

City of Lancaster 2023 General Plan Annual Progress Report



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INTRODUCTION

Government Code Section 65400 requires local jurisdictions to prepare an annual report on the status of the City of Lancaster's 2030 General Plan and progress in its implementation. This report is provided to the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). The Annual Progress Report (APR) allows for the regular review of the General Plan, to assess its level of implementation and effectiveness as a guide for growth, development, and preservation within the community. This APR summarizes the General Plan implementation progress for the 2023 calendar year and highlights the City's progress in meeting its share of regional housing needs. The APR includes the following primary elements:

1. Summary of the General Plan background and status, including active General Plan Amendments and compliance with state law;
2. Summary of recently completed and active Zoning Ordinance amendments, in addition to active long-range projects;
3. Summary of active development projects in 2023; and
4. General Plan Implementation Status.

GENERAL PLAN BACKGROUND AND AMENDMENTS

General Plan Background

General Plan 2030 is the City's long-term outlook for the future and reflects the community's vision of the city. The General Plan identifies the types of development, and general pattern of future development, which will be permitted in the city. The plan contains goals, objectives, policies, and specific actions which provide the framework for achieving the community's long-term vision. All projects and development proposals must be consistent with the General Plan.

In order to keep the plan relevant and implementable, the city regularly re-examines the goals, objectives, policies, and specific actions, in order to ensure that the General Plan remains consistent with the community's priorities. The General Plan was adopted on July 14, 2009, and the horizon year for the adopted General Plan is currently 2030.

Pending General Plan Amendments in 2023

Pacific Opal Single-Family Development

Tentative Tract Map No. 83299, Conditional Use Permit No. 20-06, General Plan Amendment No. 20-01, and Zone Change No. 20-01 are to allow for the construction of 413 single-family (55+) residential units with associated amenities. The General Plan Amendment/Zone Change portion of the project proposes to redesignate the site from Non-urban Residential (NU) to Urban Residential (UR) in the General Plan, and to jointly rezone the site from Semi-Rural Residential (SRR) to Residential 7,000 (R-7,000) to allow for the proposed density. The proposal is under staff review.

15th Street West & Avenue L Mixed-Use Development

Conditional Use Permit No. 21-01, General Plan Amendment No. 21-01, and Zone Change No. 21-01 are to allow for the construction of a 235-room hotel with amenities, apartment buildings with 181 units and associated improvements, 10,150 square feet of retail/commercial space, and a 3,800 square foot clubhouse. The General Plan Amendment/Zone Change portion of the project proposes to redesignate the site from Non-urban Residential (NU) to Mixed-Use (MU) in the General Plan, and to jointly rezone the site from Rural Residential 2.5 (RR-2.5) to Mixed-Use Commercial (MU-C), to allow for the proposed uses. The proposal is under staff review.

Maverick Fueling Station

Conditional Use Permit No. 23-018, General Plan Amendment No. 23-002, and Zone Change No. 23-002 are to construct a fueling station and convenience store near State Route 14. The proposed General Plan Amendment/Zone Change would redesignate the site from Non-Urban Residential (NU) to Commercial (C) in the General Plan, and in conjunction would rezone the site from Rural Residential 2.5 (RR-2.5) to Commercial Planned Development (CPD). The proposal is under staff review.

HNR-4

Site Plan Review No. 23-009, Tentative Tract Map No. 23-003, General Plan Amendment No. 23-001, and Zone Change 23-001 are to construct a two-phase, 100% affordable gated housing development along Sierra Highway. The overall development consists of 499 units, with 303 units dedicated to seniors. The site is currently zoned and designated for residential and park uses. The General Plan Amendment/Zone Change would change the General Plan designation of the site to Multi-Residential 1 (MR1) and the zoning of the site to Medium Density Residential (MDR). This proposal received General Plan Amendment approval in December of 2023, and the second reading of the associated Zone Change is scheduled for January of 2024.

BYD

Site Plan Review No. 17-003, General Plan Amendment No. 17-07, and Zone Change No. 17-06 are to allow for the construction of an electric school bus manufacturing facility, developing approximately 30 acres of the subject site, and employing an anticipated 650 individuals. The General Plan Amendment/Zone Change portion of the project proposes to redesignate the site from Non-Urban Residential (NU) to Light Industrial (LI) in the General Plan, and to jointly rezone the site from Rural Residential 2.5 (RR-2.5) to LI, to allow for the proposed uses. This proposal received General Plan Amendment approval in December of 2023, and the second reading of the associated Zone Change is scheduled for January of 2024.

Compliance with State Law and the General Plan Guidelines

The City of Lancaster, along with all jurisdictions in California, is mandated to update its Housing Element for state certification every eight years. On June 14, 2022, City Council adopted the Housing Element, and it has been certified by the California Department of Housing and Community Development. In accordance with state law, the update to the Housing Element triggers updates to other elements of the General Plan, which include the Safety Element and the new Environmental Justice Element. These General Plan Elements were also adopted on June 14, 2022, by the City Council. The General Plan does not need to be arranged in eight distinct elements if the content necessary for each of the required elements is included in the General Plan.

RECENT OR ACTIVE ZONING AMENDMENTS AND LONG-RANGE PROJECTS

Zoning Amendments

Housing Element Implementation

In 2022, the Lancaster City Council adopted the 6th cycle 2021-2029 Housing Element. The 2021- 2029 Housing Element implements goals, policies, and programs, which are used to support the provision of a variety of housing types to meet the existing and future needs of the community. After the adoption of the Housing Element, city staff began working on the implementation of the Housing Element's goals, policies, and programs, which initiated Zone Text Amendments to Title 15, 16, and 17 of the Lancaster Municipal Code. This code update was adopted and became effective November 9, 2023, completing eight programs in the Housing Element.

Long-Range Projects

Lancaster Health District Master Plan

The Lancaster Health District Master Plan area is located in the central portion of the City of Lancaster. The plan area encompasses approximately 272 acres and is generally bounded by Avenue J, Avenue J-12, 20th Street West and 12th Street West. The Master Plan allows for the build-out of the plan area over the next 20 years. Specifically, the following uses and maximum size, shown in Table 1, are proposed. At this time, staff is considering possible revisions to the Master Plan to aid in its implementation.

Table 1: Project Information

PROPOSED USE	SIZE
Replacement Hospital and Plant Facility, relocation of helipad	700,000 sf (300 beds); 12,000 sf plant facility
Acute care facility; Sub-acute care	91,000 sf (80 beds); 249,800 sf (284 beds)
Continuum of care facility	480,000 sf (400 beds)
Residential	1,600 units (250 condos; 1,350 apartments)
Office (including medical)	600,000 sf
Commercial (retail and restaurant)	242,000 sf
Hotel and conference center	180 rooms and 70,000 sf conference center
Parking Garage	385,000 sf/1,100 parking space

STATUS OF RHNA OBJECTIVES

State law requires all regional councils of governments to determine the existing and projected housing need for its region. The City of Lancaster is located within the region covered by the Southern California Association of Governments (SCAG). For each Housing Element cycle, SCAG is required to determine the share of the regional housing need to be allocated to each local jurisdiction within the SCAG region. This is called the Regional Housing Need Assessment (RHNA) allocation.

The city is not required to directly build the dwelling units allocated through the RHNA process, but rather is required to plan for the allocated growth. This is accomplished by zoning available land to accommodate RHNA numbers and by adopting housing programs which promote and facilitate housing construction. As such, the city's Housing Element includes a variety of programs which support housing development inclusive of all income categories.

The city prepares an annual Housing Element APR which provides HCD with an update on building activity and Housing Element implementation. This year's Housing Element APR includes housing data for the 2023 calendar year, as well as the status of adopted Housing Element programs.

Entitlement and Permit Activity in 2023

As shown in Table 2, Planning entitlements were granted for a total of 1,667 residential units in 2023. The majority of these units consisted of 1,127 single-family residences and 521 multi-family units throughout the area. To comply with streamlining requirements, in early 2023, the processing of ADU applications was transferred to the Building & Safety Division. Prior to this transfer, 18 planning entitlements were issued for ADUs.

Building permits were issued for 748 residential units in 2023, and Certificates of Occupancy were granted for a total of 308 units.

Table 2: Entitlement and Permit Activity in 2023

	Planning Entitlements	Building Permits	Certificates of Occupancy
Single-Family Dwellings	1,127	517	198
Multi-Family & Other	522	0	70
Accessory Dwelling Units	18	231	40
Total	1,667	748	308

GENERAL PLAN IMPLEMENTATION STATUS

The city is continuously implementing all aspects of the 2030 General Plan, but in 2023, there were a number of areas that the city excelled in. This included environmental resources and hazards, active living and mobility, jobs creation, and social justice. The following sections outline distinct accomplishments and growth achieved by the city, in compliance with General Plan objectives and policies.

Plan for the Natural Environment	
Conservation Element	
Biological Resources	
Objective 3.4:	Identify, preserve, and maintain important biological system within the Lancaster sphere of influence, and educate the general public about these resources, which include the Joshua Tree – California Juniper Woodlands, areas that support endangered or sensitive species, and other natural areas of regional significance.
Implementation:	Joshua trees in particular continue to be a conservation priority for the city. All projects involving potential impacts to Joshua trees are referred to the California Department of Fish and Wildlife for review and mitigation.
Energy Resources	
Policy 3.6.5:	Reduce the amount of energy consumed by City operations and assist residents and businesses in reducing their energy consumption rates.
Implementation:	<p>Since 2015, Lancaster has purchased energy for residents and businesses through its Community Choice Aggregator, operated a local, not-for-profit power program called Lancaster Choice Energy (LCE). Current plans include Clear Choice the baseline offering, which provides power from 35% renewable energy sources, and Smart Choice, which allows customers to “opt-up” to 100% renewable energy. These programs continue to reduce or eliminate the environmental impacts of energy consumption within Lancaster.</p> <p>Through the additional Power Choice Program, which became available was approved by Council in 2023, LCE has partnered with Tesla and Participate.Energy, LLC to install rooftop solar and a battery on single-family residences at no additional cost to the resident. This service requires no credit check or underwriting on the part of the resident, making solar available to homeowners citywide.</p>

Policy 3.6.6:	Consider and promote the use of alternative energy such as wind energy and solar energy.
Implementation:	<p>Beginning in 2020, the city has now formed partnerships under the Pacific Hydrogen Alliance (PHA) with international government officials to become the first hydrogen city in the United States. Delegates from the County of Hawaii and from Namie, Japan, visited Lancaster in 2023, and attended the 2023 VerdeXchange Conference in Los Angeles along with city officials. Lancaster was also the first city to join California’s Alliance for Renewable Clean Hydrogen Energy Systems (ARCHES) and through that initiative the City is working to establish a hydrogen hub funded by the California Department of Energy.</p> <p>The city has formed additional partnerships with Heliogen and SGH2. Heliogen, which generates hydrogen from concentrated solar energy, will serve as the technology provider, project developer, builder, operator, and equity partner for a green hydrogen generation facility in the city. Heliogen’s research and development facility received Planning entitlement in 2023, and their production facility is scheduled for approval in 2024. SGH2 is working to bring a green hydrogen production facility to Lancaster, which the city would host and co-own. The facility will be able to process 42,000 tons of recycled water annually and produce 3.8 million kilograms of green hydrogen each year. SGH2’s facility was approved in December 2022, and their building permit submittal is expected in late 2024.</p> <p>In late 2022, Element Resources secured a long-term site lease in Lancaster to build, own, and operate a 100% zero-carbon, renewable clean energy center. Element will build a large PV solar array to feed renewable electricity to electrolyzers for splitting water into pure hydrogen and oxygen. This non-combustion process does not rely on electricity from the power grid and will produce only renewable, Zero-Carbon Hydrogen. The facility will be completely off-grid and will consist of 650-MW of solar arrays, 330 MWh of battery storage, and 400 MWe of hydrogen production. The project is scheduled for approval in early 2024.</p>
Scenic Resources	

Objective 3.8:	Preserve and enhance important views within the City, and significant visual features which are visible from the City of Lancaster.
Implementation:	<p>In 2023, the city continued operation of its TIDE (Team of Illegal Dump Eliminators) Crew, which was established in 2020 and works to clear abandoned trash and graffiti citywide. These efforts serve to preserve and beautify high-traffic areas and local natural landscapes.</p> <p>In early 2022, the city introduced the TIDE-Y Up A Mile (TUAM) program, allowing community members to adopt a roadway section for a two-year period, affording an opportunity to beautify a portion of the community and bring awareness to their work. This work continued into 2023, notably including a clean-up event hosted on April 29th in honor of Earth Day, and a TUAM event hosted by the Lancaster Community Center on June 24th which engaged 41 volunteers and organizations.</p>

Plan for Public Health and Safety

Noise & Safety Element

Crime Prevention and Protection Services

Policy 4.6.1:	Ensure that adequate law enforcement is provided to the residents and businesses of the City of Lancaster.
Implementation:	2023 saw the formation of a Lancaster Police Department (LPD), establishing a community-led hybrid policing model in partnership with the LA County Sheriff's Department (LASD). This type of innovative hybrid policing model will help free up resources for the LASD to continue its focus on major crimes, while the City's Department implements new prevention programs to get ahead of the safety issues faced in the community. The LPD's new Chief of Police, Rodrick Armalin, is a 34-year law enforcement veteran and is committed to "stepping up our accomplishments with new programs, including drug education and human trafficking awareness campaigns targeting young adults."

Crime Prevention and Protection Services

Policy 4.6.3:	Promote programs and partnerships that encourage residents to take a proactive role in community safety and the welfare of their neighborhoods.
Implementation:	In early 2023, Lancaster Mayor R. Rex Parris announced a new initiative aimed at enhancing neighborhood safety. This program

	offers financial assistance to neighborhoods interested in improving security measures, such as installing gates and security cameras, and provides support throughout the application and implementation process.
Disaster Preparedness and Evacuations	
Policy 4.8.1:	Maintain a level of preparedness to respond to emergency situations that will save lives, protect property, and facilitate recovery with minimal disruption.
Implementation:	In 2023, the city began efforts to update its Hazard Mitigation Plan, aimed at enhancing the community's preparedness and response to natural hazards and other potential disasters. A public meeting was held on November 30 th , to gather input from citizens to guide planning efforts.
Policy 4.9.1:	Ensure city residents and businesses can effectively evacuate during or after an emergency/hazard event, if necessary.
Implementation:	In 2023, the City of Lancaster, the City of Palmdale, and the Antelope Valley Fair Authority worked in conjunction to begin plans for a Multi-Agency Regional Resilience Center (MARRC). The MARRC is intended to include 240,000 square feet of new and renovated space at the existing AV Fair & Event Center and would serve as a large-scale emergency shelter available regionally to Lancaster and Palmdale residents. In June of 2023, the project received a \$20 million grant from the California Department of Food and Agriculture (CDFA), significantly bolstering City funds. Planning and construction work for the project will continue into 2024.
Emergency Medical Facilities	
Policy 4.10.1:	Promote the provision of quality medical facilities and services to meet the needs of area residents and facilitate the expansion and extension of quality medical and emergency medical facilities to meet the needs of Lancaster residents and businesses.
Implementation:	Adoption of the Lancaster Health District (LHD) Specific Plan in 2021 provided a vision and implementation guide for developing a “nationally acclaimed and regionally significant center of health, wellness, and innovation”. The LHD will include a significant collection of new medical offices, clinics, and support facilities within the immediate area of the existing Antelope Valley Hospital. In 2023, implementation of LHD began with the start of Phase I capital

	improvements, to provide access and connection to the development. These improvements are expected to be completed in mid-2024, which will trigger the beginning of Phase II improvements.
Plan for Active Living Open Space Element	
Pedestrian, Equestrian, and Bicycle Trails	
Objective 10.2:	Through the adoption and implementation of a Master Plan of trails, establish and maintain a hierarchical system of trails (including equestrian, bicycle, and pedestrian trails) providing recreational opportunities and an alternative means of reaching schools, parks and natural areas, and places of employment, and connecting to regional trail systems.
Implementation:	In April of 2022, the California Department of Transportation (Caltrans) awarded the City of Lancaster \$5 million in Clean California Local Grant funding for the City's Amargosa Recreational Trail Project. The Amargosa Recreational Trail provides a roughly two-mile corridor of protected bicycle and pedestrian trails and public art along Amargosa Creek between Avenues H and J, connecting residents and visitors to key cultural centers, businesses, recreational opportunities, residential communities, future developments, schools, healthcare facilities, and transit stops. In 2023, these improvements are in the planning phase.
Policy 10.2.4:	Facilitate the use of bicycles as an alternative form of transportation, as well as a form of recreation.
Implementation:	<p>In October of 2023, the City received \$61,250 in grant funds from the California Office of Traffic Safety (OTS) to implement the Just SNAP it! Traffic Safety Education Program. This program aims to increase traffic awareness and safety, and particularly targets drivers aged 16-25 years old, distilling the importance of sharing the road with pedestrians and bicyclists. In the words of Lancaster Mayor R. Rex Parris, "by helping our young drivers build safe driving habits, we can create safer roadways not only for them but all who share the road."</p> <p>On September 16th, the city hosted a "Walk N Roll Fest" on The BLVD. The one-day festival opened eight blocks of Lancaster streets to non-vehicular traffic only and featured music, information booths, entertainment, and food. This highly successful event aimed to encourage sustainable modes of transportation (biking, walking, and</p>

transit) and boost customer numbers for the numerous shops and community resources along The BLVD.

Plan for Physical Mobility

Circulation Element

Vehicle Miles Traveled (VMT) Mitigation Program

Implementation:	In 2023, the city adopted an innovative VMT Mitigation Program, with the intention to gradually reduce citywide VMT. The program allows proposed developments to pay a mitigation fee when necessary to offset their anticipated traffic impacts, generating revenue for city projects which reduce vehicle miles traveled. The improvements associated with the approved program include pedestrian/bicycle network improvements, traffic-calming infrastructure, improved street connectivity, and incentivizing use of alternative travel modes.
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Streets and Highways

Policy 14.1.6:	Work with regional partners to ensure that the regional circulation system provides adequate connections across the Antelope Valley for convenient circulation and rapid emergency access.
Implementation:	At the beginning of 2023, the North County Transportation Coalition (NCTC) announced the appointment of Marvin Crist, Vice Mayor of Lancaster, as its Chair for the Board of Directors. In addition to his appointment as Chair for the NCTC, he is currently the Chairman of the Antelope Valley Transit Authority (AVTA), which recently reached the milestone of ten million miles of zero-emission bus operations. Vice Mayor Crist is a champion of transportation initiatives and has been recognized for his extensive work in the Antelope Valley, having been named the 2020 Lancaster Chamber of Commerce Citizen of the Year and the 2021 California Transportation Champion of the Year.
Policy 14.2.3:	Support a roadway network that takes into consideration noise and safety issues, along with other quality of life issues.
Implementation:	In December of 2023, the city was allocated \$19.7 million from the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) Grant Program, which will be dedicated to implementing vital safety enhancements along Challenger Way. This corridor has witnessed a total of 148 crashes, including 9 fatalities or severe injuries, between 2017 and 2021. This funding will allow for the

	design and implementation of infrastructure improvements which will prioritize safety while enhancing the overall traffic flow.
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Plan for Municipal Services and Facilities

Solid Waste Management

Policy 15.2.2:	Minimize the generation of solid wastes as required by state law...through an integrated program of public education, source reduction, and recycling.
Implementation:	The State of California’s Senate Bill 1383 mandates organics recycling with a goal to reduce greenhouse gas emissions and promote sustainable waste management practices. Starting January 2024, the State of California announced that they will begin auditing whether residents are complying with the new policies and will issue citations based on non-compliance. In order to help residents prepare, the city conducted soft audits in the fall and winter and communicated with residents and businesses who needed to take further action to comply with SB 1383 requirements. This outreach also included educational materials and articles to help inform the public.

Coordination of Development and Public Services

Policy 15.3.2:	Ensure that the city is proactive in addressing the infrastructure and service needs of the wireless communications industry.
Implementation:	<p>Race Communications announced in January of 2023 that it would be commencing service of fiber-based, multi-gig internet in the City of Lancaster, making it the first city in California with internet speeds of up to 10Gbps available to residential homes city-wide. This exciting milestone is the culmination of work which began in 2022, to install fiber cables throughout city streets and rights-of-way. Race Communications is expected to complete their citywide endeavor by the third quarter of 2024.</p> <p>The City in partnership with Race Communications unveiled their Public Wi-Fi program “Poppy-Fi” which will provide free internet connections at all city parks and facilities.</p>

Plan for Economic Development and Vitality

Creation and Retention of Local Employment

Policy 16.1.1:	Promote a jobs/housing balance that places an emphasis on the attraction of high-paying jobs which will enable the local workforce to achieve the standard of living necessary to both live and work within the community.
Implementation:	<p>The ongoing implementation, adaptation, and creation of Specific Plans allow for targeted development in high-impact areas of the city. The Downtown Lancaster Specific Plan and Transit-Oriented Development Specific Plan allow for additional commercial property in a high-density area of the city, and the Fox Field Specific Plan and Business Park Specific Plans designate expansive area for office and light industrial. The new Lancaster Health District Specific Plan adopted in 2021 specifically targets medical and associated businesses to locate near the existing Antelope Valley Hospital.</p> <p>In addition, the city continues to process Zone Changes and General Plan Amendments to accommodate changing market demand. The currently proposed 15th Street West & Avenue L Mixed-Use Development is a prime example of this.</p>
Policy 16.2.2:	Provide local businesses with access to financial, technical, labor, and regulatory assistance when feasible in order to promote business success.
Implementation:	<p>Starting in 2022, Lancaster launched a program in partnership with Bludot Technologies, Inc., the “Shop Local – Open Rewards” program. Through Bludot’s open rewards platform, consumers can download a mobile app to earn rewards for shopping locally. Consumers either link their card or scan receipts to earn 5% rewards for shopping at locally owned, brick-and-mortar businesses. Once enough rewards are earned, they can be redeemed at other small businesses in the community. In 2023, a total of 3,956 users utilized this app while shopping at 298 local businesses. 13,767 rewards-eligible purchases generated a staggering \$650,404 in economic impact throughout the calendar year, and a total of \$166,266 in rewards funds were distributed back to consumers.</p>
Establishment of Lancaster as a Center for Regional Activities	
Policy 16.5.2:	Encourage the development of recreational uses which can stimulate economic growth and provide for local recreational needs.

Implementation:	The City of Lancaster, the United Soccer League (USL), and Antelope Valley Soccer, Inc. (USL Antelope Valley) announced in October that they plan to bring men's professional and women's pre-professional soccer to the AV. The existing Lancaster Municipal Stadium will be converted from its minor league baseball configuration to a 5,300 seat, soccer-specific stadium for the teams. This unique, public-private partnership will bring professional soccer to the Antelope Valley to be played in only the fourth professional soccer-specific stadium in Southern California.
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Plan for Physical Development

Land Use Element

Define Land Use Categories

Policy 17.1.1:	Maintain an adequate inventory of land for residential, commercial, employment, quasi-public, public, and open space uses.
Implementation:	The city has continued to maintain an adequate inventory of land zoned for a variety of uses, and has reviewed and approved Zone Changes and General Plan Amendments when the development market calls for new or different uses in a given area.
Policy 17.1.4:	Provide for office and industrial-based employment-generating lands which are highly accessible and compatible with other uses in the community.
Implementation:	Implementation of the Downtown Lancaster Specific Plan has allowed for the zoning of additional office space near the City's central downtown, and the nearby Transit-Oriented Development Specific Plan permits additional light industrial and office area to meet community demand. Both Specific Plans are in immediate proximity to the Lancaster Metrolink Station, providing convenient access to the Antelope Valley rail line.

Community Design

Policy 19.1:	Promote the long-term image and livability of Lancaster as a unique community with a strong sense of place through the development and application of comprehensive community design guidelines.
Implementation:	The Lancaster Design Guidelines (LDG), originally adopted in 2009, provide the basis to achieve quality design for all development within the City of Lancaster. The LDG call for Smart Growth through the construction of walkable and mixed-use developments, sustainability and compatibility with existing terrain, water-

	<p>conserving streetscapes, and consistent 360° architecture in natural earth tones. These design elements are consistent with the City’s prioritization of sustainable practices, while paying homage to the area’s historic location as part of the Mojave Desert.</p> <p>One aspect unique to Lancaster is the presence of Edwards Air Force Base, Northrop Grumman, and Lockheed Martin as three of the principal employers in the area. Public art in Lancaster, including multiple existing installations in the Boulevard downtown area, include references to the City’s aviation history.</p>
Interagency Land Use Coordination	
Policy 20.1.1:	Promote harmonious and mutually beneficial uses of land between the City of Lancaster, the City of Palmdale, the Counties of Los Angeles, Kern and San Bernardino, and the United States Air Force.
Implementation:	All development projects with potential for regional impacts are routed for review by the neighboring agencies identified in this policy.
Housing Element	
Housing Element Update	
Implementation:	<p>The updated 2021-2029 Housing Element was adopted in 2022 and is certified by the California Department of Housing & Community Development. This update allows for a reevaluation of housing needs, constraints and resources in the Lancaster area, and identifies adequate capacity to facilitate development of the 9,023 units allocated to Lancaster through the Regional Housing Needs Assessment (RHNA) developed by the Southern California Association of Governments (SCAG). The Housing Element makes particular note of disadvantaged communities which may be most impacted by housing disparities, identifying goals and funding to alleviate strain on persons experiencing homelessness, special needs residents (including persons with disabilities, the elderly, large households, farmworkers, and female headed households), and racially/ethnically concentrated areas of poverty.</p> <p>In 2023, the City processed and adopted a “Housing Element Implementation” Zone Text Amendment to modify sections of the Municipal Code, in order to establish consistency with state law and the newly adopted Housing Element.</p>

Environmental Justice Element

Healthy and Affordable Housing

Policy EJ-1.1	Promote and further fair housing policies and programs.
Implementation:	The city announced its First-Time Homebuyer Program in 2023, providing down payment assistance to help local families bridge the funding gap to buy their first home and put them on a path to building generational wealth. This year, six families from various backgrounds (ranging from single parents with children to young couples and professionals) closed on homes under the program, and six more have been approved for funding and are shopping for homes.
Policy EJ-2.1	Support and expand programs that increase awareness among residents about property maintenance, upkeep, weatherization, and neighborhood quality.
Implementation:	In September of 2023, the city launched a Housing Rehabilitation Program, offering grants for emergency repairs, housing rehabilitation loans, and turf replacement, with additional funding available for veterans, seniors, and disabled citizens. This variety of funding categories allows the city to cater to the different needs present within the community, ensuring that safe and well-maintained housing options are available throughout the Lancaster area.
Community Programs and Services	
Policy EJ-7.2	Promote health equity and access through policy evaluation and health valuation.
Implementation:	The City of Lancaster and the City of Palmdale announced in 2023 that they would be collaborating to fight the ongoing opioid crisis in the Antelope Valley. Mutual efforts will ensure that resources, including naloxone training, opioid abuse treatment, and services for opioid-addicted pregnancies, are made equitably available across the region.