toilets (maximum

1.28 gallons/flush).

- Proposed and existing landscaping shall be 75 percent minimum drought tolerant. Plants shall be selected from the County's "Drought Tolerant Plant List" and the County's "Southeast Antelope Valley Native Plant List".
- Install Best Management Practices that promote infiltration, store and beneficially use storm water runoff as determined by the Department of Public Works.

In addition, 42 trees will be planted on the project site as required by the County's Green Building Program. No Impact. *Source: Project plans, Los Angeles County Green Building Ordinance and the Drought Tolerant Landscaping Ordinance.*

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	☐	☐	☐	☒

Appendix F of the CEQA Guidelines provides guidance on energy conservation analysis. In order to assure that energy implications are considered in project decisions, the California Environmental Quality Act requires that EIRs include a discussion of the potential energy impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy.

In 2008, Los Angeles County adopted the Green Building Program, which included the Drought Tolerant Landscaping, Green Building, and Low Impact Development Ordinances. The proposed project is required to comply with these ordinances and the project has been designed to meet the Green Building Program Requirements (these measures are outlined in 6.a above). The Green Building Ordinance, along with the Drought Tolerant Landscaping Ordinance and the Low Impact Development Ordinance promote the efficient use of energy resources on the project site. The Low Impact Development Standards are designed to protect surface and groundwater quality, maintain the integrity of ecosystems, and preserve the physical integrity of receiving waters by controlling rainfall and storm water runoff at or close to the source. The proposed project is not in conflict with the energy saving measures identified in Appendix F of the CEQA Guidelines. No impact. *Source: Project plans, Los Angeles County Green Building Ordinance, Drought Tolerant Landscaping Ordinance, and the Low Impact Development Standards.*

6.7 GEOLOGY AND SOILS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to	☐	☐	☒	☐

Division of Mines and Geology Special Publication 42.

The project is located in southern California, which is a region known to have fault zones and seismic activity. Figure 9, Seismic Hazards, shows the project site and the fault zones in the region.

The Alquist-Priolo Earthquake Fault Zoning Act was signed into California law on December 22, 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Alquist- Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act only addresses the hazard of surface fault rupture and is not directed toward other earthquake hazards. The Act only applies to structures for human occupancy (houses, apartments, condominiums, etc.)

Although there are faults in the region, as shown in Figure 9, Seismic Hazards, the project is not located within an active or potentially active fault zone or Seismic Hazard Zone. The project site is not located in an Alquist-Priolo Earthquake Fault Zone based on the review of the California Geological Survey Seismic Hazards Maps, 1997-2005. The project would not expose residents or structures to any greater impacts than existing conditions associated with or due to the presence of potentially active fault zones or seismic activity in the region. The building will be constructed to meet all local, state, and federal seismic building codes. Less than significant. *Source: California Geological Survey and the 1980 Los Angeles Countywide General Plan Safety Element map.*

ii) Strong seismic ground shaking?	☐	☐	☒	☐

See response to a.1 above. Less than significant.

iii) Seismic-related ground failure, including liquefaction and lateral spreading?	☐	☐	☐	☒

According to the California Geological Survey Seismic Hazards Maps, the project site is not located within an area identified as having a potential for liquefaction or lateral spreading (see Figure 9). No impact. *Source: California Geological Survey Seismic Hazards Map (Lancaster West, 2005).*

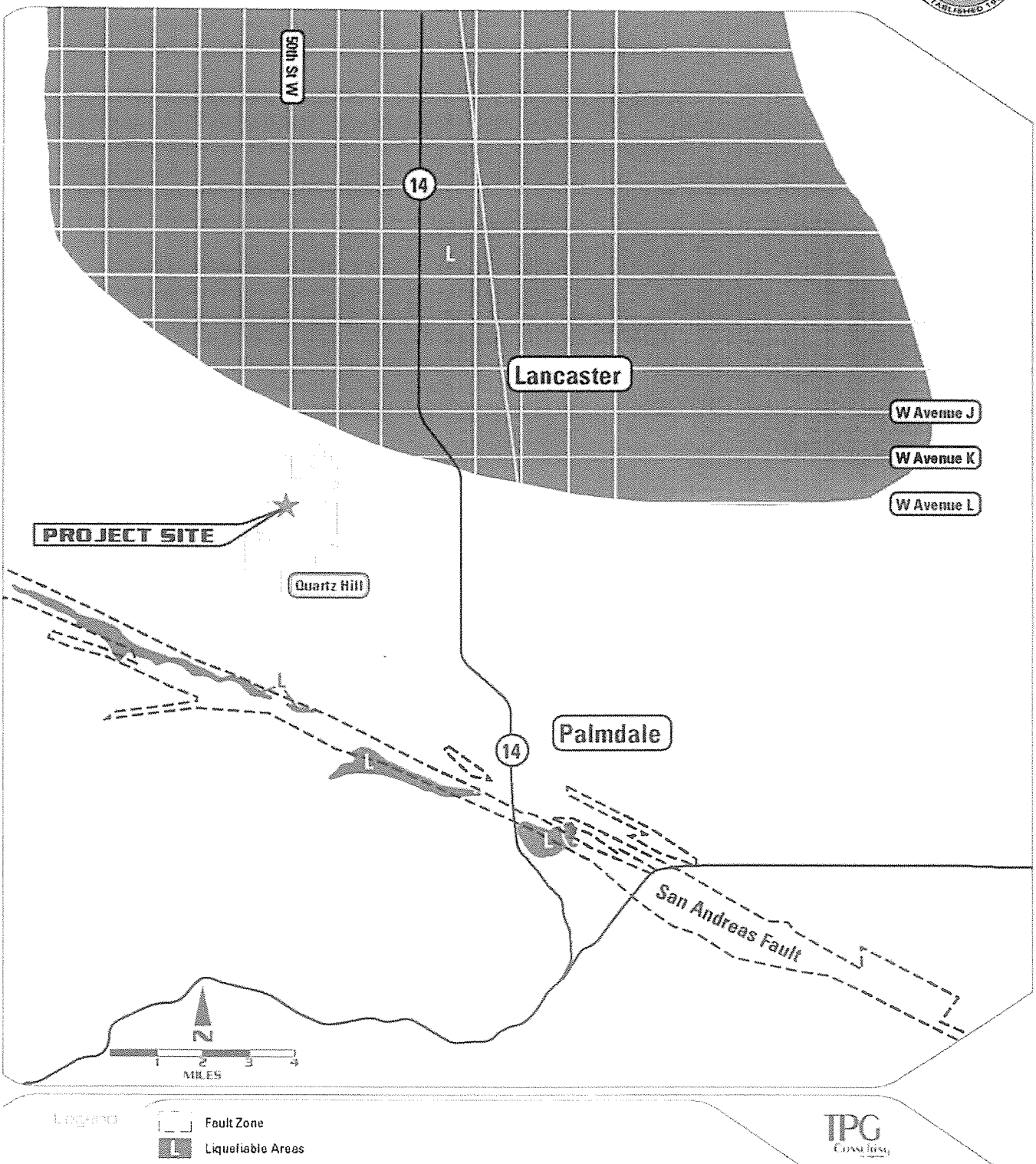
iv) Landslides?	☐	☐	☐	☒

A landslide is a general term for a falling, sliding, or flowing mass of soil, rocks, water, and debris. According to the California Geological Survey Seismic Hazards Maps, the project site is not located within an area identified as having a potential for landslides. The existing elevation on the project site is approximately 2,430 feet above sea level. The areas that surround the site are relatively flat and are either at or near the same elevations as the project site. There are no slopes or hillsides that could produce a landslide and impact the project. The project is not in the path of any area hillsides or slopes that could impact the site due to a landslide. No impact. *Source: California Geological Survey Seismic Hazards Map (Lancaster West, 2005).*

QHWD Operations Center and Maintenance Facility

Figure 9

Seismic Hazards - Faults, Liquefaction



b) Result in substantial soil erosion or the loss of topsoil? ☐ ☐ ☐ ☒

The project site is relatively flat. Soil types on the project site include Adelanto, Cajon, and Mohave. These soils are coarse sandy loams that are well drained, with no frequency of flooding or ponding. No impacts related to soil erosion and top soil were identified that would not be addressed through standard ordinance requirements. Standard drainage and erosion control measures as required by ordinance will reduce any potential impacts to an insignificant level. No impact. *Source: Existing conditions.*

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? ☐ ☐ ☐ ☒

According to the California Geological Survey Seismic Hazards Maps, the project site is not located on a geological unit or soil that is unstable, or that would become unstable as a result of the project. No impact. *Source: California Geological Survey Seismic Hazards Map (Lancaster West, 2005), California Geological Survey Special Studies Zone amp, and the 1980 Los Angeles Countywide General Plan Safety Element map.*

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? ☐ ☐ ☐ ☒

The project site is not located on expansive soil. The project will be constructed to meet all applicable building and fire codes. No impact. *Source: Project plans.*

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater? ☐ ☐ ☐ ☒

The project site will utilize public sewer that is located in the adjacent roadway. No impact. *Source: Existing conditions, project description.*

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element? ☐ ☐ ☐ ☒

The property is not located within a Hillside Management Area and hillside design standards do not apply to this project. No impact. *Source: Existing conditions, LA County Code Section 22.56.215, County General Plan Conservation and Open Space Element.*

6.8 GREENHOUSE GAS EMISSIONS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

The project will have direct GHG emissions associated with construction activity, vehicular traffic generated by the project, operational activities and natural gas combustion. Indirect emissions will be associated with purchased electricity, energy requirements related to water usage, and fugitive emissions of solid waste disposal.

Implementation of Los Angeles County's Low Impact Development Standards as well as the Drought Tolerant Landscaping Program and the Green Building Program, as outlined in Section 6 Energy above, will reduce greenhouse gas emissions to a less than significant level by reducing energy and water use on the site. Further, by consolidating the District's office with their maintenance facility, and by eliminating the various storage yards located throughout the community, the District will be reducing their vehicle miles traveled as personnel no longer will need to drive to several locations to collect equipment and materials for repairs. Less than significant. *Source: Project plans, Los Angeles County Green Building Ordinance, Drought Tolerant Landscaping Ordinance, and the Low Impact Development Standards.*

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Section 15064.4(b)(3) of the CEQA Guidelines requires a lead agency to consider the "extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions." At this time, there are no such applicable regulations or requirements which have been formally adopted through a public review process which would be applicable to the proposed project.

Programs for GHG emission reductions and maintenance, which ultimately are intended to result from AB 32, would likely constitute such regional plans once they are adopted. Section 15064.4(b)(3) specifically notes that "such requirements must be adopted by the relevant public agency through a public review process and must reduce or mitigate the project's incremental contribution of a greenhouse gas emission." No applicable General Plan policies or other regional plans for reducing GHG emissions have been adopted by the County, and there are no applicable plans or rules adopted by the Antelope Valley Air Quality Management District. Therefore, the project does not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No impact. *Source: CEQA Guidelines, AB 32.*

6.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☒	☐

Construction activities associated with the development of the proposed project could involve the use of potentially hazardous materials, including paints, cleaning materials, vehicle fuels, oils, and transmission fluids. However, all potentially hazardous materials would only be used during construction of the project, and would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Therefore, this impact is considered less than significant.

The following materials will be used and stored on the project site during building operations: Cutting torch, Argon gas welder, gasoline fuel, diesel gas, dripper oil, and latex paint. Future activities on the site will be required to comply with all local, state, and federal regulation with respect to the handling and transport of hazardous materials. Pursuant to Sections 25117 and 25411 of the California Health and Safety Code, if reportable quantities of hazardous materials or waste will be handled or generated on the project site, a hazardous materials business plan is required to be filed with Los Angeles County. A reportable quantity consists of any hazardous material or mixture containing a hazardous material in amounts greater than or equal to 500 pounds, 55 gallons, or 200 cubic feet, measured at standard temperature and pressure. Compliance with Sections 25117 and 25411 of the California Health and Safety Code will be required as applicable for any future development of the project site. The transportation of hazardous material or mixture containing a hazardous material is regulated through licensing requirements by the California Department of Motor Vehicles and through the vehicle code enforced by the California Highway Patrol. Less than significant. *Source: California Health and Safety Code, California Vehicle Code.*

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☐	☒	☐

See response 9.a above. Less than significant.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	☐	☐	☒	☐

The residential land uses to the south and west of the project site are considered sensitive uses. However, compliance with the rules and regulations outlined in 9.a above would reduce the potential impacts on sensitive land uses from hazardous materials. Less than significant. *Source: Project plans.*

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

A review of the Department of Toxic Substances Control (DTSC) database, *EnviroStor*, which includes lists of hazardous materials sites compiled pursuant to California Government Code Section 65962.5, did not identify any sites on or adjacent to the project site that have used, stored, disposed of, or released hazardous materials. No hazardous sites on or adjacent to the project site were listed in the State Water Resources Control Board GeoTracker database, or any other list compiled pursuant to Government Code Section 65962.5. No impact. *Source: Cortese List, http://www.calepa.ca.gov/sitecleanup/corteselist/.*

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

The project is not located within an airport land use plan or within two miles of a public airport. The nearest airport is the Palmdale Regional Airport, approximately 6 miles to the southeast of the project site. No impact. *Source: Existing conditions.*

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

The project is not located within the vicinity of a private airstrip. The Quartz Hill Airport, which closed in in the late 1980s, was located to the southwest of the project site. No impact. *Source: http://www.airfields-freeman.com/CA/Airfields_CA_PalmdaleS.htm#quartzhill*

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

The project will be constructed on an existing vacant lot, and will not interfere with an adopted emergency response plan or emergency evacuation plan. No impact. *Source: Existing conditions, project description.*

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?	☐	☐	☐	☒

According to the CALFIRE Fire Hazard Severity Zone map, the project site is not located in a Very High Fire Hazard Zone. The project site is also not designated as a moderate or high fire hazard zone. No impact. *Source: Fire Hazard Severity Zone, CALFIRE, November 2007.*

ii) within a high fire hazard area with inadequate access?	☐	☐	☐	☒

The project site is not in a High Fire Hazard Area as discussed in 9.h.i above. The project site has direct access onto Avenue L and a secondary driveway will be constructed with access onto 50th Street West, both improved paved roadways. The proposed gates on the site will have a fire department key box for access to the sides and rear of the building. The proposed project site has adequate access for fire equipment and personnel to respond to an on-site emergency. No impact. *Source: Project plans.*

iii) within an area with inadequate water and pressure to meet fire flow standards?	☐	☐	☐	☒

Unincorporated Los Angeles County is served by the Los Angeles County Fire Department (LACFD), which maintains fire flow and hydrant requirements. These requirements would be followed during construction of the proposed project, and the steps necessary to meet fire flow standards would be taken should they be necessary to comply with the requirements. Per Los Angeles County's typical process, formal approval of this flow rate will occur during the building plan check process prior to permit. Therefore, if required, water system improvements would be constructed at the building permit stage, thus providing the appropriate level of fire protection. No impact. *Source: Project plans, Fire Code.*

iv) within proximity to land uses that have the potential for dangerous fire hazard?	☐	☐	☐	☒

The project site is located in the community of Quartz Hill. A review of area land uses shows that the site is not located in close proximity to any known potential dangerous fire hazard conditions/uses (such as refineries, flammables, or explosives manufacturing). Therefore, the project is not now and, after completion, would not be impacted by potential dangerous fire hazard conditions/uses. No impact. *Source: Antelope Valley Area Plan, existing conditions.*

i) Does the proposed use constitute a potentially dangerous fire hazard?	☐	☐	☐	☒

The proposed project will consist of office uses, as well as storage of equipment and materials used for the delivery of public water. The proposed use does not constitute a potentially dangerous fire hazard. The building will be constructed to meet all applicable local, state, and federal fire and building codes. No impact. *Source: Project plans.*

6.10 HYDROLOGY AND WATER QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐

The project would be required by State law to comply with the California State Water Resources Control Board (SWRCB) by submitting a Notice of Intent (NOI) to the SWRCB for compliance with the National Pollutant Discharge Elimination System (NPDES) permit discharge requirements. Under the NPDES permit, the applicant is required to prepare and submit to the SWRCB for review and approval a Storm Water Pollution Prevention Plan (SWPPP). The Los Angeles County Department of Public Works requires an Erosion Control Plan when grading is performed during the wet weather season. The SWPPP and Erosion Control Plan would require approval prior to the issuance of the permit for the project.

The SWPPP and Erosion Control Plan would include BMPs that shall be installed prior to the start of the project and maintained throughout the construction period to control soil erosion and minimize surface water quality impacts. The types of BMPs that are typically required for similar projects include: sand bags around drainage areas, covering bare soil with a variety of materials to eliminate or severely restricting soil erosion, proper handling of materials for the construction and other applicable measures to significantly reduce soil erosion and surface water quality impacts to the storm drain system and downstream receiving bodies of water. With the implementation of these BMPs, the proposed project would not have significant impacts on the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies. Less than significant. *Source: Los Angeles County Ordinance Code, Title 12 and Title 26.*

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐

Historical ground water recharge resulting from the lack of impervious surfaces on the site will be altered due to proposed development. However, the proposed drainage detention pond will allow for ground water recharge and pervious surfaces will remain along the eastern and southern borders of the property. The project will be supplied with water from the Quartz Hill Water District, which has adequate supplies to meet the needs of the project, based on the 2011 Urban Water Management Plan approved by Los Angeles County. The project will not result in a net deficit in aquifer volume or a lowering of the groundwater table level. Less than significant. *Source: Project plans, communication with Quartz Hill Water District.*

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐

Parking lot and access road runoff will be generated by proposed the proposed paving of the parking lot and driveways. Distribution of such runoff will tie into the on-site detention basin for drainage collection. Drainage patterns on the site will not be significantly altered by the project. The on-site detention basin will not substantially increase the rate or amount of surface runoff that would result in on- or off-site flooding. The project will not impact rivers or streams. Less than significant. *Source: Project plans.*

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? ☐ ☐ ☒ ☐

See response to 10.c above. Less than significant.

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? ☐ ☐ ☒ ☐

The proposed project includes the construction of on-site detention basins which will store, infiltrate, evaporate, and detain runoff. Any runoff that does leave the project site can be handled by the existing storm drain in 50th Street West adjacent to the project site. Less than significant. *Source: Project plans, County of Los Angeles Low Impact Development Standards Manual, January 2009.*

f) Generate construction or post-construction runoff that would violate applicable storm water NPDES permits or otherwise significantly affect surface water or groundwater quality? ☐ ☐ ☐ ☒

The project is required to comply with National Pollution Discharge Elimination System requirements and as such will not be allowed to violate any water quality standards. No impact is expected to water quality standards or waste discharge requirements. No impact. *Source: Project plans, NPDES requirements.*

g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)? ☐ ☐ ☐ ☒

The Low Impact Development (LID) standards are designed to protect surface and groundwater quality, maintain the integrity of ecosystems, and preserve the physical integrity of receiving waters by controlling rainfall and storm water runoff at or close to the source. Use of these techniques helps reduce off-site runoff and ensure adequate groundwater recharge. LID techniques focus mainly on site-specific hydrology since every aspect of site development affects the hydrologic response of the site. Thus, the primary goal of LID methods is to mimic the undeveloped site hydrology using site-design techniques that store, infiltrate, evaporate, and detain runoff. The project plans indicated that the proposed improvements will comply with the Los Angeles County Low Impact Development Ordinance. No impact. *Source: Project plans, County of Los Angeles Low Impact Development Standards Manual, January 2009.*

h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance? ☐ ☐ ☐ ☒

There are no areas of Special Biological Significance in the vicinity of the project site that would receive discharge from the project. No impact. *Source: Los Angeles County Geographic Information System.*

i) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high ☐ ☐ ☐ ☒

groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

The project will not utilize on-site wastewater treatment systems and is not in an area with known geologic limitations or in close proximity to surface waters. No impact. *Source: Project plans.*

j) Otherwise substantially degrade water quality? ☐ ☐ ☐ ☒

The project is required to comply with National Pollution Discharge Elimination System requirements and as such will not be allowed to violate any water quality standards. No impact. *Source: Project plans.*

k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain? ☐ ☐ ☐ ☒

According to FEMA FIRM Community Panel No. 06037C0415F, the entire project site is located in Zone X (0.2% annual chance flood). This is located outside of the 100-year flood hazard area. The project does not involve the construction of housing within a 100-year flood hazard area. No impact. *Source: Existing conditions, project plans, FEMA FIRM Community Panel No. 06037C0415F (September 26, 2008).*

l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain? ☐ ☐ ☒ ☐

According to FEMA FIRM Community Panel No. 06037C0415F, the entire project site is located in Zone X (0.2% annual chance flood). This is located outside of the 100-year flood hazard area. Less than significant. *Source: FEMA FIRM Community Panel No. 06037C0415F (September 26, 2008).*

m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? ☐ ☐ ☐ ☒

The project site is not located near a levee or dam, and would not expose people or structure to a risk of loss, injury or death. No impact. *Source: Existing conditions.*

n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow? ☐ ☐ ☐ ☒

Inundation by a seiche, tsunami, or mudflow is also unlikely given the location of the project site. No impact. *Source: Existing conditions.*

6.11 LAND USE AND PLANNING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Physically divide an established community?	☐	☐	☐	☒

The project site is located within the existing community of Quartz Hill. The site is surrounded by existing development. Residential land uses are located to the south and west, with commercial buildings to the east. Immediately across Avenue L there is vacant property, but beyond the parcels fronting Avenue L is residential development. The project is considered an infill project, and will not divide an established community. No impact. *Source: Existing condition, Antelope Valley Area Plan.*

b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	☐	☐	☒	☐

Currently the east half of the 4.8-ac site owned by the QHWD is designated Commercial by the AVAP but is zoned R-1-7500, which is not consistent with Commercial GP land use designation. The west half of the 5-ac site owned by QHWD is designated U1-Urban 1 (1.1 to 3.3 du/ac) and zoned R-1-7500. Dividing the 5 ac site with 2 different use designations could result in inefficient development of both halves. Given the long narrow shape of the property, achievement of the desired density would likely require an additional access way to reach the interior of the site to allow the planned density for the U1 designation. The Antelope Valley Area Plan (AVAP) "Policy 2 – Interpreting The Land Use Policy Map" on page VI-11 and carrying over to pages VI-12 and 13, states:

"The Land Use Policy Map designations the proposed general distribution and general location and extent of the uses of land for housing, business, industry, open space, education and public buildings and grounds , among other categories of public and private uses of land as provided for in State law… the Land Use Policy Map is a general depiction of plan policy. Inherent in the mapping is an element of flexibility which calls for interpretation based upon a variety of factors such as stated plan policies, exisiting development, or other physical features, among others."

This policy suggests it would be consistent to interpret the general commercial designation along the east half of the parcel owned by QHWD to also include the west half so as to recognize the physcial feature of boundary location of the entire ownership. This intepretation would allow a more comprehensive and cohesive development on the single parcel. Based on this policy, the proposed project is consistent with the Los Angeles County General Plan and the Antelope Valley Area Plan. Less than significant. *Source: Los Angeles County General Plan, Antelope Valley Area Plan.*

c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	☐	☐	☒	☐

In order to construct the planned QHWD upgraded, enlarged, state-of-the-art facility and achieve resulting improvements in services to the District customers, a change of zone to C3 is needed to accommodate the proposed use on this property owned by QHWD. The District is currently applying for the necessary

entitlements to allow the proposed builidng to be constructed in the C3 zone. The District has applied for the following entitlements:

1) Request for a Change of Zone from R-1-7500 (Single Family Residential) to C-3 Unlimited Commercial Zone over the entire subject 4.8 ac. site, to allow the following:
   --Under 22.28.180, Permitted Uses: Public Utility Service Center
2) Request for Conditional Use Permit on the site to allow the following:
   --Under 22.28.210, Public Utility Service Yards
3) Request for CPD-Commercial Planned Development overlay (pursuant to 22.40.030), over the 4.78 acre (net) property.

The Applicant, Quartz Hill Water District, is proposing to construct a new Operations Center & Maintenance Facility. The facility as proposed and as depicted on the accompanying site plan will actually incorporate functions at the site that according the interpretative guidance provided by the Los Angeles County Planning staff these two primary functions as proposed at the project site seem to most closely correspond to two separate and distinct uses described in the Los Angeles County Zoning Code, Chapter 22.28, Part 5 C-3 Unlimited Commercial Zone. These two uses are a public utility service center and a public utility service yard.

The Commercial Planned Development overlay zone ensures that development occurring after the property has been rezoned will conform to plans and exhibits submitted by the applicant, in instances where the project plans are a critical factor in the decision to approve the zone change. Adherence to the developmental plans is assured by way of approval of a conditional use permit, which incorporates the specific submitted development program. The proposed development program provides the necessary safeguards to insure completion of the proposed project by the applicant, forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area.

The QHWD operations and maintenance facilities currently exist at outdated, cramped and various dispursed locations. The District desires to consolidate most, if not all, of its functions at one single, larger, state-of-the-art facility which can better service its customers. The east half of the site is already designated for commercial, the change to commercial zoning on the west half of the site would facilitate a comprehensive, unified and efficient development of the site. The new facility will allow substantially improved response time on monitoring and maintaining the systems within water quality parameters and achieve business and service efficiencies. Currently, because the water quality testing is done off site and takes several days to get results, the system has to be flushed for longer periods which results in distribution problems. Aggregating several off-site storage locations into one central secured site, would facilitate centralizing and more efficiently handling repairs while utilizing new technologies and connection to fiber optics capabilities the adjacent Verizon Wireless service building. The project site will connect to fiberoptic lines at the adjacent building to receive high speed internet and telecommunication services.

The storage of materials and equipment on-site enables District personnel to respond to emergencies in a timely fashion. Currently, materials are stored in several locations across the Quartz Hill community. When there are water leaks, well/booster station/communication and electrical malfunctions, or valve repairs needed, crews are delayed in responding as they need to visit several sites to acquire the necessary materials. The new building will allow for on-site repairs to water meters and different types of valves, ensuring accuracy and correct functioning which is essential for cross connection control for fire protection and domestic water systems. Fabrication of standard and special fittings for the repair of water distribution equipment and facilities can occur on-site eliminating the need to wait for the delivery of parts ordered from suppliers. The overall consolidation of equipment and material will enhance security and reduce hazards to

the public.

With the approval of the current zone change to Unlimited Commercial with a Development Program overlay entitlement under review by the County of Los Angeles, impacts resulting from the project will be less than significant. *Source: Project plans, Los Angeles County Title 22.*

d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	☐	☐	☐	☒

The project site is not located in a Hillside Management area, Significant Ecological Area, or other area with applicable land use criteria. No impact. *Source: Existing conditions, Antelope Valley Area Plan.*

6.12 MINERAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

According to the *County of Los Angeles General Plan*, major local mineral resources consist of oil, rock deposits, and sand and gravel. The County has high quantities of sand and gravel, with major sand and gravel extraction sites are located in the alluvial fans of the Big Tujunga Wash in the San Fernando Valley and in the San Gabriel River near Irwindale. Other extraction areas are located in northern Los Angeles County in other washes. Mineral Resource Zones are located in the Antelope Valley, southeast of the City of Palmdale. The areas of known mineral resources are not located on or in the vicinity of the project site. The proposed project would not result in the loss of a known mineral resource. No impact. *Source: Los Angeles County General Plan 1980, Department of Conservation 2001.*

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

The County has not identified additional mineral resources or oil fields beyond those identified by the State Department of Conservation. Mineral Resources are not shown in the vicinity of the project site on the Antelope Valley Area Plan Hazards and Resources Map. Therefore, no known locally important mineral resources would be affected by the proposed project. No impact. *Source: Department of Conservation 2001, Antelope Valley Area Plan 1986, Antelope Valley Area Plan Hazards and Resources Map.*

6.13 NOISE

Would the project result in:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	☐	☐	☒	☐

The proposed project involves the construction of a public utility building and service yard, and the on-going operation of the building. Sensitive receptors, including schools, hospitals, and senior housing, are not located adjacent to the project site. However, single family homes are developed to the south and west of the proposed project. These land uses are separated from the proposed project site by existing concrete block walls, which is 8 feet tall along the southern and western property lines, with the exception of a 5 foot tall portion adjacent to Avenue L. The project site is located along Avenue L, and is just west of 50th Street West.

The project will comply with the noise standards established in the County General Plan and in the Los Angeles County Noise Ordinance. County building inspectors would be onsite during construction and would have the ability to monitor noise levels when present. All noise generated during the construction and ongoing operation of the building would meet and comply with Los Angeles County Code Section 12.08.440 that requires noise levels to be less than 75 dBA (decibels) for single-family use and 85 dBA for commercial use. Less than significant. *Source: Existing conditions, project plans, Los Angeles County General Plan, and Los Angeles County Noise Ordinance.*

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

The proposed project will generate temporary, periodic noise and possible ground-borne vibration related to on-site construction activities and from operation of various construction vehicles. Construction activities are proposed to occur only during daytime hours and therefore will become part of the already existing ambient noise levels consisting mostly of area vehicular traffic from 50th Street West and Avenue L. Noise and vibration impacts from construction-related noise are not expected to be excessive beyond that which could be typically expected to emanate from construction site.

The applicant would be required to comply with Los Angeles County Code Noise Control Ordinance (County Code Section 12.08.440), which identifies specific restrictions for noise in close proximity to residential and non-residential structures. As required by County Code Section 12.08.440 the use of equipment used in construction, drilling, repair, alteration or grading work is prohibited between weekday hours of 7:00 PM and 7:00 AM and anytime on Sundays or legal holidays if such noise would create a noise disturbance across a residential or commercial real-property line. All mobile stationary internal-combustion-powered equipment and machinery is also required to be equipped with suitable exhaust and air-intake silencers in proper working order. County Code Section 12.08.440 requires that the exterior noise levels from the use of mobile equipment (nonscheduled, intermittent, short-term operation (less than 10 days)

adjacent to single family residential and semi-residential/commercial uses can't exceed 75 dBA and 85 dBA, respectively. The project would comply with the noise levels listed in the County Code Section 12.08.440 when working adjacent to single family and commercial buildings. Less than significant. *Source: Existing conditions, project plans, Los Angeles County Code Noise Control Ordinance.*

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	☐	☐	☒	☐

The proposed project would generate a permanent increase in ambient noise levels in the project vicinity due to the periodic operation and maintenance of District equipment. However, it is expected that the periodic noise increases will become part of the already existing ambient noise levels consisting mostly of area vehicular traffic from 50th Street West and Avenue L. Further, any noise generated on the project site would be buffered from adjacent residential uses by the existing concrete block walls along the southern and western property lines. Less than significant. *Source: Existing conditions.*

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	☐	☐	☒	☐

The project related temporary or periodic on-going contributions to ambient noise will result from noise or vibrations emanating from construction-related and operational activities at the site. Operational activities may be related to the storage, movement, and maintenance of District equipment and water delivery devices. No amplified sound systems are proposed with the project.

The applicant would be required to comply with Los Angeles County Code Noise Control Ordinance (County Code Section 12.08.440), which identifies specific restrictions for noise in close proximity to residential and non-residential structures. As required by County Code Section 12.08.440 the use of equipment used in construction, drilling, repair, alteration or grading work is prohibited between weekday hours of 7:00 PM and 7:00 AM and anytime on Sundays or legal holidays if such noise would create a noise disturbance across a residential or commercial real-property line. All mobile stationary internal-combustion-powered equipment and machinery is also required to be equipped with suitable exhaust and air-intake silencers in proper working order. County Code Section 12.08.440 requires that the exterior noise levels from the use of mobile equipment (nonscheduled, intermittent, short-term operation (less than 10 days) adjacent to single family residential and semi-residential/commercial uses can't exceed 75 dBA and 85 dBA, respectively. The project would comply with the noise levels listed in the County Code Section 12.08.440 when working adjacent to adjacent single family and commercial buildings. Less than significant. *Source: Existing conditions, project plans, Los Angeles County Code Noise Control Ordinance.*

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

The project is not located within an airport land use plan or within two miles of a public airport or public use airport. No impact. *Source: Existing conditions.*

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

The project is not located within the vicinity of a private airstrip. No impact. *Source: Existing conditions.*

6.14 POPULATION AND HOUSING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒

The proposed building will be used by the Quartz Hill Water District for administrative uses and the storage, repair, and management of equipment. The District will relocate its administrative services to this site from its existing office space on 50th Street West. The District will also consolidate materials and supplies from various storage facilities that already exist in different locations throughout the community.

The Quartz Hill Water District will not induce population growth in the community as the project will not construct new homes or businesses. Infrastructure will not be extended as a part of the project, and the project will not enable the District to increase the capacity of its water system. No impact. *Source: Existing conditions, project plans.*

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

The project involves the construction of a public utility building on a vacant lot. The project will not displace any housing or necessitate the construction of replacement housing elsewhere. No impact. *Source: Project plans, existing conditions.*

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

The project involves the construction of a public utility building on a vacant lot. The project will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere. No impact. *Source: Project plans, existing conditions.*

d) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒

The proposed building will be used by the Quartz Hill Water District for administrative uses, as well as for storage, repair, and management of equipment. The District will relocate to this site from its existing office space on 50th Street West, as well as consolidate materials and supplies from various storage facilities that already exist in the community. The project will not allow the Quartz Hill Water District to increase its capacity to serve water to the community and will not result in the ability for the District to increase the number of water customers in Quartz Hill. Regional or local population projections will not be affected by the project. No impact. *Source: Project plans, existing conditions.*

6.15 PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☐	☒

The new building will meet all current fire safety codes. The project will not result in an increased need for fire protection, and will not impact response times or performance objectives. No impact. *Source: Project plans.*

Sheriff protection?	☐	☐	☐	☒

The proposed project will result in increased security on the project site due to new fences and alarm systems. The project will also provide increased security for the District's equipment and supplies, which are currently stored in several locations in the community. The project will not impact response times for law enforcement or performance objectives. No impact. *Source: Project plans*

Schools?	☐	☐	☐	☒

The project does not involve the construction of housing and will not expand the water system resulting in growth inducing impacts. The project will not impact schools in the area. No impact. *Source: Project plans*

Parks?	☐	☐	☐	☒

The project does not involve the construction of housing and will not expand the water system resulting in growth inducing impacts on parks or recreation facilities. The project will not impact parks in the area. No impact. *Source: Project plans*

Libraries?	☐	☐	☐	☒

The project does not involve the construction of housing and will not expand the water system resulting in growth inducing impacts. The project will not impact libraries in the area. No impact. *Source: Project plans*

Other public facilities?	☐	☐	☐	☒

No other public facilities will be impacted by the proposed project.

6.16 RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒

The proposed project involves the construction of a commercial building for a public utility district. It will not result in the increase of use of park or recreation facilities. No impact. *Source: Project description.*

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

The project does not involve the construction of neighborhood and regional parks or necessitate the expansion of such facilities. No impact. *Source: Project description.*

c) Would the project interfere with regional open space connectivity?	☐	☐	☐	☒

The project involves the construction of a commercial building on a vacant parcel. The project site is surrounded by residential and commercial development. It will not interfere with regional open space connectivity. No impact. *Source: Project description.*

6.17 TRANSPORTATION/TRAFFIC

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into	☐	☐	☒	☐

account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

TPG Consulting, Inc. completed a preliminary traffic analysis for the project. Based on trip generation rates established in the Institute of Transportation Engineers manual, the project is expected to generate approximately 33 peak hour trips. The project will not generate a significant number of trips that would result in a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Any applicable traffic impact mitigation fees will be paid as required by the LA County Department of Public Works. Less than significant. *Source: TPG Consulting, Inc Preliminary Traffic Analysis.*

b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways? ☐ ☐ ☒ ☐

The project will not conflict with an applicable congestion management program due to the low volume of trips that will be generated by the project. See the above discussion for 17.a. Any applicable traffic impact mitigation fees will be paid as required by the LA County Department of Public Works. Less than significant. *Source: TPG Consulting, Inc Preliminary Traffic Analysis.*

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? ☐ ☐ ☐ ☒

The project involves the construction and operation of a public utility building and service yard. No part of the project would result in a change in air traffic patterns. No impact. *Source: Project plans.*

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ☐ ☐ ☐ ☒

There will be two access driveways onto Avenue L, and one employee access driveway onto 50th Street West. Off-street parking will be provided on the site. The project proposes to provide 59 total spaces. Sixteen spaces will be provided for the operations center portion of the project (1 space per 400 square feet) and 24 spaces for the remainder of the project (1 space per 1,000 square feet). The project does not involve the construction of any public roadways and will not increase hazards due to a design feature or incompatible uses. No impact. *Source: Project plans.*

e) Result in inadequate emergency access? ☐ ☐ ☐ ☒

The project will have two driveways with direct access onto Avenue L. These driveways will be used by employees and by visitors to the site. There will also be a secondary access for employees in the southeast corner of the property that will access 50th Street West. This access drive will connect the project site to 50th

Street West via an access easement across APN 3102-026-800 and 3102-025-046. This access will be gated to restrict access to employees only; however, the gate will be equipped with a fire department lock box per the Fire Code. The project will not result in inadequate emergency access to the site or surrounding properties. No impact. *Source: Project plans.*

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

The Los Angeles County Metropolitan Transportation Authority (MTA) and Los Angeles Department of Transportation (LADOT) have established an extensive grid system of bus routes throughout the Los Angeles Region. There is a transit stop located just east of the project site at the intersection of Avenue L and 50th Street West. The Project would not alter or conflict with existing MTA adopted transportation policies, plans, or programs. No impact. *Source: Project plans, existing conditions.*

6.18 UTILITIES AND SERVICE SYSTEMS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	☐	☐	☒	☐

The project site is located within the jurisdiction of the Lahontan Regional Water Quality Control Board (RWQCB). The proposed project will not exceed any wastewater treatment requirements of the Lahontan RWQCB. Less than significant. *Source: Project plans.*

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

The project site is served by public sewer operated by the Los Angeles County Sanitation District. There is an existing 15 inch sewer line adjacent to the project site in Avenue L. The project is not expected to generate significant amounts of wastewater, and will not result in the construction or expansion of new facilities. Less than significant. *Source: Project plans.*

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

The project will not generate significant amounts of storm water that would result in the need for new storm water drainage facilities. The proposed drainage detention pond will allow for ground water recharge and pervious surfaces will remain along the eastern and southern borders of the property. No new or expanded facilities will be needed to serve the project. Less than significant. *Source: Project plans, existing conditions.*

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	☐	☐	☒	☐

The project site will receive water services from Quartz Hill Water District. There is adequate capacity in the system to serve the proposed project. Los Angeles County approved the District's Urban Water Management Plan in 2011, which stated that there is adequate water supply within the District to support development of this type. There is also an existing well on the project site that may be used for emergency water supply if necessary. Less than significant. *Source: Existing conditions, 2001 Quartz Hill Water District Urban Water Management Plan.*

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

Utility services to the site are provided by Southern California Edison and the Southern California Gas Company. The project will not result in capacity problems or the need for new energy facilities. Construction of the project would not involve activities that would permanently interrupt or otherwise create problems with utility services. Construction would involve shallow grading that would not interfere with utility transmission infrastructure. Less than significant. *Source: Existing conditions.*

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐

Trash service at the project site is provided by Waste Management, and is served by two landfills in the Antelope Valley, one located in Lancaster and one in Palmdale. Furthermore, compliance with the County of Los Angeles Recycling Ordinance which requires recycling of 50 percent of construction and demolition debris would make impacts to solid waste generation/landfill capacity. Less than significant. *Source: Project plans, existing conditions, Los Angeles County Ordinance Code.*

g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

The construction of the Operations Building would not create large amounts of construction and demolition debris and would not generate a substantial amount of solid waste during its operation. The project will comply with the County of Los Angeles Recycling Ordinance, which requires recycling of 50 percent of construction and demolition debris. Less than significant. *Source: Los Angeles County Ordinance Code.*

6.19 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒

The project does not and would not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☐	☒

The proposed Operations and Service Yard will allow the Quartz Hill Water District to serve its customers long into the future by providing a site which will improve water quality and allow efficient maintenance of the water delivery system. The project will achieve both short and long term environmental goals by improving water quality.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☒

Therefore, the Project would not have any impact which is cumulatively considerable. As a result, no cumulative mitigation measures are required.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

There have not been any identified environmental effects associated with the Project that would cause any substantial adverse effects on human beings, either directly or indirectly.

7.0 References and Preparers

REFRENCES

Antelope Valley AQMD California Environmental Quality Act and Federal Conformity Guidelines August 2011.

California Health and Safety Code, California Vehicle Code.

County of Los Angeles. 1993. Los Angeles County General Plan.

County of Los Angeles. 2008. Los Angeles County Draft General Plan.

County of Los Angeles. 2005. Zoning Ordinance No. 2005-0004. Chapter 20.87 Construction and Demolition Debris Recycling and Reuse added to Title 20-Utilities of the Los Angeles County Code on January 5, 2005. http://dpw.lacounty.gov/epd/CD/cd_attachments/CD_ordinance.pdf.

California Department of Conservation. 2009. A Guide to the Farmland Mapping and Monitoring Program. 2008 Edition.

Cultural Resources Records Search, South Central Coastal Information Center, April 25, 2012.

FIRM Community Panel No. 06037C0415F, dated September 26, 2008.

2010 Los Angeles County Important Farmlands Map, California Department of Conservation.

2010 Integrated Urban Water Management Plan for the Antelope Valley, Quartz Hill Water District and LA County Department of Public Works.

PREPARERS

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Appendix A

URBEMIS Air Quality Report

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Urbemis 2007 Version 9.2.4

Combined Annual Emissions Reports (Tons/Year)

File Name:

Project Name: QHWD Operations and Maint. Building

Project Location: Los Angeles County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

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Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
2013 TOTALS (tons/year unmitigated)	0 29	0 99	0 68	0 00	0 07	0 06	0 12	0 01	0 05	0 06	129 54
2013 TOTALS (tons/year mitigated)	0 29	0.99	0 68	0.00	0 01	0 06	0 06	0.00	0 05	0 05	129 54
Percent Reduction	0 00	0 00	0 00	0 00	91 76	0 00	49 90	90 90	0 00	19 51	0 00

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	0 07	0 17	0 69	0 00	0 00	0 00	189 00
TOTALS (tons/year, mitigated)	0 07	0 16	0 69	0 00	0 00	0 00	186 68
Percent Reduction	0 00	5 88	0 00	NaN	NaN	NaN	1 23

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	0 15	0 21	1 77	0 00	0 38	0 07	220 73
TOTALS (tons/year, mitigated)	0 15	0 21	1 73	0 00	0 37	0 07	216 16
Percent Reduction	0 00	0 00	2 26	NaN	2 63	0 00	2 07

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (tons/year, unmitigated)	0 22	0 38	2 46	0 00	0 38	0 07	409 73
TOTALS (tons/year, mitigated)	0 22	0 37	2 42	0 00	0 37	0 07	402 84
Percent Reduction	0 00	2 63	1 63	NaN	2 63	0 00	1 68

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Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
2013	0.29	0.99	0.68	0.00	0.07	0.06	0.12	0.01	0.05	0.06	129.54
Mass Grading 04/15/2013-05/01/2013	0.02	0.13	0.08	0.00	0.02	0.01	0.03	0.00	0.01	0.01	15.42
Mass Grading Dust	0.00	0.00	0.00	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00
Mass Grading Off Road Diesel	0.02	0.13	0.07	0.00	0.00	0.01	0.01	0.00	0.01	0.01	14.61
Mass Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mass Grading Worker Trips	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.81
Fine Grading 05/01/2013-06/01/2013	0.03	0.24	0.14	0.00	0.04	0.01	0.05	0.01	0.01	0.02	27.27
Fine Grading Dust	0.00	0.00	0.00	0.00	0.04	0.00	0.04	0.01	0.00	0.01	0.00
Fine Grading Off Road Diesel	0.03	0.24	0.13	0.00	0.00	0.01	0.01	0.00	0.01	0.01	25.84
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.43
Building 06/01/2013-11/01/2013	0.06	0.44	0.33	0.00	0.00	0.03	0.03	0.00	0.02	0.02	64.72
Building Off Road Diesel	0.05	0.40	0.25	0.00	0.00	0.02	0.02	0.00	0.02	0.02	49.14
Building Vendor Trips	0.00	0.03	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.90
Building Worker Trips	0.00	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.68
Trenching 06/01/2013-06/15/2013	0.01	0.07	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.19
Trenching Off Road Diesel	0.01	0.07	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.57
Trenching Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.62

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Asphalt 10/01/2013-10/29/2013	0.02	0.11	0.09	0.00	0.00	0.01	0.01	0.00	0.01	0.01	12.70
Paving Off-Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	0.02	0.11	0.07	0.00	0.00	0.01	0.01	0.00	0.01	0.01	10.28
Paving On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14
Paving Worker Trips	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.28
Coating 11/01/2013-12/15/2013	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24
Architectural Coating	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24

Phase Assumptions

Phase: Fine Grading 5/1/2013 - 6/1/2013 - Default Fine Site Grading/Excavation Description

Total Acres Disturbed: 0.7

Maximum Daily Acreage Disturbed: 0.18

Fugitive Dust Level of Detail: Default

20 lbs per acre-day

On Road Truck Travel (VMT): 0

Off-Road Equipment:

1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Mass Grading 4/15/2013 - 5/1/2013 - Default Mass Site Grading/Excavation Description

Total Acres Disturbed: 0.7

Maximum Daily Acreage Disturbed: 0.18

Fugitive Dust Level of Detail: Default

20 lbs per acre-day

On Road Truck Travel (VMT): 0

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Off-Road Equipment:

1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Trenching 6/1/2013 - 6/15/2013 - Default Trenching Description

Off-Road Equipment:

2 Excavators (168 hp) operating at a 0.57 load factor for 8 hours per day

1 Other General Industrial Equipment (238 hp) operating at a 0.51 load factor for 8 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 0 hours per day

Phase: Paving 10/1/2013 - 10/29/2013 - Default Paving Description

Acres to be Paved: 0.18

Off-Road Equipment:

4 Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 6 hours per day

1 Pavers (100 hp) operating at a 0.62 load factor for 7 hours per day

1 Rollers (95 hp) operating at a 0.56 load factor for 7 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

Phase: Building Construction 6/1/2013 - 11/1/2013 - Default Building Construction Description

Off-Road Equipment:

1 Cranes (399 hp) operating at a 0.43 load factor for 4 hours per day

2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day

Phase: Architectural Coating 11/1/2013 - 12/15/2013 - Default Architectural Coating Description

Rule: Residential Interior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 100

Rule: Residential Interior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 50

Rule: Residential Exterior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 250

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Rule: Residential Exterior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 100

Rule: Nonresidential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Rule: Nonresidential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Construction Mitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Annual Tons Per Year, Mitigated

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
2013	0.29	0.99	0.68	0.00	0.01	0.06	0.06	0.00	0.05	0.05	129.54
Mass Grading 04/15/2013-05/01/2013	0.02	0.13	0.08	0.00	0.00	0.01	0.01	0.00	0.01	0.01	15.42
Mass Grading Dust	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mass Grading Off Road Diesel	0.02	0.13	0.07	0.00	0.00	0.01	0.01	0.00	0.01	0.01	14.61
Mass Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mass Grading Worker Trips	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.81
Fine Grading 05/01/2013-06/01/2013	0.03	0.24	0.14	0.00	0.00	0.01	0.01	0.00	0.01	0.01	27.27
Fine Grading Dust	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Off Road Diesel	0.03	0.24	0.13	0.00	0.00	0.01	0.01	0.00	0.01	0.01	25.84
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.43
Building 06/01/2013-11/01/2013	0.06	0.44	0.33	0.00	0.00	0.03	0.03	0.00	0.02	0.02	64.72
Building Off Road Diesel	0.05	0.40	0.25	0.00	0.00	0.02	0.02	0.00	0.02	0.02	49.14
Building Vendor Trips	0.00	0.03	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.90
Building Worker Trips	0.00	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.68

Trenching 06/01/2013-06/15/2013	0.01	0.07	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.19
Trenching Off Road Diesel	0.01	0.07	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.57
Trenching Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.62
Asphalt 10/01/2013-10/29/2013	0.02	0.11	0.09	0.00	0.00	0.01	0.01	0.00	0.01	0.01	12.70
Paving Off-Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	0.02	0.11	0.07	0.00	0.00	0.01	0.01	0.00	0.01	0.01	10.28
Paving On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14
Paving Worker Trips	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.28
Coating 11/01/2013-12/15/2013	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24
Architectural Coating	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24

Construction Related Mitigation Measures

The following mitigation measures apply to Phase: Fine Grading 5/1/2013 - 6/1/2013 - Default Fine Site Grading/Excavation Description

For Soil Stablizing Measures, the Apply soil stabilizers to inactive areas mitigation reduces emissions by:

PM10: 84% PM25: 84%

For Soil Stablizing Measures, the Replace ground cover in disturbed areas quickly mitigation reduces emissions by:

PM10: 5% PM25: 5%

For Soil Stablizing Measures, the Water exposed surfaces 2x daily watering mitigation reduces emissions by:

PM10: 55% PM25: 55%

For Soil Stablizing Measures, the Equipment loading/unloading mitigation reduces emissions by:

PM10: 69% PM25: 69%

For Unpaved Roads Measures, the Reduce speed on unpaved roads to less than 15 mph mitigation reduces emissions by:

PM10: 44% PM25: 44%

For Unpaved Roads Measures, the Manage haul road dust 2x daily watering mitigation reduces emissions by:

PM10: 55% PM25: 55%

The following mitigation measures apply to Phase: Mass Grading 4/15/2013 - 5/1/2013 - Default Mass Site Grading/Excavation Description

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For Soil Stablizing Measures, the Apply soil stabilizers to inactive areas mitigation reduces emissions by:

PM10: 84% PM25: 84%

For Soil Stablizing Measures, the Replace ground cover in disturbed areas quickly mitigation reduces emissions by:

PM10: 5% PM25: 5%

For Soil Stablizing Measures, the Water exposed surfaces 2x daily watering mitigation reduces emissions by:

PM10: 55% PM25: 55%

For Soil Stablizing Measures, the Equipment loading/unloading mitigation reduces emissions by:

PM10: 69% PM25: 69%

For Unpaved Roads Measures, the Reduce speed on unpaved roads to less than 15 mph mitigation reduces emissions by:

PM10: 44% PM25: 44%

For Unpaved Roads Measures, the Manage haul road dust 2x daily watering mitigation reduces emissions by:

PM10: 55% PM25: 55%

Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
Natural Gas	0 01	0 16	0 13	0 00	0 00	0 00	187 97
Hearth	0 00	0.00	0.00	0 00	0.00	0 00	0 00
Landscape	0 04	0 01	0 56	0 00	0 00	0 00	1 03
Consumer Products	0.00						
Architectural Coatings	0 02						
TOTALS (tons/year, unmitigated)	0 07	0 17	0 69	0 00	0 00	0.00	189.00

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Area Source Mitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Annual Tons Per Year, Mitigated

Source	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
Natural Gas	0.01	0.15	0.13	0.00	0.00	0.00	185.65
Hearth	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscape	0.04	0.01	0.56	0.00	0.00	0.00	1.03
Consumer Products	0.00						
Architectural Coatings	0.02						
TOTALS (tons/year, mitigated)	0.07	0.16	0.69	0.00	0.00	0.00	186.68

Area Source Mitigation Measures Selected

Mitigation Description	Percent Reduction
Commercial Increase Energy Efficiency Beyond Title 24	20.00

Area Source Changes to Defaults

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
General office building	0.11	0.15	1.30	0.00	0.28	0.05	161.70
Warehouse	0.04	0.06	0.47	0.00	0.10	0.02	59.03
TOTALS (tons/year, unmitigated)	0.15	0.21	1.77	0.00	0.38	0.07	220.73

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Operational Mitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Mitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
General office building	0.11	0.15	1.27	0.00	0.27	0.05	158.35
Warehouse	0.04	0.06	0.46	0.00	0.10	0.02	57.81
TOTALS (tons/year, mitigated)	0.15	0.21	1.73	0.00	0.37	0.07	216.16

Operational Mitigation Options Selected

Residential Mitigation Measures

Nonresidential Mitigation Measures

Non-Residential Local-Serving Retail Mitigation

Percent Reduction in Trips is 2%

Inputs Selected:

The Presence of Local-Serving Retail checkbox was selected

Non-Residential Transit Service Mitigation

Percent Reduction in Trips is 0.07%

Inputs Selected:

The Number of Daily Weekday Buses Stopping Within 1/4 Mile of Site is 4

The Number of Daily Rail or Bus Rapid Transit Stops Within 1/2 Mile of Site is 0

The Number of Dedicated Daily Shuttle Trips is 0

6/8/2012 12:06:33 PM

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2013 Season: Annual

Emfac: Version : Emfac2007 V2 3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No Units	Total Trips	Total VMT
General office building		11 01	1000 sq ft	7 94	87 42	889 71
Warehouse		4 96	1000 sq ft	7 33	36 36	326 23
					123 78	1,215 94

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	53.3	0 4	99 4	0 2
Light Truck < 3750 lbs	6 8	1 5	97 0	1 5
Light Truck 3751-5750 lbs	23 0	0 4	99 6	0 0
Med Truck 5751-8500 lbs	10 1	1 0	99 0	0 0
Lite-Heavy Truck 8501-10,000 lbs	1 5	0 0	86 7	13 3
Lite-Heavy Truck 10,001-14,000 lbs	0 5	0 0	60 0	40 0
Med-Heavy Truck 14,001-33,000 lbs	0 9	0 0	22 2	77 8
Heavy-Heavy Truck 33,001-60,000 lbs	0 5	0 0	0 0	100 0
Other Bus	0 1	0 0	0 0	100 0
Urban Bus	0 1	0 0	0 0	100 0
Motorcycle	2 3	56 5	43.5	0 0

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Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
School Bus	0 1	0 0	0 0	100.0
Motor Home	0 8	0 0	87 5	12 5

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	12 7	7 0	9 5	13 3	7 4	8 9
Rural Trip Length (miles)	17 6	12 1	14 9	15 4	9 6	12 6
Trip speeds (mph)	30 0	30 0	30 0	30 0	30 0	30 0
% of Trips - Residential	32.9	18 0	49 1			
% of Trips - Commercial (by land use)						
General office building				35 0	17 5	47 5
Warehouse				2 0	1 0	97 0

Operational Changes to Defaults

Quartz Hill Water District

Operations Building and Maintenance Facility Project

Final Initial Study and Response to Comments
July 26, 2012

Lead Agency:

Quartz Hill Water District
42141 50th Street West
Quartz Hill, CA 93536

Environmental Consultant:

TPG Consulting, Inc
222 N. Garden Street, Suite 100
Visalia, CA 93292

1. Scope of the Response to Comments

This document has been prepared as an attachment or addendum to the previously circulated Draft Initial Study. The Draft Initial Study prepared for the Quartz Hill Water District Operations Building and Maintenance Facility Project (State Clearinghouse #2012061084) in June of 2012, is declared a part of this Final Initial Study and is herein incorporated by reference. Copies of the Draft Initial Study can be obtained from the Quartz Hill Water District at 42141 50th Street West, Quartz Hill, CA, 93536 as well as at the Quartz Hill Water District website at http://www.qhwd.org.

2. Format and Content of the Final Initial Study

When considering whether to approve a project, the lead agency ***must*** consider the comments received during its consultation and review periods together with the negative declaration (PRC Section 21091(d)(1) and Guidelines Section 15074(b)). However, unlike with an EIR, these comments are not required to be attached to the negative declaration, nor must the lead agency make specific written responses to public agencies. However, the lead agency must notify in writing any public agency which comments on a proposed negative declaration of any public hearing for the project for which the document was prepared. Although not required, the District has responded to all comments received.

This document includes revisions to Draft Initial Study text, a list of persons, organizations, and public agencies commenting on the Draft Initial Study, copies or transcripts of the original comments received, and the responses to those comments. This Final Initial Study also contains a Mitigation Monitoring Program (MMP).

The Final Initial Study has been organized into the following chapters:

- **Comments Received on the Draft Initial Study:** contains copies of written letters or emails as originally received during the 30 day public review period from June 25 – July 24, 2012. Comments in each comment letter have been cataloged and provided an index number.

- **Response to Comments:** contains a list of all commenters plus the index number assigned to their letter or email. This also includes the District's Responses to Comments corresponding with each indexed written comment letters or emails.

  As set forth in CEQA Guidelines Section 15088(b), responses to comments are to be directed to those comments that relate to the disposition of a significant environmental issues described in some detail with supporting substantial evidence. When reviewing the comments and developing responses thereto, every effort is made to compare the comment to the information contained in the Initial Study. "General comments and comments that consist only of speculation or unsupported criticism may be rejected or answered with only a general response." (Practice under the California Environmental Quality Act, CEB; Kostka and Zischke, 1999.) Similarly, comments without connection to a specific environmental issue, such as a personal opinion, or a political, social, or economic issue, and which do not include relevant data, or other supporting evidence such as expert opinion, may also be rejected. Comments in which the commenter simply notes agreement with the Initial Study, the response may indicate that the comment has been "noted". An agency need not respond to all comments on an Initial Study, and need not accept the commenter's assumptions. It is proper for the agency to rely on the opinions of experts.

- **Revisions to the Draft Initial Study:** provides a tabular list of revisions to the Draft Initial Study as a result of public comments and responses to them. The revisions noted do not result in

changes to any impact classifications, new mitigation measures, or the addition of new alternatives for consideration.

- **Mitigation Monitoring Program:** contains a Mitigation Monitoring Program which identifies and describes each mitigation measure identified in the Initial Study and which the lead agency is adopting; the phase of the project implementing during which the mitigation monitoring should take place, who is responsible for the implementation (the Lead Agency, a Responsible Agency, or other), and what action will be taken, and by when, that will demonstrate compliance.

3. Comments Received on the Draft Initial Study

Included in this chapter are copies of all the original written letters or emails commenting on the Draft Initial Study.

The comments have been indexed alpha-numerically. Responses in *Chapter 4-Response to Comments* correspond directly to the alpha-numeric indexing.

Comment Letter A

-----Original Message-----
From: Scott P. Harris [mailto:SPHARRIS@dfg.ca.gov]
Sent: Wednesday, July 11, 2012 3:52 PM
To: Chad Reed
Subject: Quartz Hill District Operations Center Mit. Neg Dec

Hi Mr. Reed,

A-1 As we discussed on the phone, please find attached, some guidelines to assist in avoiding project impacts to burrowing owls and recommended nesting bird avoidance guidelines. The project may kill burrowing owls or ground nesting birds such as horned-larks which are frequently found in the Antelope Valley and are protected by State and Federal law so the guidelines will assist the District to avoid these impacts since these birds prefer open vacant lots or lots that have sparse vegetation. Thank you.

Department of Fish and Game

Recommendations to Assist in the Avoidance of Nesting Birds

1. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).

2. Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which **generally runs from March 1-August 31 (as early as January 1 for some raptors)** to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs and/or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.

3. If avoidance of the avian breeding season is not feasible, the Department recommends that, beginning thirty days prior to the initiation of project activities, a qualified biologist with experience in conducting breeding bird surveys conduct weekly bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). The surveys should continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent should delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor

nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, and/or construction fencing should be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. The project proponent should provide the [CEQA lead agency] the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (*e.g.*, species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the [CEQA lead agency] and, upon request, the Department. Based on the submitted information, the [CEQA lead agency] (and the Department, if the Department requests) will determine whether to allow a narrower buffer.

4. The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (*i.e.*, outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the [CEQA lead agency] during the grubbing and clearing of vegetation, and shall notify the [CEQA lead agency] immediately if project activities damage active avian nests.

Comment Letter B

Antelope Valley Air Quality Management District
43301 Division St., Suite 206
Lancaster, CA 93535-4649

661.723.8070
Fax 661.723.3450

Eldon Heaston, Executive Director
In reply, please refer to AV0712/062

July 19, 2012

TPG Consulting
222 North Garden Street
Visalia, CA 93291

RE: Initial Study/Mitigated Negative Declaration Quartz Hill Water District Operations Building and Maintenance Facility Project

To Whom It May Concern:

The Antelope Valley Air Quality Management District (District) has received and reviewed the Initial Study/Mitigated Negative Declaration Quartz Hill Water District Operations Building and Maintenance Facility Project.

B-1 The District has reviewed the Initial Study/Mitigated Negative Declaration and concurs with the proposed analysis of potential short-term and long-term air quality impacts associated with the proposed project. The District recommends the use of URBEMIS as the appropriate computer model to be used to estimate emissions associated with land development projects in the District. District California Environmental Quality Act (CEQA) significance thresholds and be found in the "Antelope Valley AQMD CEQA and Federal Conformity Guidelines, August 2011" located at http://www.avaqmd.ca.gov/Modules/ShowDocument.aspx?documentid=2911

B-2 Prior to commencing construction, the District will require, pursuant Rule 403, *Fugitive Dust,* the submittal and approval of a Dust Control Plan for the project that will provide detail on the strategies that will be employed to mitigate dust during construction of the facility.

Thank you for the opportunity to review this planning document. If you have any questions regarding this letter, please contact me at (661) 723-8070 ext. 2 or Julie McKeehan at ext. 8.

Sincerely,

Bret Banks
Operations Manager

Comment Letter C

Quincy Yaley

From: Moore, Michael <mmoore@counsel.lacounty.gov>
Sent: Wednesday, July 25, 2012 2:19 PM
To: Quincy Yaley
Subject: FW: Comments on the MND for the Quartz Hill Water District Admin Building

For the want of a period....

From: Moore, Michael
Sent: Wednesday, July 25, 2012 2:16 PM
To: 'Qyaley@TPG.consulting.net'
Cc: Keane, Patricia; 'Even, Greg'; 'Ariki, Adam'; Wellen, Warren
Subject: Comments on the MND for the Quartz Hill Water District Admin Building

Ms. Yaley,

As per our conversation of today's date, please find the enclosed comments which Regional Planning requests clarification,

1. **Project Information: Description of Zoning and Required Approvals.**

C-1

The description in section 2.0 and 6.11 should be amended to reflect the entitlements of: (1) a zone change from R-1-7500 to C3-DP (Unlimited Commercial - Development Program), (2) a CUP to implement the required development program, (3) a CUP to allow for the the public utility maintenance yard. The Project does not require a CPD (Commercial Planned Development) zone designation, which is a different type of base zoning (not an overlay) than what would be required to develop the Project. It should be noted that the CUP to implement the development program and the CUP for the public utility maintenance yard would be part of the same CUP application, they are just separate reasons for why the CUP is being requested. Additionally, it should be noted that because of the -DP (Development Program) overlay zone attached to the C-3 zoning, any future use of the site that is different than the Project currently being proposed would require a new or modified CUP.

2. **Cultural Resources.**

C-2

On page 29-30, mitigation measures similar to that includes for this discovery of human remains should be added to deal with the potential discovery of archaeological or paleontological resources. Standard language for such a measure used by the County is included below for your information:

"In the event archaeological resources are encountered during Project construction, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archaeologist shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System–South Central Coastal Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the Applicant, the County of

1

Comment Letter C

Los Angeles Department of Regional Planning, and the California Historical Resources Information System–South Central Coastal Information Center, as required by the California Office of Historic Preservation. The report shall include documentation of the resources recovered, a full evaluation of the eligibility with respect to the California Register of Historical Resources, and treatment of the resources recovered. In the event of a find, archaeological and Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the find."

3. **Land Use and Planning.**

C-3

For Question "b": Include reference to the *Antelope Valley Areawide General Plan* page VI-11, paragraph 2, which states:

"Within the various land use classifications shown on the Land Use Policy, there may be a variety of existing (or potential) sites devoted to open space, public or semi-public uses such as schools, churches, parks, flood control basins or channels, communication facilities and other similar community-serving uses. While every effort has been made to identify these uses on the Land Use Policy Map, it is the express intent of this Plan to permit, subject to an appropriate design review process involving the Regional Planning Commission and a finding of no significant negative impacts on the environment, the expansion of existing facilities, or the establishment of new such facilities, when appropriate and not in conflict with the existing and future land use patterns as shown on the Land Use Policy Map."

Please use the above language as the basis for the justification for the finding in "b." Also, please clarify the size of the site in the first paragraph of the response for "b."

4. **Mandatory Findings of Significance (cumulative question)**

C-4

Page 53, Question "c": It looks like the explanatory text is inadvertently missing from the beginning of the response. The first sentence starts with "Therefore,..." suggesting that maybe the reasons for the finding inadvertently got left out of the doc.

Patricia Keane
Deputy County Counsel
Office of the County Counsel
County of Los Angeles
500 West Temple Street
Los Angeles, California 90012
P: (213) 974-8118
F: (213) 613-4751
pkeane@counsel.lacounty.gov

Thank you.

Michael L. Moore
Principal Deputy County Counsel
Los Angeles County Counsel's Office
648 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012
MMoore@counsel.lacounty.gov
213 974-8407 fax 213 687-7337

CONFIDENTIALITY NOTICE: This communication and any accompanying documents are confidential and privileged.

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Comment Letter D

Quincy Yaley

From: Moore, Michael <mmoore@counsel.lacounty.gov>
Sent: Wednesday, July 25, 2012 3:28 PM
To: Quincy Yaley
Cc: Wellen, Warren; Keane, Patricia; 'Ariki, Adam'; 'Even, Greg'
Subject: Quartz Hill MND comments re Waterworks District updated.

Ms. Yaley,

D-1

Thank you for taking my call today about the Quartz Hill Water District's Mitigated Negative Declaration. As you know, Los Angeles County Waterworks District No 40 is aware of your proposed project and is in general support as the project will better serve the residents of the Antelope Valley. Waterworks is also aware of the likely amount of water that will be used in the project is between 1/2 acre feet to 1 acre foot. We are also aware the the reduction in flushing of the system lines will more than make up for the di minimis increase in water use, notwithstanding that the water may be accounted for in the 2010 Integrated Regional Urban Water Management Plan of Antelope Valley. However, we are concerned about the 42 proposed trees and their impact on the water consumption of the project above the 1 acre foot. We believe that that County landscaping ordinance and development standards for commercial zones require 10 percent of the site to be landscaped, and 75% of that 10% is to be drought tolerant plants. We are unaware of a "tree" requirement.

As you know, the Court in the Adjudication has determined the Antelope Basin to be in overdraft for groundwater and found the safe yield is 110,000 acre feet per year. Further, the native safe yield is only 82,300 acre feet per year, and all the parties have not yet settled on their share of the native groundwater (see discussion below).

Therefore, notwithstanding that Quartz Hill Water District has imported water from AVEK, in this time of overdraft it does not seem prudent to plant 42 new trees. However, if you meant Joshua trees, then I think that the issue of additional water demand is likely moot as they are native drought resistant trees that use very little water. Otherwise we urge you to reconsider this portion of the project.

For your record, we provide the following information regarding Groundwater and the Adjudication. We lifted the following statements from the CEQA documents for the Lancaster Landfill, although we made some minor modifications for this project. The below summary provides a reasonable discussion of the Adjudication and groundwater in the Antelope Valley.

Groundwater

D-2

Regional Water Supply/Antelope Groundwater Basin. The Project is within the central Lancaster area of the Antelope Valley groundwater basin. The Groundwater Basin is located within the South Lahontan Hydrologic Region, and is designated as Groundwater Basin Number 6-44. The surface of the entire Antelope Valley Groundwater Basin is over 1 million acres (1,580 square miles) and is topographically closed on the north and northwest by the Garlock Fault at the base of the Tehachapi Mountains, and on the south and southwest by the San Andreas Fault at the base of the Transverse Ranges, including the San Gabriel Mountains.

According to the Basin Plan developed by the South Lahontan Hydrologic Region of the Lahontan Regional Water Quality Control Board (2004), beneficial uses and potential uses of groundwater from the Antelope Valley basin include municipal, agricultural, and industrial water supply. Located within a Quaternary age alluvial basin fill, (which consists of sand, gravel, and some finer grained materials). The area below the Project, are includes two major aquifers, the unconfined upper "Principal" aquifer, and the confined lower "deep" aquifer (Leighton and Phillips, 2003). These two aquifers are separated by fine-grained lacustrine deposits that consist principally of plastic clay. The Principal aquifer has been defined as the alluvial deposits that overly the lacustrine deposits in the part of the groundwater basin south and west of Rogers Lake. In the Project area, regional groundwater flow in the Principal aquifer is southeasterly towards a cluster of irrigation wells developed on the alluvial fan of Little Rock Creek (Joint Technical Document, February 2000, Bryan A. Stirrat and Associates).

The total storage capacity of the basin has been reported as ranging from 68 to 70 million acre-feet (MAF), with the part of the basin that is between 20 and 220 feet in depth having a storage capacity of approximately 5.4 MAF. (DWR Bulletin 118 (2004).) Basin-wide groundwater withdrawal ranges from 130,000 to 150,000 acre-feet per year ("afy"), with a safe yield established at 110,000 afy. (See Statement of Decision Phase Three Trial, Antelope Valley Groundwater Cases, Los Angeles

1

County Superior Court Case No. BC 325 201 (Judicial Council Coordination Proceeding No. 4408) (July 13, 2011) at pp. 9-10). Additionally, the native safe yield is estimated to be 82,300 afy (based on average annual native recharge plus local return flows) "Summary Expert Report Phase 3 –Basin Yield and Overdraft, Antelope Valley Area of Adjudication," prepared by R. Beeby, T. Durbin, W. Leever, P. Leffler, J. Scalmanini, M. Wildermuth (July 2010). Water in the Antelope Valley is supplied from two primary sources: 1) naturally occurring water accumulated as surface water or groundwater from rain and snow; and 2) imported surface water collected in northern California and delivered via the State Water Project (SWP) (LACDRP 2009). The demand for water within the Groundwater Basin has historically exceeded available groundwater supply. According to the U.S. Geological Survey (USGS 2003), groundwater extractions have exceeded the estimated natural recharge of the basin since the 1920s, which has resulted in declining water levels and land subsidence primarily in the eastern portion of the Groundwater Basin. Strategies to address this issue include groundwater recharge and groundwater banking, use of recycled water, demand management through conservation and water use efficiency, and efficiency upgrades through infrastructure improvements (RWMG 2007).

State Water Project and Water Suppliers. Four public water purveyors provide water service in the Antelope Valley area: Los Angeles County Waterworks Districts 37 and 40 (collectively, LACWWD 40), Quartz Hill Water District (QHWD), and Los Angeles County Sanitation District (LACSD). The LACWWD 40 and QHWD obtain their water supply from both groundwater and the SWP. SWP water from the California Aqueduct is purchased through the Antelope Valley-East Kern Water Agency (AVEK), which is allocated up to approximately 160,000 AFY of water (LACDRP 2009). The use of SWP water has helped stabilize groundwater levels in some areas of the Antelope Valley Region. (RWMG 2007). LACSD supplies reclaimed water for non-drinking purposes (LACDRP 2009). QHWD currently provides water service to or in the near vicinity of the Project site.

Lancaster Subunit. The Antelope Valley Groundwater Basin is divided by the USGS into 12 subunits that are generally delineated based on ground flow patterns, recharge characteristics, and geographic location, as well as controlling geologic structures (RWMG 2007). The Project site is located in the central portion of the Antelope Valley Groundwater Basin in the Lancaster subunit. As a result of varying uses within the Lancaster subunit (e.g., urban uses in the eastern portion and agricultural uses in the rural western portion), depths to water levels vary widely, being generally greater in the south and west (RWMG 2007).

Groundwater Extraction and Recharge. Substantial pumping of groundwater in the Antelope Valley began in the early 1900s, and a decline in groundwater levels ensued in response to the change in the extraction versus recharge ratio. These changes varied both spatially and temporally across the Antelope Valley Region. Groundwater pumping peaked in the 1950s, and then decreased in the 1960s and 1970s when agricultural pumping declined. The rapid increase in urban growth in the 1980s resulted in an increase in the demand for municipal and industrial water, and an increase in groundwater use. The use of SWP water, as mentioned above, has helped stabilize groundwater levels in some areas (RWMG 2007).

D-2 CON'T

In general, data collected by the USGS (USGS 2003) indicate that groundwater levels appear to be falling in the southern and eastern areas of the Antelope Valley (RWMG 2007). In some localized areas there has been a slowing in the rate of decline (RWMG 2007). In locations within the rural western and far northeastern areas of the region there has been a slight rise in groundwater levels (RWMG 2007). This pattern of falling and rising groundwater levels correlates directly to changes in land use over the past 40 to 50 years and the amount of rainfall and water received. Falling groundwater levels are generally associated with areas that are developed, and rising groundwater levels are generally associated with areas that were historically farmed, but have been largely fallow during the last 40 years (RWMG 2007).

Recharge to the basin is primarily from perennial runoff from the surrounding mountains and hills. Most recharge occurs at the foot of the mountains and hills by percolation through the head of the alluvial fan system (Durbin 1978). The main source of recharge to the Lancaster subunit is stream flow from Big and Little Rock Creeks draining from the San Gabriel Mountains. According to the Antelope Valley Integrated Regional Water Management Plan (RWMG 2007), long-term natural recharge of the Antelope Valley Groundwater Basin is expected to be stable, and when supplemented with imported water, it is anticipated that groundwater pumping, and hence supply, will be reliable even in dry and multi-dry years. Thus, the ongoing use of groundwater is considered a reliable water source. (RWMG 2007); See also 2005 Integrated Urban Water Management Plan for the Antelope Valley (including discussion of potential water transfers and exchanges, desalination, and recycled water opportunities to ensure sufficient long-term water supply).)

Groundwater Adjudication. Beginning in 1999 Diamond Farming Company and Bolthouse Farms, Inc. filed lawsuits against various Antelope Valley water districts and government agencies seeking priority water rights to water beneath their farmland. In 2004-2005, several property owners and public water suppliers, including Los Angeles County Waterworks District No. 40, also initiated legal proceedings, including a cross complaint, to determine the respective rights of existing and potential users of groundwater in the Antelope Valley Groundwater Basin. The lawsuits were filed separately in Riverside, Kern, and Los Angeles County Superior Courts and were transferred and consolidated into one coordinated proceeding currently before the Honorable Jack Komar who is presiding by special assignment. (Antelope Valley Groundwater Cases, Los Angeles Superior

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D-2 CON'T

Court Case No. 1-05-CV-049053 (Coordination Proceeding No. 4408); see also Order Transferring and Consolidating Actions for All Purposes (Feb. 24, 2010).)

The ongoing underlying dispute among the parties revolves around the priority/superior right to pump groundwater and the protection of the Basin. The parties have asserted multiple claims to be adjudicated, including claims for declaratory relief, prescriptive rights, quiet title to water rights, and claims that portions of the basin should be treated as a separate area for management purposes if a physical solution for the basin is established, among other claims. The resolution of many of these claims is likely to be affected by the nature and extent of the hydrologic connectivity of water within various portions of the aquifer. (Ibid.; Order After Phase Two Trial on Hydrologic Nature of Antelope Valley, p. 3.) The dispute involves hundreds of parties and may take many more years to resolve.

In October 2006, the court held the first phase of trial to determine the boundaries of the basin. In October 2008, the court held the second phase of trial to determine the hydrologic nature of the basin, which the court deemed was a necessary step to resolving the various aforementioned claims of groundwater users. In the third phase of the trial in July 2011, the court determined that the basin is in overdraft and also determined the safe yield of the basin, which is generally defined as the maximum amount of water that can be withdrawn from a basin on an annual basis without causing long term depletion of groundwater within the aquifer. As noted above, the court determined the safe yield at 110,000 afy. A final judgment in the groundwater adjudication is expected to determine the groundwater pumping rights in the Basin. As a result of the adjudication process, the court will likely appoint a Watermaster to manage the Basin's groundwater. The Watermaster will likely have several tools to enforce the court's judgment, including seeking and enforcing injunctions on excessive pumping, managing groundwater leases, creating a forum for purchasing/ trading groundwater pumping allocations, and imposing fees for over-pumping. The final judgment will also likely include one or more physical solutions to manage groundwater resources and which may include groundwater banking, increased use of recycled water among others.

Thank you for your efforts on this matter.

Michael L. Moore
Principal Deputy County Counsel
Los Angeles County Counsel's Office
648 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012
MMoore@counsel.lacounty.gov
213 974-8407 fax 213 687-7337

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Please consider the environment before printing this e-mail.

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4. Response to Comments

The table below provides a list of all agencies, organizations, and individuals that submitted comments on the Draft Initial Study. Comment letters and comments provided by these agencies, organizations, and individuals for which responses were assigned alpha-numerical indexes in Chapter 3. Responses corresponding to environmental issues raised in those letters are presented below.

QHWD Operations Center and Maintenance Facility Project Draft Initial Study Commenter Index				
Comments Received During 30-day Review Period of Draft Initial Study: June 25 – July 24, 2011				
Letter	Commenter Name, Title	Affiliation	Address	Date
A	Scott P. Harris Environmental Scientist	California Department of Fish and Game	4949 Viewridge Avenue San Diego, CA 92123	July 11, 2012
B	Bret Banks Operations Manager	Antelope Valley Air Quality Management District	43301 Division Street, St 206 Lancaster, CA 93535	July 19, 2012
C, D	Michael Moore Principal Deputy County Counsel	Los Angeles County Counsel's Office	500 West Temple Street Los Angeles, California 90012	July 25, 2012

Comment Letter A
California Department of Fish and Game
(Scott P. Harris, Environmental Scientist)
July 11, 2012

Response to Comment A-1: After receipt of this comment from the Department of Fish and Game, further clarification was sought to determine the source of evidence that would provide a basis of support for the inclusion of mitigation measures to minimize potential impacts to burrowing owls. An email and phone call was made to Mr. Harris but no response was received. The email below outlines the issues raised by the July 11, 2012 comment:

Quincy Yaley

From:	Quincy Yaley
Sent:	Friday, July 20, 2012 11:08 AM
To:	'SPHARRIS@dfg.ca.gov'
Subject:	FW: NED request
Attachments:	QuartzHillWaterDistOperatCenterMaintenFac.pdf

Mr. Harris,

Chad Reed forwarded me your email from July 11 regarding potential impacts to burrowing owls on the Quartz Hill Water District. However, we received the below email from DFG regarding our NED request on July 10th.

According to the staff report you sent to Mr. Reed, "Burrowing owl habitat generally includes, but is not limited to, short or sparse vegetation (at least at some time of year), presence of burrows, burrow surrogates or presence of fossorial mammal dens, well-drained soils, and abundant and available prey.". I understand the "not limited to" phrase could expand the limits of potential habitat, however please note that there is no vegetation on the site at any point during the year. The site has been covered with a DG type material to keep dust down. As discussed in the CEQA document, there is some materials storage on the site currently, which the District accesses on a periodic basis. The site is totally surrounded by urban development and either chain link or concrete block walls.

Have there been any CNDDB or BIOS records of the burrowing owl in the immediate project vicinity?

Can you please advise on how to interpret these two different CDFG responses? You immediate attention to this issue is much appreciated, as the District plans to hold the public hearing to adopt the CEQA document and approve the project next Thursday. Let me know if I can supply any additional information or additional photos.

Thank you,

Quincy Yaley

Quincy Yaley, Planner
TPG Consulting Inc.

23324 Tanager Drive
Twain Harte, CA 95383
209-626-9868
559-739-8377-fax

-----Original Message-----
From: Leslee Newton-Reed [mailto:LNEWTONREED@dfg.ca.gov]
Sent: Tuesday, July 10, 2012 7:58 AM
To: Quincy Yaley
Subject: Re: NED request

Quincy,

Attached is a copy (PDF) of the signed No Effect Determination Form for the Quartz Hill Water Distract Operation Center and Maintenance Facility project. The original signed document will follow in the mail.

The project must be filed with the County Clerk in the county where the project is to take place. The County Clerks in San Diego, Santa Barbara, and Ventura have indicated that they will only accept the original, signed form when filing the Notice of Determination; the County Clerks in Los Angeles and Orange will accept a copy. You are required to file the No Effect Determination (NED) with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a NED with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Thank you,
Leslee

Leslee Newton-Reed
CA Dept. of Fish and Game - South Coast Region
858-467-4281

>>> Quincy Yaley <qyaley@tpgconsulting.net> 6/21/2012 10:26 PM >>>
Please find attached the NED request and CEQA document for the Quartz Hill Water District. Please contact me with any questions, or a NED response. The CEQA Initial Study will be available for public comment from June 25, 2012 to July 24, 2012.

Thank you for your time. Please contact me with any questions.

Quincy Yaley

Quincy Yaley, Senior Planner
TPG Consulting Inc.
[Description: Description: Description: Description:
TPG_ID-hor-2c-emailSig]
23324 Tanager Drive
Twain Harte, CA 95383
209-626-9868
559-739-8377-fax

As outlined in the email above, the District also was granted a No Effect Determination by the Department of Fish and Game on July 10, 2012. This is granted when the project will have no potential impact on the environment, and exempts the District from paying the Department of Fish and Game filing fees. A copy of the NED, which will be filed with the Los Angeles County Clerk after project approval by the District Board of Directors, is included here:

State of California -The Natural Resources Agency
DEPARTMENT OF FISH AND GAME
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.dfg.ca.gov

EDMUND G. BROWN, JR. Governor
CHARLTON H. BONHAM, Director

CEQA Filing Fee No Effect Determination

Applicant Name and Address:
Chad Reed, General Manager
Quartz Hill Water District
42141 50th Street West
Quartz Hill, CA 93536

CEQA Lead Agency: Quartz Hill Water District

Project Name: Quartz Hill Water District Operation Center and Maintenance Facility

CEQA Document Type: Mitigated Negative Declaration

State Clearing House Number and/or local agency ID number: SCH#2012061084

Project Location: The project site is located along the southern side of Avenue L, approximately 163 feet west of the intersection of Avenue L and 50th Street West.

Brief Project Description: The Quartz Hill Water District, is proposing to construct a new Operations Center & Maintenance Facility. The 31,194 square foot, 2-story building will include "Operations Center" functions consisting of the following uses: administrative-related services, a "Supervisory Control and Data Acquisition System", and a water quality testing lab. According to the Applicant the "Maintenance Facility" will consist of the following uses: water equipment repair shop, and equipment and materials storage-some indoor, some outdoor, depending on the material and ability to withstand exposure to weather and air quality.

Determination: Based on a review of the project as proposed, the Department of Fish and Game has determined that for purposes of the assessment of CEQA filing fees (Fish and Game Code [FGC] Section 711.4(c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at time of filing of the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Office of Planning and Research (State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to FGC Section 711.4(c)(3).

DFG Approved By: Leslee Newton-Reed Date: 07/10/2012

Title: Environmental Scientist

Conserving California's Wildlife Since 1870

A review of the "Staff Report on Burrowing Owl Mitigation", published by the Department of Fish and Game in March of 2012 provided by Mr. Harris states that the burrowing owl is "a small, long-legged, ground-dwelling bird species, well-adapted to open, relatively flat expanses. In California, preferred habitat is generally typified by short, sparse vegetation with few shrubs, level to gentle topography and well-drained soils (Haug et al. 1993). Grassland, shrub steppe, and desert are naturally occurring habitat types used by the species. In addition, burrowing owls may occur in some agricultural areas, ruderal grassy fields, vacant lots and pastures if the vegetation structure is suitable and there are useable burrows and foraging habitat in proximity (Gervais et al 2008). Unique amongst North American raptors, the burrowing owl requires underground burrows or other cavities for nesting during the breeding season and for roosting and cover, year round. Burrows used by the owls are usually dug by other species termed host burrowers. In California, California ground squirrel (Spermophilus beecheyi) and round-tailed ground squirrel (Citellus tereticaudus) burrows are frequently used by burrowing owls but they may use dens or holes dug by other fossorial species including badger (Taxidea taxus), coyote (Canis latrans), and fox (e.g., San Joaquin kit fox, Vulpes macrotis mutica; Ronan 2002). In some instances, owls have been known to excavate their own burrows (Thompson 1971, Barclay 2007). Natural rock cavities, debris piles, culverts, and pipes also are used for nesting and roosting (Rosenberg et al. 1998). Burrowing owls have been documented using artificial burrows for nesting and cover (Smith and Belthoff, 2003)".

Habitat is further described in the above report as: "Burrowing owl habitat generally includes, but is not limited to, short or sparse vegetation (at least at some time of year), presence of burrows, burrow surrogates or presence of fossorial mammal dens, well-drained soils, and abundant and available prey."

As stated in the response email to Mr. Harris above, the project site is completely devoid of vegetation and the property surface is covered by a dust-reducing palliative. The site is surrounded by urban development. There is no burrowing owl habitat on the project site, and there is no substantial evidence that the project would potentially impact the species. As no response was received from Mr. Harris to further clarify the substantial evidence supporting his comment, and the fact that the Department of Fish and Game granted the project a "No Effect Determination", this comment from Mr. Harris is noted for the record. No changes to the Draft Initial Study were made.

Comment Letter B
Air Pollution Control District
(Bret Banks, Operations Manager)
July 19, 2012

Response to Comment B-1: Comment noted. The suggested software URBEMIS 2007 was used in the Air Quality Analysis as noted on page 26 of the Draft Initial Study.

Response to Comment B-2: Comment noted. The District will submit the required Dust Control Plan to the District pursuant to Rule 403, Fugitive Dust, prior to construction. Compliance with this rules, and other Air District rules and regulations are outlined on Page 25 of the Draft Initial Study.

Comment Letter C
Los Angeles County
(Michael Moore, Principal Deputy County Counsel, Los Angeles County)
July 25, 2012

Response to Comment C-1: Section 2.0 does not specifically list the requested entitlements; however it was the intent of the District to request the zone change and conditional use permit as identified in Comment C-1. Section 2.0 outlines how the proposed uses will fit in with the C-3 permitted and conditional uses, as well as the need for a Development Program for the project. The District is aware of the limits of the requested Development Program zoning and that future changes in land use on the site would require a revision to the Development Program conditional use permit. Changes to the list of entitlements in Section 6.11 will be corrected.

Response to Comment C-2: Mitigation Measure 5.b shall be added in response to question 5.b, with thee language provided by the County in Comment C-2.

Response to Comment C-3: The language identified by the County shall be added to the Final Initial Study.

Response to Comment C-4: Language will be added to the Final Initial Study to complete the response to 6.19.c.

Comment Letter D
Los Angeles County
(Michael Moore, Principal Deputy County Counsel, Los Angeles County)
July 25, 2012

Response to Comment D-1: The 42 trees proposed as part of the landscaping plan are required as part of the County's Green Building program, and are specifically required in Section 22.52.2130.5c. This ordinance code section states: *For each lot containing a hotel/motel, lodging houses, and non-residential buildings, a minimum of three 15-gallon trees shall be planted and maintained for every 10,000 square feet of developed area, at least sixty-five (65) percent of which shall be from the drought-tolerant plant list. The satisfaction of this requirement may be used to fulfill other tree-planting requirements of this Title 22.*

The District will install the trees in accordance with Ordinance Code requirements, and in light of the County's comments in D-1, will commit to planting fifteen gallon trees at the required ratio that are 100 percent from the drought-tolerant plant list or listed on the Southeast Antelope Valley Native plant list, unless waived by the County during the entitlement review. In the event that the tree requirement is waived, the District will replace the trees with additional landscaping that meets the intent of the Green Building Program as well as maintains the aesthetic qualities of the proposed project.

Response to Comment D-2: Comment noted. This information will be incorporated into the Final Initial Study, Section 6.10, Hydrology and Water Quality, under response to question 6.10.b.

5. Clarifications and Revisions to the Draft Initial Study Pursuant to Response to Comments

The following is a listing of clarifications and revisions being made to the Draft Initial Study as a result of preparation of Response to Comments. Paragraphs are counted as any block of text separated from other blocks of text by one or more blank lines, except that lines/blocks containing only header text do not count as paragraphs, nor do questions excerpted by Appendix G of the CEQA Guidelines.

Page No.	Paragraph No.	Line No.	Note
Var.	Var.	Var.	All instances throughout the Draft Initial Study where the term "Antelope Valley Area Plan" appeared have been revised to read "Antelope Valley Areawide General Plan".
Var.	Var.	Var.	All instances throughout the Draft Initial Study where the term "2011 Urban Water Management Plan" or references to an "Urban Water Plan" appeared have been revised to read "2010 Integrated Regional Water Management Plan for the Antelope Valley".
34	1	3	The words "ordinance requirements" shall be revised to read "Best Management Practices".
39	3	1	The information from Mr. Michael Moore received on July 25, 2012 identified as comment D-2 above shall be incorporated in full and shall precede the existing language responding to question 6.10.b.
43	1	3	The list of entitlements shall be revised to read: 1) Request for a Change of Zone from R-1-7500 (Single Family Residential) to C-3 Unlimited Commercial Zone-DP Development Program over the entire subject 4.8 ac. site, to allow the following: --Under 22.28.180, Permitted Uses: Public Utility Service Center, 2) Request for Conditional Use Permit on the site to allow the following: --Under 22.28.210, Public Utility Service Yards 3) Request for CUP to implement the required DP- Development Program overlay (pursuant to 22.40.030), over the 4.78 acre (net) property.
29	4	3	The sentence "See the discussion for 5.c below for mitigation measures to reduce project impacts to a less than significant level" shall be revised to read "The following mitigation measure shall reduce project impacts to a less than significant level". Mitigation Measure 5.b shall added in response to question 5.b: "In the event archaeological resources are encountered during Project construction, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archaeologist shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System–South Central Coastal Information Center, evaluate the significance of the find, and

			if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the Applicant, the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System–South Central Coastal Information Center, as required by the California Office of Historic Preservation. The report shall include documentation of the resources recovered, a full evaluation of the eligibility with respect to the California Register of Historical Resources, and treatment of the resources recovered. In the event of a find, archaeological and Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the find."
42	4	1	The following paragraph shall be inserted after the italicized paragraph: "The *Antelope Valley Areawide General Plan* states on page VI-11: Within the various land use classifications shown on the Land Use Policy, there may be a variety of existing (or potential) sites devoted to open space, public or semi-public uses such as schools, churches, parks, flood control basins or channels, communication facilities and other similar community-serving uses. While every effort has been made to identify these uses on the Land Use Policy Map, it is the express intent of this Plan to permit, subject to an appropriate design review process involving the Regional Planning Commission and a finding of no significant negative impacts on the environment, the expansion of existing facilities, or the establishment of new such facilities, when appropriate and not in conflict with the existing and future land use patterns as shown on the Land Use Policy Map."
53	3	1	The following language shall be added to the response: "The proposed project has the potential to cause significant effects involving cultural resources. Mitigation measures have been identified and agreed to by QHWD which will reduce these potential impacts to a less than significant level."

6. Mitigation Monitoring Plan

Purpose

The purpose of a mitigation monitoring program (MMP) is to discuss feasible measures to avoid or substantially reduce the significant environmental impacts from a project identified in the Initial Study (IS).

What is a Mitigation Monitoring Program?

An MMP is a document or a matrix identifying mitigation actions to be taken and out comes when significant environmental impacts have been identified. The MMP is adopted at the time the IS is certified. An agency must also adopt a program for reporting or monitoring mitigation measures that were adopted or made conditions of project approval. An MMP involves clearly explaining its objectives – specifically how it will be implemented, who is responsible for its implementation, where it will occur and when it will occur.

Impact Identification

CEQA requires that, for each significant impact identified in the IS, the environmental document must discuss reasonable and feasible measures to avoid or substantially reduce the project's significant environmental effect. In the IS, the preparer should include all measures that it considers feasible, even though the ultimate determination of feasibility is not made until the decision makers prepare findings later in the project approval process. A measure brought to the attention of the lead agency should not be left out of the IS unless it is infeasible on its face.

Distinguishing Mitigation Measures

The environmental document must distinguish between the measures which are proposed by the project proponents to be included in the project from other measures proposed by the lead, responsible or trustee agencies, which are not included but could reasonably be expected to reduce the adverse impacts if required as conditions of approving the project. Where several measures are available to mitigate an impact, each should be discussed and the basis for selecting a particular measure should not be left out of the EIR or ND unless it is infeasible on its face.

CEQA Guidelines

The CEQA Guidelines provide, for the significant environmental effect of the proposed project, five categories of mitigation measures that:

- Avoid
- Minimize
- Rectify
- Reduce
- Eliminate
- Compensate

To be considered adequate, mitigation measures should be specific, feasible actions that will actually improve adverse environmental conditions. Mitigation measures should be measurable to all monitoring their implementation. Mitigation measures consisting only of further studies or consultation with

regulatory agencies that are not tied to a specific action plan may not be adequate and should therefore be avoided.

While a lead agency should attempt to apply mitigation measures consistently, CEQA does not mandate that the same mitigation measures be applied to similar projects.

When drafting mitigation measures, agencies should include only those that are feasible. A mitigation measure is considered feasible if it is capable of being accomplished in a successful manner within a reasonable period of time, taking into consideration economic, environmental, legal, social and technological factors.

Mitigation Measure	Monitoring Phase	Compliance Action	Monitoring/ Implementing Agency
In the event of an accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the County shall ensure that the following language is included in all permits in accordance with CEQA Guidelines section 15064.5(e), subject to the review and approval of the Quartz Hill Water District: If human remains are found during construction there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of Los Angeles County is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98.	During subterranean construction	QHWD will ensure compliance with requirements for discovery through use of a qualified on-site archaeologist upon discovery of remains.	QHWD/ QHWD
In the event archaeological resources are encountered during Project construction, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archaeologist shall be notified of the find. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System–South Central Coastal Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance	During subterranean construction	QHWD will ensure compliance with requirements for discovery through use of a qualified on-site archaeologist upon discovery of resources.	QHWD/ QHWD

with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the Applicant, the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System–South Central Coastal Information Center, as required by the California Office of Historic Preservation. The report shall include documentation of the resources recovered, a full evaluation of the eligibility with respect to the California Register of Historical Resources, and treatment of the resources recovered. In the event of a find, archaeological and Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the find.			