

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CA 90012**

NEGATIVE DECLARATION

PROJECT NUMBER: R2008-01011

1. DESCRIPTION: The project consists of a Community Standards District (CSD) zoning ordinance. The objective of the CSD, which would establish additional development standards applicable only to properties within the Elizabeth Lake and Lake Hughes communities, is to ensure that future public and private improvements are consistent with the community's existing development pattern as well as the goals, objectives, and policies of the Antelope Valley Area Plan. The development standards contained within the CSD are oriented towards maintaining the low densities, rural character, and significant natural resources of the Elizabeth Lake and Lake Hughes areas.
2. LOCATION: Elizabeth Lake and Lake Hughes
3. PROPONENT: Los Angeles County Department of Regional Planning
4. FINDINGS OF NO SIGNIFICANT IMPACTS:
BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
5. THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS:
DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET,
LOS ANGELES, CA 90012

PREPARED BY: Marshall Adams
Regional Planning Assistant

DATE: 8/11/2008



******* INITIAL STUDY *******

COUNTY OF LOS ANGELES

DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

C.S. Date:	August 11, 2008	Staff Member:	Marshall Adams
Thomas Guide:	Pages 501 & 502	USGS Quad:	Lake Hughes, Del Sur
Location:	The unincorporated communities of Elizabeth Lake and Lake Hughes are located approximately 60 miles northwest of the Los Angeles Civic Center. They are bounded by the California Aqueduct to the north, by the unincorporated community of Leona Valley to the east, by the Angeles National Forest to the southwest, and by the unincorporated community of Three Points to the northwest.		
Description of Project:	The project consists of a Community Standards District (CSD) zoning ordinance. The objective of the CSD, which would establish additional development standards applicable only to properties within the Elizabeth Lake and Lake Hughes communities, is to ensure that future public and private improvements are consistent with the community's existing development pattern as well as the goals, objectives, and policies of the Antelope Valley Area Plan. The development standards contained within the CSD are oriented towards maintaining the low densities and rural character of Elizabeth Lake and Lake Hughes.		
Gross Area:	12,417 acres (19.4 square miles)		
Environmental Setting:	The unincorporated communities of Elizabeth Lake and Lake Hughes are a rural and low-density area located in the western Antelope Valley.		
Zoning:	Various (A-1-1, A-1-2, A-1-10, A-1-10000, A-1-20000, A-2-1, A-2-2, A-2-5, C-1, C-3, C-H, M-1, R-A-1, R-A-10000, R-R, R-R-1, R-R-6000, R-R-7500, R-1-7500, R-3, R-3-P, W)		
General Plan:	N/A		
Community/Area Wide Plan:	Antelope Valley Area Plan (Commercial, Non-Urban 1, Non-Urban 2, Open Space-Water, Open Space-National Forest, Public Facilities		

Major projects in area:

Project Number	Description	Status
N/A		

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- None
- Regional Water Quality Control Board
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
-

Trustee Agencies

- None
- State Fish and Game
- State Parks
-
-

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of the Santa Monica Mtns.
-
-
-
-
-
-

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns Area
- _____

County Reviewing Agencies

- None
- Fire Department
- DPW: Traffic & Lighting, Geotechnical & Materials Engineering, Drainage and Grading
- _____

		ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		
			Potentially Significant Impact		
CATEGORY	FACTOR	Pg			Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: 6-Rural Communities, 7-Non-Urban Hillside, 8-Other Non-Urban and Agricultural, 9-Non-Urban Open Space, 10-Significant Ecological Areas
2. Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
3. Yes No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

Check if DMS printout generated (attached)

Date of printout: _____

Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, in as much as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Marshall Adams, Regional Planning Asst. II Date: _____

Approved by: Mitch Glaser, Supervising Regional Planner Date: _____

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
<u>The San Andreas Fault runs through the communities of Elizabeth Lake and Lake Hughes in a NW to SE direction (Los Angeles County Safety Element – Fault Rupture Hazards & Seismicity Map).</u> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area containing a major landslide(s)?
<u>Areas of potential earthquake-induced landslides exist throughout the CSD planning area (State of California Seismic Hazard Zones Map – Lake Hughes & Del Sur Quads).</u> |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having high slope instability?
_____ |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
<u>Most of the CSD planning area is subject to liquefaction (State of California Seismic Hazard Zones Map – Lake Hughes and Del Sur Quads).</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
<u>The proposed CSD zoning ordinance establishes additional development standards within the Elizabeth Lake and Lake Hughes communities. Any development that is considered a sensitive use is not being proposed.</u> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?
<u>Grading will not be required by the proposed CSD zoning ordinance.</u> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project 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?
_____ |
| h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot Size Project Design Approval of Geotechnical Report by DPW

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish additional development standards to ensure that future public and private improvements are consistent with the communities' existing development pattern. Requirements for larger lot sizes, larger setbacks and resulting lower population density, and limits on grading should not exacerbate any existing hazards, and may help avoid some hazards. Any future development proposals will require appropriate environmental review to address potential geotechnical concerns.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
<u>Various drainage courses exist in the CSD planning area (Thomas Guide)</u> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
<u>The communities of Elizabeth Lake and Lake Hughes are located on 100-year flood zone areas (Los Angeles County Safety Element – Flood Inundation Hazards Map).</u> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in or subject to high mudflow conditions?
<u>The communities of Elizabeth Lake and Lake Hughes may be subject to high mudflow conditions.</u> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run off?
<u>Grading will not be required by the proposed CSD zoning ordinance. Requirements for larger lot sizes and limits on grading should not exacerbate any existing hazards, and may help avoid some hazards.</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area?
<u>The proposed CSD zoning ordinance establishes additional development standards within the Elizabeth Lake and Lake Hughes communities. Any development that would alter the existing drainage pattern of the area is not being proposed.</u> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)? <u>N/A</u> |

STANDARD CODE REQUIREMENTS

- Building Ordinance No. 2225 C Section 308A Ordinance No. 12,114 (Floodways)
 Approval of Drainage Concept by DPW

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish additional development standards to ensure that future public and private improvements are consistent with the communities' existing development pattern. Requirements for larger lot sizes, , larger setbacks and resulting lower population density, and limits on grading should not exacerbate any existing hazards, and may help avoid some hazards. Any future development proposals will require appropriate environmental review and building permits from the Department of Public Works to address potential flood concerns.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
<u>The entire Elizabeth Lake and Lake Hughes CSD area is located in Fire Zone 4 (Los Angeles County Safety Element – Wildland & Urban Fire Hazards Map).</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?
<u>The proposed CSD area is within Fire Zone 4, but access is generally considered to be good.</u> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
<u>Dwelling units are not being proposed as part of the proposed CSD zoning ordinance. Requirements for larger lot sizes and resulting lower population density should not exacerbate any existing hazards, and may help avoid some hazards. Access will be evaluated on a case-by-case basis as actual developments are proposed.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in an area having inadequate water pressure to meet fire flow standards?
<u>Water pressure is generally not a problem in the project area, and expected reduced density of development should not worsen the situation. However, as individual development projects are proposed, especially those depending on private wells, they will be subject to Fire Department regulations for fire flow standards.</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
<u>There are no refineries or explosives manufacturing uses within the CSD area. There is one gasoline station. Any future proposed uses located next to flammables will be conditioned appropriately by the Fire Department.</u> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard?
<u>The proposed CSD zoning ordinance does not involve any dangerous fire hazard use. Requirements for larger lots, larger setbacks and resulting lower population density should not exacerbate any existing hazards, and may help avoid some hazards.</u> |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

STANDARD CODE REQUIREMENTS

- Water Ordinance No. 7834
 Fire Ordinance No. 2947
 Fire Regulation No. 8
 Fuel Modification/Landscape Plan

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Project Design Compatible Use

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will not create additional development. It will regulate development, and is expected to reduce the allowed density and intensity, as is appropriate in an area of high fire hazard. Any future development proposals will require appropriate environmental review to address potential fire hazard concerns through implementation of provisions and requirements of the County's Building and Fire Codes.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located near a high noise source (airports, railroads, freeways, industry)?
<u>The communities of Elizabeth Lake and Lake Hughes are not located near any high noise source.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
<u>There is one school, no hospitals or senior citizen facilities within the CSD area, and the ordinance does not propose any sensitive uses.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
<u>The proposed CSD zoning ordinance establishes additional development standards, such as larger lots and building setbacks, within the Elizabeth Lake and Lake Hughes communities. Such development standards could reduce ambient noise levels.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
<u>The proposed CSD zoning ordinance establishes additional development standards, such as larger lots and building setbacks, that could reduce ambient noise levels in the project area.</u> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

STANDARD CODE REQUIREMENTS

- Noise Ordinance No. 11,778 Building Ordinance No. 2225--Chapter 35

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design Compatible Use

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will not create additional development. It will regulate the development by additional development standards such as larger lots and building setbacks to ensure that future public and private improvements are consistent with the rural setting. These changes should not exacerbate, and could improve noise impacts. With no freeways, rail lines or airports, major noise sources are not commonly encountered in the project area, however any future development proposals may require appropriate environmental review to address noise concerns.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
 <u>Some properties in the CSD planning area are served by individual water wells, however, there are no known water quality problems in Elizabeth Lake and Lake Hughes. Any future development proposals will be subject to comply with permits issued by the Department of Public Works and corresponding water agency.</u></p> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Will the proposed project require the use of a private sewage disposal system?
 <u>Many properties in the CSD planning area are served by private on-site sewage disposal systems. This project does not propose development with such systems, but any future development proposals will require permits issued by the Department of Public Health.</u></p> |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
 <u>There are two large natural lakes in the area, indicating a high water table and limitations to siting of septic systems.</u></p> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
 <u>The proposed CSD zoning ordinance does not involve construction that could significantly impact water quality and runoff. Any future development proposals will be subject to compliance with NPDES standards.</u></p> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
 <u>The proposed CSD zoning ordinance does not propose development. Future development could result in runoff and discharges. Proposed development standards, such as larger lots and setbacks, should result in lower population density, and reduced impacts from water runoff. Any future development proposals will be subject to compliance with NPDES standards.</u></p> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

STANDARD CODE REQUIREMENTS

- Industrial Waste Permit Health Code Ordinance No. 7583, Chapter 5
 Plumbing Code Ordinance No. 2269 NPDES Permit Compliance (DPW)

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish additional development standards to ensure that future public and private improvements are consistent with the rural environment. Proposed development standards, such as larger lots and setbacks, resulting in lower population density, should reduce impacts on water quality. Any future development proposals will require appropriate environmental review to address water quality concerns.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?
<u>The proposed CSD zoning ordinance establishes additional development standards within the Elizabeth Lake and Lake Hughes communities. Residential or commercial development that will exceed the State's criteria for regional significance is not being proposed.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
<u>No development that is considered a sensitive use is proposed. The project area contains one school, but no hospitals or parks, and is not near a freeway or heavy industrial use. Any future development proposals will have to meet AQMD thresholds.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?
<u>Development that will increase local emissions is not proposed as part of the proposed CSD zoning ordinance. Any future development proposals will have to meet AQMD thresholds.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?
<u>There are no freeways or heavy industrial uses nearby, and the CSD zoning ordinance does not propose development that would generate obnoxious odors, dust, and/or hazardous emissions. As future development projects are proposed, they will require appropriate environmental review to address air quality concerns.</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with or obstruct implementation of the applicable air quality plan?
<u>The proposed CSD zoning ordinance does not involve any development that would obstruct implementation of applicable air quality plans. It establishes additional development standards within the Elizabeth Lake and Lake Hughes communities.</u> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
<u>The proposed CSD zoning ordinance does not involve any development that would violate any air quality standard or contribute to an existing or projected air quality violation.</u> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project 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)?
<u>The proposed CSD zoning ordinance does not involve development that would increase criteria pollutants.</u> |
| h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors: <u>N/A</u> |

STANDARD CODE REQUIREMENTS

Health and Safety Code Section 40506

MITIGATION MEASURES / OTHER CONSIDERATIONS

Project Design

Air Quality Report

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will not create additional development. It will regulate the development by establishing additional development standards to ensure that future public and private improvements are consistent with the rural environment. There are no freeways or heavy industrial uses nearby, and larger lots and lower density resulting from the CSD zoning ordinance will not adversely impact air quality. Any future development proposals will require appropriate environmental review to address air quality concerns.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
<u>The west and east portions of the CSD planning area are located within the Portal Ridge-Libre Mountain SEA (Los Angeles County 2006 SEA Map).</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
<u>The proposed CSD zoning ordinance does not involve grading, fire clearance, or flood related improvements, as development is not proposed. The CSD requires larger lots and setbacks, and preservation of native vegetation, which could have a positive effect on habitat areas.</u> |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?
<u>Various drainage courses exist in the CSD planning area (Thomas Guide).</u> |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?
<u>There are wetland areas near Lake Hughes and Elizabeth Lake, however this project does not propose any new development. The proposed CSD zoning ordinance establishes additional development standards within the Elizabeth Lake and Lake Hughes area. Any future development projects will be subject to the Los Angeles County Oak Tree Ordinance and SEA requirements.</u> |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Does the project site contain oak or other unique native trees (specify kinds of trees)?
<u>Oak trees exist in some portions of the planning area. Although the proposed CSD zoning ordinance does not involve any development, any future proposed development projects will be subject to the Los Angeles County Oak Tree Ordinance.</u> |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
<u>There are nine species believed to exist in the area which are listed as Threatened or Endangered by the Federal and State governments. Although the proposed CSD zoning ordinance does not involve any development, any future development proposals will require appropriate environmental review to address impacts to sensitive species and habitats.</u> |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., wildlife corridor, adjacent open space linkage)? <u>N/A</u> |

- MITIGATION MEASURES / OTHER CONSIDERATIONS
- Lot Size Project Design Oak Tree Permit ERB/SEATAC Review

The project area contains rich and varied habitat areas. The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will establish additional development standards to ensure that future public and private improvements are consistent with the rural environment, including large lots and setbacks, preservation of native vegetation and limits on grading, which could have a positive effect on biota. Although the CSD will not create additional development, any future development proposals will require appropriate environmental review to address biota concerns. Properties will also be subject to the Oak Tree Ordinance and SEA requirements.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?
<u>Some areas of the community contain drainage channels or oak trees, however, development is not being proposed.</u> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project site contain rock formations indicating potential paleontological resources?
<u>The communities of Elizabeth Lake and Lake Hughes may contain rock formations that indicate potential paleontological resources, however, development that would impact these rock formations is not proposed. The CSD proposes preservation of natural landforms and limits on grading.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain known historic structures or sites?
<u>There are no sites on the National Register of Historic Places or California Office of Historic Preservation within the project area. However, any future proposed development projects will be subject to appropriate environmental review for historic resources.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
<u>The proposed CSD zoning ordinance does not involve any development that would cause a substantial adverse change in the significance of a historical or archaeological resource.</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
<u>The proposed CSD zoning ordinance does not propose any development. All future proposed development projects will be subject to appropriate environmental review for paleontological resources.</u> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design Phase I Archaeology Report

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will not create development. It will establish additional development standards to ensure that future public and private improvements are consistent with the rural environment. There are no listed historical sites in the project area, however any future development proposals will require appropriate environmental review to address archaeological, historical, and paleontological concerns. Such review will include a Phase I Archaeology Report to address issues where identified.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project 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?
<u>The project area is not part of a Mineral Resource Zone. The proposed CSD zoning ordinance, establishes additional development standards for the Elizabeth Lake and Lake Hughes area, but will not create development which would affect availability of known mineral resources.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
<u>There are no mineral discovery sites in the project area. The proposed CSD zoning ordinance does not involve any development that would result in the loss of important mineral resource.</u> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design

The project area is not part of a Mineral Resource Zone. The proposed CSD zoning ordinance, establishes additional development standards for the Elizabeth Lake and Lake Hughes area, but will not create development which would affect availability of known mineral resources. Any future development proposals will require appropriate environmental review to address concerns relating to mineral resources.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project 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?
<u>The communities of Elizabeth Lake and Lake Hughes do not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California Department of Conservation 2006 Farmland Mapping and Monitoring Program Map).</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with existing zoning for agricultural use, or Williamson Act Contract?
<u>The proposed CSD zoning ordinance would not conflict with existing zoning for agricultural use or the Williamson Act program.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
<u>The communities of Elizabeth Lake and Lake Hughes do not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California Department of Conservation 2006 Farmland Mapping and Monitoring Program Map).</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>The proposed CSD planning area contains Grazing Land, however, it's use will not be affected by the project.</u> |

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will not create additional development, but will regulate any future proposed development. It will establish additional development standards to ensure that future public and private improvements are consistent with the rural environment, including agricultural land uses.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
<u>There are no scenic highways or corridors in the communities of Elizabeth Lake and Lake Hughes.</u> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
<u>Three Points Trail and Pacific Crest Trail traverse the Elizabeth Lake and Lake Hughes communities. However, the project does not propose development which would obstruct views, and proposed standards such as larger lots and setbacks should reduce the visual impacts of any future proposed development.</u> |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features?
<u>Portions of the planning area are undeveloped, with scenic features, including the Angeles National Forest lands.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
<u>The proposed CSD zoning ordinance does not propose any development or changes in land use. Proposed standards will help protect and preserve the rural character.</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems?
<u>The proposed CSD zoning ordinance does not propose any development. It establishes additional development standards such as larger lots and building setbacks which will reduce potential sun shadow, light, and glare problems.</u> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., grading or land form alteration): <u>N/A</u> |

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size
 Project Design
 Visual Report
 Compatible Use

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will not create additional development, but will regulate any future proposed development, to ensure that future public and private improvements are consistent with the communities' rural character, including visual impacts, through standards for such as larger lots and building setbacks. Any future development proposals will require appropriate environmental review to address visual quality concerns.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
<u><i>Dwelling units are not proposed as part of the proposed CSD zoning ordinance, and there are not significant congestion problems in the area at present.</i></u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in any hazardous traffic conditions?
<u><i>The proposed CSD zoning ordinance does not involve development that will result in any hazardous traffic conditions. It establishes development standards for the Elizabeth Lake and Lake Hughes communities.</i></u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in parking problems with a subsequent impact on traffic conditions?
<u><i>The proposed CSD zoning ordinance does not create development. It establishes development standards for the Elizabeth Lake and Lake Hughes communities, but does not change standards which affect parking or traffic.</i></u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
<u><i>The proposed CSD zoning ordinance does not create any development. Standards such as minimum required road widths will improve emergency access. Any future development projects will be subject to safety provisions regulated by the Department of Public Works and the Fire Department.</i></u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
<u><i>The proposed CSD zoning ordinance amendment does not involve development that will exceed CMP Transportation Impact Analysis thresholds.</i></u> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
<u><i>The proposed CSD zoning ordinance amendment will not conflict with adopted policies, plans, or programs supporting alternative transportation.</i></u> |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u><i>N/A</i></u> |

MITIGATION MEASURES / OTHER CONSIDERATIONS

Project Design Traffic Report Consultation with Traffic & Lighting Division

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will not create additional development, but will regulate any future proposed development. It will establish additional development standards to ensure that future public and private improvements are consistent with the communities' rural character. Standards such as larger lots and building setbacks will result in lower density and potentially positive effect on traffic. However, any future development proposals will require appropriate environmental review to address traffic and access concerns.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant?
<u>The project area is not served by public or community sewage systems. Any future development projects will require appropriate environmental review to address sewage concerns.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site?
<u>The project area is not served by public or community sewage systems. Any future development projects will require appropriate environmental review to address sewage concerns.</u> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

STANDARD CODE REQUIREMENTS

- Sanitary Sewers and Industrial Waste Ordinance No. 6130
- Plumbing Code Ordinance No. 2269

MITIGATION MEASURES / OTHER CONSIDERATIONS

The project area is not served by public or community sewage systems. The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will not create additional development, but will regulate the development in the future. It will establish additional development standards to ensure that future public and private improvements are consistent with the rural environment. Any future development proposals will require appropriate environmental review to address sewage concerns.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at the district level?
<u>The proposed CSD zoning ordinance does not involve student-generating development.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at individual schools which will serve the project site?
<u>The proposed CSD zoning ordinance does not involve student-generating development.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create student transportation problems?
<u>The proposed CSD zoning ordinance does not involve student-generating development.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?
<u>The proposed CSD zoning ordinance does not involve student-generating development nor would it create substantial library impacts.</u> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish additional development standards to ensure that future public and private improvements are consistent with the rural environment, including larger lots and building setbacks, which will reduce population density and potential school and library impacts. Any future development proposals will require appropriate environmental review to address concerns relating to school and library capacity, and will be subject to school and library impact fees.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
<u>The proposed CSD zoning ordinance does not involve any development that would create staffing or response time problems at Fire Station #78 or the Palmdale Sheriff's Station, which serve the project area.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any special fire or law enforcement problems associated with the project or the general area?
<u>The project is located in a high fire severity zone (Zone 4), and is served by a volunteer fire squad. However, the proposed CSD zoning ordinance does not involve any development that could worsen fire or law enforcement problems.</u> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

MITIGATION MEASURES / OTHER CONSIDERATIONS

Fire Mitigation Fees

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish additional development standards such as larger lots and building setbacks which will tend to reduce population and building density. However, future development proposals will require appropriate environmental review to address concerns relating to fire and sheriff response and operations.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
<u>The project area is served by a mutual water company (Lake Elizabeth Mutual Water Company), but some properties have individual water wells. Water supply is generally adequate.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
<u>Water supply and pressure are generally adequate for fire flow standards.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create problems with providing utility services, such as electricity, gas, or propane?
<u>The project does not propose any development. It establishes additional development standards such as larger lots and building setbacks, which may reduce population density and demand for utility services.</u> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any other known service problem areas (e.g., solid waste)?
<u>The project does not propose any development. Landfill capacity is challenged across the region, but the proposed additional development standards such as larger lots and building setbacks, may reduce population density and demand for such services.</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
<u>The proposed CSD zoning ordinance does not propose any development. Standards such as larger lots may result in a more dispersed population, but also a smaller population.</u> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

STANDARD CODE REQUIREMENTS

- Plumbing Code Ordinance No. 2269 Water Code Ordinance No. 7834

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish additional development standards to ensure that future public and private improvements are consistent with the communities' existing development pattern. Any future development proposals will require appropriate environmental review to address utility and other service concerns.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?
<u>The proposed CSD zoning ordinance does not involve development projects, and therefore will not impact use of energy resources.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community?
<u>The proposed CSD zoning ordinance intends to preserve the rural patterns, scales, and character of the community.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?
<u>The communities of Elizabeth Lake and Lake Hughes do not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and the project does not propose to reduce or convert agricultural land to other uses.</u> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

STANDARD CODE REQUIREMENTS

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

Lot size Project Design Compatible Use

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish additional development standards to ensure that future public and private improvements are consistent with the communities' existing development pattern. Any future development proposals will require appropriate environmental review to address concerns relating to energy resources and change in patterns, scale, and character of the community.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?
<u>There are no major industrial uses in the project area, and the proposed CSD zoning ordinance does not involve development projects that will induce the use, transport, production, handling, or storage of hazardous materials.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?
<u>The proposed CSD zoning ordinance does not propose development. While many sites in the area use pressurized tanks to store propane for domestic use.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
<u>There are residences throughout the project area, and one school, but the proposed CSD zoning ordinance will not cause a negative impact to these uses. Increased lot sizes and building setbacks may have a positive effect.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses which indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
<u>There is one gasoline station in the project area, but no major industrial or commercial uses, and no known residual soil toxicity or groundwater contamination</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
<u>The proposed CSD zoning ordinance does not involve development that would create hazards to the public or the environment through the accidental release of hazardous materials into the environment.</u> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project generate hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
<u>The proposed CSD zoning ordinance does not involve development projects that would generate hazardous emissions or handle hazardous materials, substances, or waste.</u> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
<u>The project area does not contain hazardous materials sites as referenced in the Department of Toxic Substances Control EnviroStor database.</u> |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
<u>The project area is not located within an airport land use plan nor is it within the vicinity of any private airstrips or public airports.</u> |
| i. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
<u>The project would not impair implementation of or physically interfere with any adopted emergency response plan or emergency evacuation plan.</u> |
| j. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will not create additional development. The project creates additional development standards to ensure that future public and private improvements are consistent with the rural environment, maintaining the residential character. Increased lot sizes and building setbacks will not negatively affect environmental safety, and may improve it.

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the plan designation(s) of the subject property?
<u>The proposed CSD zoning ordinance establishes additional development standards, applicable within the existing zoning and land use classifications.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the zoning designation of the subject property?
<u>The proposed CSD zoning ordinance establishes additional development standards, applicable within the existing zoning and land use classifications.</u> |
| c. | | | | Can the project be found to be inconsistent with the following applicable land use criteria: |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hillside Management Criteria? |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SEA Conformance Criteria?

<u>No changes to the Hillside Management or SEA criteria, standards or their applicability are proposed.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project physically divide an established community?
<u>The proposed CSD zoning ordinance is not proposing any development projects that would physically divide the Elizabeth Lake and Lake Hughes communities.</u> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

MITIGATION MEASURES / OTHER CONSIDERATIONS

The proposed Elizabeth Lake-Lake Hughes CSD zoning will establish additional development standards to ensure that future public and private improvements are consistent with the communities' existing development pattern. Other parts of the zoning code, such as Hillside Management and SEA regulations will apply as before. Any future development proposals will require appropriate environmental review to address land use consistency.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

Potentially significant Less than significant with project mitigation Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections?
<i>The project does not propose any development, and proposed development standards such as larger lot sizes and building setbacks may have the effect of reducing population growth.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
<i>The project does not propose any development, and proposed development standards such as larger lot sizes and building setbacks may have the effect of reducing population growth.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing?
<i>The proposed CSD zoning ordinance establishes development standards for the communities of Elizabeth Lake and Lake Hughes. Development is not being proposed, nor would standards be applied to existing development.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
<i>The project does not propose development. Standards proposed may result in less development, which would result in less population and less VMT.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents?
<i>The proposed development standards may reduce the current level of housing allowed. Future development when proposed would be subject to Quimby fees for park facilities.</i> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
<i>The proposed CSD zoning ordinance establishes development standards for the communities of Elizabeth Lake and Lake Hughes. Development is not being proposed, nor would standards be applied to existing development or force displacement</i> |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

The proposed Elizabeth Lake-Lake Hughes CSD zoning ordinance will not create additional development, but will establish additional development standards to ensure that future public and private improvements are consistent with the rural environment. Proposed standards such as larger lot sizes and building setbacks may reduce the level of future population and density. Standards will not cause displacement, or induce growth. Any future development proposals will require appropriate environmental review to address population, employment, and recreation concerns.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Does the project 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?</p> <p><u><i>The project proposes additional development standards to ensure that future development is consistent with the rural environment, including increased lot minimum sizes and building setbacks. This may result in less development and population, and less impact on wildlife.</i></u></p> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual 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.</p> <hr style="border: 0.5px solid black; margin-top: 10px;"/> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?</p> <hr style="border: 0.5px solid black; margin-top: 10px;"/> |

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No impact