

PLANNING COMMISSION

AGENDA ITEM: 7.

ACTION APPROVED (4-0)
Idleman absent

DATE: 9-19-05

STAFF REPORT

TENTATIVE TRACT MAP NO. 061118

DATE: September 19, 2005

TO: Lancaster Planning Commission

FROM: Department of Community Development *BL*

APPLICANT: Nu-Pac Developments, LLC

LOCATION: 9.98± gross acres located on the northwest corner of Avenue J and future 62nd Street West

REQUEST: A subdivision for 32 single family lots in the R-7,000 Zone

RECOMMENDATION: Adopt Resolution No. 05-55 approving Tentative Tract Map No. 061118.

BACKGROUND: There have been previous cases to come before the Planning Commission and the City Council concerning this property. General Plan Amendment No. 03-03, was a request to amend the General Plan land use designation for the subject and other adjoining property from NU (Non Urban Residential; 0.4-2.0 dwelling units per acre) to UR (Urban Residential; 2.1-6.5 dwelling units per acre). Concurrent with this case, Zone Change No. 03-03, was a request to rezone the subject and other adjoining property from RR-2.5 (Rural Residential; one dwelling unit per 2.5 acres) to R-7,000 (single-family residential; minimum lot size of 7,000 square feet). This General Plan Amendment and accompanying Zone Change were approved by the Planning Commission on November 17, 2003, and subsequently approved by the City Council on December 9, 2003.

GENERAL PLAN DESIGNATION, EXISTING ZONING, AND LAND USE: The subject property is designated UR (Urban Residential; 2.1-6.5 dwelling units per acre) by the General Plan, is zoned R-7,000 (single family residential; one dwelling unit per 7,000 square foot lot), and is currently vacant. The General Plan designations, zoning, and land uses of the surrounding properties are as follows:

	<u>GENERAL PLAN</u>	<u>ZONING</u>	<u>LAND USE</u>
North	NU	RR-2.5	Vacant
East	UR & NU	R-7,000 & RR-2.5	Vacant
South	UR	R-7,000	Single Family Residences
West	UR	R-7,000	Vacant

PUBLIC IMPROVEMENTS: The site is bounded on the south by Avenue J, which is partially improved with one travel lane in each direction and on the east by future 62nd Street West, which is currently neither dedicated nor improved. All utilities are available or can be extended to serve the site.

ENVIRONMENTAL REVIEW: Review of pertinent environmental documents has disclosed no significant adverse impacts resulting from the proposed subdivision after mitigation measures have been added. Potential effects are discussed more fully in the attached Initial Study. Based on this information, staff has determined that a Mitigated Negative Declaration is warranted. Notice of intent to prepare a Mitigated Negative Declaration has been legally advertised.

Effective January 1, 1991, applicants whose projects have the potential to result in the loss of fish, wildlife, or habitat through urbanization and/or land use conversion are required to pay filing fees as set forth under Section 711.4 of the Fish and Game Code. Pursuant to Section 21089(b) of the Public Resources Code, the approval of a project is not valid, and no development right is vested, until such fees are paid.

However, State law specifies that lead agencies may determine that a project will have a de minimis effect on fish and wildlife and the fees may be waived. Said determination shall be based on findings of fact and incorporated into a Certificate of Fee Exemption.

LEGAL NOTICE: Notice of Public Hearing was mailed to all property owners within a 500-foot radius of the project, posted in three places, posted on the subject property, and noticed in a newspaper of general circulation per prescribed procedure.

ANALYSIS: The proposed subdivision consists of 32 single family lots in the R-7,000 Zone. The lots would range in size from 7,085 to 17,425 square feet, including alternate street section. The individual lots would be comparable to or larger than the lots within the existing subdivision to the south, across Avenue J. The project is consistent with the General Plan land use designation of Urban Residential (2.1-6.5 dwelling units per acre) and the R-7,000 zoning designation of the property. Division of the property would allow for the construction of a single family residence on each lot.

Primary access to the site would be obtained from Avenue J via future 62nd Street West. Individual lot access would be provided from a series of internal streets, which would be integrated with proposed streets in adjoining future developments to the east (Tract #061038) and west (Tract #060294). City design standards require that a subdivision exceeding a cumulative street length of 700 feet would be required to provide a secondary access. As this subdivision is constructed, it will be necessary for the developer to install a secondary access from the improved portion of the subject site to the nearest improved street when residential development proceeds beyond 700 linear feet. As proposed, 62nd Street West would be fully improved from Avenue J to Street "G," as this would be the primary access from Avenue J. In order to provide a safe transition from Avenue J into the subdivision, the Director of Public Works has indicated that 62nd Street West would be fully improved at the intersection of Avenue J, that a raised landscaped median would be installed on Avenue J with a left turn lane into 62nd Street West, and that the right to restrict direct vehicular access to Avenue J would be dedicated.

The General Plan states that a transition or graduated zoning pattern is to be provided for compatibility and to mitigate the interface between higher and lower intensity land uses. The areas to the west and south of the project site are designated Urban Residential, zoned R-7,000, and developed or approved for development with single family residences on minimum 7,000 square foot lots. The majority of the property to the east of the project site has similar General Plan and zoning designations, except for the northerly most parcel, which is designated Non Urban Residential and zoned RR-2.5. The property to the north of the project site is also designated Non Urban Residential and zoned RR-2.5. A graduated zoning pattern with a boundary between the R-7,000 zoning on site and the RR-2.5 zoning designations to the north and partially to the east is not being proposed. Typically, graduated sized lots of approximately 15,000 to 20,000 square feet in size are proposed between the rural and urban residential zones to provide for greater compatibility. In this case staff feels that, given the existence of R-7,000 zoning to the west, south, and the east, the absence of rural residential development on the property to the north, and the likelihood of a future northward extension of urban residential zoning, a transitional lot size would be of little benefit.

Per the Master Plan of Drainage, the proposed drainage easement on the south side of the site would run parallel to Avenue J. The applicant would be responsible for constructing a box culvert under the primary access roadway to the project site, 62nd Street West. Staff is proposing that a 33-foot wide enhanced landscaped area be created along Avenue J incorporating a 15-foot wide access road for the drainage basin, a 10-foot wide landscaped area, and an 8-foot wide meandering sidewalk. Staff is also recommending that a decorative concrete block wall with wrought iron (metal tubing) fencing be installed where the landscape easement abuts the drainage facility for safety and aesthetic purposes. The entire 33-foot wide area would be placed in a landscape maintenance district.

The subdivision has the potential to generate 320 vehicle trips per day, with 32 trips occurring during the peak hours. According to the City Traffic Engineering Consultant, the added trips should not significantly impact the surrounding streets. The street design and layout provides for adequate circulation and incorporates cul-de-sacs to reduce vehicular speeds within the subdivision. This, in addition to the street improvements to be provided as part of the development, would ensure that the project-generated traffic would not adversely affect the flow of traffic on the surrounding streets.

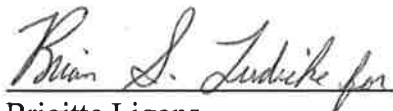
A Phase I Cultural Resource Study was conducted on the project site by RT Factfinders in March 2004. While no significant cultural resources were found on the parcel, the development of the site could adversely affect previously recorded sites that are in close proximity to the subject site. Therefore, no construction staging, turnarounds, temporary utilities, or other encroachments may occur south of the boundary of APN #3203-008-034 or east of the boundary of APN #3203-008-024. Additionally, an archaeological monitor shall be present during construction start-up to aid the construction foreman in avoiding sensitive off-parcel areas and observe and document the initial grubbing and clearing work.

RCA Associates conducted a Biological Survey on the project site during October 2004. No desert tortoises, or signs thereof, were observed on the subject property or in the surrounding area during the survey and the site lies beyond the generally acknowledged western limit of the geographic range of the Mojave ground squirrel. In addition, no other state or federally listed species are expected to occur within the proposed project area. However, the study area provides potential future cover sites for sharp-shinned hawks, loggerhead shrikes, and burrowing owls. Therefore, a burrowing owl and nesting bird survey shall be conducted by a qualified biologist 30 days prior to grading/vegetation removal. If evidence of burrowing owls and/or nesting birds is discovered during the survey, construction activities shall be halted and the State Department of Fish and Game shall be consulted regarding the necessary management/mitigation requirements for the species.

An Environmental Site Assessment Report was prepared for the project during November 2004 by Bruin Geotechnical Services, Inc. The report indicated that there is minimal environmental risk associated with development and occupancy of the subject property. Based on these findings, further environmental investigation is not recommended.

The proposed subdivision meets all City zoning requirements, and sufficient access, utilities, and improvements can be provided to the site. Therefore, staff is recommending that the Planning Commission approve Tentative Tract Map No. 061118.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Brigitte Ligons", is written over a horizontal line.

Brigitte Ligons
Assistant Planner

cc: Applicant
Engineer

RESOLUTION NO. 05-55

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF LANCASTER, CALIFORNIA,
APPROVING TENTATIVE TRACT MAP NO. 061118

WHEREAS, a tentative subdivision map has been filed by Nu-Pac Developments, LLC, for the division of 9.98± acres located on the northeast corner of Avenue J and future 62nd Street West, as shown on the attached site map, into 32 single family lots; and

WHEREAS, staff has conducted necessary investigation to assure the proposed division of land would be consistent with the purposes of the City's Subdivision Ordinance, the State Subdivision Map Act, and the regulations of the R-7,000 Zone; and

WHEREAS, a written report was prepared by staff which included a recommendation for approval of this tentative map subject to conditions; and

WHEREAS, public notice was provided as required by law and a public hearing was held on September 19, 2005; and

WHEREAS, this Commission hereby finds, pursuant to Section 21082.1 of the Public Resources Code, that the Mitigated Negative Declaration prepared for the proposed project reflects the independent judgment of the City of Lancaster; and

WHEREAS, this Commission hereby finds that the Initial Study determined that the proposed subdivision could have a significant effect on the environment; however, there will not be a significant effect in this case with the implementation of the mitigation measures as detailed in Exhibit "A" and

WHEREAS, this Commission hereby certifies that it has reviewed and considered the information contained in the Mitigated Negative Declaration prepared for the proposed division of land in compliance with the California Environmental Quality Act and the State Guidelines for the implementation of the California Environmental Quality Act prior to taking action; and

WHEREAS, based on the Initial Study prepared for the project, this Commission hereby finds that the proposal will have a de minimis impact on wildlife resources as defined in Section 711.2 of the Fish and Game Code of the State of California and hereby authorizes staff to file a Certificate of Fee Exemption pursuant to Section 753.5, Title 14, California Code of Regulations; and

WHEREAS, this Commission hereby adopts the following findings in support of approval of this map:

1. The proposed design and improvement of the 32-lot subdivision are consistent with the General Plan land use designation of UR (Urban Residential; 2.1 to 6.5 dwelling units per acre) for the subject property;
2. The site is physically suitable for the type and proposed density of development because adequate roadway capacity and infrastructure exist or can be provided and the site has no topographical constraints;
3. The design and improvement of the subdivision are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the site is not within a sensitive habitat area and all potential impacts are insignificant or can be mitigated as noted in the environmental review section of the staff report;
4. The design and improvement of the subdivision are not likely to cause serious public health problems because adequate sewer and water systems will be provided to the project;
5. The design and improvement of the subdivision will not conflict with easements acquired by the public at large, for access through or use of property within the proposed subdivision because all such easements have been incorporated into the proposed public streets (or will be abandoned), based on staff review of a preliminary title report;
6. The proposed subdivision may have a beneficial effect on the housing needs of the region because an additional 32 dwelling units could be provided, and the City has balanced these needs against the public service needs of its residents and available fiscal and environmental resources;
7. The proposed subdivision provides, to the extent feasible, for the future passive or natural heating or cooling opportunities in the subdivision because the size and configuration of the parcels would allow for such systems; and

WHEREAS, this Commission, after considering all evidence presented, further finds that approval of the proposed tentative subdivision map will promote the orderly growth and development of the City.

NOW, THEREFORE, BE IT RESOLVED:

1. This Commission hereby approves the Mitigated Negative Declaration prepared for this project with the finding that the proposed tentative tract map will not have a significant effect on the environment because mitigation measures have been added to the project.
2. This Commission hereby adopts the Mitigation Monitoring Program as detailed in Exhibit "A"
3. This Commission hereby approves Tentative Tract Map No. 061118, subject to the conditions attached hereto and incorporated herein.

PASSED, APPROVED and ADOPTED this 19th day of September, 2005, by the following vote:

AYES: Commissioners Andy and Baldus, Vice Chairman Mann and Chairman Smith

NOES: None

ABSTAIN: None

ABSENT: Commissioner Idleman



RONALD D. SMITH, Chairman
Lancaster Planning Commission

ATTEST:



BRIAN S. LUDICKE, Director of Community Development
City of Lancaster



65th Street West

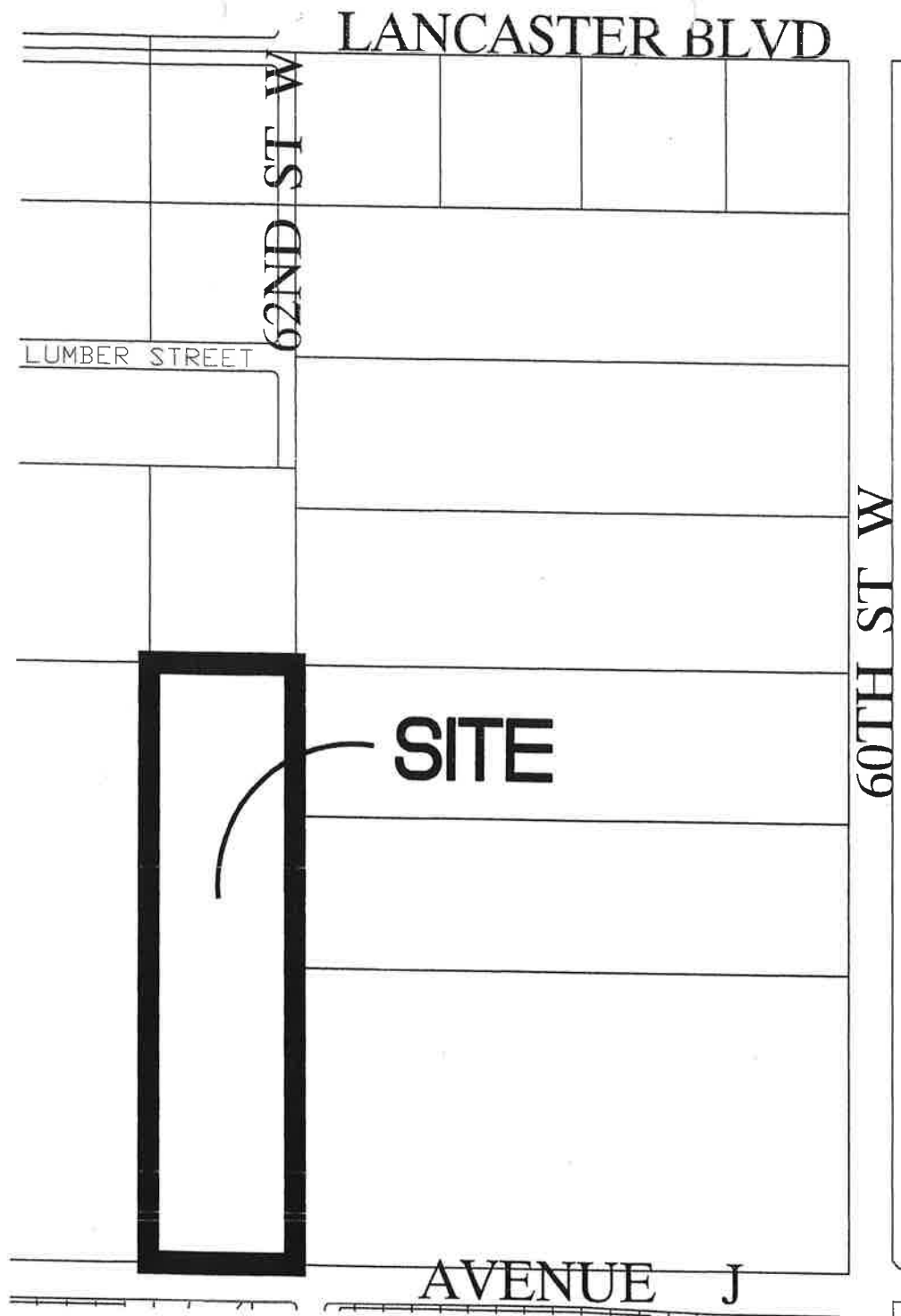
Avenue J

60th Street West

62nd Street West

TTM 061038

TTM
061118



SCALE: NOT TO SCALE

VICINITY MAP

TTM 061118

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ATTACHMENT TO PC RESOLUTION NO. 05-55

TENTATIVE TRACT MAP NO. 061118 CONDITIONS LIST

GENERAL/ADVISORY

1. All standard conditions as set forth in Planning Commission Resolution No. 91-08 shall apply except Condition Nos. 46 (modified below), and 47 (deleted).
2. Prior to occupancy, construct a perimeter masonry wall along the peripheral of the subdivision (north, south, east, and west) property lines as indicated on the site plan in accordance with Section 17.28.030.C. of the Lancaster Municipal Code; color and design must be specifically approved by the Director of Community Development. If the property is developed in phases, a masonry wall must be provided around the periphery of each recorded phase in accordance with this condition prior to occupancy of any units in that phase. The requirement for peripheral walls may be waived or modified by the Director of Community Development 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. All perimeter walls shall meet the structural requirements of the City of Lancaster as specified by the Director of Public Works (modified Condition No. 46).

STREETS

3. Per direction of the Director of Public Works, improve and offer for dedication:
 - Avenue J at 70 feet of an ultimate 100-foot right-of-way
 - 62nd Street West at 44 feet of an ultimate 64-foot right-of-way
 - Street "D" at 42 feet of an ultimate 60-foot right-of-way
 - Street "E" at 42 feet of an ultimate 60-foot right-of-way
 - Street "G" at a 60-foot right-of-way
 - Street "A" at a 58-foot right-of-way
 - Street "F" at a 58-foot right-of-way

The applicant is responsible to reconstruct the street to centerline if the existing pavement section does not meet the Department of Public Works street standards.

4. Per the direction of the Director of Public Works, install a raised landscaped median on Avenue J with additional pavement for a left turn lane into 62nd Street West.
5. Per the direction of the Director of Public Works, dedicate the right to restrict direct vehicular access to Avenue J.
6. Per the direction of the Director of Public Works, construct ADA "walk arounds" at all driveways to the specifications of the Director of Public Works.

7. Per the direction of the Director of Public Works, a secondary access is required when development reaches 700 feet.
8. Per the direction of the Director of Public Works, the Developer shall install a 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 Traffic.

DRAINAGE

9. The project shall comply with the Best Management Practices (BMP) of the National Pollutant Discharge Elimination System (NPDES) and all NPDES permit requirements.
10. Per the direction of the Director of Public Works, dedicate and improve a 200-foot-wide drainage easement along the southerly tract boundary in accordance with the Antelope Valley Master Plan of Drainage.
11. Per the direction of the Director of Public Works and in accordance with the Master Plan of Drainage, construct a box culvert in 62nd Street West right-of-way for drainage purposes in accordance with the Antelope Valley Master Plan of Drainage.
12. Per the direction of the Director of Public Works, excavate the channel and design the box culvert to cross under 62nd Street West and outlet east of 62nd Street West.

WATER AND SEWER

13. Prior to issuance of grading or building permits, the project proponent will be required to contact the City Building Official regarding the requirements for the purchase of water credits from the City of Lancaster.

LANDSCAPING

14. Prior to occupancy, provide widened and enhanced landscape easement and maintenance district along Avenue J, in accordance with City policy. The irrigation system, landscape plan, and plant materials are subject to approval of the Department of Public Works. The irrigation and plant materials shall be installed and completed to the satisfaction of the Director of Public Works Department prior to occupancy of any residence within the development. Per the direction of the Director of Community Development and the Director of Public Works, along Avenue J, incorporate the 15-foot-wide access road for the drainage basin, the 10-foot-wide landscape maintenance district, and the 8-foot-wide sidewalk area into an enhanced 33-foot-wide landscape maintenance district to include an 8-foot-wide meandering sidewalk. A combination block and wrought iron (metal tubing) wall shall be installed as part of the easement where it abuts the drainage facility.

15. Where landscaping is required or is to be installed by the developer within the front and/or street side yard setback areas, a landscape and irrigation plan shall be submitted for review and approval by City staff. Said landscaping and irrigation system shall conform to the requirements of Ordinance No. 629.
16. The project shall abide by Ordinance No. 821, requirements for residential landscape installation and maintenance.
17. Per direction of the Director of Public Works, the Developer shall install a "purple pipe" irrigation system in all landscape maintenance districts to provide for future connection to a recycled water system.
18. Annexation into the Landscape Maintenance District is required.

OTHER CONDITIONS

19. Per the direction of the Director of Community Development and the Director of Public Works, garages shall maintain a 20-foot setback from property line.
20. The applicant shall comply with all requirements of the Urban Structure Program as outlined in the General Plan and adopted by the City Council.
21. Prior to recordation of the final map, the property shall be annexed into the Lancaster Lighting Maintenance District.
22. Final map design shall be coordinated with the Antelope Valley Transportation Authority (AVTA) for ADA-compliant sidewalks of sufficient width to accommodate ADA-compliant bus benches and shelters.
23. Per the direction of the Director of Community Development, all work shall be limited to the site by installation of a fence to define the limits of development, or an additional Cultural Resource Study would be required for any off-site area which would be disturbed by the development (such as staging and turn around areas).
24. Based on the Cultural Resource Study for the proposed subdivision and per the direction of the Director of Community Development, no construction staging, turn-arounds, temporary utilities or other encroachments may occur south of the boundary of Assessor Parcel No. 3203-008-034 or east of the boundary of Assessor Parcel No. 3203-008-024. An archaeological monitor should be present during construction start-up to aid the construction foreman in avoiding sensitive off-parcel areas and observe and document the initial grubbing and clearing work.

25. Based on the Biological Resource Report for the proposed subdivision and per the direction of the Director of Community Development, a qualified biologist shall conduct a nesting bird survey and a burrowing owl survey thirty days prior to ground disturbing (grading/vegetation removal) activities. If nesting birds and/or burrowing owls are discovered during the survey, construction activities shall be halted and impacts should be avoided until the necessary management/mitigation requirements are obtained from the State Department of Fish and Game. Evidence that such re-examination has occurred shall be submitted to the Department of Community Development.
26. The applicant agrees, prior to or concurrent with the approval of a final map, to 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. Additionally, should the applicant be required to pay mitigation fees under the California Department of Fish and Game, these fees can be deducted from the amount collected by the City of Lancaster.

RESOLUTION NO. 91-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF LANCASTER, CALIFORNIA, ADOPTING CERTAIN
STANDARDIZED CONDITIONS OF APPROVAL FOR TENTATIVE
TRACT MAPS

WHEREAS, the Community Development staff presented to the Planning Commission a list of forty-seven (47) conditions which are applied to Tentative Tract Maps when they are approved by said Commission; and

WHEREAS, the staff explained to the Commission that since these are standard conditions for almost all parcel maps, it might be more appropriate to adopt them by resolution for reference purposes as it would save staff time in preparing the reports and Commission time in hearing said reports; and

WHEREAS, it was further explained by staff that adoption of these standard conditions and incorporating by reference would be a more efficient and consistent approach to applying said conditions to the parcel maps approved by the Commission; and

WHEREAS, after discussion, it was the consensus of the Commission that it would be in the best interest of all concerned that the above-mentioned conditions of approval be adopted by resolution and referred to by resolution number for all Tentative Tract Maps;

NOW, THEREFORE THE LANCASTER PLANNING COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND FIND AS FOLLOWS:

The Planning Commission hereby establishes the following conditions of approval as standard conditions to be used by reference in conjunction with all Tentative Tract Map approvals.

GENERAL/ADVISORY

1. The approval of this tentative map shall expire 24 months from the date of conditional approval. The subdivider may file for an extension of the conditionally approved map prior to the date of expiration for a period of time not to exceed one year. If such extension is requested, it must be filed no later than 60 days prior to expiration.
2. The applicant shall be responsible for notifying the Department of Community Development in writing of any change in ownership, designation of a new engineer, or a change in the status of the developer, within 30 days of said change.
3. If the map is to be recorded in phases, the subdivider shall submit a phasing plan to the Department of Community Development for approval thirty (30) days prior to filing the final map of the first phase.
4. The subdivider shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees 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. 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 subdivider or fails to cooperate fully in the defense.

5. Comply with all requirements of the Zoning Ordinance and of the specific zoning of the subject property.
6. All necessary permits shall be obtained from the Building and Safety Division of the Public Works Department prior to any construction, remodeling or replacement of buildings or other structures.
7. An encroachment permit shall be obtained from the Department of Public Works prior to doing any work within the public right-of-way.
8. All construction and/or installation of improvements shall be undertaken to the specifications of the City of Lancaster Municipal Code.
9. All offers of dedication shall be noted by certificate on the face of the final map.
10. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets or highways, access rights, building restriction rights, or other easements until after the final map or Grant of Waiver/Certificate of Compliance is filed with the County Recorder unless such easements are subordinated to the proposed grant or dedication. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
11. Provide letter(s) of slope easement(s) as directed by the Director of Public Works.
12. The subdivider, by agreement with the Director of Public Works, may guarantee installation of improvements as determined by the Director of Public Works through faithful performance bonds, letters of credit or any other acceptable means.
13. For residential subdivisions, the subdivider shall be required to install distribution lines and individual service lines for community antenna television service (CATV) for all new development.
14. Submit a soils report on the properties of soils as detailed in Chapter 29 of the Uniform Building Code and as required by City's Building and Safety Department and Engineering Department on all building sites in the proposed subdivision.
15. 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.
16. **The applicant is hereby advised that this project is subject to fees at the time of building permit issuance, including, but not limited to, the following as applicable: 1) L.A. Co. Residential Sewer Connection Fee; 2) Interim School Facilities Financing Fee; 3) Installation or Upgrade of Traffic Signals Fee; 4) Planned Local Drainage Facilities Fee; 5) Dwelling Unit Fee; and 6) Traffic Roadway Fee.**
17. The applicant is advised model homes will only be open for inspection by the public after adequate off-street parking is provided, or after the adjoining street improvements have been completed.
18. 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 approval from the Department of Community Development.

STREETS

19. Where applicable, pay fees for signing and striping of streets as determined by the City Traffic Engineer.
20. Place above ground utilities including, but not limited to, fire hydrants, junction boxes and street lights outside sidewalk on local and collector streets.
21. Construct local and collector streets in urban residential areas to alternate section specifications.
22. If determined necessary by the Director of Public Works, testing of the existing pavement section is to be performed prior to submitting street plans for plan checking. The minimum allowable structural section will be per the City requirement or the soil test recommendation whichever is greater based on the City's Traffic Index for the street. Removal and reconstruction to the street centerline may be necessary to meet the required structural section.
23. Street lights are required per adopted City ordinance or policy.
24. Street grades shall meet the specifications of the Department of Public Works.
25. Design local residential subdivision streets, to City standards, to have a minimum design speed of 35 mph for a 64 foot right-of-way, 30 mph design speed for a 60 foot right-of-way and 25 mph design speed for 58 foot or less right-of-way.
26. Design local residential streets to have a minimum curve length of 100 feet. The length of the curve outside of the BCR is used to satisfy the 100 foot minimum length requirement. A minimum 50 foot tangent is required between two curves. No residential street shall have a centerline radius less than 200 feet. The minimum centerline radius on a residential street with an intersecting residential street on the concave side should comply with minimum design speed sight distances per the current City guidelines.
27. Local street(s) shall be aligned such that the central angles of the right-of-way radius returns do not differ by more than 10 degrees.
28. Align the centerlines of all local streets without creating jogs of less than 150 feet when intersecting a street with a 64 foot right-of-way or less, except that a 1-foot jog may be used where a street changes width from standard 60 foot to standard 58 foot right-of-way.
29. Provide at least 40 feet of frontage at the property line and approximately radial lot lines for all lots fronting on the cul-de-sacs or knuckles.
30. In residential subdivision, mailboxes and posts shall be installed per City standards. Secure approval of U.S. Postal Service prior to installation.
31. Per direction of the Director of Public Works, comply with City Municipal Code, Article X, Chapter 2 entitled Installation/Relocation For New/Expanded Development of Overhead Utilities (Ordinance No. 361).
32. Pursuant to Section 65089.6 of the Government Code, the project will be subject to the Congestion Management Plan (CMP) mitigation requirements, including mitigation fees.

DRAINAGE

33. Portions of the property are subject to sheet overflow and ponding.
34. 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.
35. A hydrology study shall be submitted and approved prior to the filing of the final map. The hydrology study shall verify, among other things, that the proposed streets and existing downstream streets are able to carry, top of curb to top of curb, the anticipated flow through the subdivision, and/or that potential drainage problems will be mitigated through the installation of drainage structures such as culverts, storm drains, or other improvements.
36. Place note of flood hazard on the final map and dedicate right to restrict buildings or structures in flood hazard area if applicable.
37. Mitigate onsite nuisance water and developmental storm water runoff to the satisfaction of the Director of Public Works. Basins are to be granted to the City of Lancaster in fee simple title. Basins are to be designed to City standards.
38. Box culverts or other structures acceptable to the Director of Public Works are required at all intersections with major or secondary highways, to eliminate nuisance water from crossing the street above ground. (No cross gutters allowed).
39. All drainage facilities are to be constructed and approved prior to occupancy of any dwelling within the project per the Director of Public Works. If the project is phased, all drainage facilities required for each phase will be constructed and approved prior to occupancy of any dwelling within that phase.
40. Prior to recordation of the final map, the property shall be annexed into the Lancaster Drainage Maintenance District.

WATER AND SEWER

41. All lots 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 Director of Public Works. Fire flows required are to be determined by the Fire Chief.
42. There shall also be filed with this subdivision 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.
43. Approval of this land division is contingent upon the installation and dedication of local main line sewers and separate house laterals to serve each dwelling unit and/or lot of the land division.

LANDSCAPING

44. Street trees are required; however this requirement may be waived where sufficient trees have been placed within an abutting landscaped setback. Contact City of Lancaster Department of Parks, Recreation and Arts for street tree location, species and approved method of installation and irrigation.
45. Developer shall install a landscaping and irrigation system in the 6.5 foot right-of-way strip between the front yard and rear lot line where alternate street section is used.

WALLS AND FENCES

46. Prior to occupancy, construct a masonry wall along the periphery of the subdivision where a rear, side, or street side yard abuts other property, or is adjacent to a street, in accordance with Section 452.13. of the Zoning Ordinance. If the project is developed in phases, a masonry wall must be provided around the periphery of each recorded phase in accordance with this condition prior to occupancy of any units in that phase. The requirement for peripheral walls may be waived or modified by the Director of Community Development 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 be a minimum Los Angeles County Standard D-65 wall or as specified by the Director of Public Works.
47. Where wooden fencing is used on lot lines within the interior of the subdivision, such fencing materials and construction shall comply with the following standards as verified by the Department of Public Works:
 - a. Posts. Posts shall be of redwood or cedar. Other types of wood are allowed only when pressure treated with preservative. Painted or galvanized metal posts may also be used.
 - b. Horizontal members. Horizontal members shall be of redwood or cedar. Other types of wood are allowed only when pressure treated with preservative. Painted or galvanized metal components may also be used.
 - c. Vertical members. Vertical members may be of redwood or cedar. Other types of wood are allowed only when pressure treated with preservative.
 - d. Fasteners. Nails, bolts, or other fasteners used in the construction of the fence shall be galvanized or of nonrusting metal.
 - e. Sealant. Once constructed the fence(s) shall be treated with a sealant (linseed oil, oil-based stain, paint, etc.).

PASSED, APPROVED and ADOPTED this 22nd day of August 1991,
by the following vote:

AYES: Commissioners Cox, Smith, Keortge, Vice-Chairman Nash,
Chairwoman Gates


NOES:

ABSTAIN:

ABSENT:


TARA GATES, Chairwoman
Lancaster Planning Commission

ATTEST:


BRIAN N. HAWLEY, Secretary
City of Lancaster

MITIGATION MONITORING PLAN ___TTM 061118___

EXHIBIT "A"

Pg. No.	Mit./ Cond. No.	Mitigation Measures/Conditions of Approval	Monitoring Milestone (Frequency)	Responsible Party	Method of Verification
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BIOLOGICAL RESOURCES

1. Burrowing owls and nesting bird survey shall be conducted by a qualified biologist thirty days prior to grading/vegetation removal. If evidence of burrowing owls and/or nesting birds is discovered during the survey, construction activities shall be halted and the State Department of Fish and Game shall be consulted regarding the necessary management/mitigation requirements for the species.

Prior to vegetation removal, grubbing, grading or construction the City must receive a letter from a qualified biologist advising site free from burrowing owls.

Community Development Department/Engineering responsible for reviewing letter.

Prior to final approval of grading plan.

CULTURAL RESOURCES

2. No construction staging, turn-arounds, temporary utilities or other encroachments may occur south of the boundary of Assessor's Parcel No. 3203-008-034 or east of the boundary of Assessor's Parcel No. 3203-008-024. An archaeological monitor shall be present during construction start-up to aid the construction foreman in avoiding sensitive off-parcel areas and observe and document the initial grubbing and clearing work.

During initial grubbing, and clearing of the site, a monitoring report must be prepared by a professional cultural resource consultant and submitted to the City

Community Development Department/Engineering responsible for reviewing report.

Prior to building permit issuance.