

**ATTACHMENT TO PC RESOLUTION NO. 22-34  
TENTATIVE TRACT MAP NO. 73507  
CONDITIONS LIST (Revised)  
December 12, 2022**

**GENERAL**

1. All standard conditions as set forth in Planning Commission Resolution No. 10-25 shall apply, except Condition Nos. 21 (modified), 26 (modified), 30, 39 (modified), 44 (modified), 57 (modified), 63 (modified), and 76.
2. Per the direction of the Development Services Director, the applicant shall abide by all conditions of the Mitigation Monitoring and Reporting Program (Exhibit B of Resolution 17-15).

**STREETS**

3. 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 and 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.

**TRAFFIC IMPROVEMENT PLANS**

4. 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 City Engineer.
5. 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 City Engineer.
6. Prior to Final Map approval, the applicant shall acquire and dedicate to the City the right-of-way required for all street improvements as identified in the Traffic Study, to the satisfaction of the Development Services Director.
7. Prior to Certificate of Occupancy of each phase, the applicant shall construct or pay a fair-share contribution for all street improvements as identified in the approved Traffic Impact Analysis required to adequately serve this development to the satisfaction of the Development Services Director, and consistent with Mitigation Measure 4.15-7 of the Mitigation Monitoring Program (Table ES-1 of the Avanti North Environmental Impact Report).

## **STREET RIGHT-OF-WAY**

8. Per direction of the Development Services Director, improve and offer for dedication:
  - 65<sup>th</sup> Street West at an 84-foot right-of-way
  - Avenue K-8 at 52 feet of an ultimate 68-foot right-of-way
  - Avenue K-4 at a 60-foot right-of-way
9. Per direction of the Development Services Director, improve the eastern half of 70<sup>th</sup> Street West to include a 7-foot landscaped median, 20 feet of pavement from median to curb and gutter to include an 11-foot vehicle lane, a 4-foot buffer and a 5-foot Class II bike lane. Behind the curb on the east side, improvements shall include an 8-foot landscape parkway, 12-foot Class IV bikeway, 6-foot landscape, 12-foot equestrian trail per the Master Plan of Trails and Bikeways, and 12-foot landscape. Of the 50 feet of improvements behind the curb, the first 23 feet shall be within the public right-of-way, and the remaining 27 feet shall be within the landscape maintenance district. Across centerline, improve the western half of 70<sup>th</sup> Street West to include a 7-foot landscaped median and 20 feet of pavement from the edge of median.
10. Per direction of the Development Services Director, improve the southern half of Avenue K from 62<sup>nd</sup> Street West to 70<sup>th</sup> Street West to include a 7-foot landscaped median, 20 feet of pavement from median to curb and gutter to include an 11-foot vehicle lane, a 4-foot buffer and a 5-foot Class II bike lane. Behind the curb on the south side, improvements shall include an 11 to 15-foot landscape parkway, 8-foot meandering sidewalk and 10 to 14-foot landscape. Of the 33 feet of improvements behind the curb, 23 feet shall be within the public right-of-way and 10 feet shall be within the landscape maintenance district. Across centerline, improve the northern half of Avenue K to include a 7-foot landscaped median and 20 feet of pavement from edge of median.
11. Per direction of the Development Services Director, improve 65<sup>th</sup> Street West to include a 14-foot landscaped median, 20 feet of pavement in each direction from the median to the curb and gutter with an 11-foot vehicle lane, a 4-foot buffer and a 5-foot Class II bike lane. Behind the curb on both sides, improvements shall include a 5 to 9-foot landscape parkway, a 6-foot meandering sidewalk, and 10 to 14-foot landscape. Of the 25 feet of improvements behind the curb, 15 feet shall be within the public right-of-way and 10 feet shall be within the landscape maintenance district.
12. Per direction of the Development Services Director, improve the northern half of Avenue K-8 to include 18 feet of pavement from centerline to curb and gutter to include an 11-foot vehicle lane and a 7-foot Class II bike lane (no median, 36-foot curb to curb). Behind the curb, improvements shall include a 6 to 10-foot landscape parkway, a 6-foot meandering sidewalk, and 14 to 18-foot landscape. Of the 30 feet of improvements behind the curb, the initial 16 feet shall be within the public right-of-way and the remaining 14 feet shall be within the landscape maintenance district. Across the centerline, improve the southern half of Avenue K-8 to include 18 feet of pavement from centerline.

13. Per direction of the Development Services Director, improve Avenue K-4 to include 18 feet of pavement in each direction from centerline to the curb and gutter. Behind the curb on both sides, improvements shall include a 5.5-foot attached sidewalk and a 6.5-foot parkway.
14. Prior to Final Map approval, the applicant shall dedicate all easements on the Tract Map or by separate instrument required for all Master Plan trails, as directed by the Development Services Director.
15. Prior to Final 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**

16. Prior to building occupancy, the applicant shall construct the following street improvements within/along the frontage of the project site, as directed by the City Engineer:

Street Name	Curb & Gutter	Base & Paving	Street Lights	Street Trees	Sidewalk (5'min)	Raised Median	Delineated Median	Class IV Bike Path	Class II Bike Lanes	LMD Easement
70 <sup>th</sup> Street West	X	X	X	X	X	X		X	X	X
Avenue K	X	X	X	X	X	X			X	X
65 <sup>th</sup> Street West	X	X	X	X	X	X			X	X
Avenue K-8	X	X	X	X	X				X	X
Avenue K-4	X	X	X	X	X					

17. The following private streets shall be constructed to public street standards:
  - Street “E” through Street “FF”
  - Street “HH” through Street “XX”
18. The following private streets shall be constructed to private street standards:
  - 62<sup>nd</sup> Street West
  - Streets “A-D”, “W”, “GG”, “HH”, and “WW”
19. Prior to building occupancy, the applicant shall construct additional pavement as required to transition to the existing pavement in accordance with City of Lancaster Engineering

Design Guidelines (Section 2.2.10.24), to the satisfaction of the Development Services Director.

20. Prior to building occupancy and to the satisfaction of the Development Services Director, the applicant shall construct base and paving, if existing conditions are determined to be substandard or do not meet City of Lancaster current pavement condition standards, or if this condition is applied to a new facility. The base and paving shall be constructed along the property frontage up to centerline and include additional improvements beyond centerline as follows:
  - 7-foot median and 20 feet of pavement along 70<sup>th</sup> Street West
  - 7-foot median and 20 feet of pavement along Avenue K
  - 18 feet of pavement along Avenue K-8
21. 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 City Engineer. (Modified Condition No. 26)
22. Prior to occupancy, the applicant shall design and construct City owned and maintained street lighting systems. The street lighting system shall be designed using a 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. (Modified Condition No. 39)
23. Per direction of the Development Services Director, all sidewalks on local residential and local cul-de-sac streets shall be separated from the curb with a landscaped parkway.
24. Prior to Final Map approval, the applicant shall dedicate the following easements as a Landscape Maintenance District:
  - 27-foot along eastern side of 70<sup>th</sup> Street West
  - 10-foot along southern side of Avenue K
  - 10-foot along both sides of 65<sup>th</sup> Street West
  - 14-foot along northern side of Avenue K-8
25. Prior to building occupancy, the applicant shall construct pedestrian safety improvements at the following locations throughout the project, to the satisfaction of the Development Services Director:
  - Street "F", Street "G", Street "Y", Street "II", Street "RR", Street "SS", and Street "YY"

### **DRIVEWAY REQUIREMENTS**

26. Prior to Final 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 vehicles trips each day and within 100 feet of any secondary or primary arterial, on the Tract Map or by separate document.

### **INTERSECTION IMPROVEMENTS**

27. Prior to building occupancy, the applicant shall dedicate the necessary right-of-way to accommodate two-lane roundabouts and will construct single-lane roundabouts at the following locations:

- 70<sup>th</sup> Street West and Avenue K
- 70<sup>th</sup> Street West and Avenue K-8
- 65<sup>th</sup> Street West and Avenue K
- 65<sup>th</sup> Street West and Avenue K-8

The roundabout shall be designed in accordance with the National Cooperative Highway Research Program's Report 672, "Roundabouts: An Information Guide," 2<sup>nd</sup> Edition, and shall be designed by an engineer with extensive experience in modern roundabout design. The splitter islands and inner circle of the roundabout shall be landscaped. All roundabout improvements shall be constructed to the satisfaction of the Development Services Director.

28. Prior to building occupancy, the applicant shall provide and install street name signs, as directed by the City Engineer.
29. Prior to building occupancy, the applicant shall design and construct ADA-compliant curb ramps at the following locations, to the satisfaction of the Development Services Director:

- All residential street intersections

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.

### **FEE REQUIREMENTS**

30. Prior to building permit issuance, the applicant shall pay traffic impact fees adopted by City Council Ordinance 850 and Resolution 06-163 to be used for the improvement of off-site streets within the unincorporated areas of Los Angeles County. This fee applies to any project within the boundaries of Avenue J-8 to Avenue L-8 and 40<sup>th</sup> Street West to 100<sup>th</sup> Street West. The amount of this fee is outlined in the City's most current Fee Schedule.

## **DRAINAGE/GRADING**

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 City Engineer. 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 to the satisfaction of the City Engineer. This shall include but not be limited to an earthen channel along 65<sup>th</sup> Street West between Avenue K-8 and Avenue K, and a reinforced concrete pipe(s) in Avenue K from 65<sup>th</sup> Street West to 70<sup>th</sup> Street West. 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 offsite tributary areas.
33. Prior to final map approval or grading permit issuance, the streets shall be designed to avoid creating sump conditions to the satisfaction of the City Engineer. If a sump condition is unavoidable, redundant catch basin systems shall not be allowed. Secondary overland overflow shall be allowed through lot easements. On HOA fee title dedicated drainage paths, paseos, or other pedestrian walkways and passageways. (Modified Condition No. 57)
34. Prior to or concurrent with the approval of the final map, the applicant shall dedicate drainage basins including access roads to the City of Lancaster in fee simple title to the satisfaction of the Development Services Director.
35. 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 Development Services 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 Development Services 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 Development Services Director.
    - iii. Provide traffic control and flagging personnel along the haul route to the satisfaction of the Development Services Director.

- iv. When required by the Development Services 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 Development Services 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 Development Services Director.

### **SEWER**

- 36. Construct an appropriately sized sewer mainline to connect to the trunk sewer located on 65<sup>th</sup> Street West at Avenue J, per an approved sewer area study.
- 37. Prior to sewer plan approval, the street shall be designed to avoid creating sump conditions to the satisfaction of the City Engineer. Local main line sewers shall be allowed through lot easements. Local main line sewers shall be allowed through an HOA fee title dedicated drainage paths, paseos, or other pedestrian walkways and passageways.

### **WATER**

- 38. 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 Landale Mutual Water Company (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.
- 39. 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**

- 40. Prior to landscape encroachment permit, landscape plans shall be prepared in accordance with Ordinance No. 1070 and submitted to the Development Engineering Section of Development Services Department, 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.

41. The development shall comply with all requirements of Ordinance No. 1070 and the State of California Model Water Efficient Landscape Ordinance. The requirements are subject to revision, upon adoption of the City's updated Water Efficient Landscape Ordinance (Modified No. 63)

### **ENVIRONMENTAL**

42. The applicant will be responsible for implementing all mitigation measures for this project in the Final Environmental Impact Report (SCH #2015111056) for the Avanti North EIR on file with the Development Services Department and incorporated hereby by reference; and the accompanying Mitigation Monitoring and Reporting Program (MMRP), which is attached hereto.
43. All mitigation measures in the EIR (SCH #2015111056) as deemed to be required in the Environmental Findings shall be considered conditions for the project, as may be further refined and/or clarified by this approval, including the refinements and clarifications set forth in this Conditions List. Implementation of the mitigation measures shall be adhered to in accordance with the Mitigation Monitoring Report. Overall monitoring compliance with the mitigation measures will be the responsibility of the Development Services Director or his or her designee.
44. Prior to ground disturbance activities, the project operator shall provide evidence to the Development Services Director that the project operator and/or construction manager has developed a "Valley Fever Training Handout", training, and schedule of sessions for education to be provided to all construction personnel. All evidence of the training session materials, handout(s) and schedule shall be submitted to the Development Services Director within 24 hours of the first training session. Multiple training sessions may be conducted if different work crews will come to the site for different stages of construction; however, all construction personnel shall be provided training prior to beginning work. The evidence submitted to the Development Services Director regarding the "Valley Fever Training Handout" and Session(s) shall include the following:
- A sign-in sheet (to include the printed employee names, signature, and date) for all employees who attended the training session.
  - Distribution of a written flier or brochure that includes educational information regarding the health effects of exposure to criteria pollutant emissions and Valley Fever.
  - Training on methods that may help prevent Valley Fever infection.
  - A demonstration to employees on how to use personal protective equipment, such as respiratory equipment (masks), to reduce exposure to pollutants and facilitate recognition of symptoms and earlier treatment of Valley Fever. Where respirators are required, the equipment shall be readily available and shall be provided to employees for use during work. Proof that the demonstration is included in the



training shall be submitted to the county. This proof can be via printed training materials/agenda, DVD, digital media files, or photographs.

The project operator also shall consult with the Los Angeles County Public Health to develop a Valley Fever Dust Management Plan that addresses the potential presence of the *Coccidioides* spore and mitigates for the potential for Coccidioidomycosis (Valley Fever). Prior to issuance of permits, the project operator shall submit the Plan to the Los Angeles County Public Health for review and comment. The Plan shall include a program to evaluate the potential for exposure to Valley Fever from construction activities and to identify appropriate safety procedures that shall be implemented, as needed, to minimize personnel and public exposure to potential *Coccidioides* spores. Measures in the Plan shall include the following:

- Provide HEP-filters for heavy equipment equipped with factory enclosed cabs capable of accepting the filters. Cause contractors utilizing applicable heavy equipment to furnish proof of worker training on proper use of applicable heavy equipment cabs, such as turning on air conditioning prior to using the equipment.
- Provide communication methods, such as two-way radios, for use in enclosed cabs.
- Require National Institute for Occupational Safety and Health (NIOSH)-approved half-face respirators equipped with minimum N-95 protection factor for use during worker collocation with surface disturbance activities, as required per the hazard assessment process.
- Cause employees to be medically evaluated, fit-tested, and properly trained on the use of the respirators, and implement a full respiratory protection program in accordance with the applicable Cal/OSHA Respiratory Protection Standard (8 CCR 5144).
- Provide separate, clean eating areas with hand-washing facilities.
- Install equipment inspection stations at each construction equipment access/egress point. Examine construction vehicles and equipment for excess soil material and clean, as necessary, before equipment is moved off-site.
- Train workers to recognize the symptoms of Valley Fever, and to promptly report suspected symptoms of work-related Valley Fever to a supervisor.
- Work with a medical professional to develop a protocol to medically evaluate employees who develop symptoms of Valley Fever.
- Work with a medical professional, in consultation with the Los Angeles County Public Health, to develop an educational handout for on-site workers and surrounding residents within three miles of the project site, and include the following information on Valley Fever: what are the potential sources/ causes, what are the common symptoms, what are the options or remedies available should someone be experiencing these symptoms, and where testing for exposure is available. Prior to construction permit issuance, this handout shall have been created by the project operator and reviewed by the project operator and reviewed

by the Development Services Director. No less than 30 days prior to any work commencing, this handout shall be mailed to all existing residences within a specified radius of the project boundaries as determined by the Development Services Director. The radius shall not exceed three miles and is dependent upon the location of the project site.

- When possible, position workers upwind or crosswind when digging a trench or performing other soil-disturbing tasks.
- Prohibit smoking at the worksite outside of designated smoking areas; designated smoking areas will be equipped with handwashing facilities.
- Post warnings on-site and consider limiting access to visitors, especially those without adequate training and respiratory protection.
- Audit and enforce compliance with relevant Cal OSHA health and safety standards on the job site.

### **OTHER**

45. Prior to final map approval, the applicant shall record a reciprocal access easement and maintenance agreement for all shared driveways and drive aisles within the project site, as directed by the City Engineer.
46. Prior to final map approval, the applicant shall record a covenant for easement of all shared driveways and drive aisles and common landscaping areas, as directed by the City Engineer.
47. Prior to first issuance of building permit/ map approval, the applicant shall record a covenant for easement and/or a reciprocal access easement and maintenance agreement for all shared driveways and drive aisles, and common landscaping maintenance areas, within the project site and along the property frontage as directed by the Development Services Director. This condition may be satisfied by incorporating the appropriate provisions in the CC&Rs.
48. Prior to map approval, the applicant is required to grant public utility easements shown on the map and/or listed in conditions by separate document. The easements shall be reviewed and approved by the Development Services Director.
49. 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.
50. Prior to map approval, the applicant shall obtain approval from the Development Services Director and the City Attorney for Covenants, Conditions, and Restrictions (CC&Rs) for this development. 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 (although not the obligation) to enforce the CCD&Rs (at a minimum those provisions related to City-required items).

51. Prior to first certificate of occupancy/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, including the park and private drainage devices.