

AMENDMENT TO UNDERTAKING AGREEMENT

(SUBDIVISION IMPROVEMENTS)

TRACT NO. 53102

THIS AMENDMENT made this _____ day of _____, 20__ by and between the City of Lancaster, (the “City”) and Magnolia, LP (the Subdivider”).

R E C I T A L S

A. The City approved Tentative Map No. 49526 (Parent Tract) on August 13, 1990 (the “Tentative Map”), subject to certain conditions of approval set forth in Resolution No. 90-88, which conditions include construction of certain public improvements as set forth hereinbelow.

B. The City and Subdivider entered into that certain Undertaking Agreement dated September 23, 2003 (“Agreement”).

C. The Agreement and subsequent amendments required the Subdivider to complete all Work required thereunder on or before October 23, 2009 (“Completion Date”).

D. Subdivider desires to extend the Completion Date.

E. This Agreement is executed pursuant to the provisions of the Subdivision Map Act of the State of California and applicable City ordinances.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and of the approval of the Map and of the acceptance of the dedications therein offered, and in order to insure satisfactory performance by the Subdivider of Subdivider’s obligations under said Subdivision Map Act and said ordinance, the parties agree as follows:

1. Performance of Work.

Section 1 of the Agreement is amended and restated to read as follows:

“Subdivider, at its sole cost and expense, will improve Tract No. 53102 by the grading and paving of streets, construction of curbs and gutters, crossgutters and sidewalks, installation of drainage and sanitary sewerage facilities, provision of an underground utility and street lighting system, installation of street signs, parkway trees, a water system and all related facilities, and such other improvements required by the ordinances of the City and/or the City Council in the approval of said Tract Map, together with appurtenances, contingencies and engineering costs and as more particularly shown in the improvement plans for contingencies and engineering costs and as more particularly shown in the improvement plans for said Tract Map **as well as all improvements identified in the “Attachment to PC Resolution No. 90-88, Tentative Tract Map No. 49526 Conditions List (Revised)” dated August 13, 1990, and attached hereto as Exhibit “A”** (the “Improvements”). Subdivider will do all work and furnish all materials necessary, in the opinion of the City Engineer, to complete said Improvements in accordance with the plans and specifications on file in the office of the City Engineer or with any changes or modifications required or ordered by the City Engineer which, in his opinion, are necessary or required to complete the Improvements (the “Work”). Subdivider shall maintain the Improvements and adjacent public facilities clear

of all debris, weeds, and other materials which inhibit the performance of the Improvements or become a public nuisance. Should the Subdivider fail to act promptly in accordance with this requirement the City may, at its option, perform the necessary work and the Subdivider shall pay to the City the actual cost of such maintenance plus fifteen (15) percent.

2. Extension of Term.

Section 18 of the Agreement is amended and restated to provide as follows:

“Subdivider shall complete all of said Work on or before _____, or within such further time as may be granted by the City Council.”

3. Agreement Remains in Effect.

Except as expressly revised herein, the terms, conditions and requirements set forth in the Agreement shall remain in full force and effect. Any terms not defined in this Amendment shall have the meaning set forth in the Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

APPROVED:

CITY OF LANCASTER

SUBDIVIDER

By: Michelle Cantrell, City Engineer

(Signature)

(Office Held)

Partnership or Corporation represented, if applicable

APPROVED AS TO FORM:

By: David McEwen, City Attorney

ALL SIGNATURES MUST BE ACKNOWLEDGED BY NOTARY

AGENDA ITEM: 3.

DATE: 8-13-90

STAFF REPORT

TENTATIVE TRACT MAP NO. 49526

APPROVED: 08-13-90
LANCASTER PLANNING COMMISSION

DATE: August 13, 1990

TO: Lancaster Planning Commission

FROM: Department of Community Development

Brian H.

APPLICANT: Waln-Barclay Company

LOCATION: 147 ± gross acres generally bounded by Avenue J-8, 40th Street West, Avenue K and 48th Street West.

REQUEST: Subdivision for 581 single family lots ranging in size from 7,000 square feet to 22,116 square feet in the R-7,000, R-8,500, R-10,000 and R-15,000 zones.

RECOMMENDATION:

Approve Tentative Tract Map No. 49526 based on the required findings and subject to the recommended conditions contained within the staff report.

BACKGROUND: General Plan Amendment No. 88-41, which established the land use designations on the site, was approved by the Planning Commission on March 12, 1990, and by the City Council on March 19, 1990. Zone Change No. 88-41, which established the zoning classification for the site, was approved by the Planning Commission on March 12, 1990, and by the City Council on April 2, 1990 and became effective May 2, 1990. This tentative tract map is being heard concurrently with Development Agreement No. 90-01.

A Final Environmental Impact Report (EIR) was prepared in conjunction with the 1988 Group 2 General Plan Amendments, Zone Changes and Tentative Tracts. This Final EIR (SCH #89061401) was certified by the City Council on March 19, 1990, by Resolution No. 90-88, as having been prepared in compliance with the California Environmental Quality Act (CEQA) and as having adequately addressed potential impacts which could result from the implementation of the proposed project(s). Incorporated into Resolution No. 90-88 and attached thereto as Exhibits was a Statement of Overriding Considerations (Exhibit "A") and a Mitigation Monitoring Program (Exhibit "B"), in compliance with CEQA. This project, Tentative Tract Map No. 49526, and its associated potential environmental effects, were addressed in this Final EIR.

GENERAL PLAN DESIGNATION, EXISTING ZONING AND LAND USE: The subject property is designated R (General Residential, 3 to 7 dwelling units per net acre) by the General Plan, is zoned R-7,000 (General Residential, 1 dwelling unit per 7,500 square feet); R-8,500 (General Residential, 1 dwelling unit per 8,500 square feet); R-10,000 (General Residential, 1 dwelling unit per 10,000 square feet); and R-15,000 (General Residential, 1 dwelling unit per

15,000 square feet) and is currently vacant. The General Plan designation, zoning and land use of the surrounding properties are as follows:

	<u>GENERAL PLAN</u>	<u>ZONING</u>	<u>LAND USE</u>
North	NU1, NU2	RR-1, RR-2.5	Vacant, Ranch house
East	NU1, NU2	RR-1, R-10,000	Single Family Residential, Single Family Rural Residential
South	NU1, NU2, N1, and N2	RR-1, RR-2.5, & R-10,000 LCA25, LCA-1-10,000	Single Family Rural Residential Vacant
West	NU1	RR-2.5	Single Family Rural Residential, Vacant

N1 (Non urban 1; 0.5 dwelling units per acre),
 N2 (Non urban 2; 1.0 dwelling units per acre)
 LCA-2-5 (Los Angeles County, Heavy Agriculture, 1 unit per 5 acres)
 LCA-1-10,000 (Los Angeles County, Agriculture, 10,000 square foot minimum lots)

PUBLIC IMPROVEMENTS: The site is bounded on the south by Avenue K, which is partially dedicated at an 80-90 foot right-of-way, and is partially improved with two paved travel lanes. To the east of the site is 40th Street West, which is partially dedicated at a 60 foot right-of-way, and partially improved with two paved travel lanes. The site is bisected by 45th Street West, which is partially dedicated at a 60-80 foot right-of-way and is unimproved. Avenue J-8 is partially dedicated at 30 foot right-of-way and is unimproved. The public improvements and utilities existing in the area are described in Section 4 of the final EIR prepared for General Plan Amendment No. 88-41.

ENVIRONMENTAL REVIEW: The final EIR prepared for General Plan Amendment No. 88-41 details the expected environmental impacts and necessary mitigation measures should the project be approved. Under State law, the Commission must make findings regarding each of the expected impacts, stating that they are either insignificant, adequately mitigated, or acceptable due to overriding considerations. These necessary findings are contained in Resolution No. 90-88 adopted by the City Council on March 19, 1990, and referenced within the findings contained in this staff report.

Since certification of Final EIR SCH #89061401, there have been no substantial changes to the proposed project or to the circumstances under which the project is being undertaken; nor has any new information been submitted which was not known at the time of certification. Pursuant to Section 21166 of the Public Resources Code, no further review or certification is necessary.

LEGAL NOTICE: Notice of Public Hearing was mailed to all property owners within a 500 ft. (1,500 ft. in rural areas) 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 581 single family lots ranging in size from 7,000 square feet to 22,116 square feet in the R-7,000, R-8,500, R-10,000, and the R-15,000 zones. The site directly abuts an existing rural residential development to the south and the west, and the existing zoning is designed to create a density transition between these existing developments and the project. The proposed subdivision is in conformance with the General Plan and zoning designations on the site. Tentative Map No. 49526 is being heard concurrently with Development Agreement 90-01. Details regarding the development agreement are discussed in the staff report for

Development Agreement 90-01, although several improvements required by the development agreement are contained in the conditions for map approval.

The proposed subdivision is generally bounded by Avenue K on the south, 40th Street West on the east, Avenue J-8 on the north, and 48th Street West on the west. Major access to the subdivision would be provided by major arterials, 40th Street West and Avenue K, and by two secondary arterials, 45th Street West and Avenue J-8. Access to individual lots are provided by several collector, local, and cul-de-sac streets. A six foot-foot-high wall would be constructed along the periphery of the project to separate the site from vacant adjacent properties. A landscape maintenance district would be provided in accordance with City policy along Avenue K, Avenue J-8, 40th Street West, and 45th Street West, with direct access restricted.

This site, in combination with other approved and pending projects in the area, once developed could create a significant amount of drainage in the area. The applicant would be required to provide a joint hydrology study with the other projects in the area. Depending on the results of the required hydrology study, the applicant may be required to construct an on-site detention basin or contribute toward off-site regional detention basins to mitigate the impacts created by this development.

Staff is also recommending that the applicant be required to submit an area wide sewer study with the other approved and pending projects in the area. The study would determine if connection to the existing sewer line that was originally established for rural development can accommodate the proposed subdivision. The applicant would also be required to install the necessary sewer connection improvements determined by the study.

The applicant has indicated that he has had discussions with the Lancaster School District to sell them a portion of the land for a school site. Further details of this transaction can be found in the staff report for Development Agreement 90-01. The Lancaster School District has indicated that all new housing tracts will adversely affect the already overburdened elementary school system. The Antelope Valley Union High School District has also indicated to staff that their existing facilities are overcrowded. In addition to the offer of the school site, the impact fees paid by the developer are designed to provide temporary facilities for the already overcrowded school system. The State is responsible for allocation of funds for permanent facilities and State law requires fees to be considered as adequate mitigation measures.

Development of the site could generate 5,810 vehicle trips per day, with 581 of these trips occurring during afternoon peak hour. The final EIR prepared for the site indicates this project would, in combination with other approved and pending projects in the area, create a significant impact on the circulation systems in the area. The applicant would be required to pay the appropriate traffic impact and traffic signal fees at the time of building permit issuance. These fees are considered mitigation measures for the project's contribution to the cumulative traffic impacts. Resolution No. 90-88, adopted by the City Council on March 19, 1990, for the General Plan amendment related to this subdivision states the project applicant shall pay a "fair portion" of the widening of streets, and intersections in the area of this proposal. The applicant would be required to provide off-site street improvements (curb, gutter, sidewalk, paving and street lights) to Avenue K and 45th Street West, and as stated in Development Agreement No. 90-01. Improvement of 45th Street West is required prior to occupancy of any dwelling unit, or prior to operation of the school, or at the time that access to the subdivision is provided by 45th Street West, whichever occurs first. Improvement of Avenue K (north side) as stated above prior would be required to issuance of building permit for 181st dwelling unit in the development.

In the Development Agreement, the Lancaster School District has the option to purchase the 20 acre site on the northwest corner of 45th Street West and Avenue K. The option is open until April 1, 1991. No final map can be approved on the school option site (lots 503-581) until after the District

has acquired the site or the option expires. If the School District elects to purchase the future school site, they would be responsible for the adjacent off-site street improvements when the school is developed on the site. Should the District elect not to purchase the site, then the applicant would be required to fully improve 45th Street West and Avenue J-12 as a condition of development. As indicated in the development agreement and the conditions of map approval, the applicant would be responsible for the improvement of the east side of 45th Street West in either case.

FINDINGS:

1. The proposed design and improvement of the 581 lot subdivision are consistent with the General Plan land use designation of R (General Residential) 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, or are acceptable due to overriding considerations as noted in Resolution No. 90-88 approved by the City Council on March 19, 1990.
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, 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 581 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.

CONDITIONS

GENERAL

1. The approval of this tentative map shall expire 24 months from the date of conditional approval.
2. 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.
3. 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.

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 R-7,000, R-8,500, R-10,000, and R-15,000 zones, and the mitigation measures and mitigation monitoring program as defined in Resolution No. 90-88, and Development Agreement No. 90-01.
6. 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.
7. The subdivider shall be required to install distribution lines and individual service lines for community antenna television service (CATV) for all new development. All CATV distribution and individual service lines shall be installed underground except for those areas where all other utilities are installed over ground.
8. 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 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.
9. Provide letter(s) of slope easement(s) as directed by the Director of Public Works.
10. 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.
11. All offers of dedication shall be noted by certificate on the face of the final map.
12. That the final map shall be prepared by or under the direction of a licensed land surveyor or registered civil engineer.
13. Submit a soil engineers report on the expansive properties of soils as such soils are defined by Building Code Section 2904(b) on all building sites in the proposed subdivision.
14. 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 Impact Fee.

STREETS

15. Per direction of the Director of Public Works improve and offer for dedication:

- 40th Street West at 68 feet of an ultimate 100 foot right-of-way
- Avenue K at 68 feet of an ultimate 100 foot right-of-way
- 45th Street West (north of Avenue J-8 and south of lot 22) at 58 feet of an ultimate 80 foot right-of-way, and at an 80 foot right-of-way elsewhere
- Avenue J-8 (east of 46th Street West) at an 80 foot right-of-way; and at 58 feet of an ultimate 80 foot right-of-way elsewhere
- Street "A" at a 60 foot right-of-way
- Street "B" at a 64 foot right of-way
- Street "C" at a 60 foot right of-way
- Street "D" at a 60 foot right of-way
- Avenue J-10 at a 64 foot right-of-way
- Avenue J-12 (west of Street "K") at a 58 foot right-of-way; (east of Street "Q" approximately 200 feet) at 44 feet of an ultimate 64 foot right-of-way; and at a 64 foot right-of-way elsewhere
- Street "W" at a 60 foot right-of-way
- Street "Y" at a 58 foot right-of-way
- Street "E" at a 60 foot right-of-way
- Street "U" at a 60 foot right-of-way
- Street "F" at a 60 foot right-of-way
- Street "G" (west of Street "P") at a 58 foot right-of-way; and at a 60 foot right-of-way elsewhere
- Street "H" at a 60 foot right-of-way
- Street "I" (east of 46th Street West) at a 58 foot right-of-way; and at a 60 foot right-of-way elsewhere
- Street "J" (east of Street "K") at a 60 foot right-of-way; and at a 58 foot right-of-way elsewhere
- Avenue J-6 at 44 feet of an ultimate 64 foot right-of-way
- Street "V" at a 60 foot right-of-way
- Street "X" at a 60 foot right-of-way
- 42nd Street West (south of Street "E" approximately 330 feet) at a 64 foot right-of-way; and at 44 feet of an ultimate 64 foot of right-of-way elsewhere
- Street "K" (south of Street "G") at a 58 foot right-of-way; and at a 60 foot right-of-way elsewhere
- Street "L" at a 58 foot right-of-way
- Street "M" at a 58 foot right-of-way
- Street "N" at a 60 foot right-of-way
- Street "O" (south of Avenue J-10) at a 58 foot right-of-way; and at a 60 foot right-of-way elsewhere
- Street "P" (south of Street "F" and south of Street "C") at a 58 foot right-of-way; and at a 60 foot right-of-way elsewhere
- Street "Q" at a 60 foot right-of-way
- Street "R" (south of Street "F") at a 58 foot right-of-way; and at a 60 foot right-of-way elsewhere
- Street "S" (south of Street "G") at a 60 foot right-of-way, and at a 64 foot right-of-way elsewhere
- Street "T" (south of Street "U") at a 58 foot right-of-way, and at a 60 foot right-of-way elsewhere
- Prior to occupancy provide a paved transition between the proposed subdivision improvements along Avenue J-8, Avenue J-12, and 45th Street West

Planned

16. Per the direction of the Director of Public Works, provide a 30 foot paved access along 45th Street West to Avenue K at such time as any portion of the subdivision has access to 45th Street West.
17. Per the direction of the Director of Public Works, install full street improvements including street lights, on the easterly 40 feet of 45th Street West from Avenue K to the north boundary of Tract 43545, prior to the operation of a school (temporary or permanent) on the 20-acre school site identified in Development Agreement No. 90-01, or prior to any part of the development having access to 45th Street West, whichever occurs first.
18. Per the direction of the Director of Public Works, install full street improvements including street lights, on the northerly 50 feet of Avenue K from 42nd Street West to 45th Street West prior to issuance of a building permit for the 181st dwelling unit within the development.
19. Dedicate the right to restrict access to 40th Street West, 45th Street West, and Avenue J-8 from all adjoining lots; Lot numbers 361, 362, 321 and 322 to ensure driveway access is located on the southern portion of those lots; lot Nos. 28, 29, and 200 to ensure that driveway access is provide on the eastern portion of the lot, and lot Nos. 306, 307, 558 and 559 to ensure that driveway access is provided on the western portion of the lots; and lot No. 499 to ensure driveway access is located on the northern portion of the lot.
20. Place above ground utilities including, but not limited to, fire hydrants, junction boxes and street lights outside sidewalk.
21. Construct local and collector streets to alternate section specifications.
22. Street lights are required.
23. Street grades shall not exceed 6% nor be less than 0.4%.
24. Design local streets to have minimum centerline curve radius of 350 feet for a 64 foot right-of-way, and 300 feet for a 60 foot or less right-of-way. All curves shall have a minimum length of 100 feet including each curve of a compound curve, and a minimum 50 foot tangent between reversing curves.
25. Intersections shall be designed with a tangent section from "beginning of curb return" (BCR) to BCR.
26. 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.
27. 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 and 380 feet when intersecting a street with a right-of-way greater than 64 feet, 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.
28. Provide additional pavement, per the City Traffic Engineer, for the installation of a left turn lane on Avenue J-8 into 42nd Street West, 45th Street West, 46th Street West, and Street "S", for the installation of a left turn lane on 45th Street West into Avenue J-8, Avenue J-10, Avenue J-12, and Street "B", for the installation of a left turn lane on 40th Street West into Avenue J-12, and for the installation of a left turn lane on Avenue K into 42nd Street West,

45th Street West, and 50th Street West, and for the installation of a left turn lane on 50th Street West into Avenue J-8.

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. 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, electrical lines of 66KV or greater will be relocated if deemed necessary due to street improvements, and electrical lines of less than 66KV and other communication lines will be undergrounded if the existing poles require relocation due to street improvements. If lines of 66KV and greater are on the same pole as lines of less than 66KV and the lines of 66KV are not required to be undergrounded, the lines of less than 66KV and other communication lines will be undergrounded where street improvements require pole relocation.

DRAINAGE

32. Portions of the property are subject to sheet overflow and ponding.
33. 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.
34. 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.
35. As a result of the hydrology study to be performed on site prior to the recordation of the final map, the applicant may be required to dedicate an easement for a on-site detention basin over a number of lots to provide for on-site nuisance water and the incremental flow rates due to the development of Tentative Tract Map No. 49526. The basin shall be designed per Los Angeles County standard basin criteria. The easement shall be improved per the direction of the Director of Public Works.
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. If applicable, a Drainage Benefit Assessment District shall be established and ratified prior to recordation of the final map to insure the continued maintenance of any drainage improvements, if such improvements are required to be installed. The first years maintenance costs shall be paid by the subdivider prior to approval of the final map.

WATER AND SEWER

38. 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 for the land division are to be determined by the Director of Public Works. Fire flows required are to be determined by the Fire Chief.

39. 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.
40. 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

41. Street trees are required, but this requirement may be waived where sufficient trees have been placed within an abutting landscaped setback. Contact the City of Lancaster Department of Parks, Recreation and Arts for street tree location, species, and approved method of installation and irrigation.
42. Prior to occupancy, provide a landscape easement and maintenance district along 40th Street West, 45th Street West, Avenue J-8, and Avenue K in accordance with City policy. The irrigation system, landscape plan and plant materials are subject to approval of the Department of Parks, Recreation and Arts, and the construction materials, color and design of the masonry wall abutting the landscape maintenance district are subject to approval of the Director of Community Development. The irrigation and plant materials shall be installed and completed to the satisfaction of the Director of Parks, Recreation and Arts Department prior to occupancy of any residence with the development.
43. 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

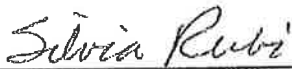
44. Prior to occupancy, construct a masonry wall along the periphery of the subdivision where a rear, side, or street side yard abuts other property, or is adjacent to a street, in accordance with Section 452.13. of the Zoning Ordinance. If the project is developed in phases, a masonry wall must be provided 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. 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.
45. 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.).

OTHER

- 46. 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.
- 47. 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.
- 48. 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.
- 49. If the hydrology study indicates that a perimeter basin is required on-site, the basin shall be screened with a masonry wall along the arterial streets and a combination masonry and wrought iron wall along the local streets. Construction materials, color, and design of the walls are subject to approval of the Director of Community Development and the Director of Public Works.
- 50. No final map shall be approved on the school option site (lots 503-581) until after the District has exercised its option to purchase the site as provided in Development Agreement No. 90-01, or the option has expired.

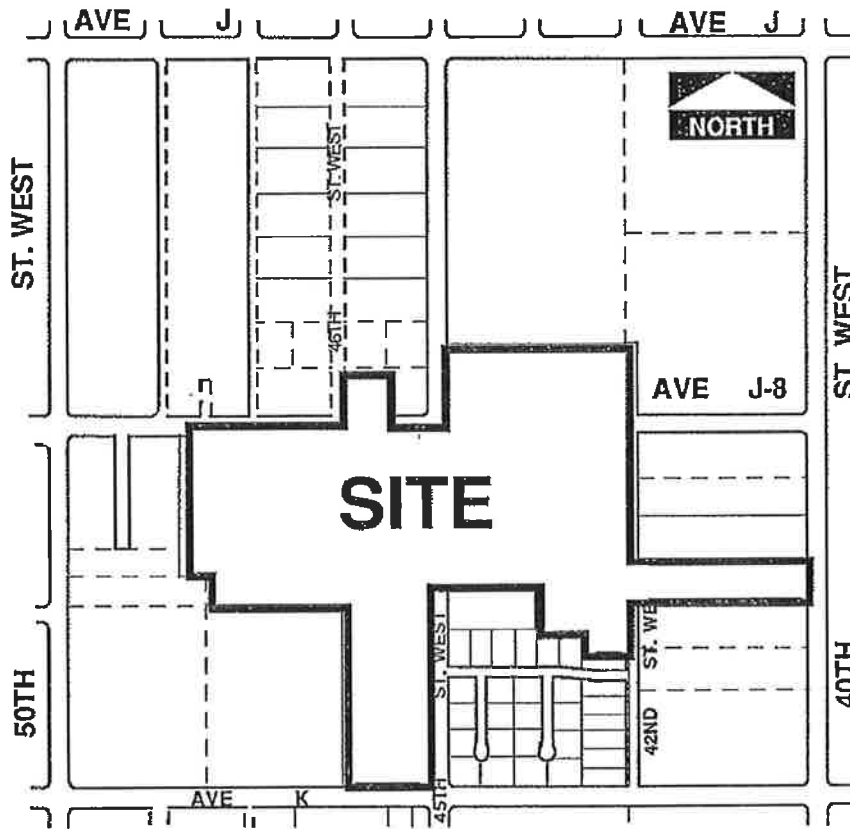
Respectfully submitted,



Silvia Rubi, Associate Planner

SR:gj

cc: Applicant
Engineer
City Engineer
Department of Parks, Recreation and Arts



VICINITY MAP

TTM 49526

RESOLUTION NO. 90-88

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER CALIFORNIA, APPROVING AN AMENDMENT TO THE ADOPTED GENERAL PLAN FOR THE CITY, KNOWN AS GENERAL PLAN AMENDMENT NOS. 88-17, 88-27, 88-30, 88-31, 88-37 AND 88-51 (GROUP 2)

WHEREAS, the City Council of the City of Lancaster has provided public notice regarding the proposal as required by law; and

WHEREAS, the City Council has held at least one public hearing and received and considered public testimony concerning this proposal; and

WHEREAS, the City Council finds that the proposal is consistent with the following goals, objectives and policies of the General Plan:

"It shall be the goal of the City of Lancaster to manage the use of its land so that development occurs in an orderly and beneficial manner which recognizes and is sensitive to opportunities and constraints imposed by the City's infrastructural, environmental, and social resources." (p. 1-83)

"Promote development while protecting the character of existing neighborhoods, minimizing its impacts on environmental resources, incurring no adverse economic costs for its residents, and yielding social benefits." (p. 1-83)

"Facilitate expansion of urban service areas as demand warrants in areas contiguous to those already served." (p. 1-84)

"Provide for the development of land uses in a compatible and orderly manner..." (p. 1-86)

"To insure adequate supply of land for anticipated residential development by zoning land in excess of actual requirements. Excesses should be sufficient for five years growth in order to prevent inflated land values." (p. 3-68)

WHEREAS, the City Council finds that the proposed amendment is of economic benefit to the City, because there is not a sufficient amount of urban land to allow for five (5) years growth at the City's current rate of growth as recommended by the City's General Plan.

WHEREAS, the City Council finds that the proposed amendment is economic benefit to the City, because it will provide for retail activities necessary to serve the growing population of the region, which will in turn produce sales tax for the City and because it will allow for construction of needed single family housing and costly infrastructure will be provided by the developer in the currently unimproved area.


WHEREAS, the City Council finds that the proposed amendment will not have a long term impact on the development phasing of the City or the City as a whole because it would provide for a logical extension of existing urban development, and would provide some of the surplus of R (Residential, 3-7 du/net acre) designated property necessary to allow for five (5) years of residential growth.

WHEREAS, the City Council has certified a final environmental impact report in accordance with the California Environmental Quality Act, and based on the information contained therein finds that the proposed amendment will have effects upon the environment, and these effects are insignificant, or can be adequately mitigated to a level of insignificance, or are considered to be acceptable due to overriding considerations as described in Exhibit A and has adopted a mitigation monitoring program, included as Exhibit B.

NOW, THEREFORE, THE CITY COUNCIL DOES HEREBY RESOLVE THAT THE SUBJECT PROPERTY AS SPECIFIED IN THE PROPOSED AMENDMENT TO THE GENERAL PLAN BE APPROVED.

PASSED, APPROVED and ADOPTED this 19th day of March 1990, by the following vote:

AYES:	Council members Groves, Pursley, Theophanis, Vice Mayor Rodio and Mayor Harrison
NOES:	None
ABSENT:	None


LYNN S. HARRISON, Mayor
City of Lancaster

ATTEST:


CARLA L. JOHNSON, City Clerk
City of Lancaster

RESOLUTION NO. 90-88

EXHIBIT "A"

- I. THE PLANNING COMMISSION, BASED UPON THE FINAL ENVIRONMENTAL IMPACT REPORT, HEREBY FINDS, EXCEPT AS OTHERWISE STATED IN SECTIONS II AND III OF THIS EXHIBIT, THAT THE PROPOSED GENERAL PLAN AMENDMENT WILL NOT:
- A. Have a significant land use impact, because the proposal will conflict with no existing land uses or proposed future land uses in the project vicinity. The proposed project will be consistent with the emerging growth pattern in western Lancaster.
 - B. Have a significant effect on landforms, geology, soils, or seismicity or be significantly affected by them, because the site is relatively level and cut and fill operations will be minimal, and because the following mitigation measures shall be required of the project:
 - #1. All foundations and earthworks of the proposed development shall be constructed and designed in conformance with the City building and grading requirements and in accordance with recommendations of a site-specific geotechnical investigation.
 - #2. Prior to issuance of building permits, a geotechnical study conducted by a registered geotechnical engineer shall be submitted to the City for each project site to identify and recommend measures for potential hydrocompaction (collapsible soils), settlement, and loss of foundation support.
 - #3. Grading shall be limited to dry months and graded slopes and exposed soils shall be revegetated and irrigated as soon as possible to minimize problems associated with sediment transport during construction or adequate erosion control devices shall be installed during the rainy season to halt sediment erosion.

- #4. Prior to issuance of a building permit, a landscape plan shall be prepared for each project site subject to the approval of the City. The landscape plan shall provide that graded areas including slopes be revegetated as soon as possible using native or low water-using plants and an irrigation system to minimize the length of time soils lie exposed and the potential for erosion.
 - #5. As required by the city of Lancaster for any graded area 5 acres or larger, a sprinkler system shall be installed for the control of dust.
 - #6. Prior to design and construction of the proposed project, an engineering geologist or geotechnical engineer shall evaluate the potential groundshaking at each site to determine the necessary design parameters for structures. Minimum design parameters shall meet or exceed the Uniform Building Code Zone 4 requirements.
- C. Be significantly affected by flooding or drainage, or significantly affect downstream properties because the following mitigation measures shall be required of the project:
- #7. During project construction, erosion control measures shall be implemented to prevent erosion of exposed soils during periods of heavy rainfall. Soil erosion on graded slopes shall be minimized by replanting with vegetation. During the interim period before ground cover takes hold, straw, wood chips, and plastic (Visqueen) shall be used as stabilizing agents.
 - #8. The applicants shall construct adequate street and storm drain facilities to collect and convey storm water generated onsite to available flood control facilities.
 - #9. The applicants shall pay the appropriate drainage fees to the City Public Works Department.

- #10. The U.S. Air Force has indicated that successful operation of the Edwards Air Force Base (EAFB) on the dry lake beds of the Antelope Valley is extremely sensitive to changes in runoff due to upstream development. Consistent debris loads and cyclic flooding keep the lake beds useful for aviation purposes. In response, the Los Angeles County Department of Public Works has recommended that all large-scale urban development in the Antelope Valley provide on-site retention or detention basins to mitigate the increased runoff volume, at least until regional retention basins can be constructed as Master Plan ultimate improvements. Accordingly, the applicant shall construct on-site detention basins or contribute toward off-site regional detention basins. Detention basins in the Antelope Valley shall be designed to absorb the peak flow volume of the 24-hour, 50-year capital storm per the LACFCD Hydrology Manual. A single detention basin may be constructed to provide mitigation for the four project sites.
- #11. Since the majority of streets at the site will be of less than 0.5 percent slope, the streets alone may not be able to convey most of the storm runoff to the proposed channels. Therefore, numerous on-site catch basins shall be constructed as necessary to collect runoff into the subsurface pipe systems which convey runoff to either a channel or on-site detention basin. The storm drain system shall be designed to convey the 50-year peak runoff rates per the LACFCD Hydrology Manual.
- #12. Prior to issuance of a building permit, plans demonstrating the protection of all structures against a 100-year flood shall be submitted to the City Public Works Department.
- #13. At least one route of ingress and egress to the project site shall be available during a 100-year flood.

- D. Have a significant effect on groundwater resources, because the following mitigation measures shall be required of the project:
- ✓ #14. On-site or off-site detention/retention basins shall be constructed, as recommended in #11, to allow recharge to the groundwater basin.
 - #15. The project shall be designed to minimize the amount of on-site impervious surface to allow water percolation and groundwater recharge.
 - #16. Sewage and other wastes generated by the project shall be treated and/or properly disposed of to avoid contamination of the groundwater.
- E. Have a significant effect on cultural/archaeological resources, because an on-site field survey revealed no in-situ cultural resources and none are likely to exist below the surfaces of the areas surveyed.
- F. Have a significant effect on traffic circulation in the vicinity of the site, because the following mitigation measures shall be required of the project.
- #17. Any street improvements constructed in conjunction with the project shall be completed to their ultimate width as determined by the city. Off-site and on-site improvements shall be constructed in accordance with City standards and design criteria, subject to review and approval at the time of submittal of final street improvement plans to the City.
 - #18. Any striping or raised medians shall be installed in their ultimate configuration. Left-turn lanes shall be positioned in their

ultimate location with respect to the roadway centerline. All appropriate intersection approach and departure widening shall have suitable taper lengths in accordance with city design standards.

#19. The project applicants shall pay a fair share portion of widening the following segments of each street, as determined appropriate by the City.

-- Avenue J and K between 30th Street West and 40th Street West shall be widened to accommodate two through lanes in each direction (required for existing plus project traffic).

-- Avenue J, L, and K between 30th Street West and 60th Street West shall be widened to accommodate two through lanes in each direction with the exception of Avenue L between 30th Street West and 40th Street West, where three through lanes in each direction are needed (required for existing plus future background plus project traffic).

-- 50th Street West between Avenue J to L shall be widened to accommodate two through lanes in each direction (required for existing plus future background plus project traffic).

#20. The project applicants shall pay a fair share portion (determined by the City) for traffic signals that shall be installed at the following intersections:

-- Avenue J/40th Street West (required for existing plus project traffic)

-- Avenue K/45th Street West (required for existing plus project traffic)

- Avenue K/50th Street West (required for existing plus project traffic)
 - Avenue J/45th Street West (required for existing plus future background traffic plus project traffic)
 - Avenue J/50th Street West (required for existing plus future background traffic plus project traffic)
- #21. The applicants shall pay a fair portion of improving the following intersections:
- Avenue J and 40th Street West (required for existing-plus-project traffic)
 - o Westbound: one through/left-turn lane and one through/right-turn lane
 - o Eastbound: one through/left-turn lane and one through/right-turn lane
 - o Northbound: one through/left-turn lane and one through/right-turn lane
 - o Southbound: one through/left-turn lane and one through/right-turn lane
 - Avenue K and 45th Street West (required for existing-plus-project traffic)
 - o Westbound: one through/left-turn lane and one through/right-turn lane

- o Eastbound: one through/left-turn lane and one through/right-turn lane
 - o Northbound: one through/left-turn lane and one through/right-turn lane
 - o Southbound: one through/left-turn lane and one through/right-turn lane
- Avenue K and 50th Street West (required for existing-plus-project traffic)
- o Westbound: one through/left-turn lane and one through/right-turn lane
 - o Eastbound: one through/left-turn lane and one through/right-turn lane
 - o Northbound: one through/left-turn lane and one through/right-turn lane
 - o Southbound: one through/left-turn lane and one through/right-turn lane
- Avenue L and 40th Street West (required for existing-plus-future background-plus-project traffic)
- o Westbound: one through/left-turn lane and one through-right-turn lane
 - o Eastbound: one through/left-turn lane and one through/right-turn lane

- o Northbound: one through/left-turn lane and one through/
right-turn lane
- o Southbound: one through/left-turn lane and one through/
right-turn lane
- Avenue J and 45th Street West (required for existing-plus-
future background-plus-project traffic)
 - o Westbound: one through/left-turn lane and one through/
right-turn lane
 - o Eastbound: one through/left-turn lane and one through/
right-turn lane
 - o Northbound: one through/left-turn lane and one through/
right-turn lane
 - o Southbound: one through/left-turn lane and one through/
right-turn lane
- Avenue J and 50th Street West (required for existing-plus-
future background-plus-project traffic)
 - o Westbound: one through/left-turn lane and one through/
right-turn lane
 - o Eastbound: one through/left-turn lane and one through/
right-turn lane
 - o Northbound: one through/left-turn lane and one through/
right-turn lane

- o Southbound: one through/left-turn lane and one through/right-turn lane
- Avenue K and 45th Street West (required for existing-plus-future background-plus-project traffic)
 - o Westbound: one left-turn lane, one through lane, and one through/right-turn lane
 - o Eastbound: one left-turn lane, one through lane, and one through/right-turn lane
 - o Northbound: one left-turn lane, one through lane, and one through/right-turn lane
 - o Southbound: one left-turn lane, one through lane, and one through/right-turn lane
- Avenue K and 50th Street West (required for existing-plus-future background-plus-project traffic)
 - o Westbound: one left-turn lane, one through lane, and one through/right-turn lane
 - o Eastbound: one left-turn lane, one through lane, and one through/right-turn lane
 - o Northbound: one left-turn lane, one through lane, and one through/right-turn lane
 - o Southbound: one left-turn lane, one through lane, and one through/right-turn lane

- G. Create a significant increase in noise in the vicinity of the site, or be significantly affected by future potential noise, because the City will require noise reduction measures (walls, landscaping, etc.) for new residential development along Avenue J, Avenue K, 40th Street West, and 50th Street West, and because the following mitigation measures will be required of the project:
- #22. Project construction activities shall comply with applicable City ordinance restrictions. Construction activities shall be limited to between 7:00 a.m. and 8:00 p.m., Monday through Saturday.
 - #23. Prior to issuance of building permits, the applicants shall submit evidence, to the satisfaction of the City, that all project land uses will meet applicable exterior and interior noise standards. All proposed residential areas adjacent to major arterials (Avenues J and K and 40th and 50th Streets West) shall be adequately buffered from roadway traffic noise by the construction of noise walls where appropriate, in accordance with applicable City standards. If determined necessary by the City, the applicants may be required to prepare a detailed acoustical assessment indicating mitigation measures necessary to achieve acceptable on-site exterior and interior noise levels to the satisfaction of the City.
- H. Have a significant effect on police and fire protection services, because the following mitigation measures will be required:

Police Protection

- #24. The project shall be designed to provide adequate emergency access and internal circulation.

- #25. The project shall be designed with attention to the provision of "defensible space" (e.g., provide low-profile landscaping that allows a clear view of entrances and exits from adjacent streets and does not conceal potential criminal activity around buildings and in parking areas) to facilitate crime prevention and law enforcement efforts.
- #26. The project shall provide proper address signs for easy identification of locations during emergencies.

Fire Protection

- #27. The project should be designed to provide adequate emergency access and internal circulation.
- #28. The project applicants shall be required to establish or participate in a new capital improvement agreement to fund and construct the project's share of water system improvements.
- #29. Specific fire and life safety requirements during the project construction phases shall be addressed at the plan check stage, prior to issuance of building permits.
- #30. The project shall comply with all applicable code and ordinance requirements for construction, access, water mains, fire flow, and fire hydrants. Sprinkler systems shall be required for the commercial structures, and are recommended by the County Fire Department for residences, depending on the proximity of fire hydrants.
- #31. Prior to project construction, the County Fire Department shall determine the appropriate locations of fire hydrants to be installed by the project applicants.

#32. The following fire flow to the project sites shall be required:
Fire flow of up to 1,250 gallons/minute at 20 psi residual pressure for a 2-hour duration for residential uses and 2,000 to 5,000 gallons/minute at 20 psi for a 2 to 5-hour duration for commercial uses.

- I. Have a significant effect on public services (water, wastewater, solid waste, parks and recreation, libraries, and health services), because adequate capacity exists or can be provided for these services, and because the following mitigation measures will be required:

Water

- #33. The project applicants (GPA 88-17, -30, -37, and -51) shall establish or participate in a new Waterworks District 4 capital improvement agreement to fund and construct the project's share of necessary off-site water service facilities. Participation in this agreement shall be in accordance with the requirements of Los Angeles County Waterworks District 4, the City of Lancaster, and the Los Angeles County Fire Department.
- #34. The project applicants (GPA 88-27 and -31) shall upgrade and extend off-site Quartz Hill Water District water lines to serve the project sites in accordance with the requirements of Quartz Hill Water District, the City of Lancaster, and the Los Angeles County Fire Department.
- #35. The project shall provide on-site water system facilities for domestic water service and fire flow demand as required by the City of Lancaster, Los Angeles County Waterworks District 4, and the Los Angeles County Fire Department.

- #36. The water mitigation measures listed under mitigation measure #43 of the Final Environmental Impact Report are hereby adopted by reference as part of this exhibit.

Wastewater

- #37. In accordance with City requirements, the project applicants shall provide adequate secondary and lateral sewer facilities to serve the project site or extend trunk lines to serve the project sites in accordance with Los Angeles County Sanitation District 14.
- #38. The County Sanitation District is empowered by the California Health and Safety Code to charge a fee for connecting to the District's wastewater collection system. This connection fee is required to construct an incremental expansion of the wastewater collection and treatment system, as necessary, to accommodate the proposed project. Payment of the connection fee will be required before the project is allowed to be connected to the wastewater collection system.
- #39. Prior to connection of sites GPA 88-27 and 88-31 to the Sanitation District system, the project applicants shall submit for processing a "Request for Annexation" along with appropriate fees for the properties, which are currently outside the District boundaries.

Solid Waste

- #40. To encourage on-site recycling, the project applicants shall provide areas onsite for the collection of recyclable materials and contract with a local recycling service to transport the materials offsite to processing centers.

Parks and Recreation

#41. The applicant shall dedicate parkland acreage or pay an in-lieu fee per residential unit in accordance with applicable City requirements.

- J. Have a significant effect on public utilities (electricity, natural gas, and telephone) because adequate capacity exists or can be provided for these utilities, and because the following mitigation measures will be required:

Electricity

#42. In accordance with Southern California Edison standards, the project applicant shall provide adequate electrical service to the proposed development. Construction and service connection activities shall conform with Southern California Edison standards to minimize short-term impacts.

Natural Gas

#43. In accordance with Southern California Gas Company standards, the project applicant shall provide adequate gas service to the project sites. Extension of gas lines shall conform with Southern California Gas Company standards to minimize short-term impacts.

Telephone

#44. In accordance with General Telephone Company standards, the applicant shall provide proper telephone service to future project tenants and residents.

II. THE PLANNING COMMISSION, BASED UPON THE FINAL ENVIRONMENTAL IMPACT REPORT, HEREBY FINDS THAT THE PROPOSED GENERAL PLAN AMENDMENTS MAY HAVE THE FOLLOWING UNAVOIDABLE ADVERSE IMPACTS, WHICH WILL REMAIN EVEN AFTER IMPLEMENTATION OF THE IDENTIFIED MITIGATION MEASURES, BUT WHICH ARE CONSIDERED TO BE ACCEPTABLE BECAUSE OF THE NOTED OVERRIDING CONSIDERATIONS PURSUANT TO SECTION 15093 OF THE STATE CEQA GUIDELINES:

- A. Development of the project (GPA 88-27 and 88-31) would destroy approximately 70 acres of existing Joshua tree and juniper woodland habitat. The result would be significant adverse biological resource impacts that cannot be mitigated. Although this issue is significant for the proposed project and cannot be avoided, the solution to the rapid decline of this sensitive habitat type within the entire city sphere of influence should be addressed on a comprehensive basis. The EIR recommends such a study be conducted in conjunction with the update of the City's General Plan. The only project alternative that would avoid these impacts is the "no development" alternative, which is not considered acceptable because it would not provide commercial or housing opportunities consistent with regional and local growth projections.
- B. Development of the project will result in dust levels and emissions from construction activities, which would cause inconvenience and nuisance impacts for nearby residents, and completion of the project will result in increased air pollutant emissions from increased vehicle travel. However, the construction-related impacts are considered acceptable because they are short-term in nature and do not pose health hazards. The growth associated with the project is consistent with regional growth projections and regional air pollution regulations provide for future implementation of stronger controls on a wide variety of sources to reduce regional emissions associated with such growth. As a general air pollution mitigation measure, vehicular emissions in the South Coast and Southeast Desert Air Basins will continue to be reduced through legislative exhaust emission controls and increased provisions for mass transit (it should be noted that, in

addition to mitigation measures listed, there are others aimed at reducing mobile and stationary source emissions that are beyond the jurisdiction of the City of Lancaster and lie within the realm of other government agencies, such as the California Air Resources Board and SCAQMD). The following mitigation measures will be required to partially mitigate some of the project's potential effects:

- #45. To mitigate potential dust generation impacts, the project shall comply with City Ordinance 340, which requires specific dust control measures. The ordinance states the following: "No person shall cause or aggravate an existing dust or wind erosion condition without providing sufficient protection so as to prevent the soil on said land from being eroded by wind, creating dust, or blowing into a public road or roads or other public or private property." Such protection of the land shall be provided by means of walls, fences, planting and maintaining vegetation, covering the land, applying water, or other effective method(s) that will control dust emissions and wind erosion. If water is used, the land shall be kept moist to a depth of 1 inch and shall be applied by an onsite sprinkler system.

If an investigation of a project site indicates that dust control or wind erosion measures are inadequate, the City Engineer or his authorized representative may limit or halt all activities on the site until adequate wind erosion or dust control has been achieved (Section 6 of Ordinance 340). In addition to watering prior to and during grading (as discussed in SCAQMD Rule 403), these measures could include interim paving for construction vehicle access and applying chemicals to the soil surface that stabilize loose soil.

SCALE: 1" = 200'

TRACT NO. 53102

SHEET 2 OF 4 SHEETS

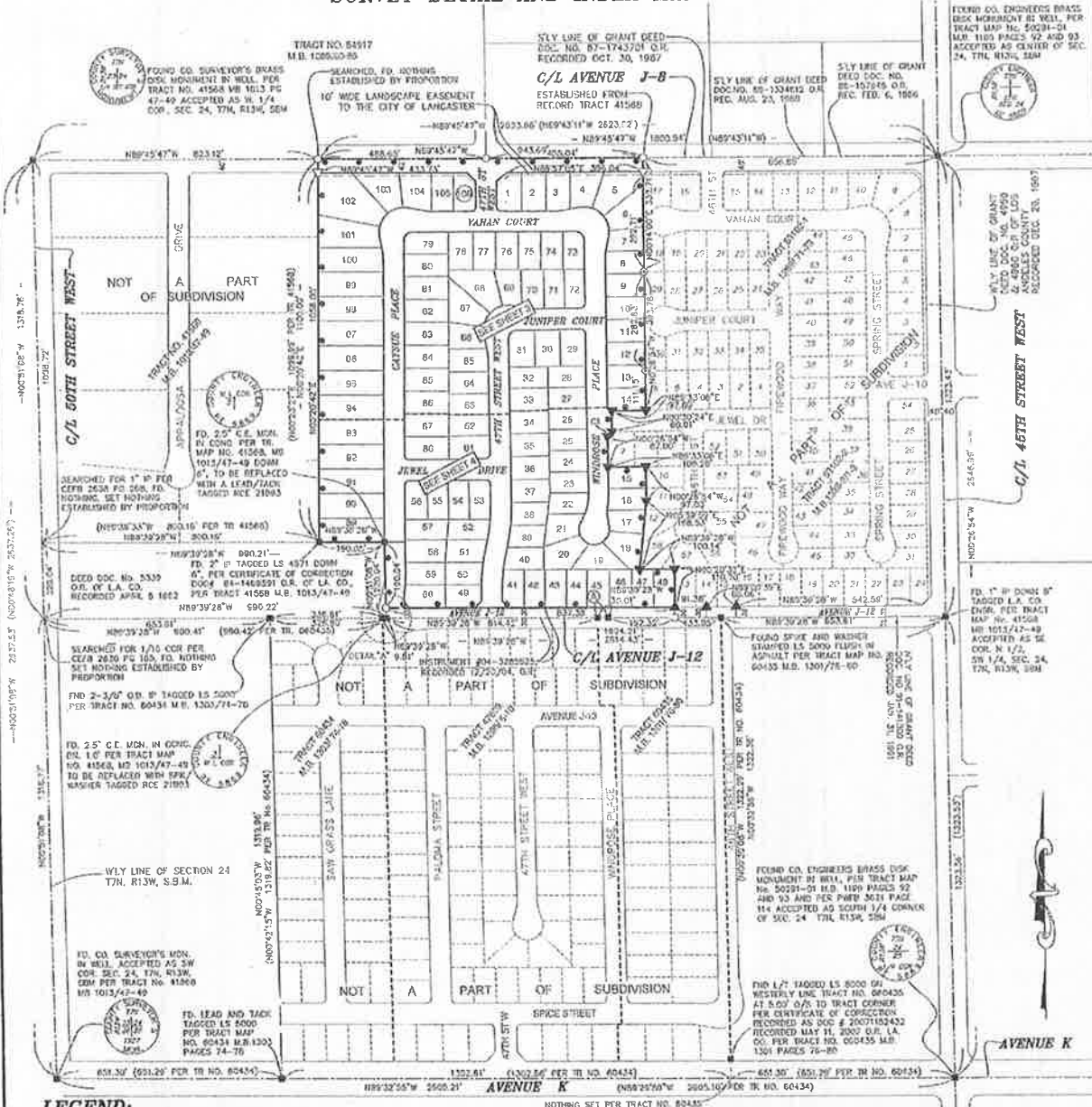
106 LOTS

27.02 ACRES

IN THE CITY OF LANCASTER,
COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA

NARESH C. KAMBOJ R.C.E. 21893

SURVEY DETAIL AND INDEX MAP

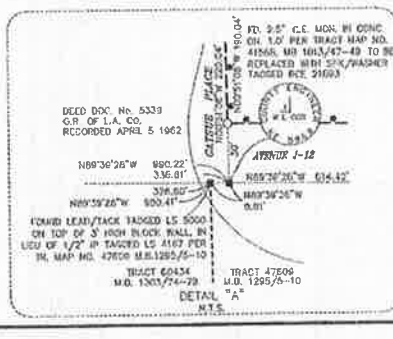


LEGEND:

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
- ▲ A 2" IRON PIPE, 6" DOWN, TAGGED RCE 21893 TO BE SET, OR LEAD AND TACK, TAGGED RCE 21893 TO BE SET WHERE A 2" IRON PIPE CANNOT BE SET
- ▲ SPIKE AND WASHER TAGGED 21893 TO BE SET FOR TRACT 53102-2, AS SHOWN IN BOOK 1328, PAGES 1-3, IF MONUMENT IS NOT SET AS REQUIRED BY TRACT 53102-2, A LEAD AND TACK WITH TAG, STAMPED RCE 21093 SHALL BE SET
- INDICATES 2-3/8" OUTSIDE DIAMETER IRON PIPE TAGGED RCE 23799, TO BE SET PER TRACT NO. 53102-1, AS SHOWN IN BOOK 1269, PAGES 71-73, IF MONUMENT IS NOT SET AS REQUIRED BY TRACT NO. 53102-1, A LEAD AND TACK WITH TAG, STAMPED RCE 21093 SHALL BE SET
- 6" SPIKE AND WASHER, TAGGED 21893 TO BE SET, OR A 2" IRON PIPE, 6" DOWN TAGGED RCE 21893 TO BE SET WHERE A 6" SPIKE AND WASHER CAN NOT BE SET
- () INDICATES RECORDED DATA PER TRACT MAP NO. 41568 DK. 1013 PGS. 47-48 OR UNLESS NOTED OTHERWISE.
- SET LEAD AND TACK WITH TAG STAMPED RCE 21893 ON TOP OF CURB FOR ALL LOT LINE PROLONGATIONS.
- INDICATES FOUND MONUMENTS AS DESCRIBED

(A) FOUND SPIKE AND WASHER STAMPED LS 5000 FLUSH IN ASPHALT PER TRACT MAP NO. 47608 M.B. 1295/5-10

CURVE	LENGTH	RADIUS	TANGENT	DELTA
CL	24.42	13.00	13.00	90°00'00"



DEED DOC. No. 5339
C.R. OF L.A. CO.
RECORDED APRIL 5 1962

FOUND LEAD/TACK TAGGED LS 5000 ON TOP OF 3" IRON BLACK RAIL IN LOT OF 1/2" IN TAGGED LS 4163 PER TR. MAP NO. 47608 M.B. 1295/5-10

TRACT 60434
M.B. 1295/74-79
TRACT 47608
M.B. 1295/5-10
DETAIL
N.T.S.