

**ATTACHMENT TO PC RESOLUTION NO. 23-34  
TENTATIVE TRACT MAP NO. 83590  
CONDITIONS LIST  
November 13, 2023**

**GENERAL CONDITIONS**

1. Unless otherwise indicated herein, the development of the site shall be in substantial conformance with approved site plans on file in the Community Development Department.
2. The approval of this tentative map shall expire 24 months from the date of conditional approval. The applicant may file for three one-year extensions of the conditionally approved map prior to the date of expiration. If such extension is requested, it must be filed no later than 60 days prior to expiration.
3. The applicant shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees and representatives from any claim, action, or proceeding against the City or its elected officials, officers, employees and representatives to attack, set aside, void, or annul, an approval of the City concerning this subdivision, which action is brought within the time period provided for in Section 66499.37 of the Subdivision Map Act, or an approval of the City concerning this site plan review and the use(s) and development permitted by its approval. The City shall promptly notify the subdivider of any claim, action, or proceeding and shall cooperate fully in the defense; this condition shall not be imposed if the City fails to promptly notify the applicant or fails to cooperate fully in the defense.
4. If the map is to be recorded in phases, the applicant shall submit a phasing plan and phasing condition/mitigation measure matrix to the Community Development Department for approval thirty (30) days prior to filing the final map of the first phase.
5. All requirements of the Municipal Code and the specific zoning of the subject property must be complied with unless otherwise set forth in the permit or shown on the approved site plan.
6. The applicant is advised that details shown on the tentative map are not necessarily approved. Any details which are inconsistent with requirements of ordinances, general conditions of approval, or City policies must be specifically approved by the City in writing.
7. The applicant shall contact the Los Angeles County Fire Department to determine the improvements that may be required to protect the property from fire hazards and shall provide and install at their expense. Fire protection improvements shall be completed to the satisfaction of the Community Development Department prior to certification of completion and occupancy of the subject buildings.

8. The following items/plans shall be submitted to the Community Development Department and Public Works Department for review and approval prior to issuance of permits:
  - a. Lighting Plan
  - b. Building Plan
  - c. Grading Plan
  - d. Landscape Plan
9. All necessary permits shall be obtained from the Community Development Department, prior to any construction, remodeling, or replacement of buildings or other structures.
10. Prior to building permit issuance, the applicant shall pay all applicable development fees including, but not limited to, the following: 1) Los Angeles County Sanitation District Sewer Connection Fee; 2) Interim School Facilities Financing Fee; 3) Traffic Signal Fee; 4) Planned Local Drainage Facilities fee; 5) Dwelling Unit Fee; 6) Traffic Impact Fees; 7) Urban Structure Program Fee (Park Development Fee, Administrative Office Fee, Corporate Yard Fee, and Operations Impact Fee, etc.); and 8) Landscape Fee.
11. If any provision of this permit is held or declared to be invalid, the permit shall be void, and the privileges granted hereunder shall lapse.
12. It is further declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the permit shall be suspended and the privileges granted hereunder shall lapse provided that the applicant has been given written notice to cease such violation and has failed to do so within the time period set forth in the notice.
13. Prior to occupancy of any buildings or structures, the permittee shall request, no less than forty-eight (48) hours in advance, that on-site inspection be made by the Community Development Department to verify that development of the property has occurred in conformity with conditions as enumerated in this permit.
14. The applicant shall be responsible for notifying the Community Development Department in writing of any change in ownership, designation of a new engineer, or change in the status of the developer, within thirty (30) days of said change.
15. An encroachment permit shall be obtained from the Community Development Department prior to doing any work within the public right-of-way.
16. Prior to final map recordation, the applicant shall be required to install distribution lines and individual service lines for appropriate cable television systems to each parcel in the subdivision.

## **FEES, ASSESSMENTS, AND ANNEXATIONS**

17. Prior to recordation of the final map and/or building occupancy, the property shall be annexed into the Lancaster Drainage Maintenance District.
18. Prior to recordation of the final map and/or building occupancy, the property shall be annexed into the Lancaster Landscape Maintenance District.
19. The applicant is hereby advised that this project is subject to 1st year's assessment fees for the following maintenance districts, as applicable, prior to issuance of any related permits (grading, building, sewer, etc.): 1) Lancaster Drainage Maintenance District, 2) Lancaster Lighting Maintenance District, 3) Lancaster Landscape Maintenance District, and 4) Lancaster Sewer Maintenance District.

## **COMMUNITY DEVELOPMENT**

20. The applicant is hereby advised that the use of any signs, strings of pennants, banners or streamers, clusters of flags and similar attention-getting devices are prohibited, except where there has been prior written approval from the Community Development Department.
21. Prior to issuance of grading permits, the applicant shall receive approval from the Los Angeles County Fire Department.
22. All elevations and floor plans for residential subdivisions shall be subject to approval of the Community Development Department to ensure that they are compatible with the established architectural design guidelines. This includes, but is not limited to, architectural style, color, exterior materials, material and type of walls. The applicant shall provide 360-degree architectural treatments for all proposed buildings.
23. Prior to occupancy, the applicant shall construct a masonry wall along the perimeter of the subdivision where a rear, side, or street side yard abuts other property, or is adjacent to a street, in accordance with Section 17.28.030.C of the Municipal Code; color and design to be specifically approved by the Community Development Director. If the project is developed in phases, a masonry wall must be provided around the perimeter of each recorded phase in accordance with this condition prior to occupancy of any units in that phase. The requirement for perimeter walls may be waived or modified by the Community Development Manager in order to prevent the creation of double walls where an adequate wall which would meet the intent of this condition is already in existence, or where there will be continuous work in progress on adjacent phases. All walls required by this condition shall meet the structural requirements of the City of Lancaster as specified by the Community Development Department Director.

24. The maximum wall heights for walls and fences in the residential zones is six (6) feet in height.

## **CAPITAL ENGINEERING**

### **Streets**

25. Prior to building occupancy, the applicant shall repair or replace any broken, damaged, and/or non-ADA compliant pavement, curb, gutter, and sidewalk on streets within or abutting the project to street centerline to the satisfaction of the Public Works Director.
26. The applicant shall comply with City Municipal Code, Chapter 13.20, Article II, entitled Installation/Relocation for New/Expanded Development of Overhead Utilities as directed by the Public Works Director. (Ordinance No. 361)
27. The proposed project shall comply with the City of Lancaster Holiday Moratorium Policy. No excavation or work shall occur within the public right-of-way on Primary Arterials, Secondary Arterials, and Collector Streets between November 15th to January 2nd, except work pertaining to public safety or with the written permission of the City Manager. Work commenced prior to the restriction period must be in such a condition that it will be resurfaced prior to November 15th.

### **Drainage/Grading**

28. Prior to final map approval, grading permit issuance, and/or storm drain permit issuance, the applicant shall acquire and dedicate all required easements for drainage improvements as identified in the final hydrology/hydraulic report on the Tract Map or by separate instrument. All right-of-way dedications will be to the satisfaction of the Public Works Director.
29. Provide for contributory drainage from adjoining properties and return drainage to its natural conditions or secure off-site drainage acceptance letters from affected property owners.
30. Prior to issuance of a grading permit, the applicant shall submit a grading plan consistent with the approved site plan and conditions of approval. The grading plan shall be based on an approved drainage area study and hydrology/hydraulic report, detailed recent topographic survey, and a detailed engineering soils report specifically approved by the geologist and/or soils engineer that addresses all submitted recommendations.
31. Prior to final map approval or grading permit issuance, whichever comes first, the applicant shall obtain approval of the final hydrology/hydraulic study. The final drainage facilities shall be based on the approved hydrology/hydraulic study and will be designed

based on the City of Lancaster Engineering Design Guidelines Policies and Procedures Sections 2.7 and 3, and/or to the satisfaction of the Public Works Director. Any on-site and/or off-site mitigation measures required by the approved hydrology/hydraulic study shall be constructed prior to first occupancy.

32. Prior to first occupancy, the applicant shall construct all drainage improvements required by the City of Lancaster's Master Plan of Drainage Facilities (MPDF) when warranted by upstream development and/or if identified as "critical" by the Master Plan of Drainage. This may include but not be limited to an earthen channel. The hydrology/hydraulic report prepared for the project shall provide calculations demonstrating the proposed improvements will be of sufficient size and capacity to mitigate and convey interim and ultimate watershed flow from the project site and surrounding off-site tributary areas. The hydrology/hydraulic report shall also include analyses to determine if and when the MPDF will be warranted and identify any interim MPDF and/or local improvements required with the project. The applicant is hereby advised that this project is subject to Planned Local Drainage Facilities Fees at the time of building permit issuance as part of their fair share of future cost. If ultimate MPDFs are warranted at the time of development, the applicant may enter into a reimbursement agreement with the City and be credited fees per the City's Drainage Reimbursement Policy.
33. Prior to building occupancy, all drainage facilities and streets with secondary overflow are to be constructed and approved prior to occupancy of any structure within the project to the satisfaction of the Public Works Director.
34. Prior to first occupancy, the applicant shall design and construct an on-site drainage basin or underground retention or other approved drainage solution as warranted to mitigate the developed runoff volume per an approved hydrology study to the satisfaction of the Public Works Director.
35. Prior to final map approval or grading permit issuance, the streets shall be designed to avoid creating sump conditions to the satisfaction of the Public Works Director. If a sump condition is unavoidable, the applicant shall design streets so that secondary overflow is through the streets and, as needed, design and install redundant drainage systems (i.e. additional storm drain line and catch basin systems). Secondary overland overflow shall not be allowed through lot easements. Secondary overland overflow shall be allowed through fee title dedicated drainage paths, paseos or other pedestrian walkways and passageways.
36. The project shall comply with the Best Management Practices (BMPs) of the National Pollutant Discharge Elimination System (NPDES) and all NPDES Permit Requirements.
37. Prior to building occupancy, install BMPs to treat first flush.

38. Prior to issuance of any construction related permits (grading, building, etc.), a Dust Control Plan shall be prepared and submitted to the Antelope Valley Air Quality Management District (AVAQMD) in accordance with Rule 403 of the AVAQMD. An approved copy of the Dust Control Plan shall be submitted to the Community Development Department for residential projects of 10 acres and larger and for commercial/industrial projects of 5 acres and larger. In lieu of an approved plan, a letter from the AVAQMD waiving this requirement shall be submitted.
  
39. Prior to commencing hauling operations for this project, the applicant shall obtain a hauling permit for an import/export of > 100 CY of hauling material to/from the project within the public right-of-way including the export/receiving site and an exhibit of the proposed haul route. The applicant is responsible to obtain approval from all applicable agencies for the material hauling operation. The designated haul route shall be designed to the requirements of the City of Lancaster Design Guidelines, Standards, and Municipal Code and to the satisfaction of the Public Works Director.
  - a. The applicant shall comply with the following requirements for the material hauling operation:
    - i. The hours of operation shall be approved by the Public Works Director.
    - ii. Provide non-stop street sweeping service on all City streets along the haul route during all hours of work to the satisfaction of the Public Works Director.
    - iii. Provide traffic control and flagging personnel along the haul route to the satisfaction of the Public Works Director.
    - iv. When required by the Public Works Director, the applicant shall post a security to serve as surety of repair in the event facilities within the City right-of-way are adversely impacted by the hauling operations.
  - b. Prior to building occupancy/release of security, the applicant shall repair any pavement damaged by the material hauling operation to the satisfaction of the Public Works Director. The security will not be reduced or released or building occupancy given until the completion of the repair work. The limits of the road repairs shall be consistent with the approved haul route and determined by the Public Works Director.

Sewer

40. Prior to final map approval, sewer plan/lateral connection approval, and/or sewer permit issuance, the applicant shall acquire and dedicate all required easements for sewer improvements as identified in the final sewer area study report on the Tract Map or by separate instrument. All right-of-way dedications will be to the satisfaction of the Public Works Director.

41. Prior to issuance of a sewer plan/lateral connection approval, and/or sewer encroachment permit issuance, the applicant shall submit a public sewer plan consistent with the approved site plan and conditions of approval. The sewer plan shall be based on an approved Sewer Area Study.
42. Prior to sewer plan/lateral connection approval, and/or sewer encroachment permit issuance, the applicant shall submit a private sewer plan for private sewer to public standard, minimum grades of sewer main to be per Section 2.4.9.4 of the Engineering Design Guidelines, consistent with the approved site plan and conditions of approval. The sewer plan shall be based on an approved Sewer Area Study.
43. Prior to final map approval, sewer plan/lateral connection approval, and/or sewer encroachment permit issuance, whichever comes first, the applicant shall obtain approval of the final sewer area study. The final sewer facilities shall be based on the approved sewer area study and will be designed based on the City of Lancaster Engineering Design Guidelines Policies and Procedures Section 2.4, and/or to the satisfaction of the Public Works Director Any on-site and/or off-site mitigation measures required by the approved sewer area study shall be constructed prior to first occupancy.
44. Per the direction of the Public Works Director, provide a sewer area study prior to submittal of the final map.
45. Prior to building occupancy, approval of this project is contingent upon the installation of local main line sewers and separate laterals to serve each structure at such time as the permanent structures are constructed on the site.
46. Prior to sewer plan approval, the streets shall be designed to avoid creating sump conditions to the satisfaction of the Public Works Director. Local main line sewers shall not be allowed through lot easements. Local main line sewers shall be allowed through fee title dedicated drainage paths, paseos or other pedestrian walkways and passageways.

#### Water

47. The project shall be served by adequately sized water system facilities, including fire hydrants, of sufficient size to accommodate the total domestic and fire flows required for the land division. Domestic flows required are to be determined by the Public Works Director. Fire flows required are to be determined by the Fire Chief.
48. There shall also be filed with this project a statement from the water purveyor indicating that water service shall be provided to each lot and that the proposed water mains and any other required facilities will be operated by the purveyor and that under normal operating conditions the system will meet requirements for the land division.

49. Per the direction of the Public Works Director, the applicant shall be required to comply with all Ordinances in effect at the time of project construction to address the balance of water supply to water demand.
50. In order to obtain a conditional will-serve letter, the Project applicant must secure permanent water supply entitlements sufficient to meet the Project's annual water demands as determined by the Los Angeles County Waterworks District 40 (District). This entitlement may be secured through entering an agreement with the District to purchase new State Water Project Table A or other permanent water supply through the Antelope Valley-East Kern Water Agency. If the project is not located within the boundaries of the District it must be annexed into the District in addition to securing a will serve letter.
51. In addition to the condition above, the District may require that: (1) various charges/fees be paid by the owner/developer of the property; (2) on-site and off-site water system facilities be installed by a State licensed contractor retained by the owner/developer, and inspected and accepted by the District, using plans prepared by a licensed engineer that are reviewed by the District; or (3) a combination of (1) and (2). Once constructed to the satisfaction of the District, the water system facilities are to be dedicated gratis to the District for subsequent operation and maintenance.

#### Landscaping

52. Prior to landscape encroachment permit, landscape plans shall be prepared in accordance with Ordinance No. 1070 and submitted to the Development Engineering Section of Public Works, along with required plan check fees, for review and approval prior to the installation of landscaping or irrigation systems. Such plans are to be incorporated into development of the site and shall show size, type, and location of all plants, trees, and irrigation facilities.
53. Prior to Tract Map approval, the applicant shall dedicate landscape easements fronting the project site, as directed by the Public Works Director.
54. Prior to building occupancy, provide landscape easement and maintenance district along primary and secondary arterials, in accordance with City policy. The irrigation system, landscape plan, and plant materials are subject to approval by the Public Works Director. The construction materials, color, and design of the decorative (i.e. slump stone, split faced with brick pilasters, and decorative brick cap) masonry wall abutting the landscape maintenance district and entry street is subject to approval of the Public Works Director. The irrigation and plant materials shall be installed and completed to the satisfaction of the Community Development Department prior to occupancy of any residence within the development.
55. Prior to building occupancy, developer shall install a "purple pipe" irrigation system in all landscape maintenance districts to provide for future connection to a recycled water system to the satisfaction of the Public Works Director.

## Other

56. The applicant shall pay a fee to the City of Lancaster in the sum of \$770.00 per gross acre, to be held in the biological mitigation fund as established by the City Council. Payment of said fee shall occur prior to Final Map for Parcel/Tract Maps and prior to or concurrent with the approval of a grading permit for all other projects. Additionally, should the applicant be required to pay mitigation fees under the California Department of Fish and Wildlife, these fees can be deducted from the amount collected by the City of Lancaster.
57. Prior to first issuance of building permit and final map approval, the applicant shall record a reciprocal access easement and maintenance agreement for all shared driveways and drive isles, private drainage devices, and common landscaping maintenance areas, within the project site and along the property frontage as directed by the Public Works Director. This condition may be satisfied by incorporating the appropriate provisions into the CC&Rs.
58. Prior to final map approval, the applicant shall dedicate to the City the right to prohibit the erection of building(s) and other structures within open space/common lots.
59. Prior to first issuance of building permit and final map approval, the applicant shall obtain approval from the Community Development Department Director and the City Attorney for Covenants, Conditions, and Restrictions (CC&Rs) for this development and record in the Los Angeles Recorder's Office. The applicant shall reimburse the City for the City Attorney's review fee. The CC&Rs shall grant the City the authority to review and approve/disapprove amendments (including dissolution) of the CC&Rs/association. The CC&Rs shall grant the City the right (though not the obligation) to enforce the CC&Rs (at a minimum those provisions related to City-required items).
60. Prior to first issuance of building permit, the applicant shall establish a Property/Home Owners' Association (POA/HOA), or similar entity, to ensure the continued maintenance of all shared/common lots, private drainage devices, all shared driveways and drive isles, and common landscaping maintenance areas.
61. Prior to final map submittal applicant shall perform a new detailed boundary survey in the surrounding quarter section showing current monumentation and measurements affecting the subject property.

## **TRAFFIC ENGINEERING**

### Required Traffic Improvement Plans

62. Prior to issuance of the street improvement encroachment permit, the applicant shall obtain approval of a signing and striping plan. The signing and striping plan shall be completed in accordance with all City of Lancaster standards, as directed by the Public Works Director.

63. Prior to issuance of the street improvement encroachment permit, the applicant shall obtain approval of temporary traffic control plan and allowable working hours, as directed by the Public Works Director.

Street Right-of-Way Requirements

64. Prior to Tract Map approval, the applicant shall dedicate additional street right-of-way for a total of 56 feet from centerline on Avenue J fronting the project site, as directed by the Public Works Director.
65. Prior to Tract Map approval, the applicant shall dedicate additional street right-of-way for a total of 46 feet from centerline on 35<sup>th</sup> Street East fronting the project site, as directed by the City Engineer.
66. Prior to Tract Map approval, the applicant shall dedicate and/or acquire additional street right-of-way for a total of 28 feet east of the centerline on 35<sup>th</sup> Street East fronting the project site, as directed by the City Engineer.
67. Prior to issuance of building permits/Tract/Parcel Map approval, the applicant shall dedicate a corner cutoff at all intersections, as defined in the City of Lancaster Engineering Design Guidelines (Sections 2.2.10.6.1 and 2.2.10.6.2).

Street Improvements

68. Prior to building occupancy, the applicant shall construct the following street improvements within/along the frontage of the project site, as directed by the Public Works Director:

Street Name	Curb & Gutter	Base & Paving	Street Lights	Street Trees	Sidewalk (5' min)	Landscaped Median	Curb-Delineated Median	Class II Bike Lanes	LMD Easement
Avenue J	X	X	X	X	X	X		X	X
35 <sup>th</sup> Street East	X	X	X	X	X			X	X
Nugent Street	X	X	X	X	X				
"A" to "I" Street	X	X	X	X	X				

69. Streets labeled as private shall be constructed to public standards.

70. Residential streets "A" Street through "I" Street

71. The following Prior to building occupancy, the applicant shall construct additional pavement as required to transition to the existing pavement in accordance with City Design Guidelines (Section 2.2.10.24), to the satisfaction of the Public Works Director.
72. Prior to building occupancy, the applicant shall install conduit, pull rope, and pull boxes along regional, primary and secondary arterials to the nearest arterial intersection to be used for future Traffic Signal Communication Interconnect. The interconnect system shall be installed in accordance with the specifications approved by the Traffic Section, to the satisfaction of the Public Works Director.
73. Prior to occupancy, the applicant shall design and construct City owned and maintained street lighting systems. Street lighting system shall be designed using an LS-3 rate schedule unless the new lights can be connected to an existing LS-2 rate schedule system **and** Southern California Edison will not require the installation of a pedestal. The Developer's engineer shall prepare all plans necessary to build said street lighting system in accordance with Southern California Edison and City of Lancaster standards.
74. Prior to Tract Map approval, the applicant shall dedicate a total of 4' along Avenue J as a Landscape Maintenance District easement.
75. Prior to Tract Map approval, the applicant shall dedicate a total of 4' along 35<sup>th</sup> Street East as a Landscape Maintenance District easement.

#### Driveway Requirements

76. Prior to Tract Map approval, the applicant shall dedicate the right to restrict direct vehicular ingress and egress on all streets having a projected volume of 2,000 vehicle trips each day and within 100 feet of any secondary or primary arterial, on the Tract Map or by separate document.

#### Intersection Improvements

77. Prior to Prior to building occupancy, the applicant shall provide and install street name signs, as directed by the City Engineer.
78. Prior to plan resubmittal, Applicant shall have average daily traffic (ADT) counts conducted on the following adjacent roadways and/or any roadways identified as major access/egress routes, as directed the City Traffic Engineer:
  - a. Avenue J, west of 35<sup>th</sup> Street East
  - b. Avenue J, east of 35<sup>th</sup> Street East

79. Prior to plan resubmittal, Applicant shall have vehicle turning movement counts conducted at the following adjacent intersections and/or any intersections located on major access/egress routes, as directed by the City Traffic Engineer:
  - a. Avenue J & 35<sup>th</sup> Street East
80. Prior to building occupancy, the applicant shall design and construct ADA-compliant curb ramps at the following locations, to the satisfaction of the City Engineer:
  - a. SWC of 35<sup>th</sup> Street East & Nugent Street
  - b. NWC and SWC of 35<sup>th</sup> Street East & "C" Street
  - c. All corners at all residential street intersections.
81. The curb ramp(s) shall comply with the requirements of Title II of the American with Disabilities Act (ADA) relating to curb ramps and pedestrian crossings.
82. Prior to site plan approval, the applicant shall pay all required CEQA VMT Analysis review fees as outlined in the City's most current Fee Schedule.

#### UTILITY SERVICES

83. Sewer and Storm drain manholes shall be 30" Pamrex and labeled "City of Lancaster", "Storm Drain".
84. Junction structures manholes shall be 28" Pamrex or equivalent.
85. Catch Basin openings shall be 6" or greater with a protection bar per APWA STD Plan 310-3.
86. Sewer manholes shall be 30" Pamrex and labeled "City of Lancaster", "Sewer".