

AVANTI NORTH SPECIFIC PLAN

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I. INTRODUCTION

A. Overview of Avanti North

AVANTI NORTH is a 237.3-acre master-planned community containing five residential neighborhoods, two neighborhood parks, open space, and a backbone roadway network in the City of Lancaster, California.

AVANTI NORTH’S five residential neighborhoods provide up to 753 detached, single-family homes on lots ranging in size from a minimum of 5,250 square feet (s.f.) to a minimum of 8,750 s.f. The assortment of lot sizes allows for a vibrant community with abundant housing choices, including homes attainable to young families, first-time buyers, members of the local labor force, and retirees. The variety of home sizes is further diversified by six complementary architectural styles to provide aesthetic variety throughout the community.

The two neighborhood parks are positioned within walking distance of every home to meet the recreational needs of community residents. To reach the parks, pedestrian circulation is encouraged by a network of traditional and meandering sidewalks along every street and walkways that extend from the ends of roadway cul-de-sacs to meet street sidewalks. Residents and visitors can easily walk in and between the neighborhoods and to the parks, and surrounding communities.

Prior to the approval of this Specific Plan, the City of Lancaster approved a tentative tract map covering the AVANTI NORTH property and additional property to the immediate south. The tract map subdivided the site for the development of 1,594 7,200 s.f. residential lots and one large park. Subsequently in 2010, the City of Lancaster updated their General Plan and applied a Specific Plan overlay to the property. In doing so, it was the City’s intent to encourage a walkable community with a greater diversification of lot sizes than was previously called for by the approved tract map. This Specific Plan satisfies that intent.

Refer to Table I-1, *Avanti North Specific Plan – Land Use Summary*, for a summary of the land uses provided in AVANTI NORTH.

Table I-1 Avanti North Specific Plan – Land Use Summary

Land Use	Acres
Residential Homes (up to 753 homes)	199.6
Neighborhood Parks (2)	10.4
Open Space / Basin	11.8
Master Plan Streets	15.5
Specific Plan Totals	237.3

B. Location of Avanti North

AVANTI NORTH is located on 237.3 acres in the northern portion of Los Angeles County, roughly in the center of the Antelope Valley and within the southwest portion of the City of Lancaster, California. The City of Palmdale is located to the south and unincorporated Los Angeles County surrounds the two cities. Refer to Figure I-1, *Regional Map*. The Antelope Valley is bounded by the Tehachapi Mountains to the northwest and the foothills of the San Gabriel Mountains to the southwest. As shown in Figure I-2, *Vicinity Map*, AVANTI NORTH is bordered by Avenue K to the north, 70th Street West to the west, and Avenue K-8 to the south.

C. Guide to this Specific Plan

1. Statutory Authority for a Specific Plan

Specific plans are authorized by California Government Code §65450 et seq. A specific plan is a tool that local governments use to systematically implement their general plan for all or part of the area covered by the general plan. Effectively, specific plans establish a link between the implementing policies of a local government's general plan and the more specific goals for development in a defined geographic area. Specific plans can cover large or small areas and can contain any level of detail desired by the local agency.

California Government Code §65450 through §65454 establish the authority to adopt a specific plan, identify the required minimum contents of a Specific Plan, and mandate consistency with the local government's general plan. According to §65450, a specific plan shall, at minimum, include text and a diagram or diagrams which specify the following details:

- The distribution, location, and extent of the uses of land within the area covered within the specific plan area;
- The distribution, location, extent, and intensity of major circulation and utility services to be located within the plan area or that will be needed to service the specific plan area;
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
- A schematic program of implementation measures indicating how public services will be financed; and
- A statement of the specific plan's relationship to the general plan.

California state law also provides for the inclusion of any other subject that, in the judgment of the local planning agency, is deemed necessary or desirable to implement the general plan, such as architectural or landscape design guidelines.

2. Severability Clause

All regulations, conditions, standards, and guidelines contained in this Specific Plan shall be deemed distinct and independent provisions of the Specific Plan. If any section, clause, phrase, or portion of this document is for any reason determined to be invalid by the decision of any federal or state court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Specific Plan.

3. Purpose of this Specific Plan

This Specific Plan provides the City of Lancaster with policies and guidelines to ensure the efficient, orderly development of the 237.3-acre AVANTI NORTH master-planned community. This Specific Plan addresses site specific details such as building setbacks and visual appearance, as well as community-wide vehicular and pedestrian circulation, energy conservation, landscaping, and the provision of utilities. It is also structured to provide the flexibility to respond to future conditions that may arise in the residential marketplace. With its requirements and flexibilities, the AVANTI NORTH Specific Plan also ensures that the community will meet or exceed City standards for environmental protection, infrastructure, site planning, and aesthetic quality.

This Specific Plan is a regulatory document and provides a means for implementing the City of Lancaster General Plan 2030 for the subject property. The policies and regulations contained in Section III, Planning Area Development Standards, serve as the zoning for AVANTI NORTH. All future development plans and entitlement applications (tract maps, site plans, and other similar entitlements) are required to comply with Section III and substantially conform to the standards and guidelines set forth in the other sections of document, as well as all other applicable City of Lancaster regulations.

4. Format and Content of this Specific Plan

This Specific Plan regulates and guides the development of the AVANTI NORTH master-planned community. The format of this Specific Plan is as follows:

- I. Introduction: Provides introductory information about AVANTI NORTH, the government authority to prepare specific plans, and the physical and setting and characteristics of the AVANTI NORTH property.
- II. Land Use, Infrastructure, and Approach to Development: Presents the AVANTI NORTH Land Use Plan and describes the land uses, infrastructure components (circulation, drainage, water, and sewer systems), open space and recreation elements, and plans for short-term grading and long-term maintenance.
- III. Planning Area Development Standards: Sets forth the zoning standards for each of the community's nine planning areas.

- ❑ IV. Landscape Plan and Guidelines: Provides guidance for landscaping, exterior lights, walls, and fencing. Included is a list of recommended plant materials, guidelines for landscaping along streets, at focal points, in open space/detention basin areas, and in the two neighborhood parks.
- ❑ V. Architectural Theme and Style Guidelines: Describes six complementary architectural themes that homebuilders in the AVANTI NORTH community are encouraged to use. Also provided is guidance on home plotting and architectural design variation to achieve visually interesting and diverse street scenes.
- ❑ VI. Specific Plan Administration: Defines procedures for determining conformance with this Specific Plan, amending the Specific Plan, and approving plans and permits that implement the Specific Plan.

5. Relationship of this Specific Plan to the City’s General Plan

The AVANTI NORTH Specific Plan and the City of Lancaster General Plan 2030 are mutually compatible. This Specific Plan provides development regulations, standards, and guidelines for implementing the City’s General Plan goals, objectives, and policies as they specifically apply to the AVANTI NORTH property. Listed below are applicable and relevant goals of the General Plan followed by a description of how the AVANTI NORTH Specific Plan is consistent with those relevant goals and policies:

Plan for Physical Development:

Goal 17:

To establish a variety of land uses which serve to develop Lancaster into a balanced and complete community in which people live, work, shop, and play.

Policies:

17.1.1 Maintain an adequate inventory of land for residential, commercial, employment, quasi-public, public and open space uses.

17.1.2 Provide sufficient land to accommodate a variety of housing types meeting the economic, lifestyle, and social needs of current and future residents.

Consistency: The AVANTI NORTH property is designated by the General Plan for Specific Plan land uses, and the AVANTI NORTH Specific Plan implements that land use designation. AVANTI NORTH’S five residential neighborhoods provide for a diverse inventory of up to 753 detached, single-family homes on a range of lot sizes that offer home ownership opportunities to a variety of household types and income levels. Two neighborhood parks are focal points of the community that complement other recreational uses in the surrounding area. This Specific Plan supports the City’s inventory and balance of land uses and contributes to the City’s ability to accommodate the diverse housing needs of current and future residents.

Goal 19:

To achieve an attractive and unique image for the community by creating a sustainable, cohesive and enduring built environment.

Policies:

19.2.2 Create walkable, mixed-use, transit-accessible neighborhoods and commercial districts that provide opportunities for young and old to live, work, shop, and recreate.

19.3.1 Promote high quality development by facilitating innovation in architecture/building design, site planning, streetscapes, and signage.

Consistency: The AVANTI NORTH Specific Plan features an interconnected system of sidewalks and pathways that link residents to the neighborhood parks and surrounding communities. A key component of the community's design is to create a highly walkable community. To enhance this key component, the neighborhoods are designed to provide pedestrian pathways between cul-de-sac bulbs and the sidewalks that occur along the community's roadway network. The Specific Plan includes guidelines for architectural design, landscape materials, entry monuments, fencing, and lighting to ensure that a contemporary and cohesive design theme is established and maintained.

D. Pre-Development Characteristics of the Property

1. Physical Characteristics

In its pre-development condition, the AVANTI NORTH Specific Plan site is vacant, disturbed land that slopes slightly from the south to north. The property contains no structures or other physically distinguishing characteristics.

2. Property Ownership and Entitlements

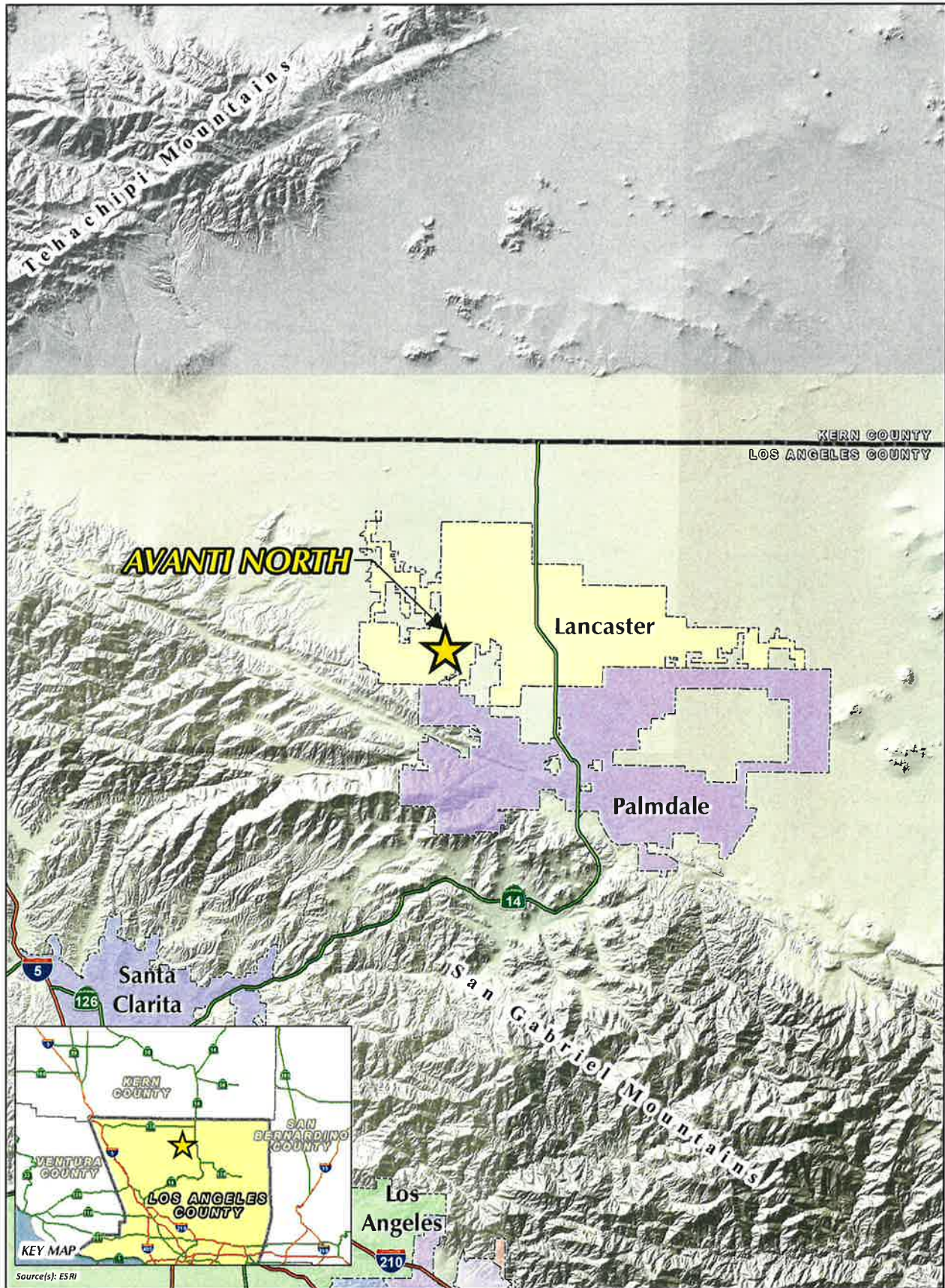
The AVANTI NORTH Specific Plan property is owned by Avanti North, LP, a Delaware Limited Partnership. Tentative Tract Map No. 53229 was previously approved for AVANTI NORTH, which subdivided the property into 1,594 residential lots having a minimum lot size of 7,200 square feet and one large park which also served as a temporary drainage basin.

3. Land Use and Zoning Designations

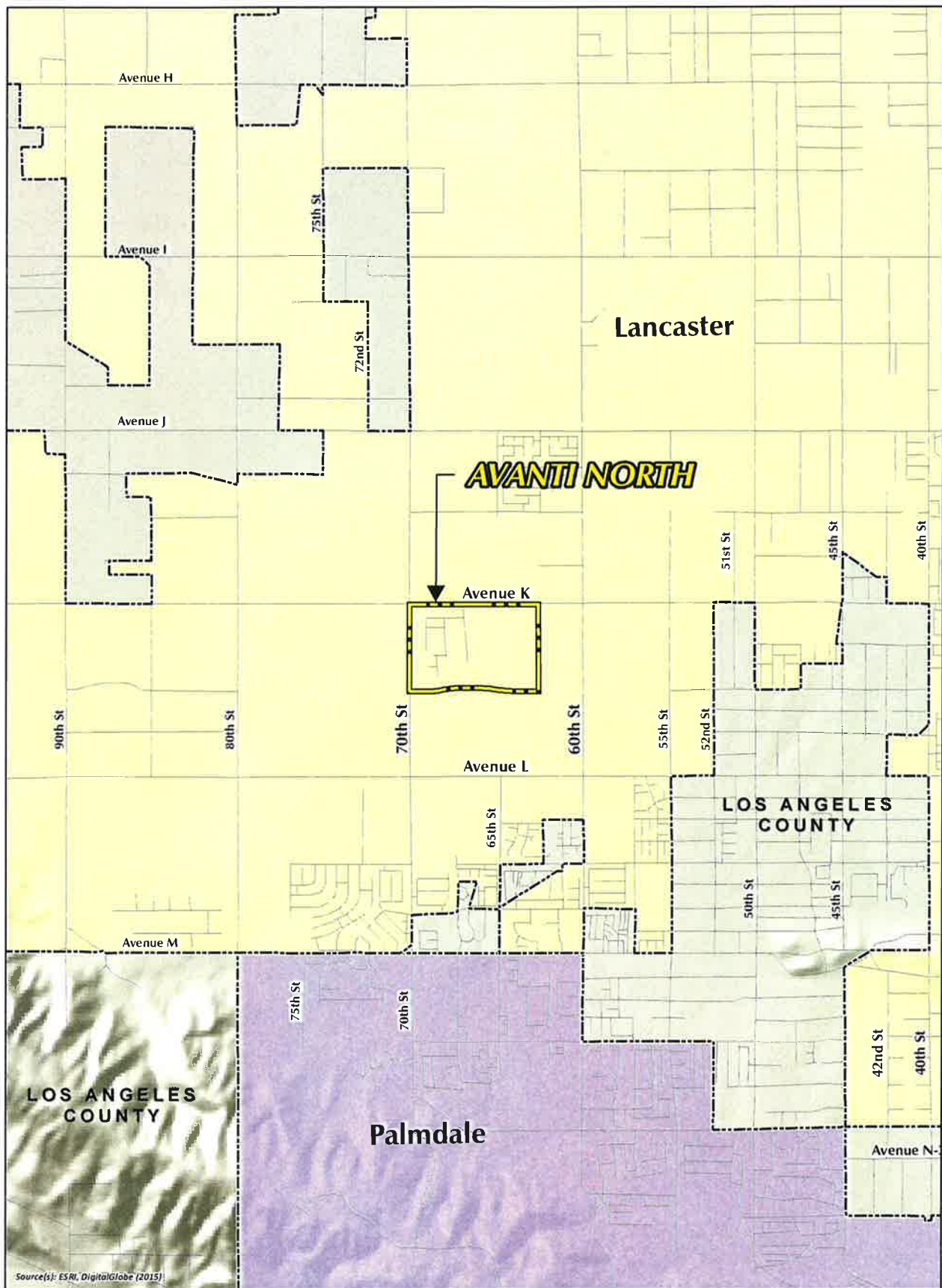
The City of Lancaster's General Plan 2030 designates the AVANTI NORTH property as Urban Residential with a Specific Plan Overlay. AVANTI NORTH is surrounded by land that is designated by the Lancaster General Plan as Urban Residential to the north, Non-Urban Residential and Commercial to the west, Specific Plan to the south, and Urban Residential to the east. Land to the south is subdivided by the same Tentative Tract Map No. 53229, which is not yet developed. The AVANTI NORTH property is zoned "Specific Plan."

4. Surrounding Context

Figure I-3, *Surrounding Development*, shows that the property is adjacent to vacant land to the north, south, and west. A small cemetery is located on the opposite side of 70th Street West at Avenue K-8. Residential neighborhoods are located to the immediate east and to the northeast on the opposite side of Avenue K. Located approximately one-half mile south of AVANTI NORTH, along 60th Street West at the intersection with Avenue L, is Quartz Hill High School. AVANTI NORTH is in the attendance area of this school.



REGIONAL MAP



VICINITY MAP



SURROUNDING DEVELOPMENT

II. LAND USE, INFRASTRUCTURE, AND APPROACH TO DEVELOPMENT

A. Land Use Plan

1. Summary

AVANTI NORTH is a master-planned residential community featuring five neighborhoods, two neighborhood parks, roads, and open space used for storm water detention. For planning purposes, the geographic areas containing these land uses are designated as “planning areas” as shown on Figure II-1, *Specific Plan Land Use Plan* and summarized in Table II-1, *Detailed Land Use Summary*. The residential neighborhoods (Planning Areas A, B, C, D, and E) offer single family homes with a variety of lot sizes, home sizes, and architectural styles. Vibrancy and outdoor activity within AVANTI NORTH is enhanced by a walkable design; pedestrian connections link the residential neighborhoods to the two neighborhood parks (Planning Areas F and G), a meandering pathway along the open space (Planning Areas H and I) and the surrounding off-site area.

AVANTI NORTH’S five residential neighborhoods include up to 753 single-family detached homes at a gross density of 3.2 dwellings units per acre (du/ac). A different minimum lot size is required for each neighborhood. Lots gradually increase in size from the northwestern portion of the community (in Planning Area A where a minimum lot size of 5,250 s.f. is required) to the southeastern portion of the community (in Planning Area E where a minimum lot size of 8,750 s.f. is required). A conceptual arrangement of the lots is shown in Figure II-2, *Conceptual Residential Lotting Diagram*. The two neighborhood parks serve as activity nodes and social gathering spaces; they provide recreational amenities for residents and visitors and are sized at 4.1 and 6.3 acres to accommodate a variety of neighborhood-oriented passive recreational activities. The parks are conceptually designed to include features such as tot lots, open turf play areas, and shaded seating and picnic areas.

Either a traditional sidewalk or meandering sidewalk is provided along every street in the community. In addition, walkways are designed to lead from the ends of roadway cul-de-sacs to the street-side sidewalk network so that the cul-de-sacs do not restrict pedestrian movement. Vehicular access from outside of the community is provided from Avenue K to the north, Avenue K-8 to the south, 70th Street West to the west, and local roads in an existing residential community to the east. Master-planned streets account for 15.5 acres of AVANTI NORTH. Internal circulation is provided by the centrally-located and north/south oriented 65th Street West, flanked on both sides by an expanded streetscape with meandering walks. To slow traffic and enhance the identity of AVANTI NORTH, roundabouts are used where 65th Street West meets Avenue K-8 and where it meets Street “A.” Street “A” provides access and a view corridor to both neighborhood parks. Along the west side of 65th Street West is the community’s 11.8-acre open space area, which serves water detention purposes during storm events and also acts as an attractively designed visual amenity.

Table II-1 Detailed Land Use Summary

Planning Area	Land Use	Target Number of Dwelling Units (du)	Acres (ac)	Gross Density (du/ac)
Urban Residential				
A	5,250 s.f. Residential Lots ¹	150	31.5	4.8
B	6,050 s.f. Residential Lots ¹	148	35.5	4.2
C	6,900 s.f. Residential Lots ¹	162	42.7	3.8
D	7,800 s.f. Residential Lots ¹	156	47.4	3.3
E	8,750 s.f. Residential Lots ¹	137	42.5	3.2
Residential Subtotals		753	199.6	--
Non-Residential				
F	Neighborhood Park (west side)	--	6.3	--
G	Neighborhood Park (east side)	--	4.1	--
H	Open Space / Basin	--	5.7	--
I	Open Space / Basin	--	6.1	--
	Master Plan Streets ²	--	15.5	--
Non-Residential Subtotals		--	37.7	--
Project Totals		753	237.3	3.2

¹Minimum lot size. Lots may be larger than the indicated minimum.

²Master Plan Streets include Avenue K, Avenue K-8, 65th Street West, and 70th Street West.

2. Planning Areas

For planning purposes, AVANTI NORTH is divided into nine planning areas, as follows:

- Planning Area A is 31.5 acres and accommodates 150 dwelling units on minimum 5,250 s.f. lots, at a gross density of 4.8 du/ac, in the northwest section of AVANTI NORTH.
- Planning Area B is 35.5 acres and accommodates 148 dwelling units on minimum 6,050 s.f. lots, at a gross density of 4.2 du/ac, in the southwest section of AVANTI NORTH.
- Planning Area C is 42.7 acres and accommodates 162 dwelling units on minimum 6,900 s.f. lots, at a gross density of 3.8 du/ac, in the north-central section of AVANTI NORTH.
- Planning Area D is 47.4 acres and accommodates 156 dwelling units on minimum 7,800 s.f. lots, at a gross density of 3.3 du/ac, in the northeast section of AVANTI NORTH.
- Planning Area E is 42.5 acres and accommodates 137 dwelling units on minimum 8,750 s.f. lots, at a gross density of 3.2 du/ac, in the southeast section of AVANTI NORTH.
- Planning Areas F and G are the two neighborhood parks. Planning Area F is 6.3 acres in the west section and Planning Area G is 4.1 acres in the east section of AVANTI NORTH.

- Planning Areas H and I are the two open space areas totaling 11.8 acres that serve storm water detention purposes along the west side of 65th Street West in AVANTI NORTH.

3. Land Use Standards

The following land use standards apply to every planning area in AVANTI NORTH. Refer to Section III, *Planning Area Development Standards*, for additional standards that are specific to individual planning areas.

- (1) The 237.3-acre AVANTI NORTH Specific Plan area shall be developed as a residential community containing a maximum of 753 dwelling units, two neighborhood parks, and open space used for storm water detention purposes, as illustrated on Figure II-1, *Specific Plan Land Use Plan*. Permitted land uses include Urban Residential, Park, Open Space, and Circulation as prescribed on the Land Use Plan and on the individual planning area figures (Figures III-1 through III-8).
- (2) A target number of dwelling units is specified for each residential planning area as shown on Figure II-1, *Specific Plan Land Use Plan* and listed in Table II-1, *Detailed Land Use Summary*. Dwelling units may be transferred between planning areas but in no case shall the total number of dwelling units in AVANTI NORTH exceed 753 and in no case shall lots be smaller than the required minimum lot size specified for each planning area.
- (3) The Conceptual Residential Lotting Diagram shown in this Specific Plan (Figure II-2) is illustrative. Residential lot and local street layouts are not required to conform to this diagram.
- (4) Development in AVANTI NORTH shall occur in accordance with this Specific Plan and applicable provisions of the City of Lancaster Municipal Code. Section III, *Planning Area Development Standards*, constitutes the zoning for AVANTI NORTH. If a City zoning standard is not replaced or specifically excluded by reference in this Specific Plan, the Municipal Code standard applies.
- (5) Implementation of signage, common area landscaping, exterior lighting, and parking shall conform to the design standards contained in this Specific Plan and applicable provisions of the City of Lancaster Municipal Code. Where the standards contained in this Specific Plan differ from standards contained in the City's Municipal Code, this Specific Plan shall take precedence over the Municipal Code.
- (6) Ownership and maintenance of property in AVANTI NORTH shall be in accordance with Specific Plan Section II.G, *Maintenance Plan*.
- (7) Development applications that incorporate common areas, including roadways, neighborhood parks, open space areas/detention basins, and landscape easements shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures, and circulation (vehicular, pedestrian, and/or bicycle).
- (8) The construction, maintenance, and management of roadways, open space, and infrastructure (water, sewer, and storm drain lines) may be implemented by and paid for through an assessment district

(AD), community facilities district (CFD), or Landscape Maintenance Assessment District (LMD). Financing of the construction/installation of these facilities through an AD, CFD, or LMD may substitute for the payment of fees that would have otherwise financed those facilities.

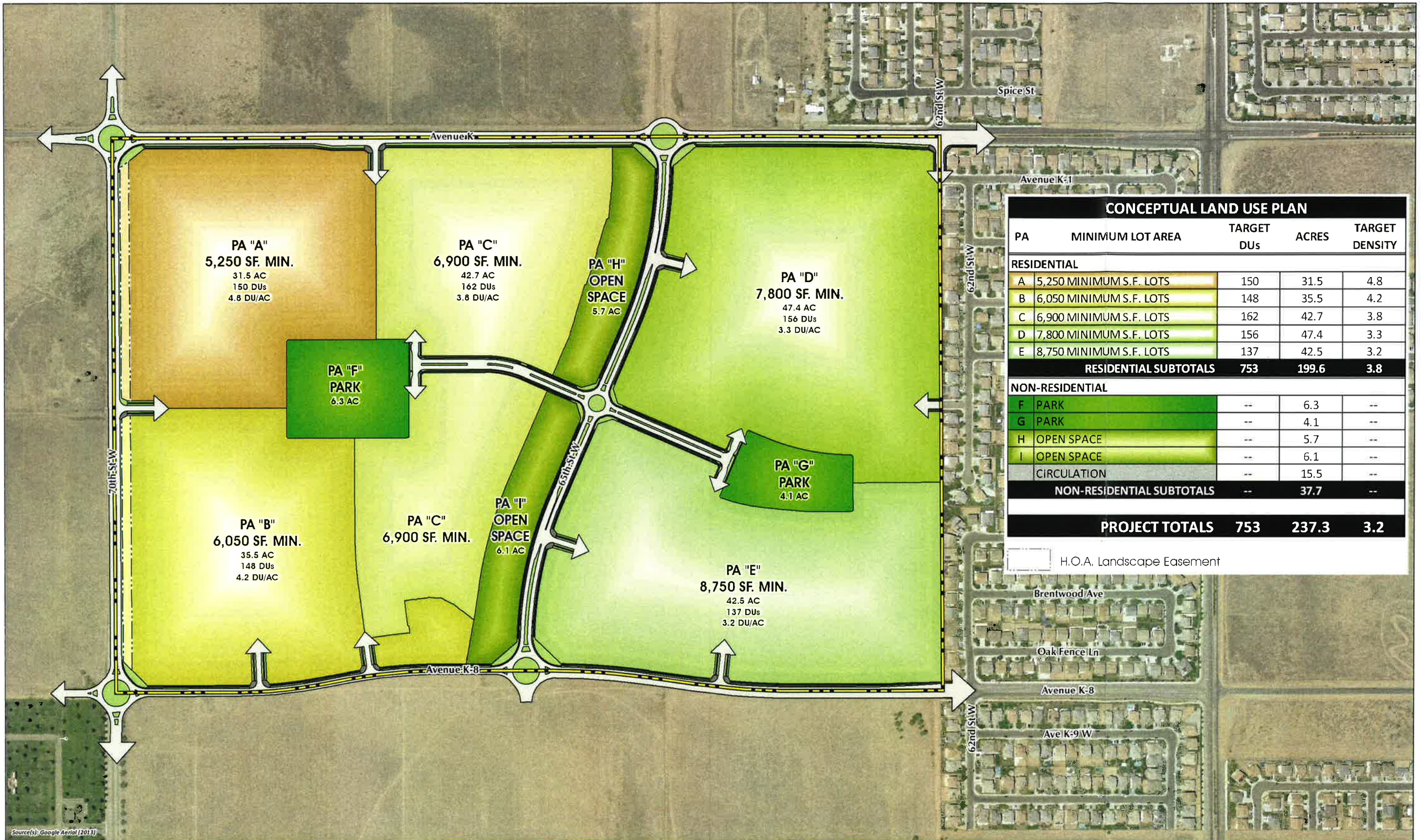
(9) All water mains and fire hydrants providing required fire flows shall be subject to approval by the Los Angeles County Fire Department.

(10) To reduce water consumption associated with landscaping, a landscape palette emphasizing drought tolerant plants, xeriscape techniques, and water-efficient irrigation systems are required.

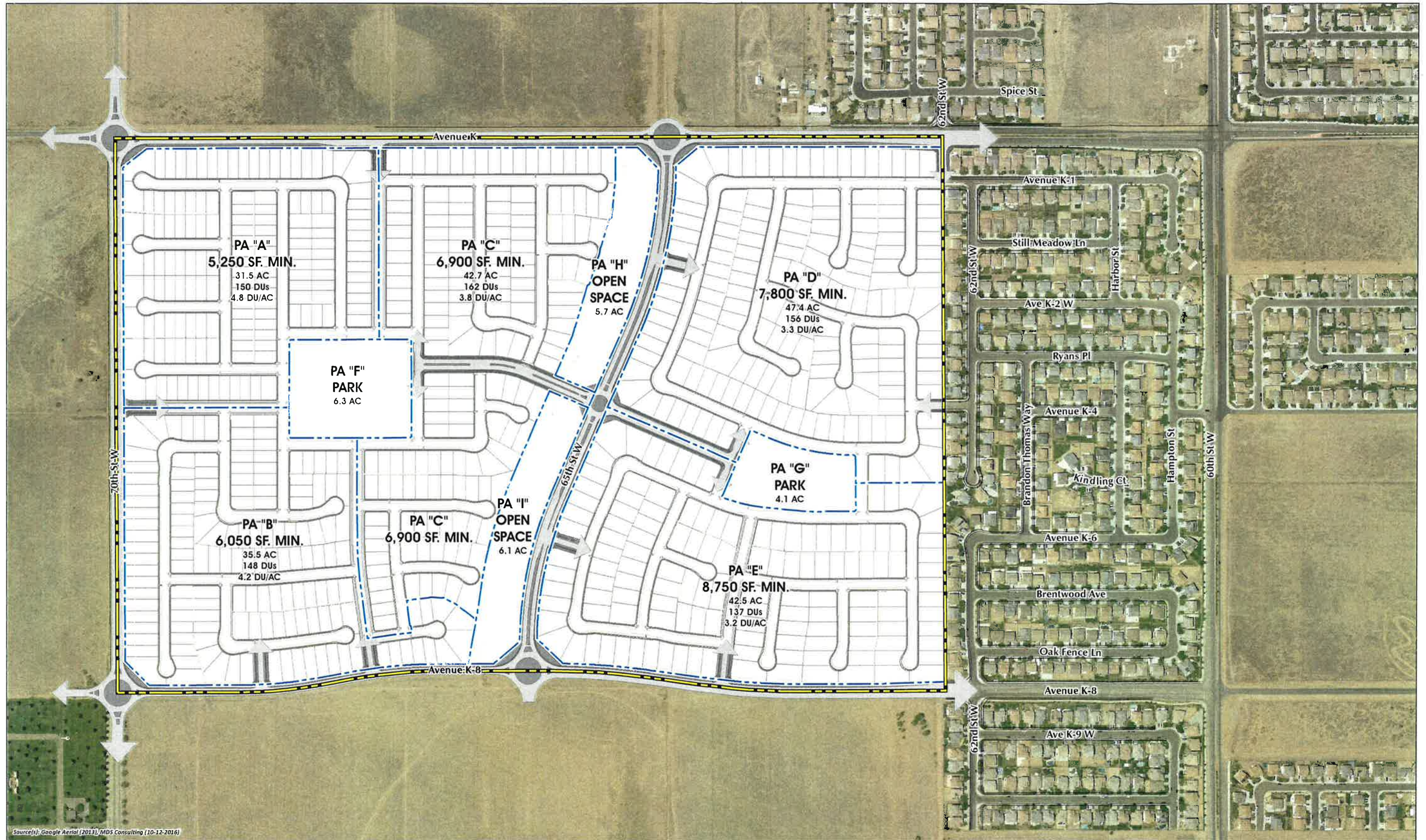
(11) Prior to the issuance of a building permit, the applicant shall obtain clearance from the City of Lancaster Development Services Department verifying that all applicable conditions of this Specific Plan's approval have been satisfied that pertain to the subject lot.

(12) For the security and safety of residents, the following shall be required of each building permit: a) windows and doors on the front of the home and doors on the side of the home (if any) shall be visible from the street, unless otherwise approved by the City of Lancaster Development Services Department, and b) address numbers shall automatically illuminate at night.

(13) Applications for every building permit shall indicate all fencing heights and materials that are the developer's responsibility to install. All fencing shall ensure the privacy and security of residential rear yards.



SPECIFIC PLAN LAND USE PLAN



Source(s): Google Aerial (2013), MDS Consulting (10-12-2016)



CONCEPTUAL RESIDENTIAL LOTTING DIAGRAM

B. Circulation Plan

1. Vehicular Circulation Plan

The AVANTI NORTH roadway system is shown on Figure II-3, *Circulation Plan*. Vehicular access from outside of the community is provided from Avenue K to the north, Avenue K-8 to the south, 70th Street West to the west, and local roads in an existing residential community to the east. Entrances into AVANTI NORTH lead from these roads.

Internal circulation is provided by a hierarchical street system anchored by the centrally-located and north/south oriented 65th Street West. Street “A” is the backbone east/west oriented road that connects to 65th West Street at a roundabout in the approximate center of the community. Street “A” leads directly to both neighborhood parks and serves as their view window from 65th Street West. The roundabout where 65th Street West meets Street “A” and a second roundabout where 65th Street West meets Avenue K-8 are intended to slow traffic and serve as attractive identifying features. In the two roundabouts, traffic circulates around a central landscaped island, where vehicles will need to slow their speeds to merge, make turns, and yield to pedestrians. Local streets connect to the main roads and provide access into the community’s five residential neighborhoods.

The streets within AVANTI NORTH narrow at each intersection to provide traffic calming, as shown on Figure II-4, *Intersection Traffic Calming*. These narrower roadways provide for increased walkability within the community by encouraging drivers to slow down when approaching intersections and reduce the street width at crosswalks and handicap ramps.

A description of each road classification within and abutting AVANTI NORTH is described below. Refer to Figure II-5 and Figure II-6, *Roadway Cross-Sections*, for illustrations.

(1) Avenue K

Avenue K forms the northern boundary of AVANTI NORTH. As depicted on Figure II-5, *Roadway Cross-Sections (1 of 2)*, Avenue K provides for a 100-foot wide right-of-way with a 14-foot wide landscaped center median, on each side of the median is a 13-foot wide travel lane, a 7-foot wide bike lane, a landscaped parkway that ranges from 11 to 15 feet in width, an 8-foot wide sidewalk, and a 4-foot landscaped parkways between the sidewalk and landscape easement. A 10-foot wide landscaped easement maintained by a Landscape Maintenance Assessment District (LMD) is located adjacent to the sidewalk on the south side of the street abutting AVANTI NORTH. Avenue K provides for a connection into AVANTI NORTH at a roundabout where it meets 65th Street West to slow traffic and enhance pedestrian crossings at this intersection. A roundabout where Avenue K meets 70th Street West is also provided. Avenue K provides for connections into AVANTI NORTH at the Specific Plan’s northeastern corner, at 65th Street West, and at a local entry road that is intended to service the residential neighborhoods of Planning Areas A and C.

(2) 70th Street West

70th Street West forms the western boundary of AVANTI NORTH. As shown on Figure II-5, *Roadway Cross-Sections (1 of 2)*, 70th Street West provides for a 70-foot wide right-of-way with a 14-foot wide landscaped center median, one 13-foot wide travel lane in each direction, two 7-foot wide bike lanes, and an 8-foot wide, landscaped parkway on the east side of the street. A 42-foot wide landscaped easement maintained by a LMD is located adjacent to the sidewalk on the east side of the street abutting AVANTI NORTH. The 42-foot landscaped easement on the east side of 70th Street West consist of a 12-foot wide bikeway, a 6-foot wide landscaped parkway, a 12-foot wide equestrian trail, and a 12-foot wide landscaped parkway. One intersection at 70th Street West is intended to provide a roadway connection into AVANTI NORTH that leads to the neighborhood park in Planning Area F and provides access to the residential neighborhoods of Planning Areas A and B.

(3) Avenue K-8

Avenue K-8 forms the southern boundary of AVANTI NORTH. As shown on Figure II-6, *Roadway Cross-Sections (2 of 2)*, Avenue K-8 provides for a 68-foot wide right-of-way with two 11-foot wide travel lanes, two 7-foot wide bike lanes, a 6-foot wide landscaped parkway on both sides of the street, and a 6-foot wide meandering sidewalk and a 4-foot wide landscaped parkway between the sidewalk and landscaped easement on both sides of the street. A 14-foot wide landscaped easement maintained by a LMD is located adjacent to the landscaped parkways on both sides of the street. Avenue K-8 provides for a connection into AVANTI NORTH at a roundabout where it meets 65th Street West. A roundabout where Avenue K-8 meets 70th Street West is also provided. The roundabouts will slow traffic and enhance safe pedestrian crossings at these intersections. Several local roads will connect to Avenue K-8 to provide access into the residential neighborhoods of Planning Areas B and E.

(4) 65th Street West

65th Street West is the main north/south oriented road interior to AVANTI NORTH. As shown on Figure II-5, *Roadway Cross-Sections (1 of 2)*, this roadway provides for an 84-foot wide right-of-way with a 14-foot-wide landscaped center median, two 13-foot wide travel lanes, and two 7-foot wide bike lanes. Serving as the prime thematic road of AVANTI NORTH, an expanded 25-foot wide streetscape is provided on both sides of the street, of which 15 feet occur within the right-of-way and additional 10 feet occur in an adjacent landscaped easement maintained by a LMD. Within the 25-foot wide area is a 6-foot wide meandering walkway, a landscaped parkway that ranges from 5 to 9 feet in width between the curb and meandering sidewalk, and a landscaped parkway that ranges from 0 to 4 feet in width between the meandering sidewalk and landscape easement. 65th Street West meets Street "A" and Avenue K-8 in roundabout configurations, which slow traffic speeds and provide identifying aesthetic features. Because open space in Planning Areas H and I abut 65th Street West to the west, the only road connection to the west from 65th Street West is Street "A," which leads to a neighborhood park. To the east, connections from 65th Street West occur at Street "A" and also at local roads that lead into the residential neighborhoods of Planning Areas D and E. 65th Street West provides for a connection into AVANTI NORTH

at a roundabout where it meets Avenue K to slow traffic and enhance pedestrian crossings at this intersection.

(5) Street "A"

Street "A" is the main east/west oriented road in AVANTI NORTH. It provides direct access from 65th Street West to the neighborhood parks in Planning Areas F and G. Street "A" is envisioned to terminate at both parks in T intersections to provide dramatic views of the parks upon approach and increase "eyes on the park" as a measure of safety. As shown on Figure II-5, *Roadway Cross-Sections (1 of 2)*, Street "A" provides for an 80-foot-wide right-of-way with an 8-foot wide landscaped median, two 20-foot wide travel lanes, a 16-foot wide, curb-adjacent parkway containing a meandering 6-foot wide sidewalk and two 5-foot landscaped parkways on both sides of the street.

(6) Local Entry Roads

Local Entry Roads lead from the master-planned roads described above into the residential neighborhoods of AVANTI NORTH. As entry roads, the right-of-way width is slightly wider than other interior local roads. As shown on Figure II-6, *Roadway Cross-Sections (2 of 2)*, Local Entry Roads feature 70-foot wide rights-of-way with one 13-foot wide travel lane in each direction, 22-foot wide parkways containing a 6-foot wide meandering sidewalk and two 8-foot landscaped parkways on both sides of the street.

(7) Local Roads

Local Roads in AVANTI NORTH are neighborhood-serving roads that are not considered to be entry roads. As shown on Figure II-6, *Roadway Cross-Sections (2 of 2)*, these roadways feature 60-foot wide rights-of-way with 12-foot wide parkways containing a 5.5-foot wide sidewalk and 6.5-foot landscaped parkway on both sides of the street.

(8) Cul-de-Sac Local Roads

Cul-de-Sac Local Roads in AVANTI NORTH are streets serving residential neighborhoods that end in cul-de-sacs. As shown on Figure II-6, *Roadway Cross-Sections (2 of 2)*, these roads feature 58-foot wide rights-of-way with 12-foot wide parkways containing a 5.5-foot wide sidewalk and 6.5-foot wide landscaped parkway on both sides of the street. Cul-de-sacs in AVANTI NORTH eliminate unnecessary cut-through motor vehicle traffic, while still encouraging and facilitating non-vehicular movement. At the termini of many of these roads, a paseo walkway is provided at the end of the cul-de-sac bulb that connects with other street-side sidewalks and pedestrian trails; thus, the cul-de-sacs do not impede the continued movement of pedestrians and bicyclists.

2. Bike Lanes

Class II Bike Lanes are provided within AVANTI NORTH on both sides of arterial streets, such as Avenue K, 70th Street West, and Avenue K-8 to encourage bicycle use within the community and around the community. Class II Bike Lanes are also provided on both sides of the main north/south oriented road,

65th Street West, to encourage bicycle movement within the community. All Class II Bike Lanes provided within AVANTI NORTH are 7-foot wide. Local roads within the community provide Class III Bike Lanes and have shared access with vehicles. A 12-foot wide Class I bikeway is provided within the 50-foot HOA landscape easement on 70th Street West.

3. Pedestrian Circulation Plan

As conceptually illustrated on Figure II-7, *Pedestrian Circulation Plan*, AVANTI NORTH is designed as a walkable community. It contains a well-developed sidewalk and pathway system that encourages movement by foot and bike to visit neighbors and friends, access the parks, or simply get outside for exercise. Nearly all barriers to pedestrian and bicycle movement are eliminated by design. Cul-de-sac streets that would have normally cut off access within neighborhoods include paseo walkways at their termini to provide a through-connection for walkers and cyclists to adjacent sidewalks and pedestrian trails. Paseo walkways at the end of cul-de-sacs vary in width, with a minimum width of 6 feet at the narrowest point. All of the main roads provide pedestrian support features such as traditional or meandering sidewalks and a landscaped parkway that separates pedestrians from the street. All local roads also include a sidewalk on both sides. Curb extensions are provided at road intersections to provide pedestrians with safer intersection crossings and traffic calming measures. Along the perimeter of the detention basins in Planning Areas H and I is a 17-foot wide maintenance and pedestrian access lane that serves as a recreational amenity and trail for residents and an access path for maintenance purposes. Sidewalk and landscape improvements not associated with an adjacent lot will be maintained by the HOA.

As a key design feature, a 15-foot wide streetscape is provided on both sides of 65th Street West. These wide streetscape areas contain a 6-foot wide meandering sidewalk with plenty of room for people to walk side by side and pass one another to encourage walking as a social activity. These meandering sidewalks also connect to the meandering sidewalks along Street "A," which lead directly to the neighborhood parks.

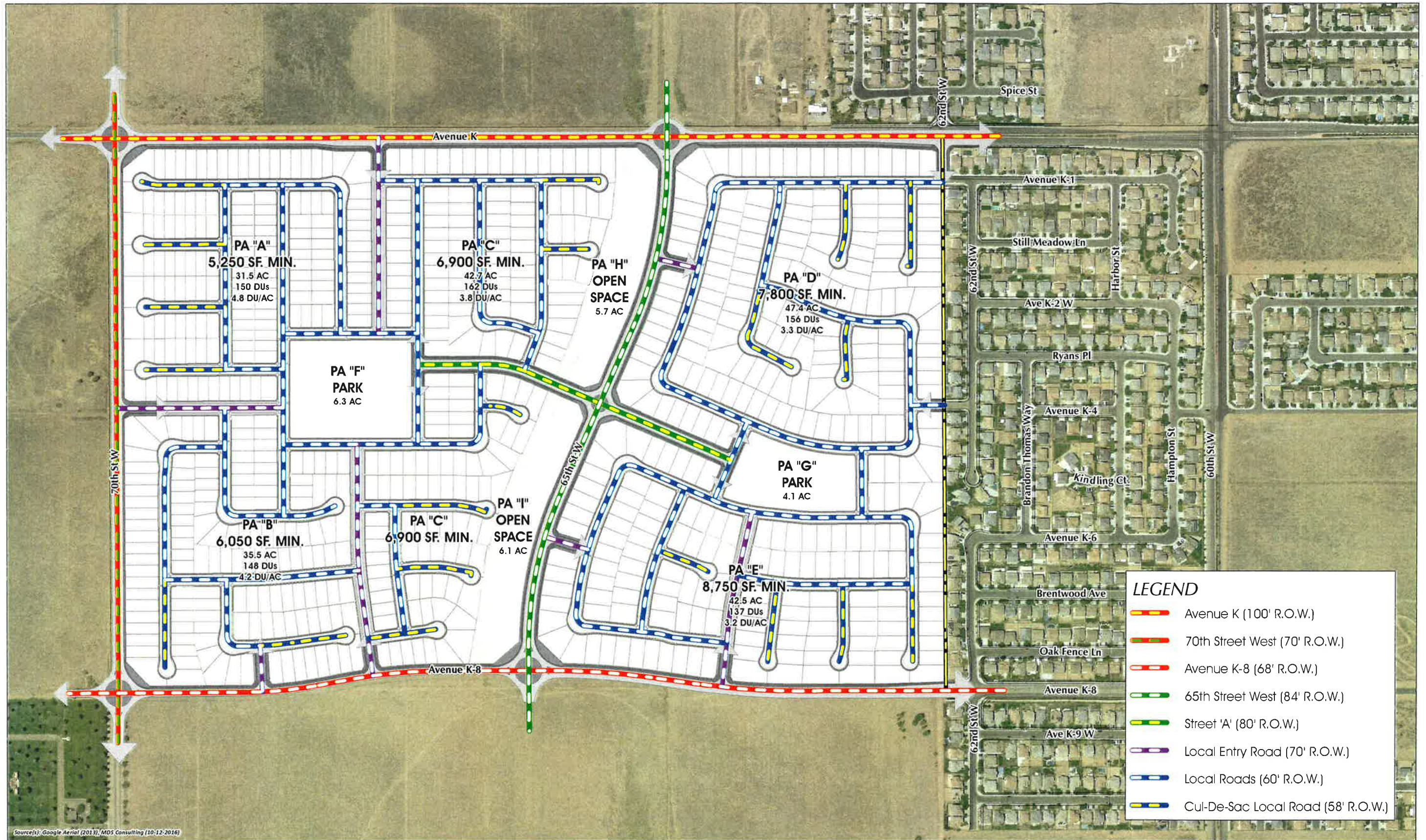
The landscaping elements designed to enhance the pedestrian experience are discussed in greater detail in Section IV, *Landscape Plan and Guidelines*.

4. Circulation Standards

(1) The vehicular circulation system depicted on Figure II-3, *Circulation Plan*, shall serve as the preliminary roadway plan for implementing development. The alignments of Local Entry Roads, Local Roads, and Cul-de-Sac Local Roads shown on Figure II-3 and other exhibits in this Specific Plan are conceptual and subject to change by implementing development projects, upon approval by the City of Lancaster.

(2) The following roads within and abutting AVANTI NORTH shall be constructed to serve implementing development at the right-of-way (ROW) dimensional standards depicted on Figure II-5 and Figure II-6, or as otherwise specified by a technical traffic study prepared for the project and approved by the City of Lancaster.

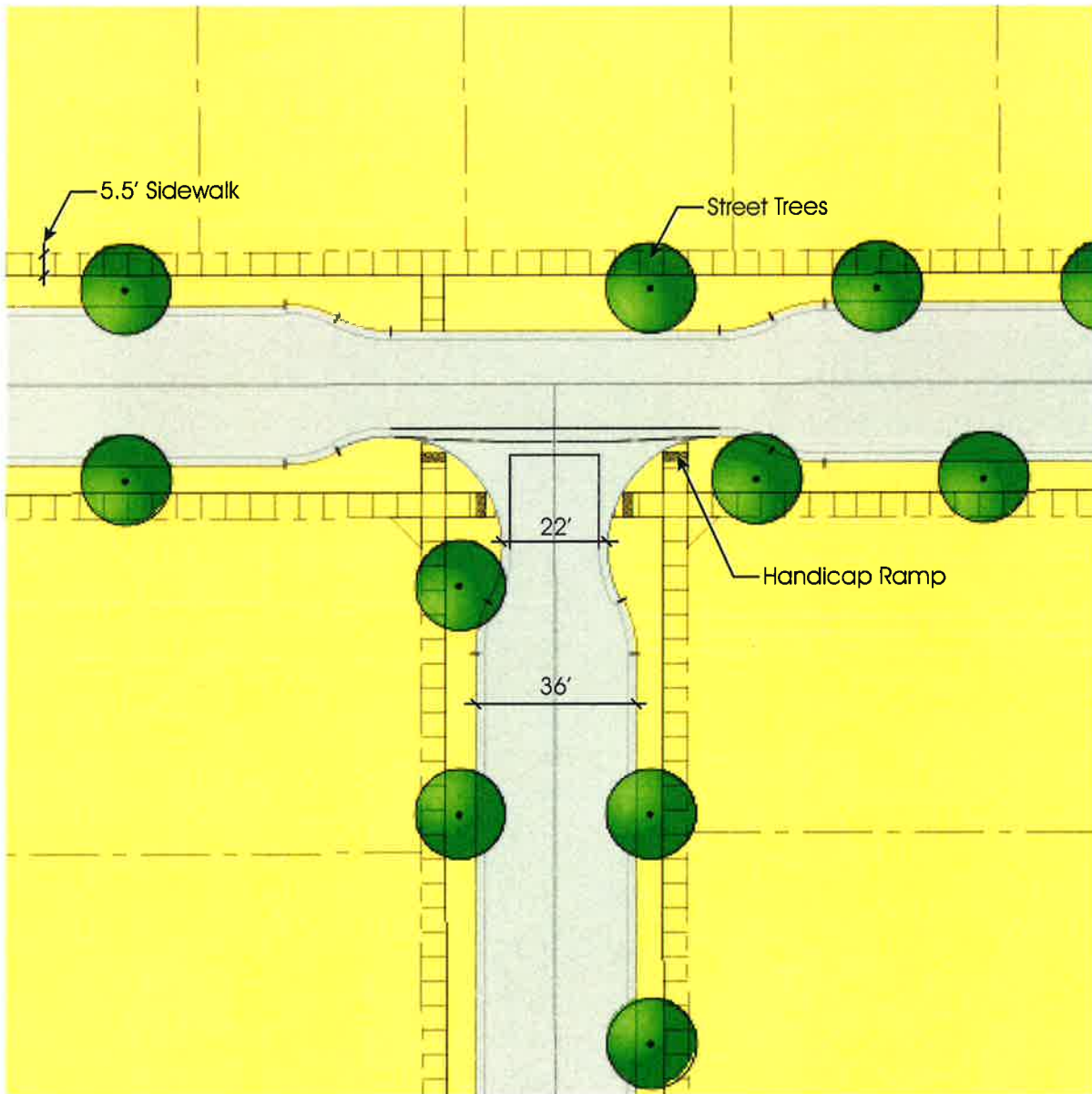
- Avenue K (100' ROW): 77' of ultimate 100' ROW Improvements along the AVANTI NORTH frontage.
 - 70th Street West (70' ROW): 70' of an ultimate 100' ROW Improvements along the AVANTI NORTH frontage.
 - Avenue K-8 (68' ROW): 52' of an ultimate 68' ROW Improvements along the AVANTI NORTH frontage.
 - 65th Street West (84' ROW): Full-Width Improvements within AVANTI NORTH.
 - Street "A" (80' ROW): Full-Width Improvements within AVANTI NORTH.
 - Local Entry Road (70' ROW): Full-Width Improvements within AVANTI NORTH.
 - Non Cul-de-Sac Local Road (60' ROW): Full-Width Improvements within AVANTI NORTH.
 - Cul-de-Sac Local Road (58' ROW): Full-Width Improvements within AVANTI NORTH.
- (3) Roundabouts shall be constructed as depicted on Figure IV-3, *Typical Intersection Roundabout*, or as approved by the Development Services Department.
- (4) Roadway widths shall narrow at most intersections within AVANTI NORTH which will help reduce the speed of through traffic through the community.
- (5) Landscape requirements in roadway rights-of-way shall be in accordance with the streetscape descriptions and diagrams depicted in Section IV, *Landscape Plan and Guidelines*.
- (6) Landscaping within public road rights-of-way will require approval by the City of Lancaster Development Services Department and assurance of continuing maintenance through the establishment of a LMD or similar mechanism, as approved by the Development Services Department.
- (7) Neighborhood entry monuments and identification signs are not permitted in public rights-of-way.
- (8) Driveway cuts for the purpose of accessing private residential driveways are not permitted along Avenue K, 70th Street West, Avenue K-8, 65th Street West, Street "A," and Local Entry Roads. Driveway cuts are only permitted along Local Roads and Cul-de-Sac Local Roads.
- (9) Paseo walkways shall be provided at the termini of cul-de-sac bulbs in all feasible locations to allow for pedestrian and bicycle movement. All such walkways shall be designed to consider safety of the walkway users and the privacy of adjacent residential lots and homes. Gates may be provided where such walkways connect to sidewalks along perimeter roads that lead outside of the community (Avenue K, Avenue K-8, and 70th Street West) and in other areas that the City of Lancaster determines should be gated for the safety and security of AVANTI NORTH residents.



Source(s): Google Aerial (2013), MDS Consulting (10-12-2016)



CIRCULATION PLAN

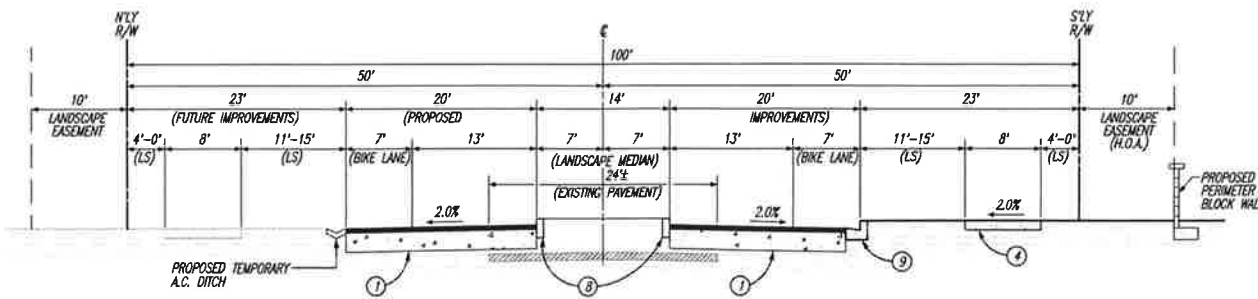


Source(s): Clark & Green (10-14-2016)

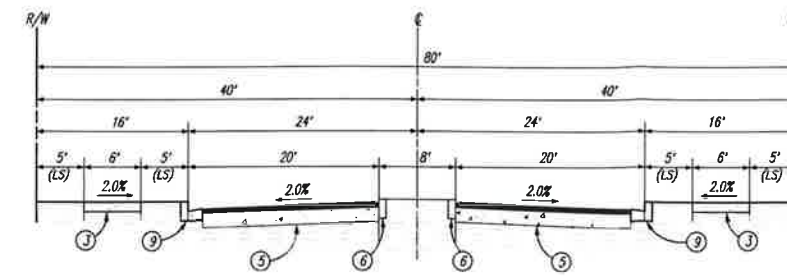


NOT TO SCALE

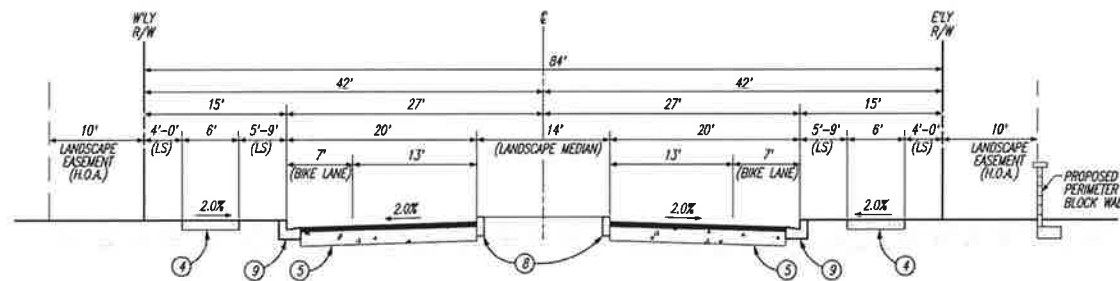
INTERSECTION TRAFFIC CALMING



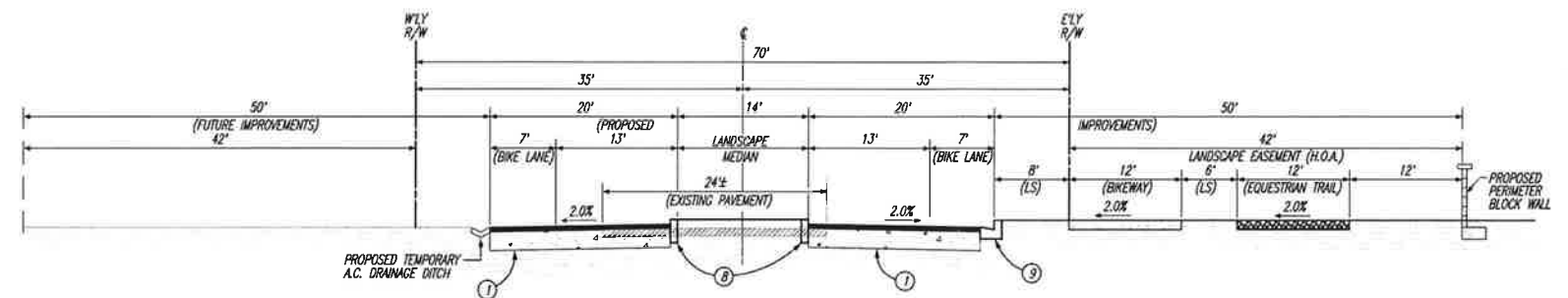
AVENUE K
(100' R.O.W.)



STREET 'A'
(80' R.O.W.)



65th STREET WEST
(84' R.O.W.)



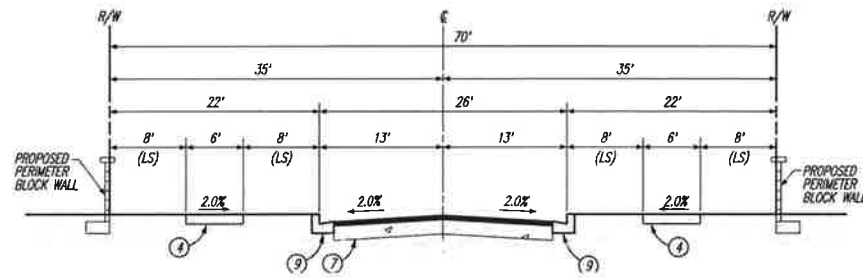
70th STREET WEST
(70' R.O.W.)

CONSTRUCTION NOTES

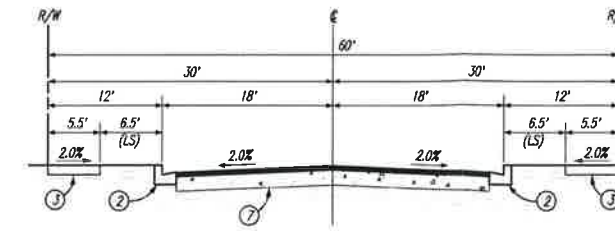
- ① CONSTRUCT MINIMUM 4.0" THICK A.C. PAVEMENT ON 7.0" CRUSHED AGGREGATE BASE
- ② CONSTRUCT 6" P.C.C. CURB AND GUTTER PER A.P.W.A. STANDARD PLAN NO. 120-1
- ③ CONSTRUCT 4" P.C.C. SIDEWALK PER A.P.W.A. STANDARD PLAN NO. 112-1
- ④ CONSTRUCT 4" P.C.C. MEANDERING SIDEWALK
- ⑤ CONSTRUCT MINIMUM 3.5" THICK A.C. PAVEMENT ON 6.0" CRUSHED AGGREGATE BASE
- ⑥ CONSTRUCT 6" CURB ONLY PER A.P.W.A. STANDARD PLAN NO. 120-1-A1-150 (6)
- ⑦ CONSTRUCT MINIMUM 3.5" THICK A.C. PAVEMENT ON 5.0" CRUSHED AGGREGATE BASE
- ⑧ CONSTRUCT 8" CURB ONLY PER A.P.W.A. STANDARD PLAN NO. 120-1-A1-200 (8)
- ⑨ CONSTRUCT 8" P.C.C. CURB AND GUTTER PER A.P.W.A. STANDARD PLAN NO. 120-1-A2-200 (8)

Source(s): MDS Consulting (10-11-2016)

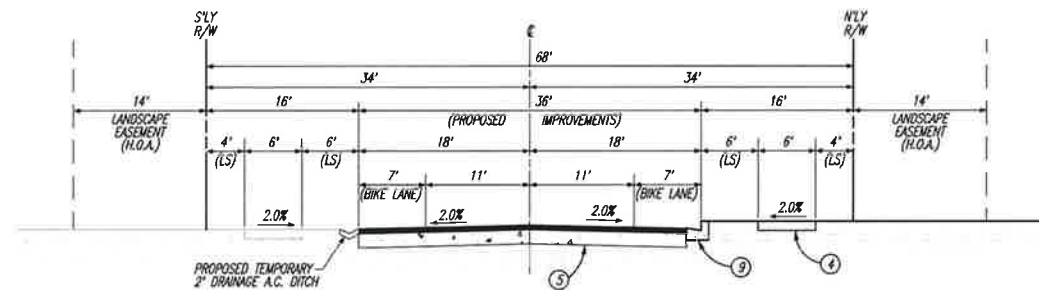




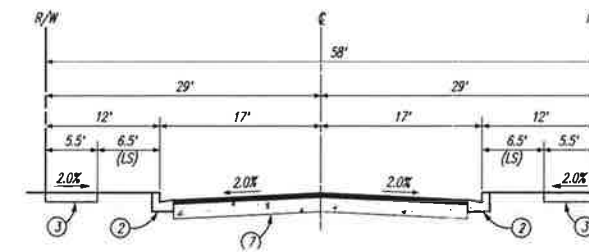
LOCAL ENTRY ROAD
(70' R.O.W.)



LOCAL ROAD
(60' R.O.W.)



AVENUE K-8
(68' R.O.W.)



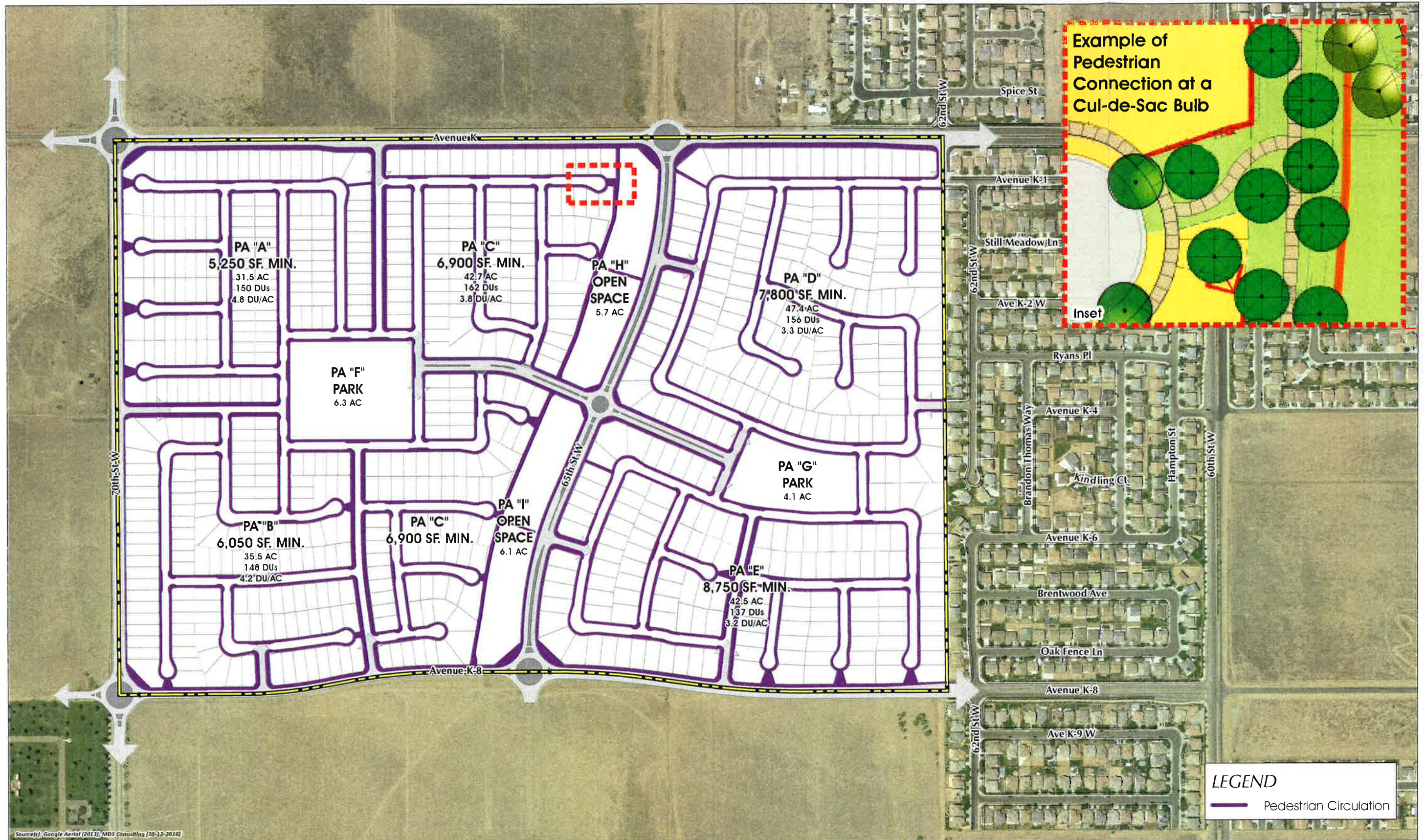
CUL-DE-SAC LOCAL ROAD
(58' R.O.W.)

CONSTRUCTION NOTES

- ① CONSTRUCT MINIMUM 4.0" THICK A.C. PAVEMENT ON 7.0" CRUSHED AGGREGATE BASE
- ② CONSTRUCT 6" P.C.C. CURB AND GUTTER PER A.P.W.A. STANDARD PLAN NO. 120-1
- ③ CONSTRUCT 4" P.C.C. SIDEWALK PER A.P.W.A. STANDARD PLAN NO. 112-1
- ④ CONSTRUCT 4" P.C.C. MEANDERING SIDEWALK
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- ⑦ CONSTRUCT MINIMUM 3.5" THICK A.C. PAVEMENT ON 5.0" CRUSHED AGGREGATE BASE
- ⑧ CONSTRUCT 8" CURB ONLY PER A.P.W.A. STANDARD PLAN NO. 120-1-A1-200 (8)
- ⑨ CONSTRUCT 8" P.C.C. CURB AND GUTTER PER A.P.W.A. STANDARD PLAN NO. 120-1-A2-200 (8)

Source(s): MDS Consulting (10-11-2016)





PEDESTRIAN CIRCULATION PLAN

C. Conceptual Drainage Plan

1. Drainage Plan Description

The AVANTI NORTH drainage system is designed to follow the natural direction of water flow across the property. In its pre-development condition, the property drains as sheet flow in northerly direction toward Avenue K. Figure II-8, *Conceptual Drainage Plan*, shows the drainage plan for AVANTI NORTH, which includes an engineered system of storm drain facilities that convey water based on 50-year storm events.

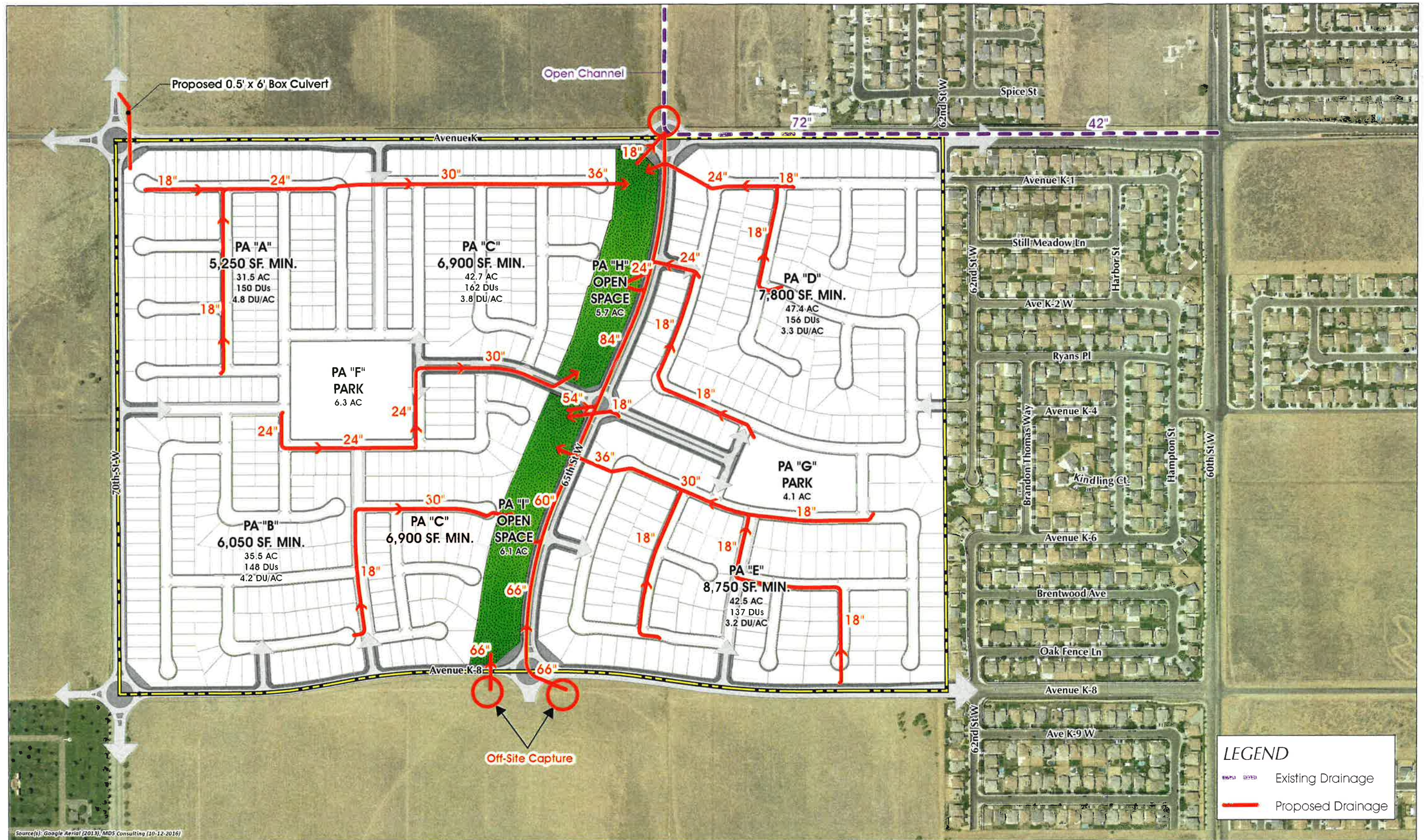
Within AVANTI NORTH, the roadway curbs and gutters convey runoff water into the drainage system. Water flows from the streets into storm drain inlets, which drain into catch basins and underground pipes. The subsurface pipes then convey the water into a series of large detention basins in Planning Areas H and I. The basins are positioned along the west side of 65th Street West, and transfer flows from one to another in a south to north direction. The detention basins account for 11.8 acres and also serve as an attractive, landscaped visual amenity along the roadway. The basins help filter out pollutants while also detaining the water prior to off-site discharge at an outlet structure located at the intersection of Avenue K and 65th Street West. Outflow from the basins is controlled at the outlet structure to ensure that the rate of discharge is within the capacity of the off-site facilities.

The drainage system also conveys water from upstream properties that flow across the AVANTI NORTH property in its pre-development condition. Drainage flowing toward AVANTI NORTH from the south is discharged from an existing storm drain outlet at Avenue L and an earthen swale located along the south side Avenue K-8. Water in the earthen swale flows to low points where it is collected and conveyed across Avenue K-8 to a storm drain pipe installed beneath AVANTI NORTH's 65th Street West. This pipe beneath 65th Street West conveys the water through AVANTI NORTH to an existing storm drain line located within Avenue K at the Specific Plan's northern boundary then discharges into an open channel north of Avenue K.

The AVANTI NORTH Conceptual Drainage Plan also improves the drainage condition for the residential neighborhood to the east. Before AVANTI NORTH's development, storm water flows from the existing residential neighborhood through a storm drain pipe that discharges into a trapezoidal channel north of Avenue K and 65th Street West. AVANTI NORTH provides for the removal of the existing trapezoidal channel and the construction of two 72" storm drain pipes as part of the storm drain improvements shown on Figure II-8, *Conceptual Drainage Plan*.

2. Drainage Standards

- (1) Drainage and flood control facilities and improvements shall be provided in accordance with the standards and requirements of the City of Lancaster Master Plan of Drainage (Jan. 2005).
- (2) Major drainage facilities within public rights-of-way and drainage easements shall be maintained by the City of Lancaster.



Source(s): Google Aerial (2013), MDS Consulting (10-12-2016)



CONCEPTUAL DRAINAGE PLAN

D. Conceptual Water & Sewer Plans

1. Water Plan Description

The AVANTI NORTH water plan is shown on Figure II-9, *Conceptual Water Plan*. Connections to water mains are made at the Specific Plan's eastern boundary at Avenue K, Avenue K-1, Avenue K-4, and Avenue K-8. At the Specific Plan's southeastern corner, a 12-inch diameter water main extends westward beneath Avenue K from the point of connection to 70th Street West. Water mains also occur beneath 65th Street West (12-inch diameter), 70th Street West (16-inch diameter) and Avenue K-8 (16-inch diameter from 70th Street West to 65th Street West and 12-inch diameter from 65th Street West to the northeastern Specific Plan boundary) to form a loop system. The loop system ensures a continuous water supply to AVANTI NORTH in the event of a water main break at any one location. Water lines with diameters of 6- to 8-inches occur in every AVANTI NORTH interior road to provide service to individual water users.

Water conservation is a key consideration for AVANTI NORTH. Refer to Section IV, *Landscape Plan and Guidelines*, for information about the community's drought-tolerant landscape plan and water-efficient irrigation system. Refer to Section V, *Architecture Guidelines*, for information on water-conserving features in home construction.

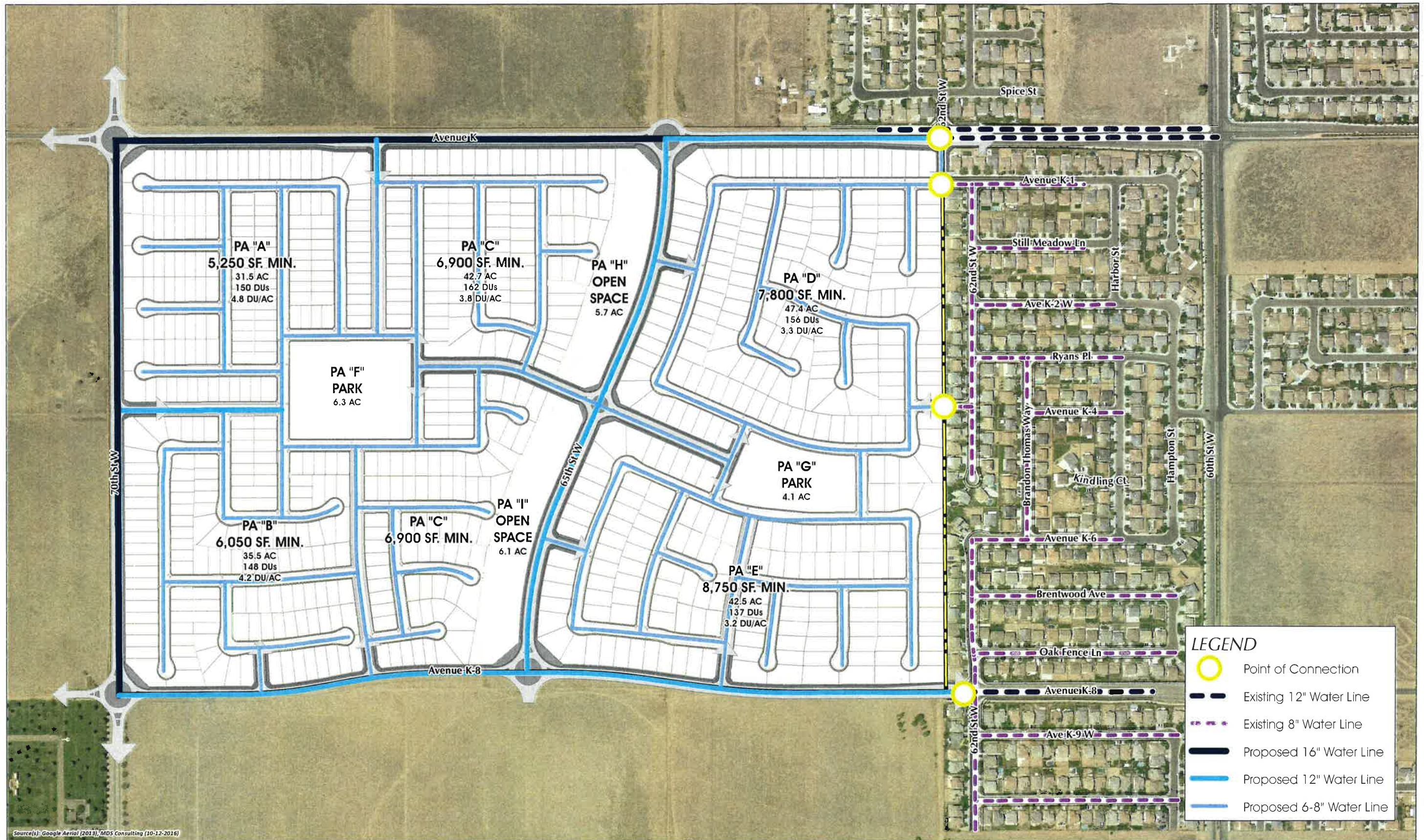
2. Sewer Plan Description

The AVANTI NORTH sewer plan is shown on Figure II-10, *Conceptual Sewer Plan*. A sewer conveyance line is located north of AVANTI NORTH at the intersection of Avenue K and 65th Street West. This line conveys sewer further north for treatment at the Lancaster Water Reclamation Plant (WRP) located at West Avenue D. To reach the connection point to this line at Avenue K and 65th Street West, wastewater from Planning Areas A, B, C, and F is engineered to flow generally northeast through sewer pipes installed beneath the street network. Similarly, wastewater from Planning Areas D, E, and G is engineered to flow generally northwest through sewer pipes installed beneath the street network. An 18-inch sewer line stub is proposed at the intersection of Avenue K-8 and 65th Street West to the future Avanti South development.

3. Water & Sewer Standards

- (1) All water and sewer lines in AVANTI NORTH shall be placed underground.
- (2) All water and sewer facilities shall be designed per the requirements of the City of Lancaster, the Los Angeles County Waterworks District 40, and the Los Angeles County Sanitation District 20.
- (3) Facility sizes and locations presented in this Specific Plan are conceptual and may be larger or smaller than indicated on Figure II-9, *Conceptual Water Plan*, and Figure II-10, *Conceptual Sewer Plan*. Additionally, facilities may be installed in different locations than shown on Figure II-9 or Figure II-10, in accordance with City, County, and Sanitation District requirements.

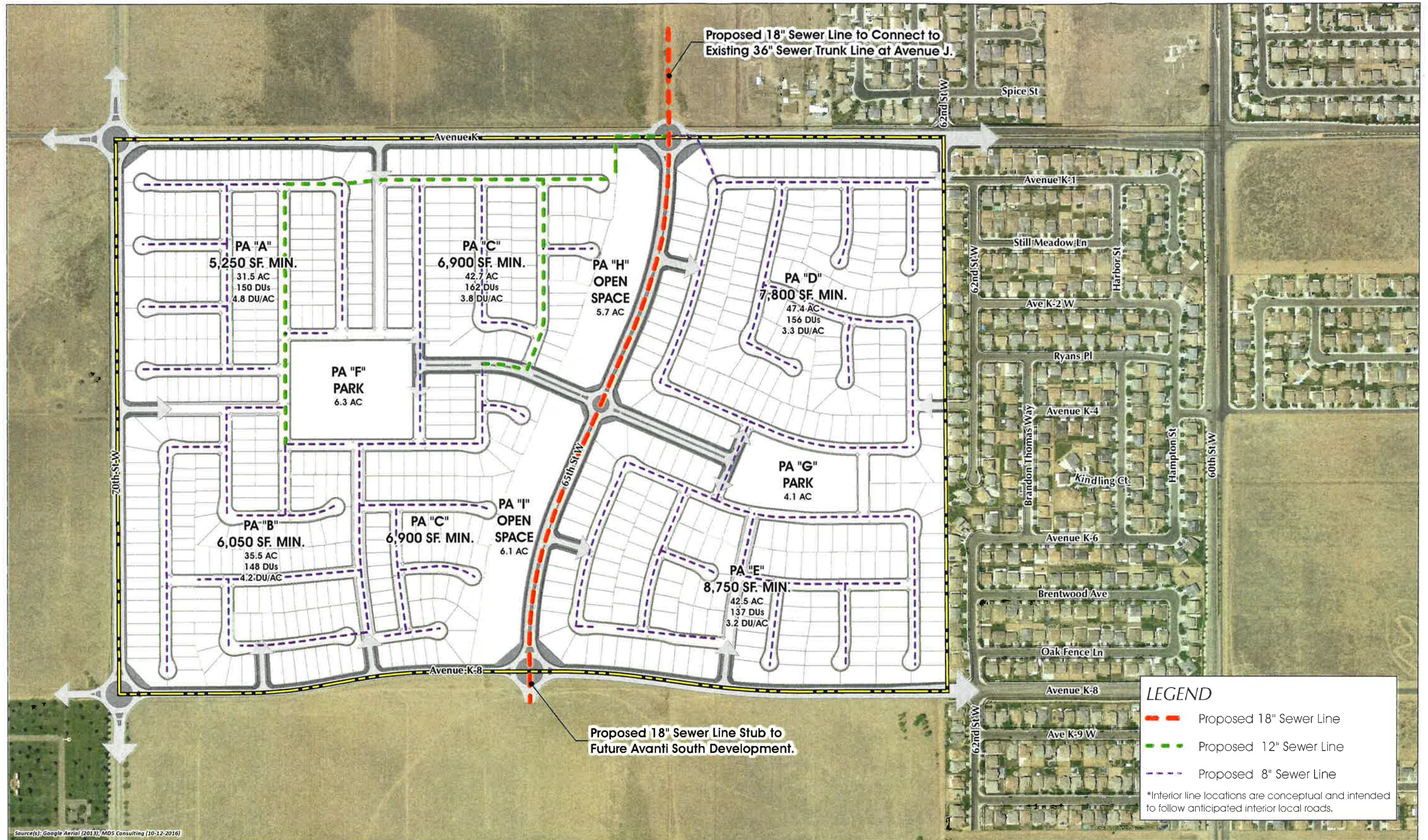
- (4) Water and sewer facilities shall be installed in accordance with the requirements and specifications of the City of Lancaster Building Division, the State of California, Department of Public Health, the Los Angeles County Waterworks District 40, and the Los Angeles County Sanitation District 20.
- (5) The project proponent shall obtain current will-serve letters from the Los Angeles Waterworks District 40 and the Los Angeles County Sanitation District 20 prior to recordation of implementing any tract map(s).



Source(s): Google Aerial (2013), MDS Consulting (10-12-2016)



CONCEPTUAL WATER PLAN



Source(s): Google Aerial (2013), MDS Consulting (10-12-2016)



CONCEPTUAL SEWER PLAN

E. Open Space and Recreation Plan

1. Open Space & Recreation Plan Description

AVANTI NORTH provides 22.2 acres of open space and recreational area, including two neighborhood parks together totaling 10.4 acres, and 11.8 acres of open space that serves water detention purposes. Refer to Table II-2, *Open Space and Recreation Land Use Summary*.

Table II-2 Open Space and Recreation Land Use Summary

Planning Area	Land Use	Acres
F	Neighborhood Park	6.3
G	Neighborhood Park	4.1
Active Recreation Subtotal		10.4
H	Open Space	5.7
I	Open Space	6.1
Open Space Subtotal		11.8
Open Space and Recreation Total		22.2

b. Neighborhood Parks

Two neighborhood parks in AVANTI NORTH provide residents with convenient access to passive recreational opportunities, such as open play areas, shaded seating and picnic areas, workout stations, and walkways. The parks are focal points of the community and each act as a central gathering space in the western and eastern portions of the Specific Plan area. The park in Planning Areas F is 6.3 acres and the park in Planning Area G is 4.1 acres. These 10.4 acres are intended to meet the requirement for 5.0 acres of parkland per 1,000 residents. Refer to Section IV, *Landscape Plan and Guidelines* for more information about park design and a conceptual design of each park.

c. Detention Basins

Along the west side of 65th Street West is a linear 11.8-acre open space area that functions as series of detention basins that convey water during storm events. Planning Area H is 5.7 acres and Planning Area I is 6.1 acres. The design of these areas simulates a dry creek bed to serve as an aesthetic and functional amenity. Pedestrian pathways are placed along the perimeter of the detention basins as part of the community’s non-vehicular circulation plan. For more information about the design of the open space features, refer to Section IV, *Landscape Plan and Guidelines*.

2. Open Space & Recreation Plan Standards

- (1) Conceptual design and landscaping plans for the neighborhood parks shall be submitted in conjunction with tentative map applications. All recreational facilities in the parks shall be landscaped

with turf and/or drought tolerant plants, and, where necessary, irrigated in a manner that is conducive to the type of plant material and the City of Lancaster's climatic setting.

(2) Landscaping within the neighborhood parks and open space areas shall be further governed by Section IV, *Landscape Plan and Guidelines*.

(3) The Lancaster LMD is responsible for maintaining the open space/detention basins. The LMD is also responsible for the maintenance of landscaped parkways and center medians within the public roadway rights-of-way (ROW), including easements outside of the ROW, as detailed Section II.G, *Maintenance Plan*.

(4) The Avanti North Homeowners' Association is responsible for maintaining the neighborhood parks.

F. Conceptual Grading Plan

1. Grading Plan Description

To build AVANTI NORTH, grading (earthwork movement) is necessary to form development pads and the street and infrastructure networks. The pre-development condition of AVANTI NORTH is generally flat and gently slopes from the south to the north. The grading concept works with the pre-development topography to maintain natural grades and elevations whenever possible. Grading within the Specific Plan area will involve clearing and grubbing of the scant vegetation, and then the moving of surface soils to construct building pads and streets. Because the property is relatively flat, only a minimal amount of cut and fill is required. Residential building pads are designed to be within one to four feet of the pre-development elevation. Wherever possible, development pad elevations adjacent to the residential community located immediately east of AVANTI NORTH are at grade or below the grade of the adjacent community's pad elevations.

Grading and earthwork activities necessary to support development of the site is estimated to generate 1,260,000 cubic yards of raw cut and 1,260,000 cubic yards for raw fill. Accordingly, grading and earthwork activities are expected to balance and will not require the import or export of materials to or from the subject property. Earthwork quantities shall be refined during the final engineering process.

2. Grading Standards

- (1) Grading shall conform to City of Lancaster regulations, including but not limited to the City's Engineering Design Guidelines and dust and erosion control requirements. The City of Lancaster's Development Services Department shall review and approve all grading plans prior to the issuance of grading permits.
- (2) Cut and fill quantities shall be balanced on-site.
- (3) A preliminary grading plan shall accompany each tentative tract map for review and approval by the City of Lancaster Development Services Department. Subsequent detailed grading plans shall substantially conform to the preliminary grading plan(s) approved with the tract map(s). The preliminary plans shall indicate preliminary development pad and roadway elevations, the techniques that will be used to prevent erosion and sedimentation during rain events and high winds, and the expected construction vehicle fleet to be used for grading (types and number of pieces of equipment).
- (4) The developer/owner shall be responsible for maintenance and upkeep of all planting and irrigation systems installed during and after the grading operation until those operations are the responsibilities of other parties, which may include homeowners, the HOA, the LMD, or other.

G. Maintenance Plan

Figure II-11, *Maintenance Plan*, illustrates and Table II-3, *Maintenance Plan Summary*, summarizes the long-term maintenance responsibilities for property within the AVANTI NORTH Specific Plan.

Table II-3 Maintenance Plan Summary

Facility	Lancaster Landscape Maintenance Assessment District	Homeowner	Homeowner's Association (HOA)
Neighborhood Parks	✓		
Detention Basins			✓
Landscaped Parkways, Roundabouts, Pedestrian Circulation, and Medians Within Public Arterial ROW	✓		
Easements Not Within Public ROW			✓
Pedestrian Circulation Not Within Public ROW			✓
Private Residential Lots		✓	
Parkway Not Within Public ROW or Easement		✓	
Manufactured Slopes Not Within Public ROW or Easement		✓	
Paseos at the Bulb Ends Of Cul-de-Sac Streets Connecting to Arterials			✓
Landscaped Parkways Along Collector Roads and Local Roads			✓



Source(s): Google Aerial (2013), Clark & Green (10-14-2016)



MAINTENANCE PLAN

figure II-11

H. Conceptual Phasing Plan

The AVANTI NORTH Specific Plan is occurring in five phases in response to market demands and a logical and orderly extension of roads, utilities, and infrastructure. The proposed Phasing Plan is shown in Figure II-12, *Conceptual Phasing Plan*. A full range of public services and utilities is required for the development. On-site facilities, such as water and sewer, parks, roads, and utilities, shall be developed in conjunction with project buildout. Improvements to other services, such as fire, water treatment, and law enforcement are planned and developed by the applicable governing agencies according to their own time frames and master plans. It should be noted that this Phasing Plan is included here to conceptually show how the Specific Plan is envisioned to develop. The exact timing of implementation for any given phase may vary based on a number of factors, including market and economic demands, as well as physical constraints or timing of infrastructure improvements.

1. Phase 1

Phase 1 generally covers the northwestern and northern portions of the AVANTI NORTH community and includes residential Planning Area A and the park within Planning Area F. A portion of Avenue K is also constructed as part of this phase. All required community and roadway landscaping, as well as applicable entry monumentation, are installed by the developer of the tract or area served by the associated roads.

2. Phase 2

Phase 2 covers development of the southwestern portion of the AVANTI NORTH community and includes residential Planning Area B. 70th Street West and portions of Avenue K and Avenue K-8 are also constructed as part of this phase. The associated roads and all necessary utilities will also be constructed.

3. Phase 3

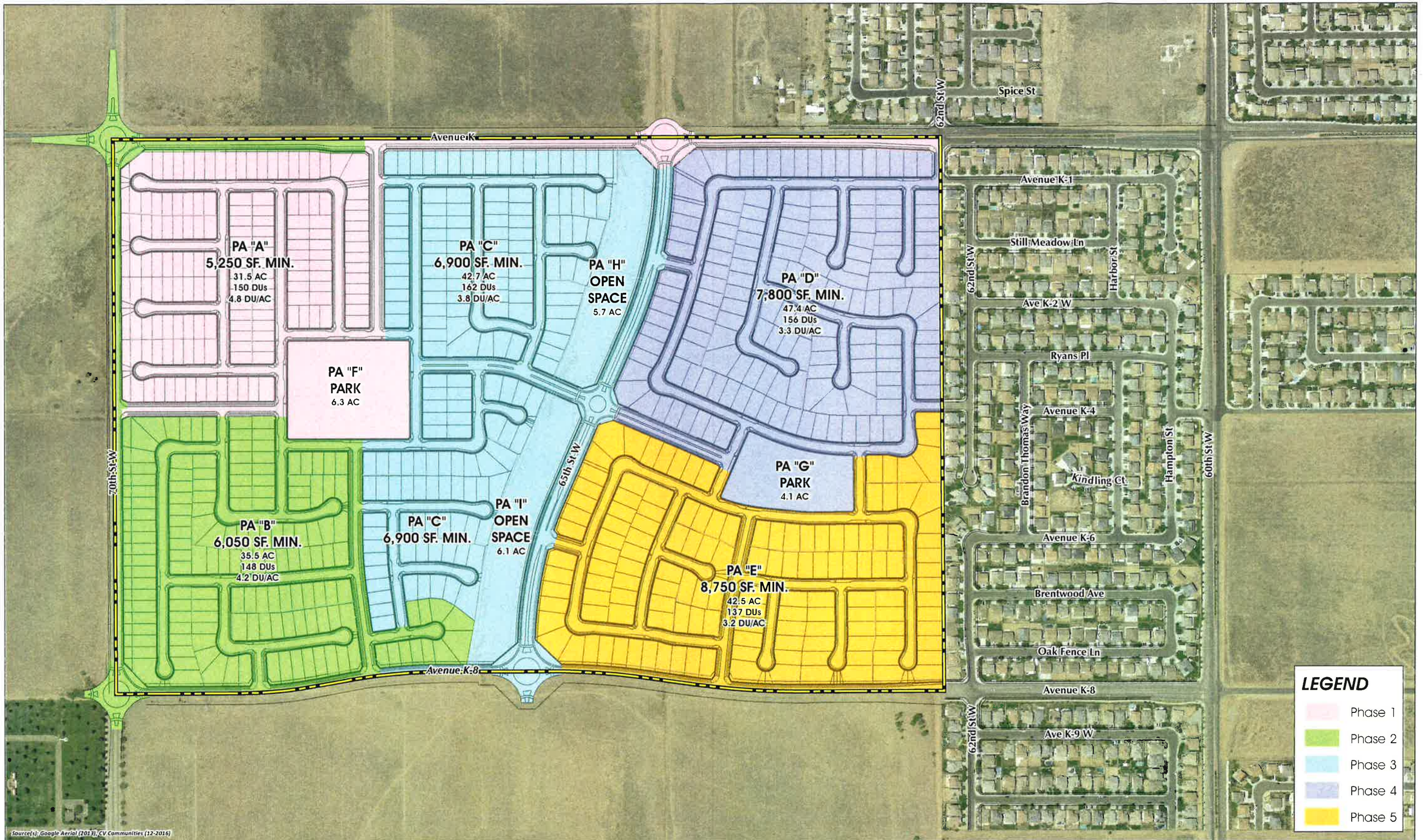
Phase 3 covers development of the central portion of the AVANTI NORTH community and includes residential Planning Area C and Open Space Planning Areas H and I. 65th Street West and a portion of Avenue K-8 are also constructed as part of this phase. The associated roads and all necessary utilities will also be constructed.

4. Phase 4

Phase 4 covers development of the northeastern portion of the AVANTI NORTH community and includes residential Planning Area D and the park within Planning Area G. The associated roads and all necessary utilities will also be constructed.

5. Phase 5

Phase 5 covers development of the southeastern portion of the AVANTI NORTH community and includes residential Planning Area E. A portion of Avenue K-8 is also constructed as part of this phase. The associated roads and all necessary utilities will also be constructed.



Source(s): Google Aerial (2013), CV Communities (12-2016)



CONCEPTUAL PHASING PLAN

figure II-12

III. PLANNING AREA DEVELOPMENT STANDARDS

This section establishes a list of permitted uses and dimensional standards for development in each planning area. Adherence to the standards will help to ensure that the community builds out as intended and that structures are placed and sized in ways that enhance the quality and character of AVANTI NORTH. The standards contained herein replace the dimensional standards for development contained in City of Lancaster’s Zoning Code. If a City Zoning Code standard is not replaced or specifically excluded by reference in this section of the Specific Plan, the City’s Zoning Code provision remains applicable.

The Planning Area exhibits contained in this section (Figure III-1 through Figure III-8) were derived from the *Specific Plan Land Use Plan* (Figure II-1). Notes on these exhibits make reference to relevant exhibits provided in Section IV, *Landscape Plan and Guidelines*, and Section V, *Architectural Theme and Style Guidelines*.

Refer to Section II, *Land Use, Infrastructure, and Approach to Development*, for standards that pertain to the following topics, which apply to every planning area in the Specific Plan.

- | | |
|-------------------------------------|-------------------------------------|
| II.A Specific Plan Land Use Plan | II.E Open Space and Recreation Plan |
| II.B Circulation Plan | II.F Conceptual Grading Plan |
| II.C Conceptual Drainage Plan | II.G Maintenance Plan |
| II.D Conceptual Water & Sewer Plans | II.H Conceptual Phasing Plan |

A. Planning Area A – 5,250 SF Lots

1. Description

Planning Area A is located in the northwest section of AVANTI NORTH. Planning Area A provides for 150 single-family detached homes on 31.5 acres at a target density of 4.8 dwelling units per acre (du/ac). Refer to Figure III-1, *Planning Area A*. The required minimum lot size is 5,250 s.f. Homes in Planning Area A may be one story or two stories in height, and each home is required to include an attached garage that accommodates parking for at least two vehicles.

2. Land Use and Development Standards

Zoning requirements for Planning Area A are identified in Table III-1, *Planning Area A Development Standards*. If a zoning requirement contained in the City of Lancaster Municipal Code is not identified or specifically omitted from the requirements below, the requirements in the Municipal Code shall apply. All development within AVANTI NORTH shall comply with Chapter 15.28 of the Municipal Code, which requires an implementation of solar energy systems in new dwelling units.

Table III-1 Planning Area A Development Standards

Allowed Uses	Single-family houses on individual lots
	Accessory structures/buildings (gazebos, sheds, etc.) typically associated with a residential home
	Swimming pools, spas, and pool equipment
	Small family daycare (up to 7 children)
	Home occupation/home office
	Electric vehicle charging station (EVCS)
	Non-commercial solar energy systems, including building and ground-mounted photo-voltaic (PV) panels
	Real estate sales office in conjunction with new subdivision
	Model homes in conjunction with new subdivision
Lot Specifications	
Minimum lot size	5,250 square feet
Minimum lot width – interior lot	50 feet
Minimum lot width — corner lot	55 feet
Minimum lot depth	80 feet
Building Placement	
Front plane build-to line ^A	15 Feet
Required minimum porch depth ^B	6 feet
Porch encroachment	Up to 6 feet beyond front plane build-to line
Garage setback	20 feet for front facing garages 15 feet for side facing (turn in) garages
Minimum rear yard ^C	12 feet

Table III-1 Planning Area A Development Standards

Minimum interior side yard ^C	5 feet
Minimum interior side yard: sum of two yards	10 feet
Minimum street side yard ^A	10 feet
Building Size and Massing	
Maximum lot coverage	60%
Maximum building height	35 feet
Parking	
Minimum number of parking spaces	2 spaces within an enclosed garage
<p>A. Accessory structures are not permitted in the front yard or street side yard setbacks.</p> <p>B. To the satisfaction of the Development Services Director, an alternative frontage feature may be provided in lieu of a porch if it achieves the same design intent and variation.</p> <p>C. Accessory structures may encroach up to 2 feet into the minimum side yard setback and 8 feet into the minimum rear yard setback.</p>	

3. Planning Standards

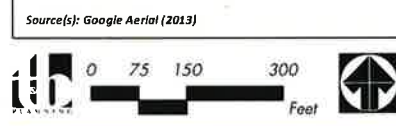
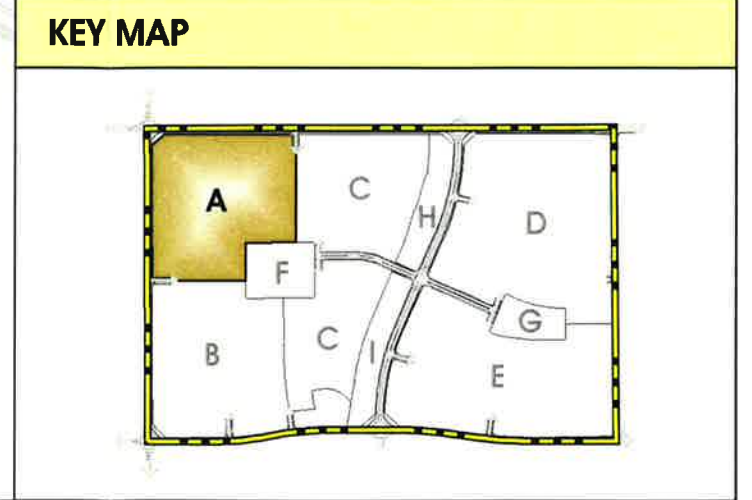
- (1) Roadway landscape treatments, as shown in Figure IV-6, *70th Street West Streetscape*, shall be provided along 70th Street West.
- (2) Roadway landscape treatments, as shown in Figure IV-4, *Avenue K Roadway Streetscape*, shall be provided along West Avenue K.
- (3) Roadway landscape treatments, as shown in Figure IV-10, *Local Road Streetscape*, shall be provided along Local Roads without cul-de-sacs.
- (4) Roadway landscape treatments, as shown in Figure IV-11, *Cul-de-Sac Local Road Streetscape*, shall be provided along Local Roads with cul-de-sacs.



LAND USE PLAN SUMMARY				
PA	MINIMUM LOT AREA	DWELLING UNITS	ACRES	TARGET DENSITY
RESIDENTIAL				
A	5,250 MINIMUM S.F. LOTS	150	31.5	4.8
PROJECT TOTALS		150	31.5	4.8

LEGEND

Project Boundary



PLANNING AREA A

figure III-1

B. Planning Area B – 6,050 SF Lots

1. Description

Planning Area B is located in the southwest section of AVANTI NORTH. Planning Area B provides for 148 single-family detached homes on 35.5 acres at a target density of 4.2 du/ac. The required minimum lot size is 6,050 s.f. Refer to Figure III-2, *Planning Area B*. Homes within Planning Area B may be one story or two stories in height, and each home is required to include an attached garage that accommodates parking for at least two vehicles.

2. Land Use and Development Standards

Zoning requirements for Planning Area B are identified in Table III-2, *Planning Area B Development Standards*. If a zoning requirement contained in the City of Lancaster Municipal Code is not identified or specifically omitted from the requirements below, the requirements in the Municipal Code shall apply. All development within AVANTI NORTH shall comply with Chapter 15.28 of the Municipal Code, which requires an implementation of solar energy systems in new dwelling units.

Table III-2 Planning Area B Development Standards

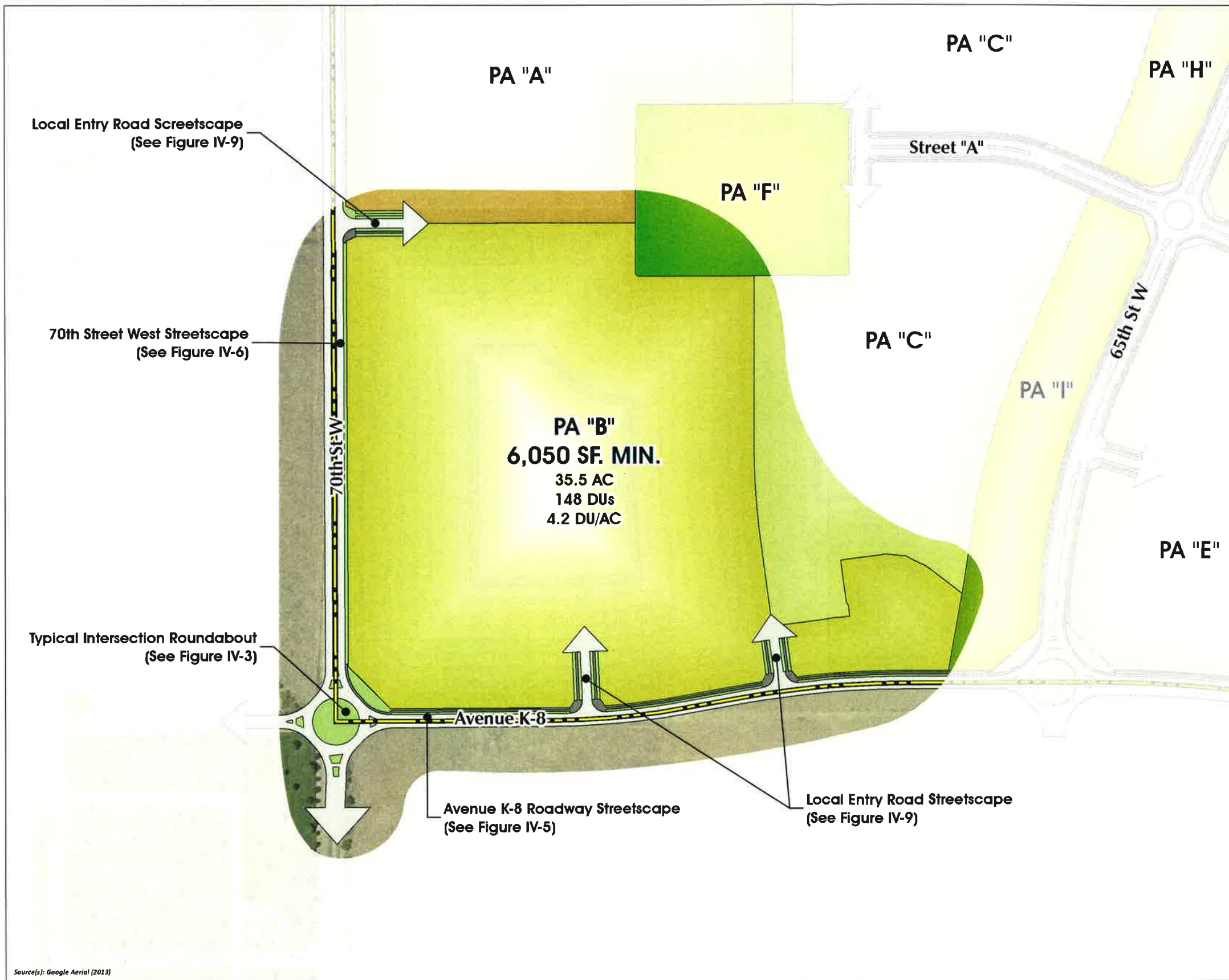
Allowed Uses	Single-family houses on individual lots
	Accessory structures/buildings (gazebos, sheds, etc.)
	Swimming pools and pool equipment
	Small family daycare (up to 7 children)
	Home occupation/home office
	Electric vehicle charging station (EVCS)
	Non-commercial solar energy systems, including building and ground-mounted photo-voltaic (PV) panels
	Real estate sales office in conjunction with new subdivision
	Model homes in conjunction with new subdivision
Lot Specifications	
Minimum lot size	6,050 square feet
Minimum lot width – interior lot	55 feet
Minimum lot width – corner lot	65 feet
Minimum lot depth	80 feet
Building Placement	
Front plane build-to line ^A	15 feet
Required minimum porch depth ^B	6 feet
Porch encroachment	Up to 6 feet beyond front plane build-to line
Garage location	20 feet for front facing garages 15 feet for side facing (turn in) garages
Minimum rear yard ^C	15 feet

Table III-2 Planning Area B Development Standards

Minimum interior side yard ^C	5 feet
Minimum interior side yard: sum of two yards	10 feet
Minimum street side yard ^A	10 feet
Building Size and Massing	
Maximum lot coverage	60%
Maximum building height	35 feet
Parking	
Minimum number of parking spaces	2 spaces within an enclosed garage
<p>A. Accessory structures are not permitted in the front yard or street side yard setbacks.</p> <p>B. To the satisfaction of the Development Services Director, an alternative frontage feature may be provided in lieu of a porch if it achieves the same design intent and variation.</p> <p>C. Accessory structures may encroach up to 2 feet into the minimum side yard setback and 8 feet into the minimum rear yard setback.</p>	

3. Planning Standards

- (1) Roadway landscape treatments, as shown in Figure IV-6, *70th Street West Streetscape*, shall be provided along 70th Street West.
- (2) Roadway landscape treatments, as shown in Figure IV-5, *Avenue K-8 Roadway Streetscape*, shall be provided along Avenue K-8.
- (3) Roadway landscape treatments, as shown in Figure IV-10, *Local Road Streetscape*, shall be provided along Local Roads without cul-de-sacs.
- (4) Roadway landscape treatments, as shown in Figure IV-11, *Cul-de-Sac Local Road Streetscape*, shall be provided along Local Roads with cul-de-sacs.

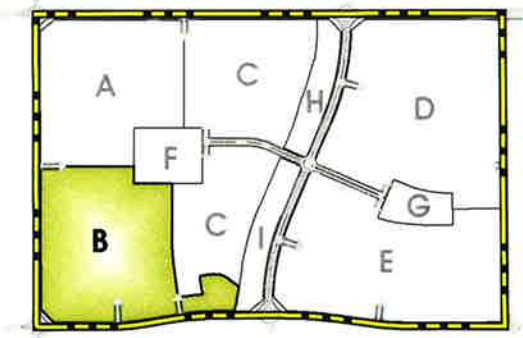


LAND USE PLAN SUMMARY				
PA	MINIMUM LOT AREA	DWELLING UNITS	ACRES	TARGET DENSITY
RESIDENTIAL				
B	6,050 MINIMUM S.F. LOTS	148	35.5	4.2
PROJECT TOTALS		148	35.5	4.2

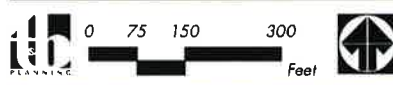
LEGEND

 Project Boundary

KEY MAP



Source(s): Google Aerial (2013)



PLANNING AREA B

figure III-2

C. Planning Area C – 6,900 SF Lots

1. Description

Planning Area C is located in the north-central section of AVANTI NORTH. Planning Area C provides for 162 single-family detached homes on 42.7 acres at a target density of 3.8 du/ac. The required minimum lot size is 6,900 s.f. Refer to Figure III-3, *Planning Area C*. Homes within Planning Area C may be one story or two stories in height, and each home is required to include an attached garage that accommodates parking for at least two vehicles.

2. Land Use and Development Standards

Zoning requirements for Planning Area C are identified in Table III-3, *Planning Area C Development Standards*. If a zoning requirement contained in the City of Lancaster Municipal Code is not identified or specifically omitted from the requirements below, the requirements in the Municipal Code shall apply. All development within AVANTI NORTH shall comply with Chapter 15.28 of the Municipal Code, which requires an implementation of solar energy systems in new dwelling units.

Table III-3 Planning Area C Development Standards

Allowed Uses^E	Single-family houses on individual lots
	Accessory structures/buildings (gazebos, sheds, etc.)
	Swimming pools and pool equipment
	Small family daycare (up to 7 children)
	Home occupation/home office
	Electric vehicle charging station (EVCS)
	Non-commercial solar energy systems, including building and ground-mounted photo-voltaic (PV) panels
	Real estate sales office in conjunction with new subdivision
	Model homes in conjunction with new subdivision
Lot Specifications	
Minimum lot size	6,900 square feet
Minimum lot width – interior lot	60 feet
Minimum lot width – corner lot	65 feet
Minimum lot depth	80 feet
Building Placement	
Front plane build-to line ^A	15 feet
Required minimum porch depth ^B	6 feet
Porch encroachment	Up to 6 feet beyond front plane build-to line
Garage location	20 feet for front facing garages 15 feet for side facing (turn in) garages
Minimum rear yard ^C	15 feet

Table III-3 Planning Area C Development Standards

Minimum interior side yard ^C	5 feet
Minimum interior side yard: sum of two yards ^D	10 feet
Minimum street side yard ^A	10 feet
Building Size and Massing	
Maximum lot coverage	60%
Maximum building height	35 feet
Parking	
Minimum number of parking spaces.	2 spaces within an enclosed garage
<p>A. Accessory structures are not permitted in the front yard or street side yard setbacks.</p> <p>B. To the satisfaction of the Development Services Director, an alternative frontage feature may be provided in lieu of a porch if it achieves the same design intent and variation.</p> <p>C. Accessory structures may encroach up to 2 feet into the minimum side yard setback and 8 feet into the minimum rear yard setback.</p>	

3. Planning Standards

- (1) Roadway landscape treatments, as shown in Figure IV-4, *West Avenue K Streetscape*, shall be provided along West Avenue K.
- (2) Roadway landscape treatments, as shown in Figure IV-7, *65th Street West Streetscape*, shall be provided along 65th Street West.
- (3) Roadway landscape treatments, as shown in Figure IV-10, *Local Road Streetscape*, shall be provided along Local Roads without cul-de-sacs.
- (4) Roadway landscape treatments, as shown in Figure IV-11, *Cul-de-Sac Local Road Streetscape*, shall be provided along Local Roads with cul-de-sacs.

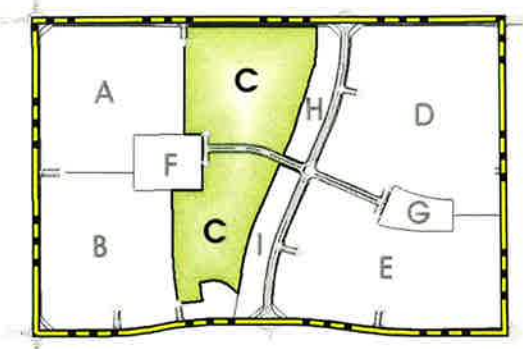


LAND USE PLAN SUMMARY				
PA	MINIMUM LOT AREA	DWELLING UNITS	ACRES	TARGET DENSITY
RESIDENTIAL				
C	6,900 MINIMUM S.F. LOTS	162	42.7	3.8
PROJECT TOTALS		162	42.7	3.8

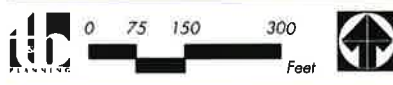
LEGEND

Project Boundary

KEY MAP



Source(s): Google Aerial (2013)



PLANNING AREA C

figure III-3

D. Planning Area D – 7,800 SF Lots

1. Description

Planning Area D is located in the northeast section of AVANTI NORTH. Planning Area D provides for 156 single-family detached homes on 47.4 acres at a target density of 3.3 du/ac. The required minimum lot size is 7,800 s.f. Refer to Figure III-4, *Planning Area D*. Homes within Planning Area D may be one story or two stories in height, and each home is required to include an attached garage that accommodates parking for at least two vehicles.

2. Land Use and Development Standards

Zoning requirements for Planning Area D are identified in Table III-4, *Planning Area D Development Standards*. If a zoning requirement contained in the City of Lancaster Municipal Code is not identified or specifically omitted from the requirements below, the requirements in the Municipal Code shall apply. All development within AVANTI NORTH shall comply with Chapter 15.28 of the Municipal Code, which requires an implementation of solar energy systems in new dwelling units.

Table III-4 Planning Area D Development Standards

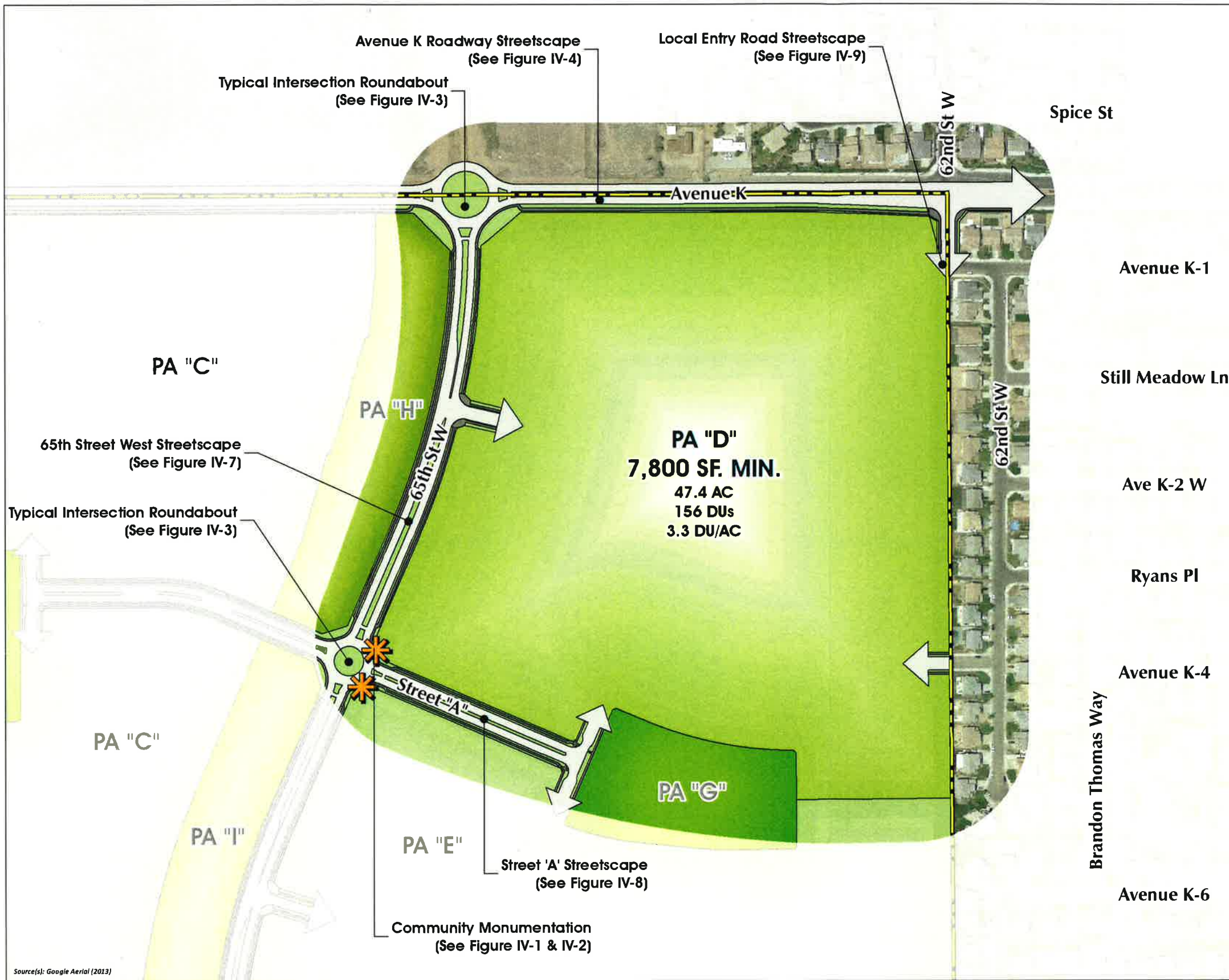
Allowed Uses^E	Single-family houses on individual lots
	Accessory structures/buildings (gazebos, sheds, etc.)
	Swimming pools and pool equipment
	Small family daycare (up to 7 children)
	Home occupation/home office
	Electric vehicle charging station (EVCS)
	Non-commercial solar energy systems, including building and ground-mounted photo-voltaic (PV) panels
	Real estate sales office in conjunction with new subdivision
	Model homes in conjunction with new subdivision
	Multi-generational units, guest houses, and accessory dwelling units
Lot Specifications	
Minimum lot size	7,800 square feet
Minimum lot width – interior lot	65 feet
Minimum lot width — corner lot	70 feet
Minimum lot depth	80 feet
Building Placement	
Front plane build-to line ^A	15 feet
Required minimum porch depth ^B	6 feet
Porch encroachment	Up to 6 feet beyond front plane build-to line
Garage location	20 feet for front facing garages

Table III-4 Planning Area D Development Standards

	15 feet for side facing (turn in) garages
Minimum rear yard ^C	15 feet
Minimum interior side yard ^C	5 feet
Minimum interior side yard: sum of two yards ^D	15 feet
Minimum street side yard ^A	10 feet
Building Size and Massing	
Maximum lot coverage	60%
Maximum building height	35 feet
Parking	
Minimum number of parking spaces	2 spaces within an enclosed garage
<p>A. Accessory structures are not permitted in the front yard or street side yard setbacks.</p> <p>B. To the satisfaction of the Development Services Director, an alternative frontage feature may be provided in lieu of a porch if it achieves the same design intent and variation.</p> <p>C. Accessory structures may encroach up to 2 feet into the minimum side yard setback and 8 feet into the minimum rear yard setback.</p> <p>D. Side yard setbacks adjacent to driveways shall be a minimum of 10 feet.</p> <p>E. Multi-generational units, guest houses, and accessory dwelling units are permitted, in accordance with State law.</p>	

3. Planning Standards

- (1) Roadway landscape treatments, as shown in Figure IV-7, *65^h Street West Streetscape*, shall be provided along 65th Street West.
- (2) Roadway landscape treatments, as shown in Figure IV-10, *Local Road Streetscape*, shall be provided along Local Roads without cul-de-sacs.
- (3) Roadway landscape treatments, as shown in Figure IV-11, *Cul-de-Sac Local Road Streetscape*, shall be provided along Local Roads with cul-de-sacs.
- (4) Neighborhood entrance monumentation, as conceptually depicted in Figure IV-1, *Community Monumentation Plan View*, and Figure IV-2, *Community Monumentation Elevation View*, shall be provided at key access points to this neighborhood, as shown in Figure III-4.

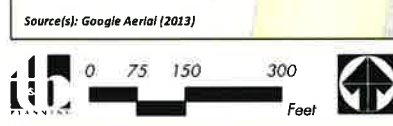


LAND USE PLAN SUMMARY				
PA	MINIMUM LOT AREA	DWELLING UNITS	ACRES	TARGET DENSITY
RESIDENTIAL				
D	7,800 MINIMUM S.F. LOTS	156	47.4	3.3
PROJECT TOTALS		156	47.4	3.3

LEGEND

- Project Boundary
- Community Monumentation

KEY MAP



PLANNING AREA D

figure III-4

E. Planning Area E – 8,750 SF Lots

1. Description

Planning Area E is located in the southeast section of AVANTI NORTH. Planning Area D provides for 137 single-family detached homes on 42.5 acres at a target density of 3.2 du/ac. The required minimum lot size is 8,750 s.f. Refer to Figure III-5, *Planning Area E*. Homes within Planning Area E may be one story or two stories in height, and each home is required to include an attached garage that accommodates parking for at least two vehicles.

2. Land Use and Development Standards

Zoning requirements for Planning Area E are identified in Table III-5, *Planning Area E Development Standards*. If a zoning requirement contained in the City of Lancaster Municipal Code is not identified or specifically omitted from the requirements below, the requirements in the Municipal Code shall apply. All development within AVANTI NORTH shall comply with Chapter 15.28 of the Municipal Code, which requires an implementation of solar energy systems in new dwelling units.

Table III-5 Planning Area E Development Standards

Allowed Uses^E	Single-family houses on individual lots
	Accessory structures/buildings (gazebos, sheds, etc.)
	Swimming pools and pool equipment
	Small family daycare (up to 7 children)
	Home occupation/home office
	Electric vehicle charging station (EVCS)
	Non-commercial solar energy systems, including building and ground-mounted photo-voltaic (PV) panels
	Real estate sales office in conjunction with new subdivision
	Model homes in conjunction with new subdivision
	Multi-generational units, guest houses, and accessory dwelling units
Lot Specifications	
Minimum lot size	8,750 square feet
Minimum lot width – interior lot	70 feet
Minimum lot width – corner lot	75 feet
Minimum lot depth	80 feet
Building Placement	
Front plane build-to line ^A	15 feet
Required minimum porch depth ^B	6 feet
Porch encroachment	Up to 6 feet beyond front plane build-to line
Garage location	20 feet for front facing garages

Table III-5 Planning Area E Development Standards

	15 feet for side facing (turn in) garages
Minimum rear yard ^C	15 feet
Minimum interior side yard ^C	5 feet
Minimum interior side yard: sum of two yards ^D	15 feet
Minimum street side yard ^A	10 feet
Building Size and Massing	
Maximum lot coverage	60%
Maximum building height	35 feet
Parking	
Minimum number of parking spaces	2 spaces within an enclosed garage
<p>A. Accessory structures are not permitted in the front yard or street side yard setbacks.</p> <p>B. To the satisfaction of the Development Services Director, an alternative frontage feature may be provided in lieu of a porch if it achieves the same design intent and variation.</p> <p>C. Accessory structures may encroach up to 2 feet into the minimum side yard setback and 8 feet into the minimum rear yard setback.</p> <p>D. Side yard setbacks adjacent to driveways shall be a minimum of 10 feet.</p> <p>E. Multi-generational units, guest houses, and accessory dwelling units are permitted, in accordance with State law.</p>	

3. Planning Standards

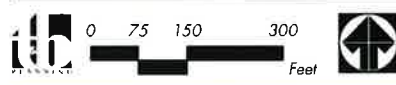
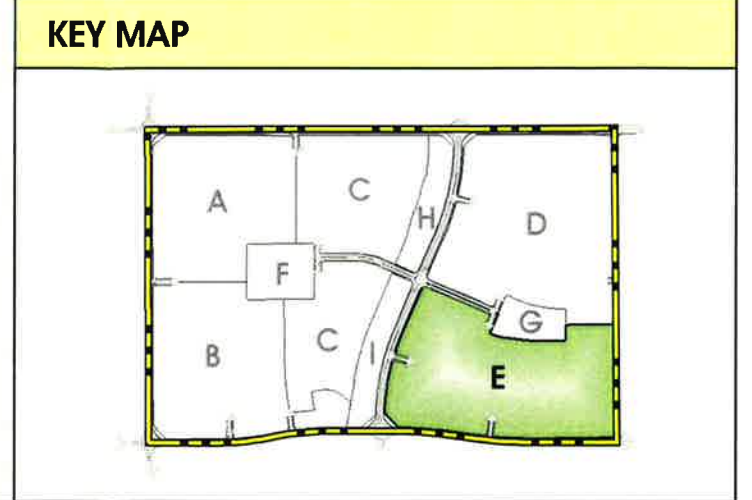
- (1) Roadway landscape treatments, as shown in Figure IV-5, *Avenue K-8 Roadway Streetscape*, shall be provided along Avenue K-8.
- (2) Roadway landscape treatments, as shown in Figure IV-7, *65th Street West Streetscape*, shall be provided along 65th Street West.
- (3) Roadway landscape treatments, as shown in Figure IV-10, *Local Road Streetscape*, shall be provided along Local Roads without cul-de-sacs.
- (4) Roadway landscape treatments, as shown in Figure IV-11, *Cul-de-Sac Local Road Streetscape*, shall be provided along Local Roads with cul-de-sacs.
- (5) Neighborhood entrance monumentation, as conceptually depicted in Figure IV-1, *Community Monumentation Plan View*, and Figure IV-2, *Community Monumentation Elevation View*, shall be provided at key access points to this neighborhood, as shown in Figure III-5.



LAND USE PLAN SUMMARY				
PA	MINIMUM LOT AREA	DWELLING UNITS	ACRES	TARGET DENSITY
RESIDENTIAL				
E	8,750 MINIMUM S.F. LOTS	137	42.5	3.2
PROJECT TOTALS		137	42.5	3.2

LEGEND

- Project Boundary
- Community Monumentation



PLANNING AREA E

F. Planning Area F – 6.3-Acre Park

1. Description

As shown in Figure III-6, *Planning Area F*, a 6.3-acre neighborhood park is located in Planning Area F in the western section of AVANTI NORTH. This park provides neighborhood-oriented recreational amenities such as a decomposed granite trail, shade trellises, picnic tables, and an open play lawn.

2. Land Use and Development Standards

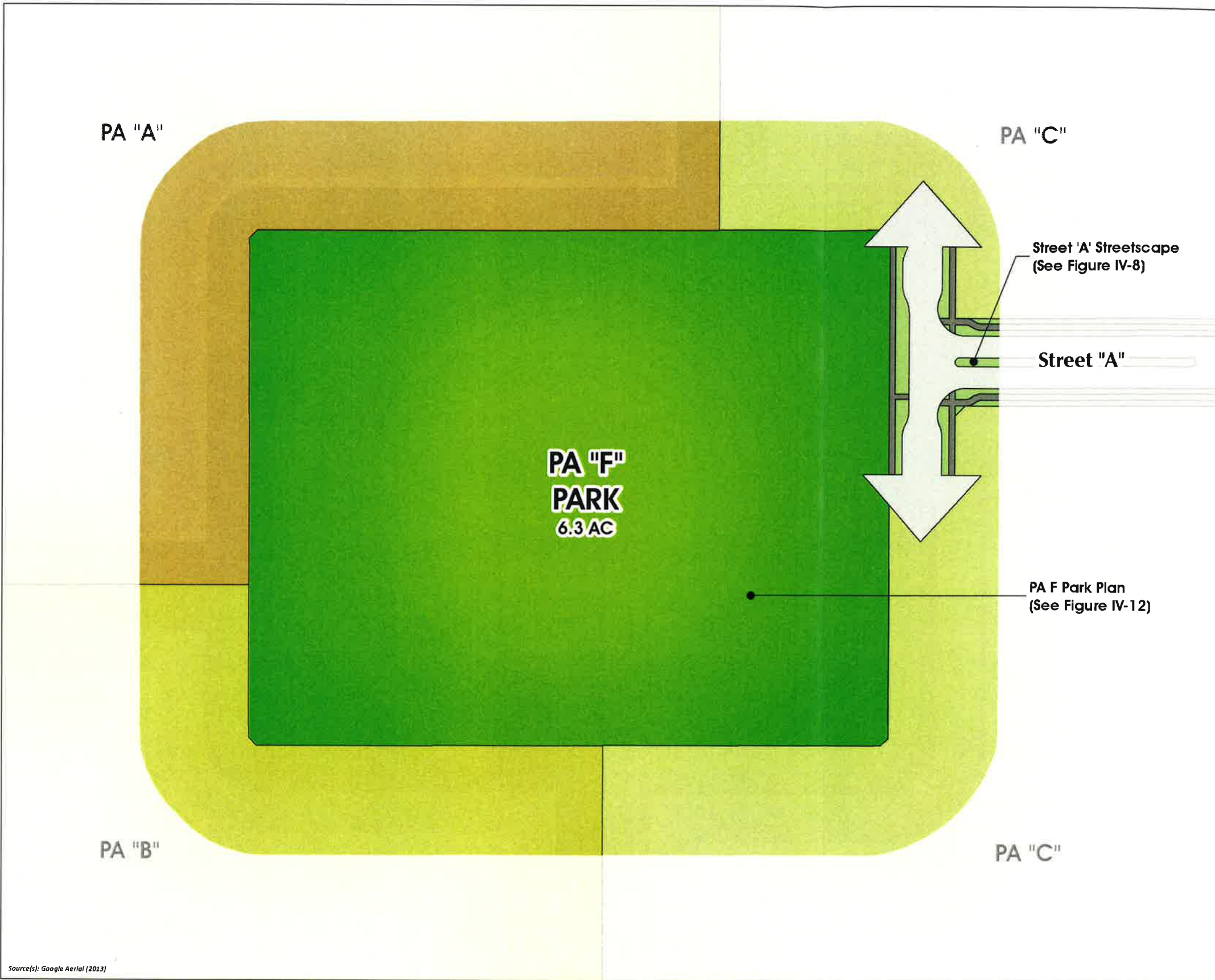
Zoning requirements for Planning Area F are identified in Table III-6, *Planning Area F Development Standards*. If a zoning requirement contained in the City of Lancaster Municipal Code is not identified or specifically omitted from the requirements below, the requirements in the Municipal Code shall apply.

Table III-6 Planning Area F Development Standards

Allowed Uses	Parks
	Accessory structures/buildings (gazebos, shade structures, etc.) typically associated with a park.
	Restrooms
Building Size and Massing	
Maximum Building Height	40 feet
Parking	
Minimum number of parking spaces	Parallel parking around the perimeter of the park is required.

3. Planning Standards

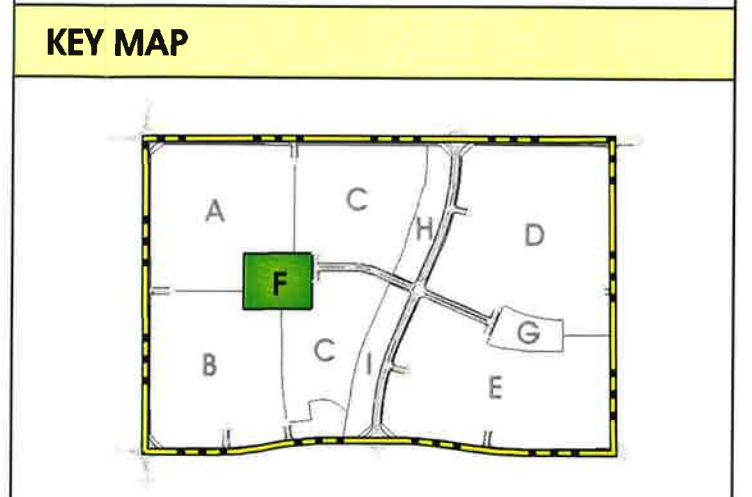
- (1) A site plan concept for the park in Planning Area F is provided on Figure IV-12, *PA F Park Plan*.
- (2) Landscaping shall occur as depicted on Figure IV-12, *PA F Park Plan*.
- (3) Trails and sidewalks shall be provided as shown on Figure II-6, *Pedestrian Circulation Plan*.



LAND USE PLAN SUMMARY				
PA	MINIMUM LOT AREA	DWELLING UNITS	ACRES	TARGET DENSITY
NON-RESIDENTIAL				
F	PARK	--	6.3	--
PROJECT TOTALS		--	6.3	--

LEGEND

Project Boundary



Source(s): Google Aerial (2013)



PLANNING AREA F

figure III-6

G. Planning Area G – 4.1-Acre Park

1. Description

As shown in Figure III-7, *Planning Area G*, a 4.1-acre neighborhood park located in Planning Area G in the eastern section of AVANTI NORTH. This park provides neighborhood-oriented recreational amenities such as a perimeter trail, workout stations along the trail, picnic tables, shade trellis, and an open play field.

2. Land Use and Development Standards

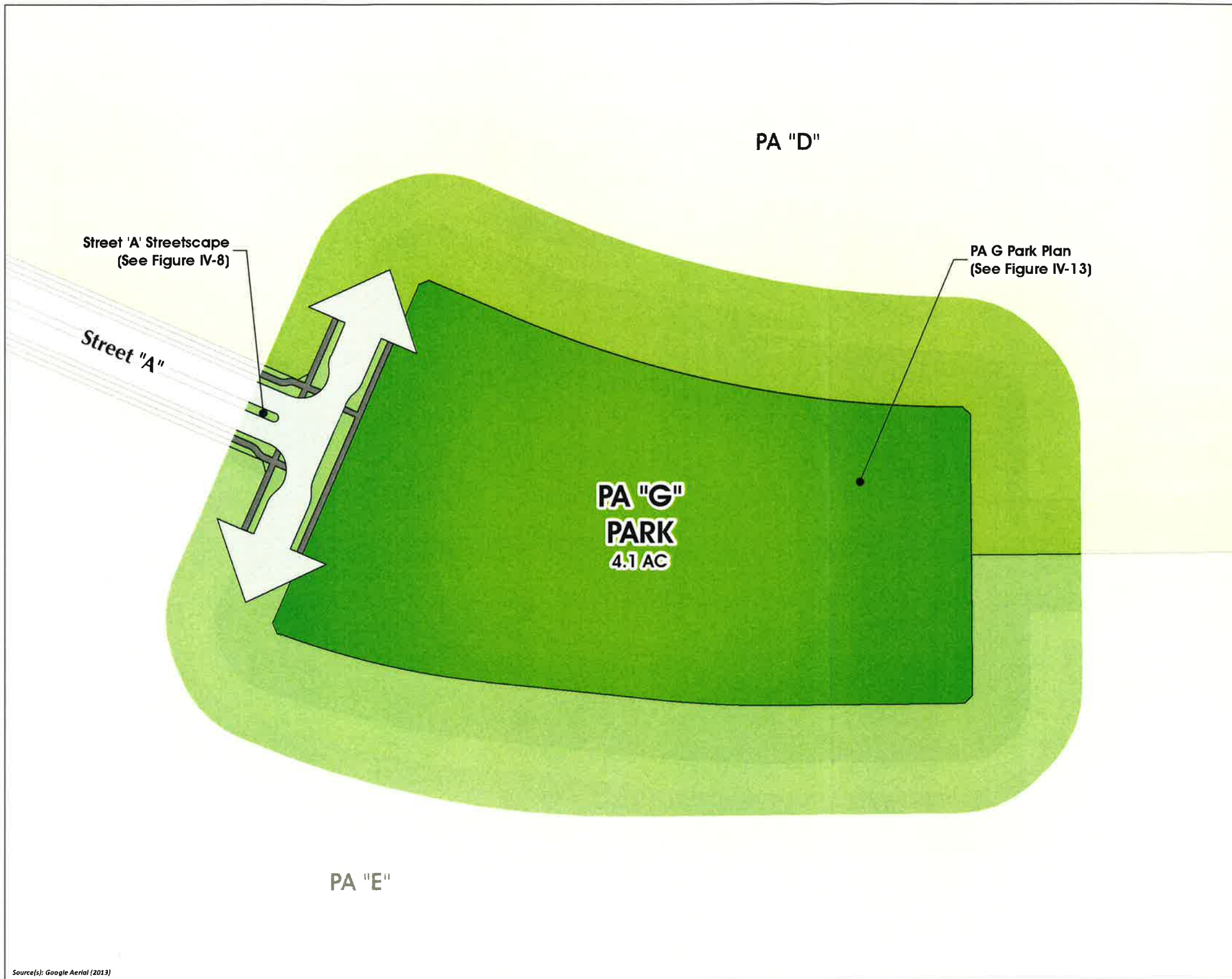
Zoning requirements for Planning Area G are identified in Table III-7, *Planning Area G Development Standards*. If a zoning requirement contained in the City of Lancaster Municipal Code is not identified or specifically omitted from the requirements below, the requirements in the Municipal Code shall apply.

Table III-7 Planning Area G Development Standards

Allowed Uses	Parks
	Accessory structures/buildings (gazebos, shade structures, etc.) typically associated with a park.
	Restrooms
Building Size and Massing	
Maximum Building Height	40 feet
Parking	
Minimum number of parking spaces	Parallel parking around the perimeter of the park is required.

3. Planning Standards

- (1) A site plan concept for the park in Planning Area G is provided on Figure IV-13, *PA G Park Plan*.
- (2) Landscaping shall occur as depicted on Figure IV-13, *PA G Park Plan*.
- (3) Trails and sidewalks shall be provided as shown on Figure II-6, *Pedestrian Circulation Plan*.

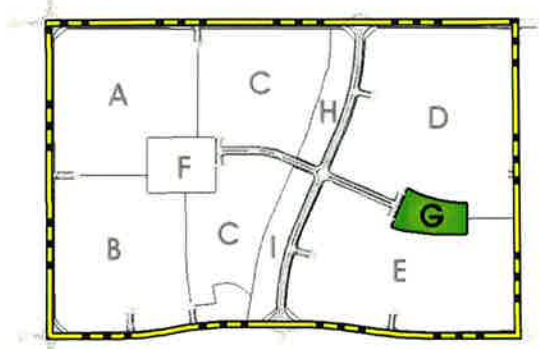


LAND USE PLAN SUMMARY				
PA	MINIMUM LOT AREA	DWELLING UNITS	ACRES	TARGET DENSITY
NON-RESIDENTIAL				
G	PARK	--	4.1	--
PROJECT TOTALS		--	4.1	--

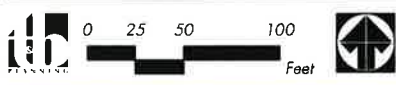
LEGEND

 Project Boundary

KEY MAP



Source(s): Google Aerial (2013)



PLANNING AREA G

figure III-7

H. Planning Areas H and I – Open Space

1. Description

As shown on Figure III-8, *Planning Areas H and I*, two open space areas that serve as storm water detention basins are located in Planning Area H (5.7 acres) and Planning Area I (6.1 acres). Storm water flows generated from within the community are conveyed to Planning Areas H and I via the community’s storm drain system and are temporarily detained during peak storm events before being discharged off-site (See Section II.C, *Conceptual Drainage Plan*, for additional information. Landscaping is provided along the perimeter of Planning Areas H and I and a meandering trail is provided around the perimeter of the basins as a recreational amenity.

2. Land Use and Development Standards

Zoning requirements for Planning Areas H and I are identified in Table III-8, *Planning Areas H and I Development Standards*. If a zoning requirement contained in the City of Lancaster Municipal Code is not identified or specifically omitted from the requirements below, the requirements in the Municipal Code shall apply.

Table III-8 Planning Areas H and I Development Standards

Allowed Uses	Storm water detention basins
	Accessory structures/buildings (gazebos, sheds, etc.)
	Trails

3. Planning Standards

- (1) Landscaping shall occur as depicted in Figure IV-14, *Detention Basin Landscaping*.

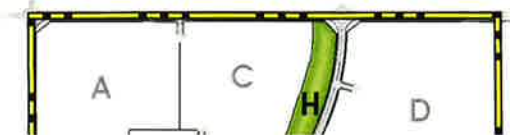


LAND USE PLAN SUMMARY				
PA	MINIMUM LOT AREA	DWELLING UNITS	ACRES	TARGET DENSITY
NON-RESIDENTIAL				
H	OPEN SPACE	--	5.7	--
I	OPEN SPACE	--	6.1	--
PROJECT TOTALS		--	11.8	--

LEGEND

-  Project Boundary
-  Community Monumentation

KEY MAP

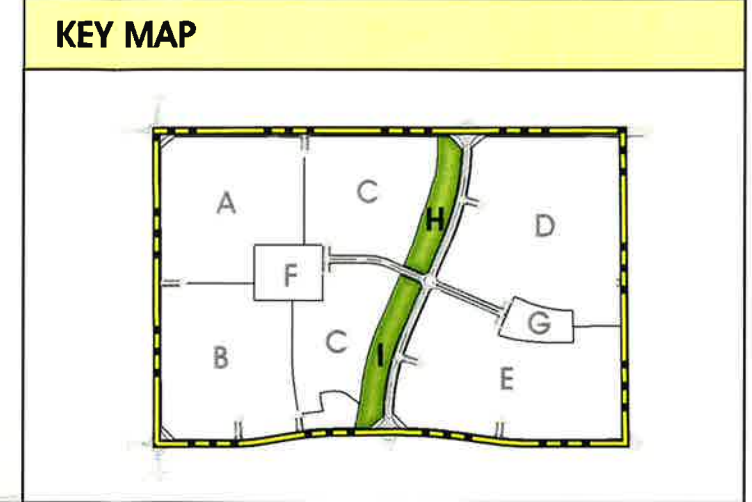




LAND USE PLAN SUMMARY				
PA	MINIMUM LOT AREA	DWELLING UNITS	ACRES	TARGET DENSITY
NON-RESIDENTIAL				
H	OPEN SPACE	--	5.7	--
I	OPEN SPACE	--	6.1	--
PROJECT TOTALS		--	11.8	--

LEGEND

- Project Boundary
- Community Monumentation



PLANNING AREAS H AND I

figure III-8

IV. LANDSCAPE PLAN AND GUIDELINES

A. Introduction

1. Purpose and Intent

The AVANTI NORTH Landscape Plan and Guidelines address the community's landscape theme. Guidelines are presented for the placement and design of entry monuments, fencing, and landscaping within roadway rights-of-way, easements, neighborhood parks, and the open space/detention basin areas. Due to the climatic conditions of the high-desert area, the guidelines encourage drought tolerant and minimal water usage plants.

2. Summary

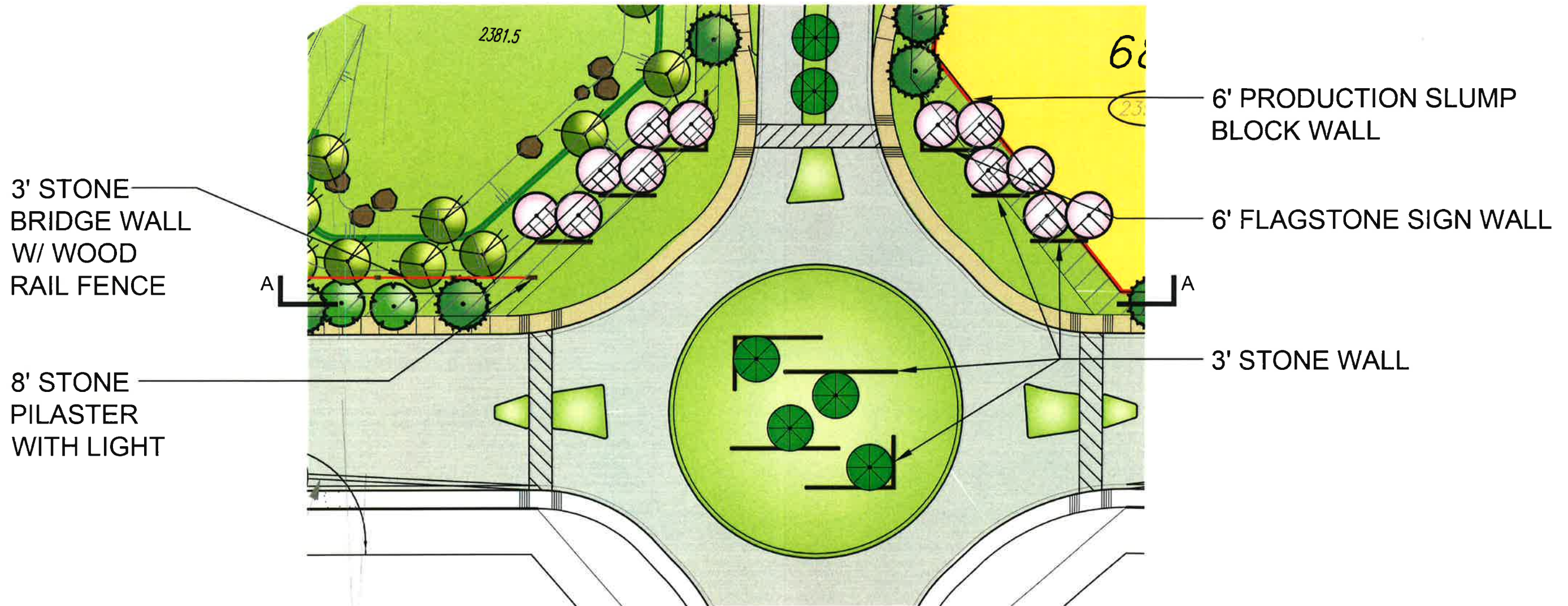
An aesthetically cohesive landscape design reinforces the community's identity and visual character. The landscaping complements the physical setting of Lancaster through the use of lush, colorful, water-efficient plants and trees planted at focal points throughout AVANTI NORTH. The landscaping design is implemented through major thematic community elements listed below and discussed in more detail on the following pages.

- | | |
|--|---|
| <input type="checkbox"/> Community Entries and Monuments | <input type="checkbox"/> Recreational Amenities |
| <input type="checkbox"/> Plant Palette | <input type="checkbox"/> Detention Basins |
| <input type="checkbox"/> Community Roadway Landscaping | <input type="checkbox"/> Walls and Fencing |

The information presented in this section is instructive and not prescriptive. The guidelines can be interpreted and applied with creativity to create visual interest and meet City and project proponent goals. However, it is critical that such flexibilities are consistent with the core elements of the overall theme described herein to ensure a cohesive community-wide landscape concept.

B. Community Entries & Monuments

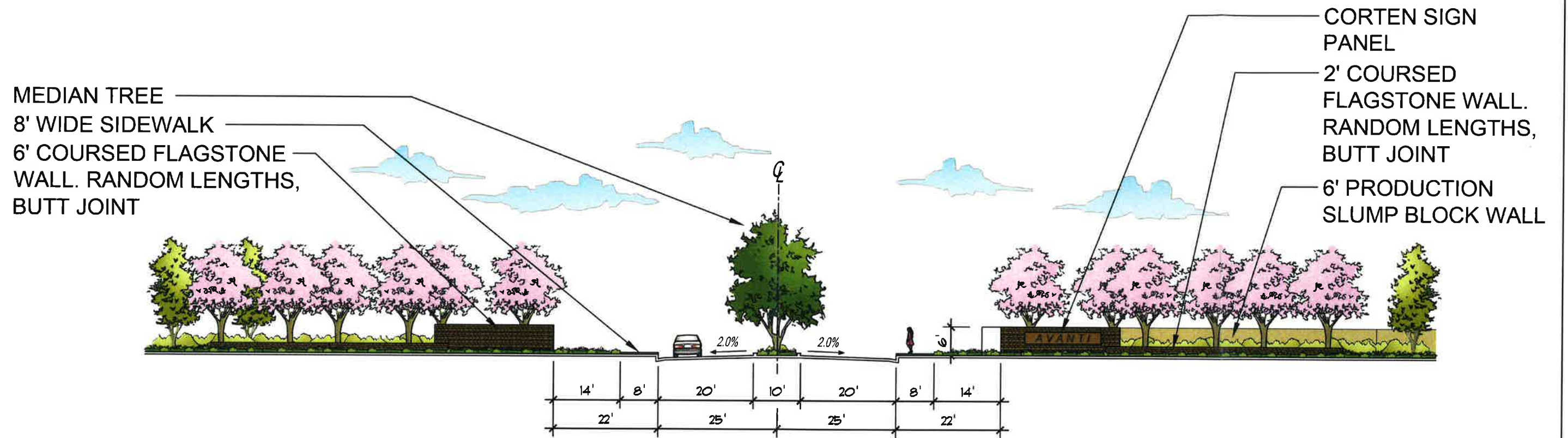
Identification of AVANTI NORTH is provided by monuments located at the roundabout where 65th Street West and Street "A" intersect. As shown on Figure IV-1, *Community Monumentation – Plan View*, 6-foot wide flagstone sign walls are located on the northern corners of the intersection. A Corten steel sign with the community's name is located on the walls, as shown in Figure IV-2, *Community Monumentation – Elevation View*. Two-foot high stone accent walls are located within the roundabout and at the corners of the intersection.



Source(s): Clark & Green (05-04-2015)

NOT TO SCALE

COMMUNITY MONUMENTATION - PLAN VIEW



Source(s): Clark & Green (06-25-2015)



COMMUNITY MONUMENTATION - ELEVATION VIEW

C. Plant Palette

The Plant Palette for AVANTI NORTH was selected to complement and enhance the setting of the community, while ensuring the conservation of water resources. The Plant Palette accentuates the community’s architectural styles and design elements (hardscape, monumentation, walls and fences, etc.).

To ensure the conservation of water resources and to alleviate long-term maintenance concerns, the Plant Palette for AVANTI NORTH is comprised of water-efficient species native to southern California or naturalized to the arid southern California climate.

Table IV-1, *Community Plant Palette*, provides a base plant palette for the AVANTI NORTH community’s landscape design. Other similar plant materials may be substituted provided the selected plant materials are water-efficient and complement the AVANTI NORTH community theme. Plant selection for specific areas of the community shall have similar watering requirements so that irrigation systems can be designed to minimize water use and plant materials can thrive under optimal conditions.

Table IV-1 Community Plant Palette

CACTUS & SUCCULENTS							
Scientific	Common Name	R	C	L	ST	W	Water Use
R-Residential, C-Commercial, Institutional, Industrial, ST-Street Tree, L-Landscape District, W-Plant Width							
Agave colorata	Mescal Agave	X	X			2	VL
Agave parryi 'Compacta Variegata'	Dwarf Variegated Artichoke Agave	X	X			2	VL
Dasyilirion wheeleri	Desert Spoon	X		X		3	L
Hesperaloe funifera	Coahuilan Hesperaloe	X		X		3	L
Hesperaloe parviflora	Red/Yellow Yucca	X		X		2	L
Yucca baccata	Datil Yucca	X	X			4	L
Yucca schidigera	Mohave Yucca	X	X			2	L
GROUND COVERS							
Baccharis pilularis	Coyote Brush	X		X			
Cotoneaster 'Lowfast'		X		X		5	L
Rosmarinus prostratus	Creeping Rosemary		X	X			
ORNAMENTAL GRASS							
Muhlenbergia capillaris	Pink Muhly	X		X		3	L
Muhlenbergia rigens	Deer Grass	X		X		3	L
PALMS							
Chamaerops humilis	Mediterranean Fan Palm			X		8	L
Chamaerops humilis V. cerifera	Morrocان Blue Fan Palm			X		8	L

Table IV-1 Community Plant Palette

Baccharis pilularis 'Twin Peaks'	Coyote Bush Prostrate	X		X		5	L
Caesalpinia gilliesii	Desert Bird-of-Paradise	X		X		8	VL
Cistus spp	Rockrose	X		X		5	L
Cotoneaster dammeri	Bearberry Cotoneaster	X		X		5	M
Dalea frutescens 'Sierra Negra'	Black Dalea	X		X		4	L
Elaeagnus pungens 'Marginata'	Silver-Edged Silverberry	X		X		6	L
Encelia farinosa	Desert Encelia	X		X		2	L
Fallugia paradoxa	Apache Plume	X		X		4	VL
Heteromeles arbutifolia	Toyo, Christmas Berry, California Holly	X		X		6	VL
Ilex vomitoria 'Nana'	Dwarf Yaupon	X		X		2	L
Juniperus californica	California Juniper	X		X		8	VL
Juniperus chinensis 'Columnaris'	Blue Point Juniper	X		X		4	L
Lagerstroemia indica 'Cvs'	Crape Myrtle	X		X		8	M
Leucophyllum frutescens 'Alba'	Texas Ranger	X		X		5	VL
Leucophyllum frutescens 'Compacta'	Texas Ranger	X		X		4	VL
Leucophyllum frutescens 'Green Cloud'	Texas Ranger	X		X		5	VL
Leucophyllum frutescens 'Silver Cloud'	Texas Ranger	X		X		5	VL
Olea europaea 'Skylark Dwarf'	Dwarf Olive	X		X		10	L
Punica granatum 'Nana'	Dwarf Pomegrante	X		X		2	L
Pyracantha coccinea 'Lalandei'	Firethorn	X		X		8	M
Pyracantha 'Santa Cruz'	Santa Cruz Firethorn	X		X		5	M
Rhus ovata	Sugar Bush	X		X		5	L
Rosmarinus officinalis	Rosemary	X		X		4	L
Rosmarinus officinalis 'Prostratus'	Trailing Rosemary	X		X		4	L
Salvia clevelandii	Cleveland Sage	X		X		4	M
Salvia greggii	Autumn Sage	X		X		2	L
Yucca	Yucca			X			

TREES							
Scientific	Common Name	R	C	L	ST	W	Water Use
R-Residential, C-Commercial, Institutional, Industrial, ST-Street Tree, L-Landscape District, W-Plant Width							
Acacia stenophyll	Shoestring Acacia	X		X		20	L
Albizia julibrissin	Silk Tree, Mimosa	X		X		25	L
Cercidium desert 'Museum'	Hybrid Palo Verde	X		X		15	L
Chilopsis linearis 'Art's Seedless'	Desert Willow	X		X		15	L
Cotinus coggygia 'Cvs'	Purple Smoke Tree	X		X		12	L
Fraxinus oxycarpa 'Raywood'	Raywood Ash (Claret Ash)	X		X	X	20	M
Gleditsia triacanthos	Honey Locust	X		X	X	40	L
Juniperus californica	California Juniper			X			
Olea europaea 'Swan Hill'	Swan Hill Olive	X		X		15	VL
Parkinsonia aculeata	Mexican Palo Verde	X		X		15	L
Pinus eldarica	Eldarica Pine	X		X		20	L
Pinus halepensis 'Brutia'	Aleppo Pine	X		X		20	L
Pistacia chinensis	Chinese Pistache	X		X	X	30	L
Prosopis phoenix	Thornless Mesquite	X		X		30	L
Prosopis glandulosa 'Torreyana'	Mesquite	X	X			30	L
Quercus buckleyi	Spanish Oak			X		20	L
Quercus ilex	Holly Oak	X		X		20	L
Quercus virginiana	Southern Live Oak	X		X		20	M
X Chitalpa tashkentensis	Chitalpa	X		X	X	20	L

D. Community Roadway Landscaping

Streetscape design within AVANTI NORTH enforces a circulation hierarchy, creates a sense of place, and facilitates a walkable community. Landscape treatments include sidewalks, parkway trees, and center medians to enhance the roadways. Landscaping in streetscapes consists of drought-tolerant plants, colorful shrubs, and street trees. In all instances, a line-of-sight for entering/exiting vehicles shall be maintained at street intersections.

AVANTI NORTH provides for five roundabouts located along Avenue K in the northern and northwestern portions of the community, at 65th Street West and 70th Street West; 65th Street West in the central and southern portions of the community, at Street “A” and Avenue K-8; and Avenue K-8 in the southwestern portion of the community, at 70th Street West. The roundabouts at the intersections of Avenue K/70th Street West, 65th Street West/Avenue K, Avenue K-8/65th Street West, and Avenue K-8/70th Street West are designed to be approximately 90 feet in diameter with a 64-foot diameter central island, as shown in

Figure IV-3, *Typical Intersection Roundabout*. The roundabout at the intersection of 65th Street West/Street "A" is designed to be approximately 66 feet in diameter with a 40-foot diameter central island. The central islands of each roundabout are planted with the same trees found within the roadway medians of AVANTI NORTH. In addition, 2-foot high flagstone accent walls are located within the islands and the corners of the intersections.

1. Avenue K (100' ROW)

Avenue K is located along the northern boundary of AVANTI NORTH. As depicted on Figure IV-4, *Avenue K Roadway Streetscape*, this roadway contains a 100-foot-wide right-of-way with a 14-foot wide landscaped center median, two 13-foot wide travel lanes, two 7-foot wide bike lanes, a landscaped parkway that ranges from 11 to 15 feet in width, an 8-foot wide sidewalk on both sides of the street, and two 4-foot landscaped parkways between the sidewalk and landscape easement, and is planted with evergreen trees and street trees with groundcover. A minimum 6-foot tall community theme wall separates the roadway from adjacent residential land uses at the edge of the landscaped easement on the south side of the street.

2. Avenue K-8 (68' ROW)

Avenue K-8 is located along the southern boundary of AVANTI NORTH. As shown on Figure IV-5, *Avenue K-8 Roadway Streetscape*, this roadway contains an 68-foot wide right-of-way with two 11-foot wide travel lanes, two 7-foot wide bike lanes, a minimum 6-foot wide landscaped parkway on both sides of the street, and a 6-foot wide meandering sidewalk and a meandering landscaped parkway between the sidewalk and landscaped easement on both sides of the street. A 14-foot wide landscaped easement adjacent to the landscaped parkways occurs on both sides of the streets, maintained by the HOA is planted with evergreen trees, street trees, and groundcover. A minimum 6-foot tall community theme wall separates the roadway from adjacent residential land uses at the edge of the landscaped easement on the north side of the street.

3. 70th Street West (70' ROW)

70th Street West forms the western boundary of AVANTI NORTH. As shown on Figure IV-6, *70th Street West Streetscape*, this roadway contains a 70-foot wide right-of-way with a 14-foot wide landscaped center median, two 7-foot wide bike lanes, and an 8-foot wide, landscaped parkway on the east side of the street. A 42-foot wide landscaped easement maintained by the HOA is located adjacent to the sidewalk on the east side of the street, planted with evergreen trees and street trees with groundcover. The 42-foot landscaped easement on the east side of 70th Street West consists of a 12-foot wide bikeway, a 6-foot wide landscaped parkway, and a 12-foot wide equestrian trail. A minimum 6-foot tall community theme wall separates the roadway from adjacent residential land uses in Planning Areas A and B at the edge of the landscaped easement on the east side of the street.

4. 65th Street West (84' ROW)

65th Street West traverses the center AVANTI NORTH in a north/south alignment and is an important thematic corridor. This roadway contains an 84-foot wide right-of-way with a 14-foot-wide landscaped center median. An expanded 25-foot wide streetscape is provided on both sides of the street, of which 15 feet occur within the right-of-way and additional 10 feet occur in an adjacent landscaped easement maintained by the HOA. Within the 25-foot wide area is a 6-foot wide meandering walkway, a landscaped parkway that ranges from 5 to 9 feet in width between the curb and meandering sidewalk, and a landscaped parkway that ranges from 0 to 4 feet in width between the meandering sidewalk and landscape easement. A minimum 6-foot tall community theme wall separates the roadway from adjacent residential land uses at the edge of the landscaped easement on the east side of the street. Open space abuts the west side of the street.

5. Street "A" (80' ROW)

Street "A" intersects with 65th Street West in a roundabout configuration and provides direct access and a view corridor to the neighborhood parks in Planning Areas F and G. As shown on Figure IV-8, *Street "A" Streetscape*, this roadway contains an 80-foot-wide right-of-way with two 24-foot wide travel lanes, a 16-foot wide, curb-adjacent parkway containing a meandering 6-foot wide sidewalk and two 5-foot landscaped parkways on both sides of the street. The parkways are planted with street trees and groundcover. A minimum 6-foot tall community theme wall separates the roadway from adjacent residential land uses in Planning Areas C, D, and E at the edge of the landscaped parkway on both sides of the street.

6. Local Entry Road (70' ROW)

Local Entry Roads provide access into AVANTI NORTH neighborhoods from Avenue K to the north, 70th Street West to the west, Avenue K-8 to the south, and 65th Street West. As shown on Figure IV-9, *Local Entry Road Streetscape*, this roadway type features a 70-foot wide right-of-way with one 13-foot wide travel lane in each direction, and 22-foot wide parkways containing a 6-foot wide meandering sidewalk and two 8-foot landscaped parkways on both sides of the street. The parkways are planted with street trees and groundcover. A minimum 6-foot tall community theme wall separates the roadway from adjacent residential land uses at the edge of the landscaped parkway on both sides of the street.

7. Local Road (60' ROW)

Local Roads are provided throughout AVANTI NORTH's residential planning areas and constitute local roads that are not cul-de-sacs and not considered to be entry roads. This roadway type features a 60-foot wide right-of-way with 12-foot wide parkways, including 5.5-foot wide sidewalks and 6.5 foot landscaped parkways on both sides of the street. As a variation of that and depicted on Figure IV-10, *Local Road Streetscape*, parkways within sloped areas have curb-adjacent sidewalks and parkways not within sloped areas have curb-adjacent parkways.

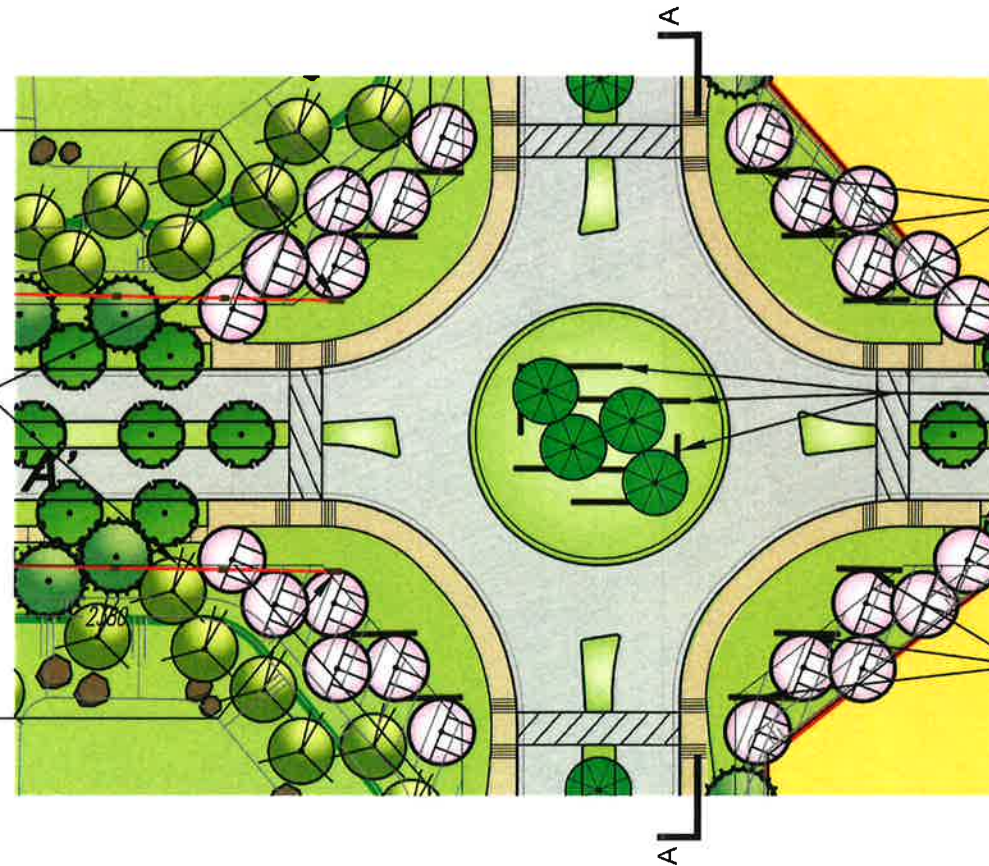
8. Cul-de-Sac Local Road (58' ROW)

Cul-de-Sac Local Roads are local roads within the AVANTI NORTH residential planning areas that end in a cul-de-sac. This roadway type features a 58-foot wide right-of-way with 12-foot wide parkways, including 5.5-foot wide sidewalks and 6.5-foot wide landscaped parkways on both sides of the street. As a variation of that and shown on Figure IV-11, *Cul-de-Sac Local Road Streetscape*, parkways within sloped areas have curb-adjacent sidewalks and parkways not within sloped areas shall have curb-adjacent parkways. Most of the cul-de-sacs within AVANTI NORTH include a pedestrian pathway that links the street to either neighboring streets or trails alongside the open space. These pedestrian pathways include concrete paving with plant material consistent with the surrounding streets.

8' STONE PILASTER WITH LIGHT

3' STONE BRIDGE WALL W/ WOOD RAIL FENCE

END WALL WITH LIGHT

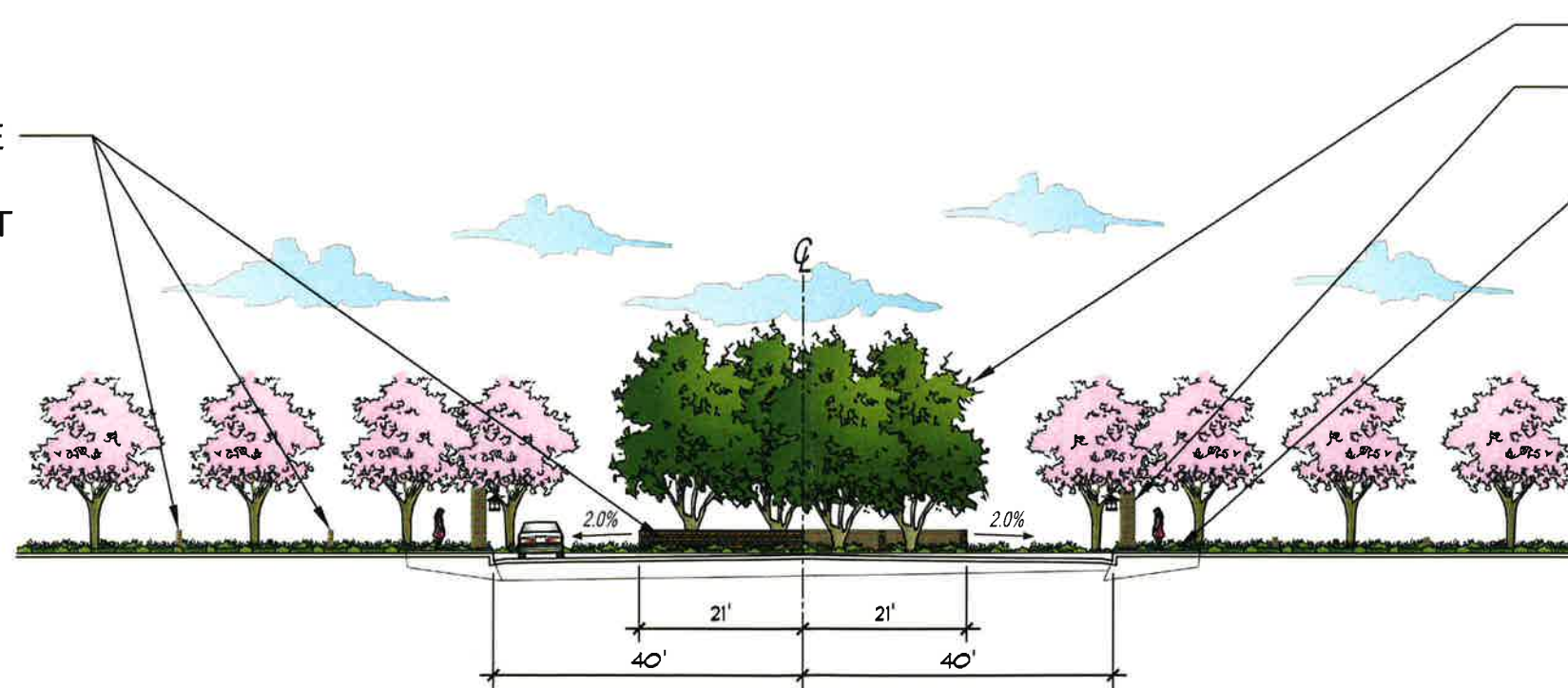


3' STONE WALL

3' STONE WALL

3' STONE WALL

3' COURSED FLAGSTONE WALL. STONE SHALL BE RANDOM LENGTHS, BUTT JOINTED, DRY STACKED



MEDIAN TREES

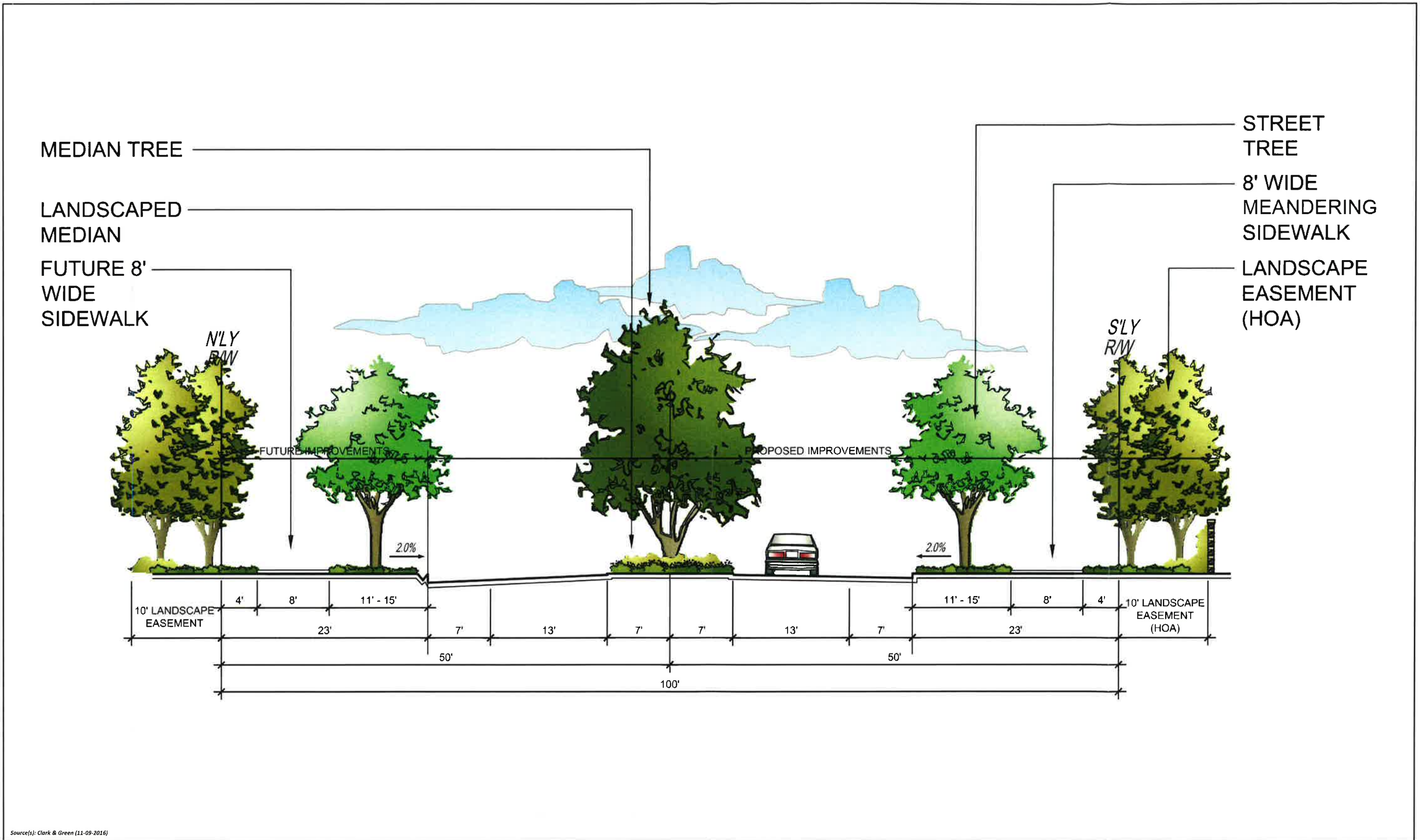
8' STONE PILASTER WITH LIGHT

8' WIDE SIDEWALK

Source(s): Clark & Green (06-25-2015)



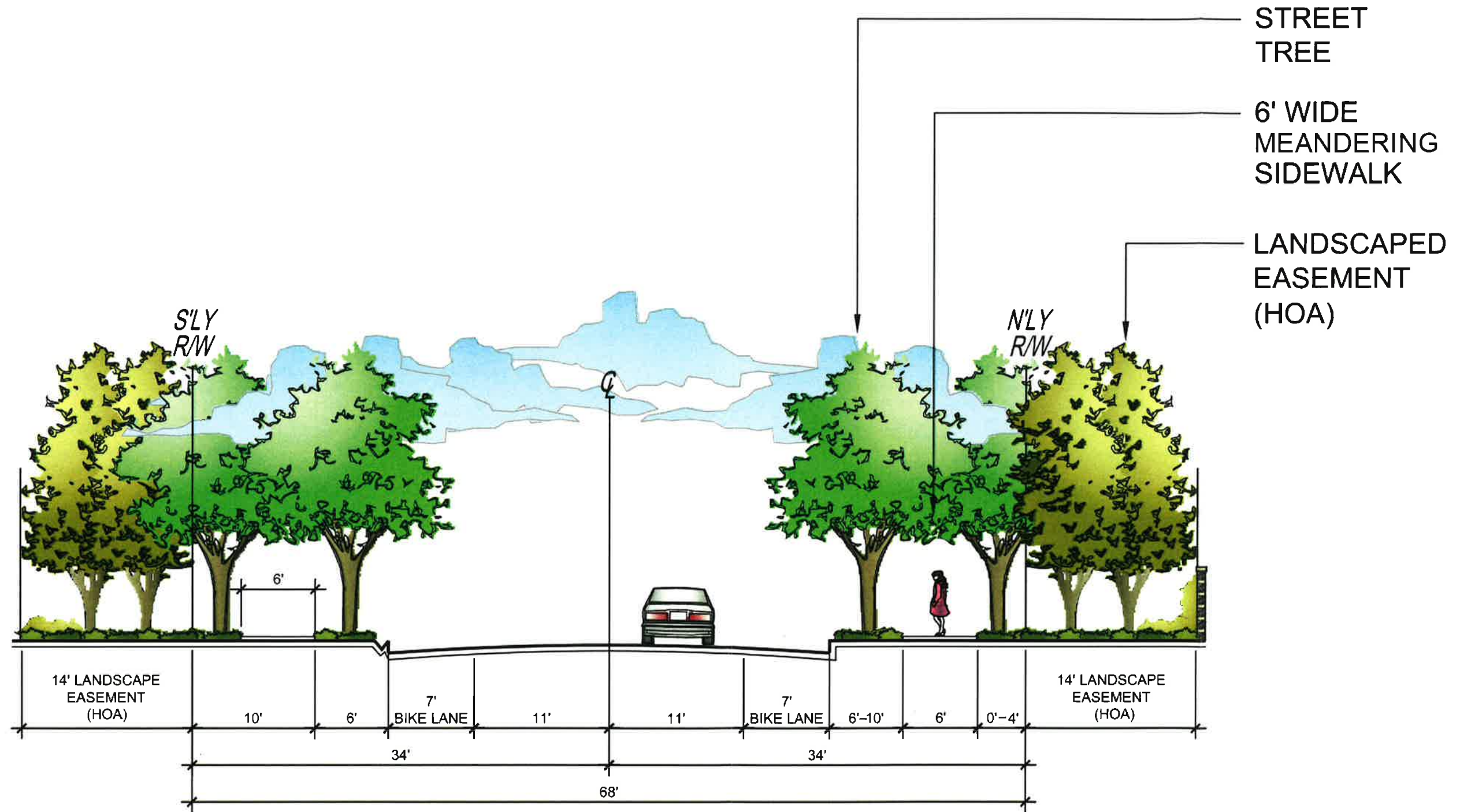
TYPICAL INTERSECTION ROUNDABOUT



Source(s): Clark & Green (11-09-2016)



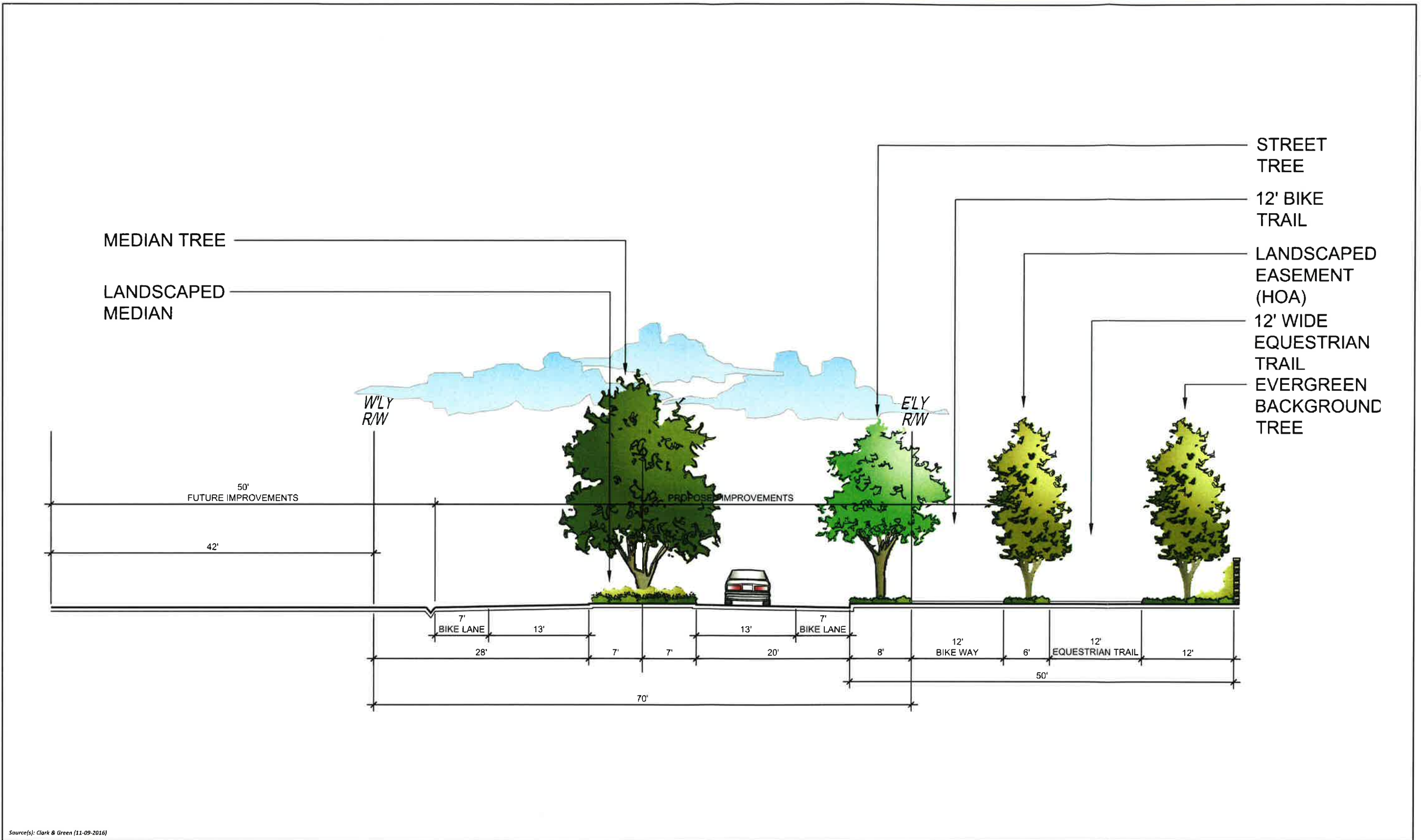
AVENUE K ROADWAY STREETScape



Source(s): Clark & Green (11-09-2016)



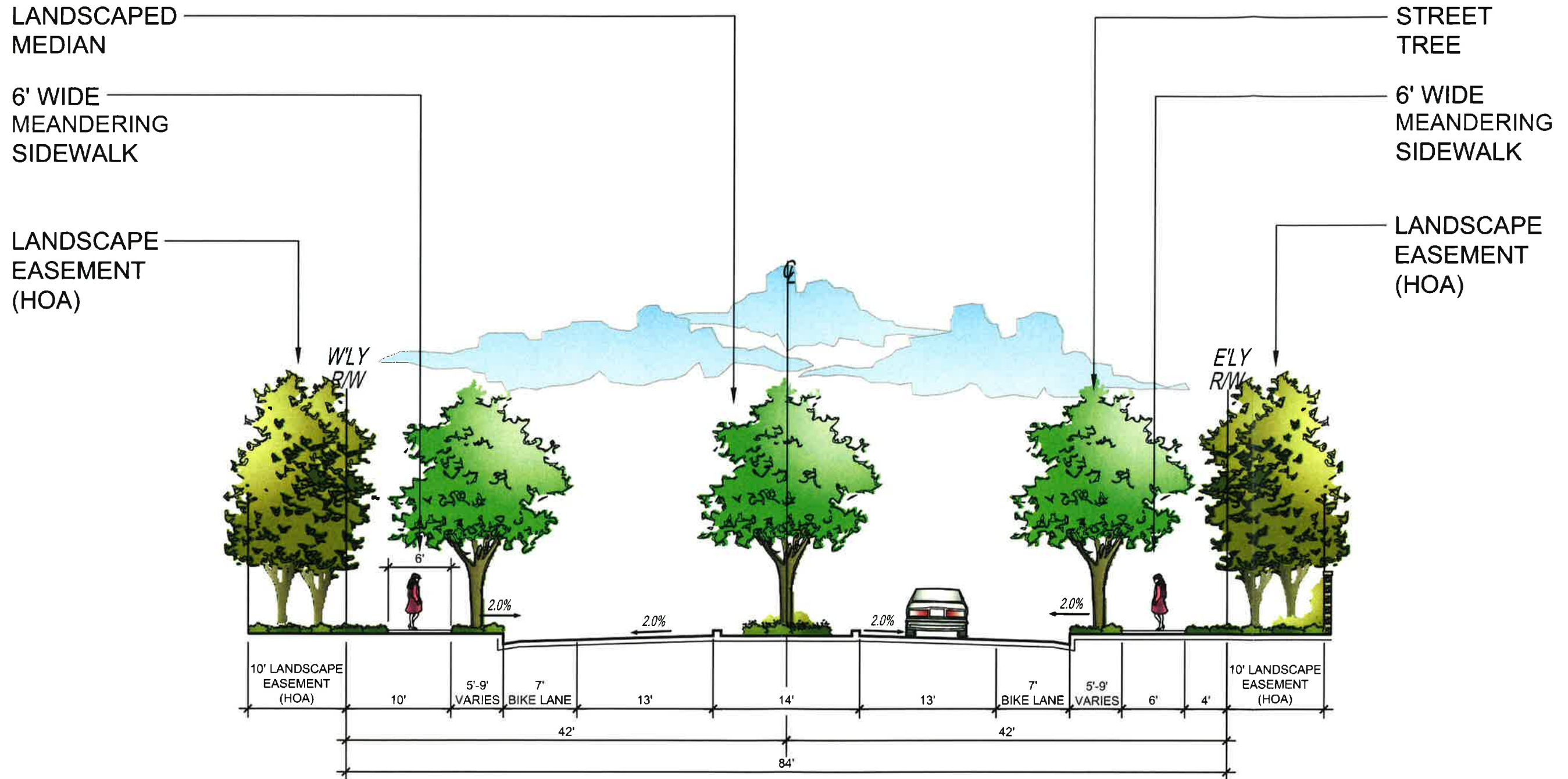
AVENUE K-8 ROADWAY STREETSCAPE



Source(s): Clark & Green (11-09-2016)



70TH STREET WEST STREETScape



Source(s): Clark & Green (11-09-2016)



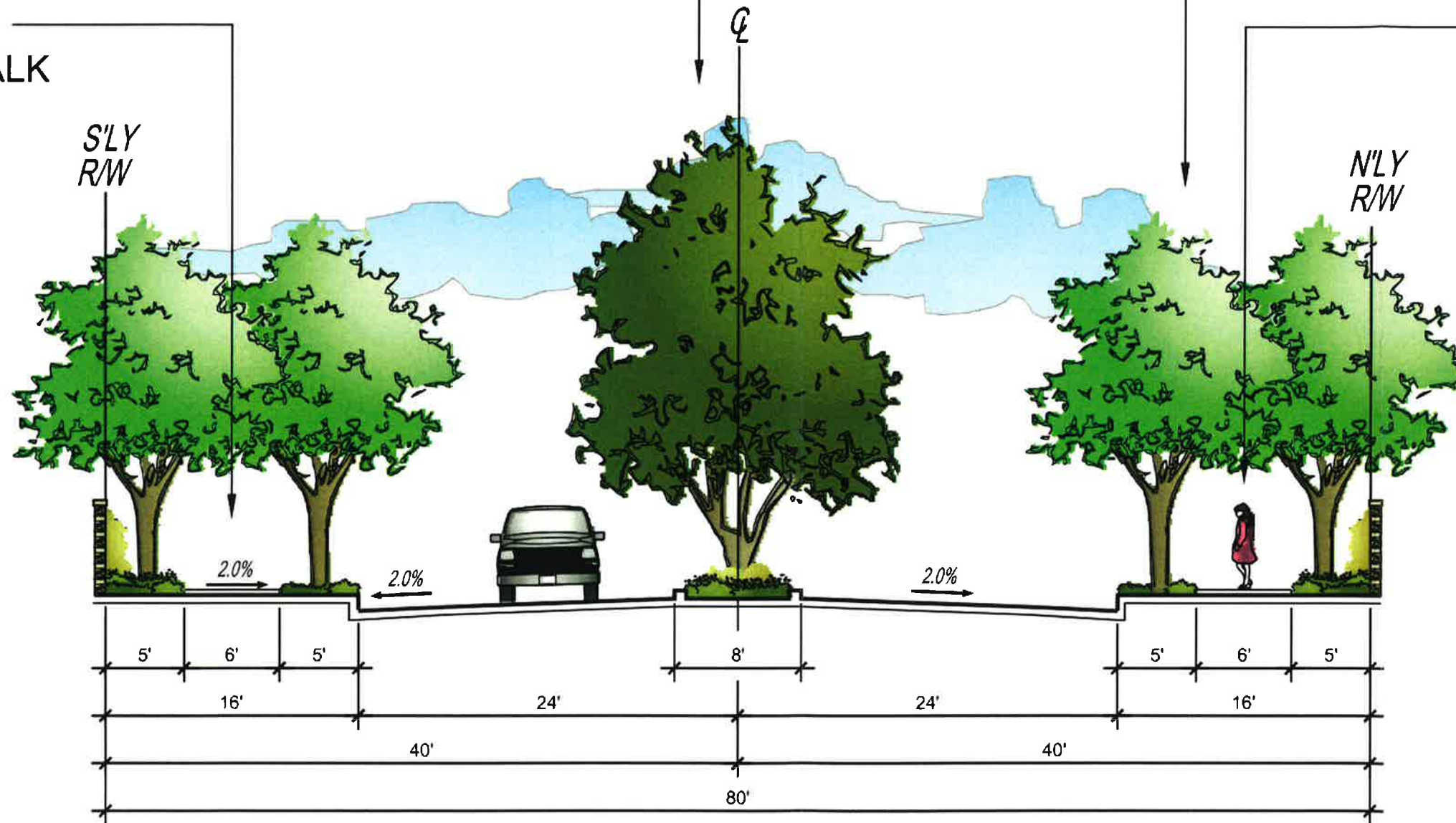
65TH STREET WEST STREETScape

LANDSCAPED
MEDIAN

6' WIDE
SIDEWALK

STREET
TREE

6' WIDE
SIDEWALK



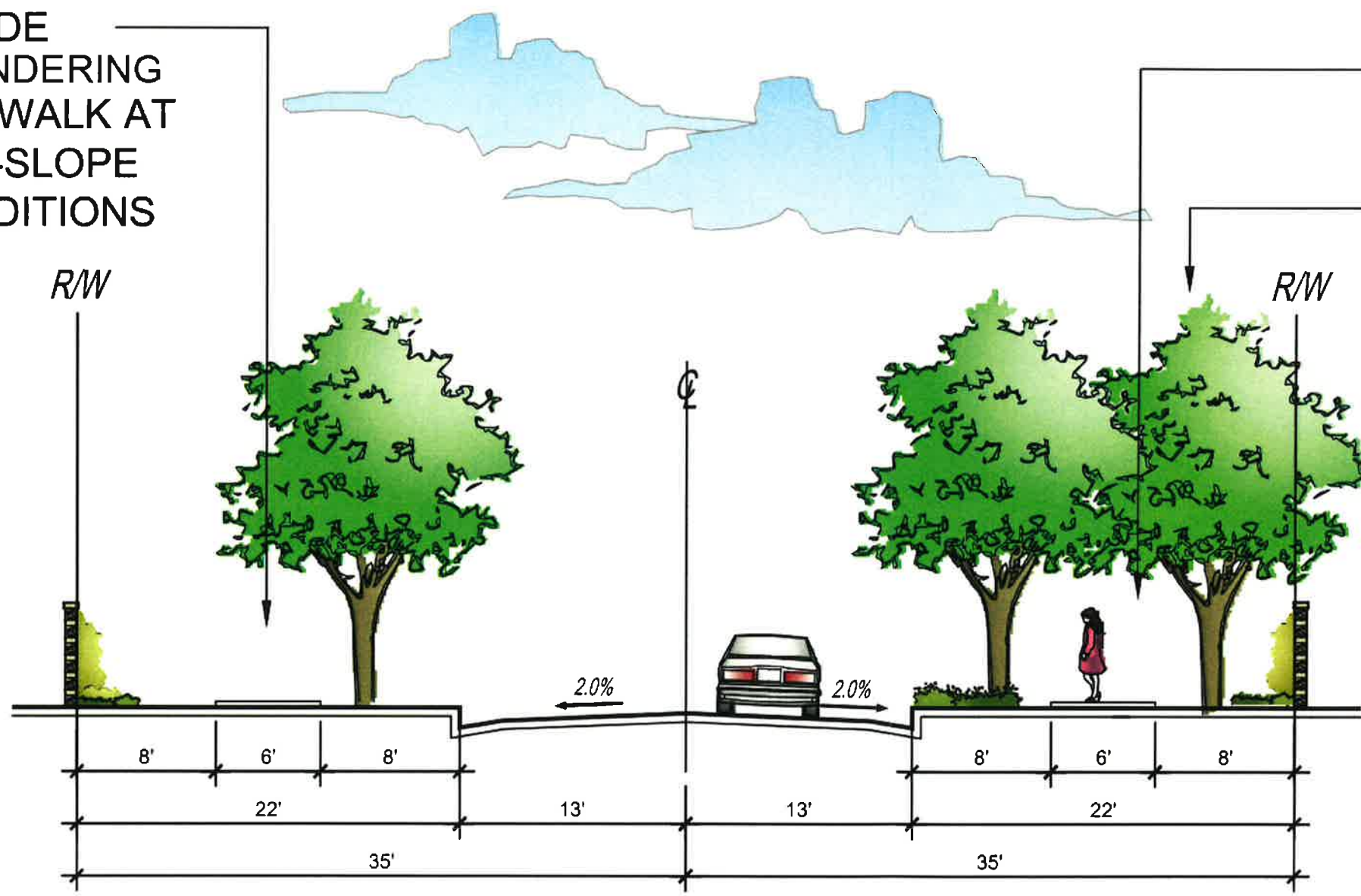
Source(s): Clark & Green (11-09-2016)



STREET "A" STREETScape

6' WIDE MEANDERING SIDEWALK AT NON-SLOPE CONDITIONS

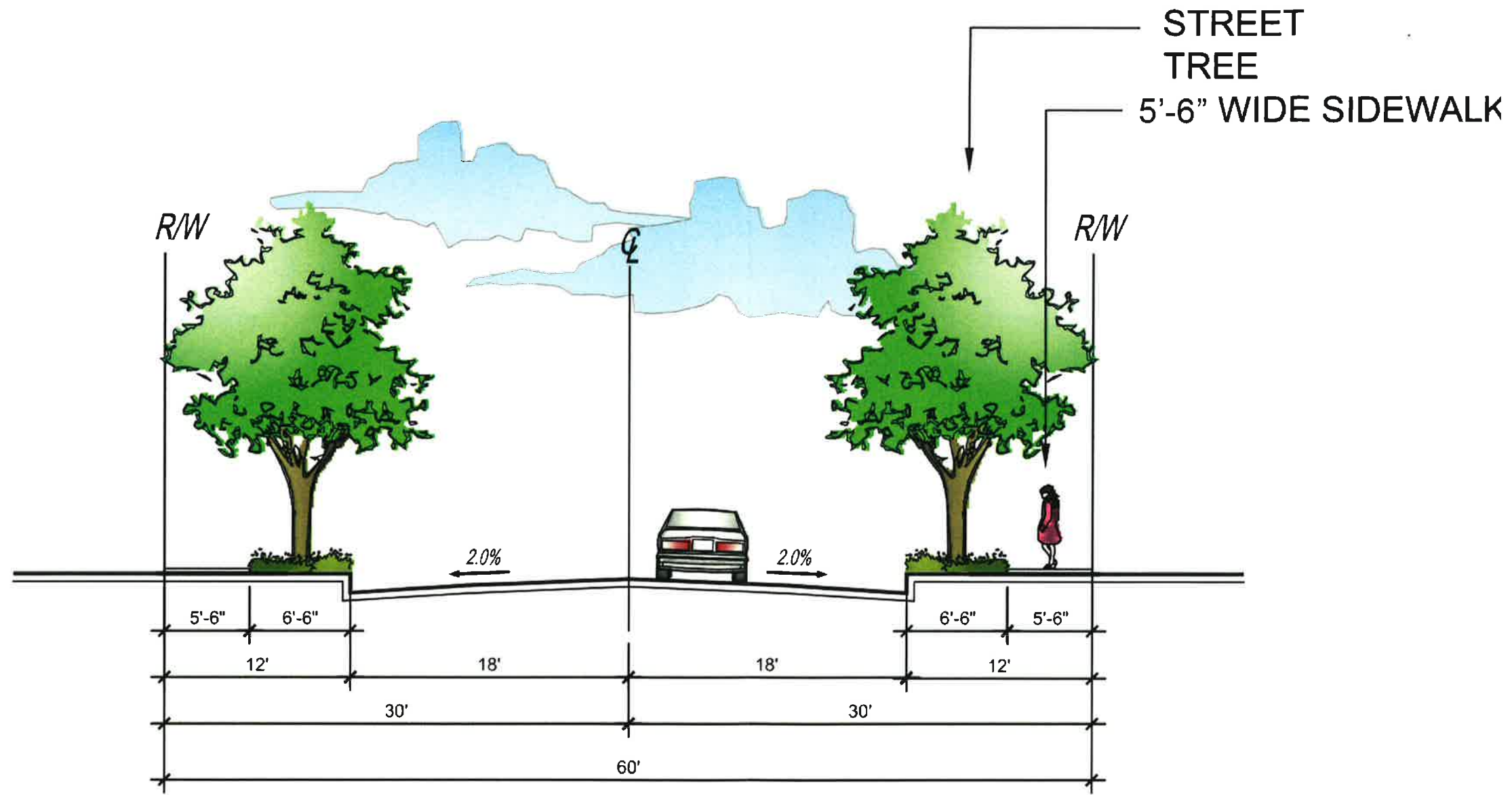
6' WIDE MEANDERING SIDEWALK
STREET TREE



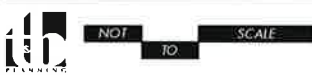
Source(s): Clark & Green (11-09-2016)



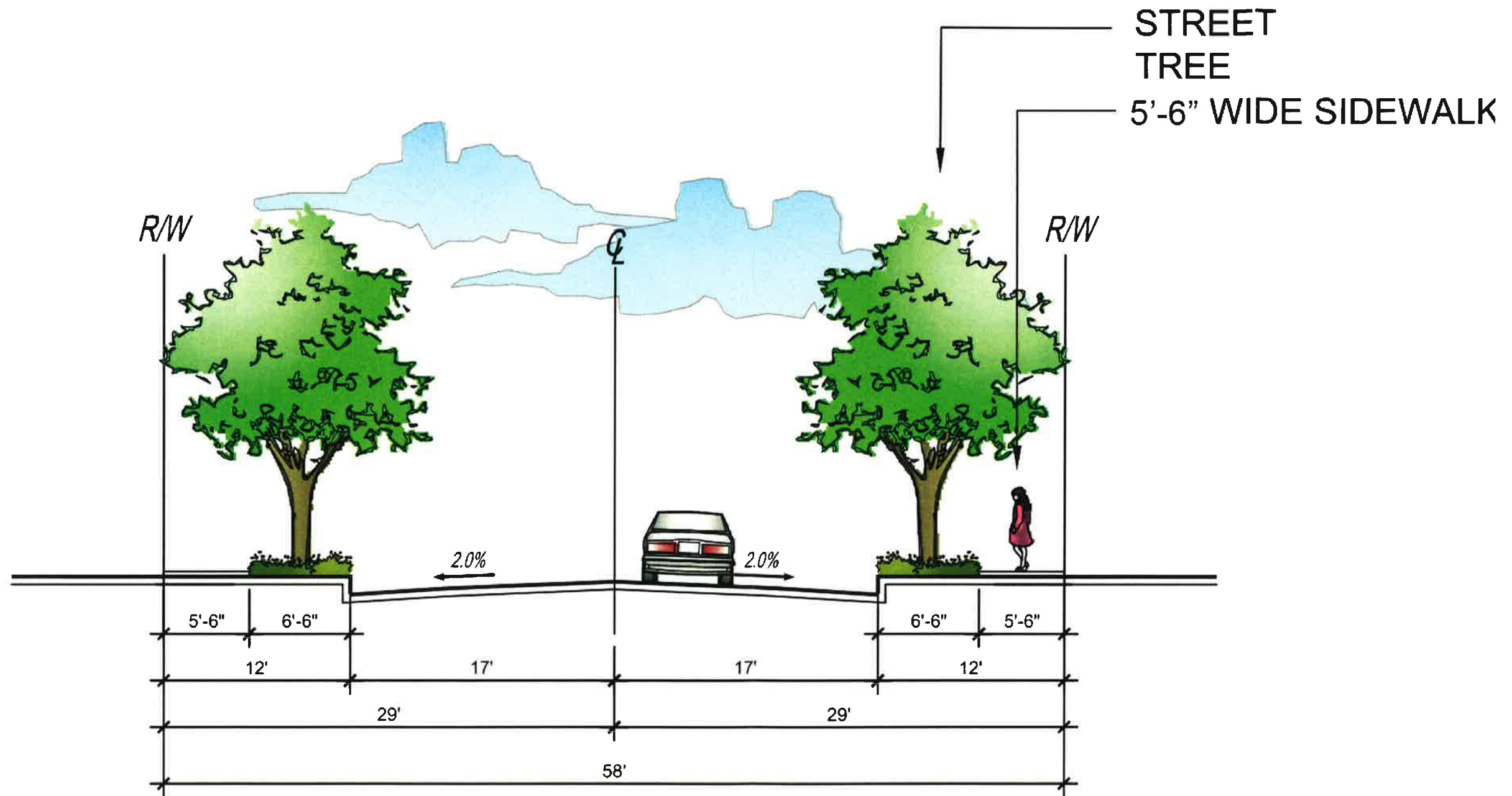
LOCAL ENTRY ROAD STREETSCAPE



Source(s): Clark & Green (11-09-2016)



LOCAL ROAD STREETSCAPE



Source(s): Clark & Green [11-09-2016]



CUL-DE-SAC LOCAL ROAD STREETSCAPE

E. Neighborhood Parks

AVANTI NORTH includes two neighborhood parks to provide neighborhood-level recreational amenities, as described below.

1. Planning Area F

A conceptual design of the 6.3-acre neighborhood park in Planning Area F is depicted on Figure IV-12, *PA F Park Plan*. This park is designed to include an open lawn play area, picnic tables, shade trellises, boulder garden, natural planting area, and 5-foot wide decomposed granite trails with workout stations around the open lawn play area, connecting residents to park amenities. Large evergreen trees, colorful flowering trees, shade trees, and groundcover shall be planted throughout this neighborhood park to reinforce the community's landscape theme.

2. Planning Area G

A conceptual design of the 4.1-acre neighborhood park in Planning Area G is shown on Figure IV-13, *PA G Park Plan*. This park is designed to include an open lawn play area, picnic tables, shade trellises, and a five-foot wide decomposed granite trail around the open play lawn area with ten workout stations located along the trail. A dry wash landscape decorated with boulders is located beneath large evergreen trees, colorful flowering trees, and shade trees that reinforce the community's landscape theme. A horizontal concrete walk connects the eastern central portion of the park with the open lawn play field.

F. Open Space/Detention Basins

Two detention basins totaling 11.8 acres are located within Planning Areas H and I, west of and adjacent to 65th West Street. As depicted on Figure IV-14, *Detention Basin Landscaping*, landscaping in the detention basin areas recreates the appearance of a natural dry creek with sparse trees and shrubs near the perimeter.

The design of this area provides an aesthetic and passive recreational amenity for residents and guests of AVANTI NORTH. Five-foot wide trails are provided around the perimeter of the detention basins and connect to the street-adjacent sidewalks. Residential neighborhoods located adjacent to the detention basins (Planning Areas B and C) feature pedestrian connections that extend from local road cul-de-sacs and connect to the trails adjacent the detention basins. A 17-foot wide maintenance and pedestrian access lane is provided between the residential lots and detention basins. A 6-foot tall perimeter wall is designed along the perimeter of the maintenance and pedestrian access lane to separate the access lane and residential lots. A three strand cable fence is designed along the perimeter of the detention basins to separate the access lanes and the basins. A 10-foot wide HOA Landscape Easement is provided between the cable fence and 65th Street West right-of-way.

FLOW LINE, DRY WASH LANDSCAPE

BOULDERS, W/IN DRY WASH LANDSCAPE

D.G. AREA W/ BENCH SEATING

SHADE TRELLIS




PICNIC TABLES

SHADE TRELLIS

BOULDER GARDEN, D.G. & NATURAL PLANTING AREA

5' D.G. PATH



-  EVERGREEN TREES
PINUS ELДАРICA
PINUS HALEPENSIS
-  FLOWERING TREES
ALBIZIA JULIBRISSIN
CHILOPSIS LINEARIS
-  SHADE TREES
FRAXINUS ANGUSTIFOLIA 'RAYWOOD'
PLATANUS WRIGHTII
PARKINSONIA 'DESERT MUSEUM'




Source(s): Clark & Green (11-08-2016)



PA F PARK PLAN



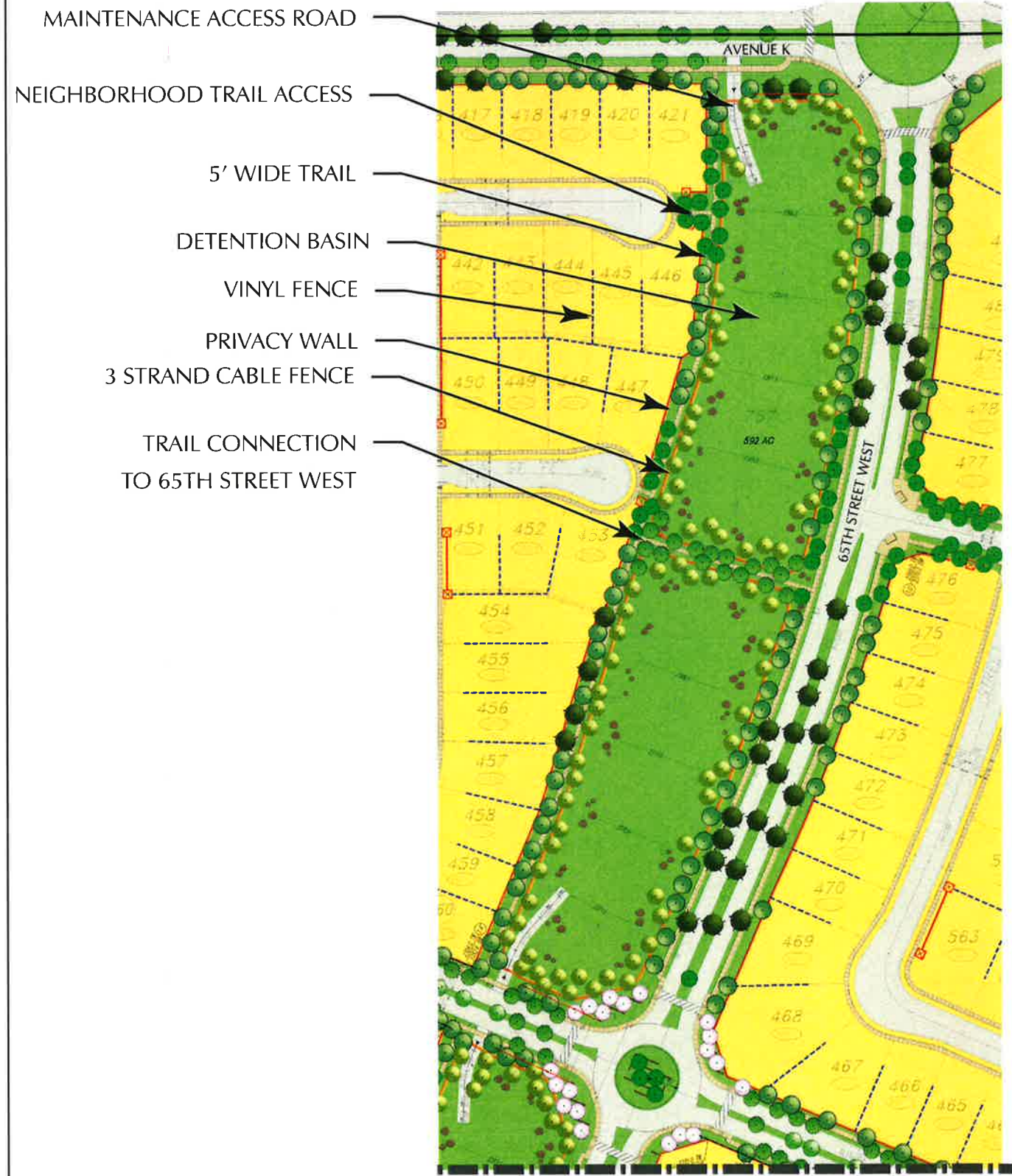
- WORK OUT STATIONS ALONG TRAIL
- PICNIC TABLES
- CONCRETE WALK
- SHADE TRELLIS
- 5' D.G. PATH
- FLOW LINE, DRY WASH LANDSCAPE
- BOULDERS, W/IN DRY WASH LANDSCAPE

- 
EVERGREEN TREES
 PINUS ELДАРICA
 PINUS HALEPENSIS
- 
FLOWERING TREES
 ALBIZIA JULIBRISSIN
 CHILOPSIS LINEARIS
- 
SHADE TREES
 FRAXINUS ANGSTIFOLIA
 'RAYWOOD'
 PLATANUS WRIGHTII
 PARKINSONIA 'DESERT MUSEUM'

Source(s): Clark & Green (11-08-2016)



PA G PARK PLAN



Source(s): Clark & Green (11-08-2016)



DETENTION BASIN LANDSCAPING

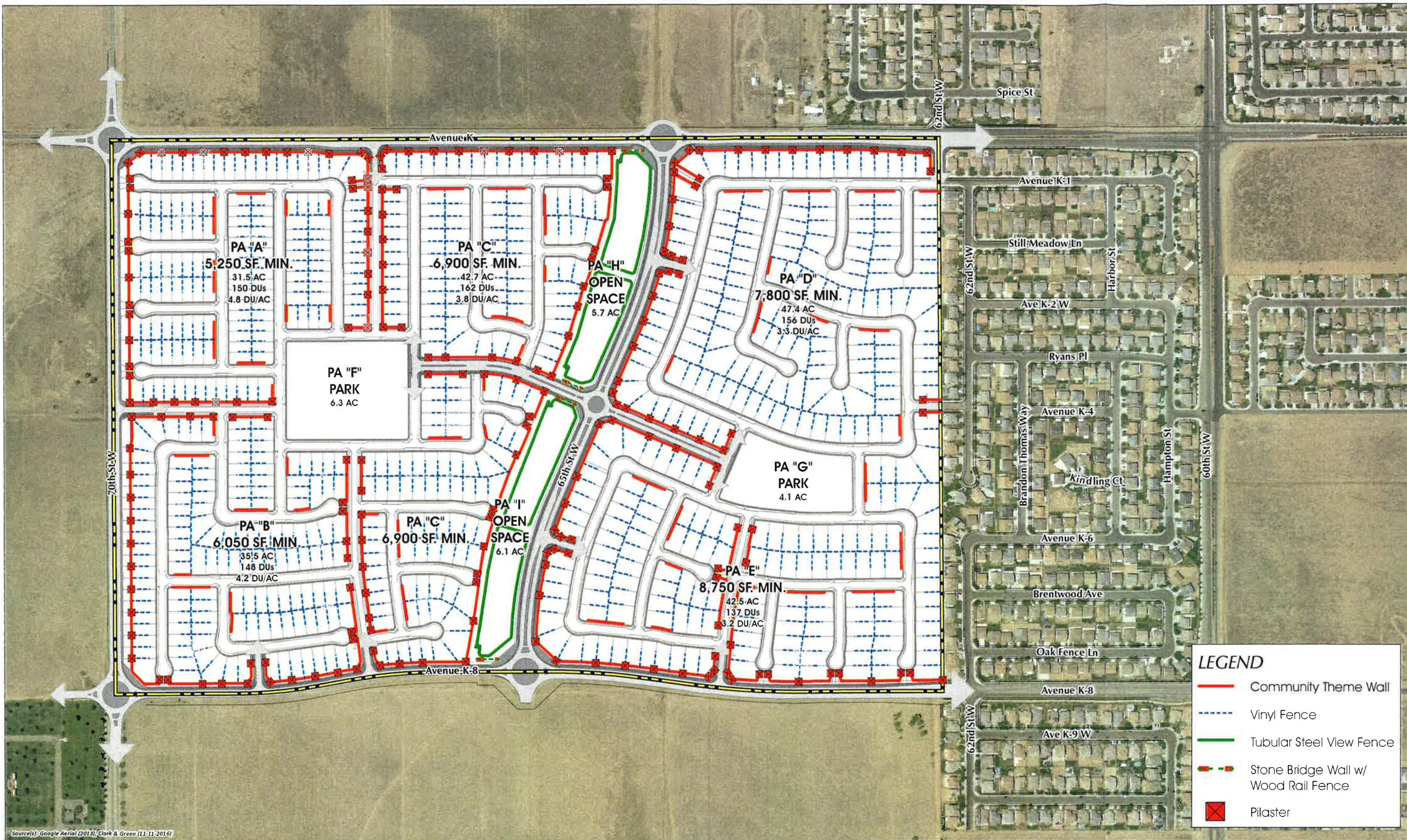
G. Walls & Fencing

Walls and fences in AVANTI NORTH are predominantly located around the perimeters of each residential neighborhood that interfaces with roads, parks, detention basins, and off-site land uses, as illustrated on Figure IV-15, *Wall and Fence Plan*. Walls and fencing shall be designed to create a sense of community space, increase privacy and security, provide noise attenuation, and act as a buffer between neighborhoods and different land uses.

The walls and fencing within AVANTI NORTH are major visual elements that are carefully designed to complement the community's overall aesthetic theme. A strong cohesive appearance is achieved through the use of "community walls" and general overall wall guidelines. The walls and fencing are designed for easy maintenance and to provide a durable, long-term edge. Community walls and fences shall be an integral component and extension of the building design and surrounding landscape. Periphery walls can be integrated into adjacent structures and extended into the landscape to help integrate the building into its environment. Gates should be complementary in style and color to its fence or wall. Similarly, walls and fences shall be constructed of materials, colors, and textures that are similar and harmonious with the architecture. Particular importance is given to railing and cap details. Variety in materials, design, and height is encouraged.

The four general types of walls and fencing used within AVANTI NORTH are described below and conceptually depicted on Figure IV-16, *Wall and Fence Details*.

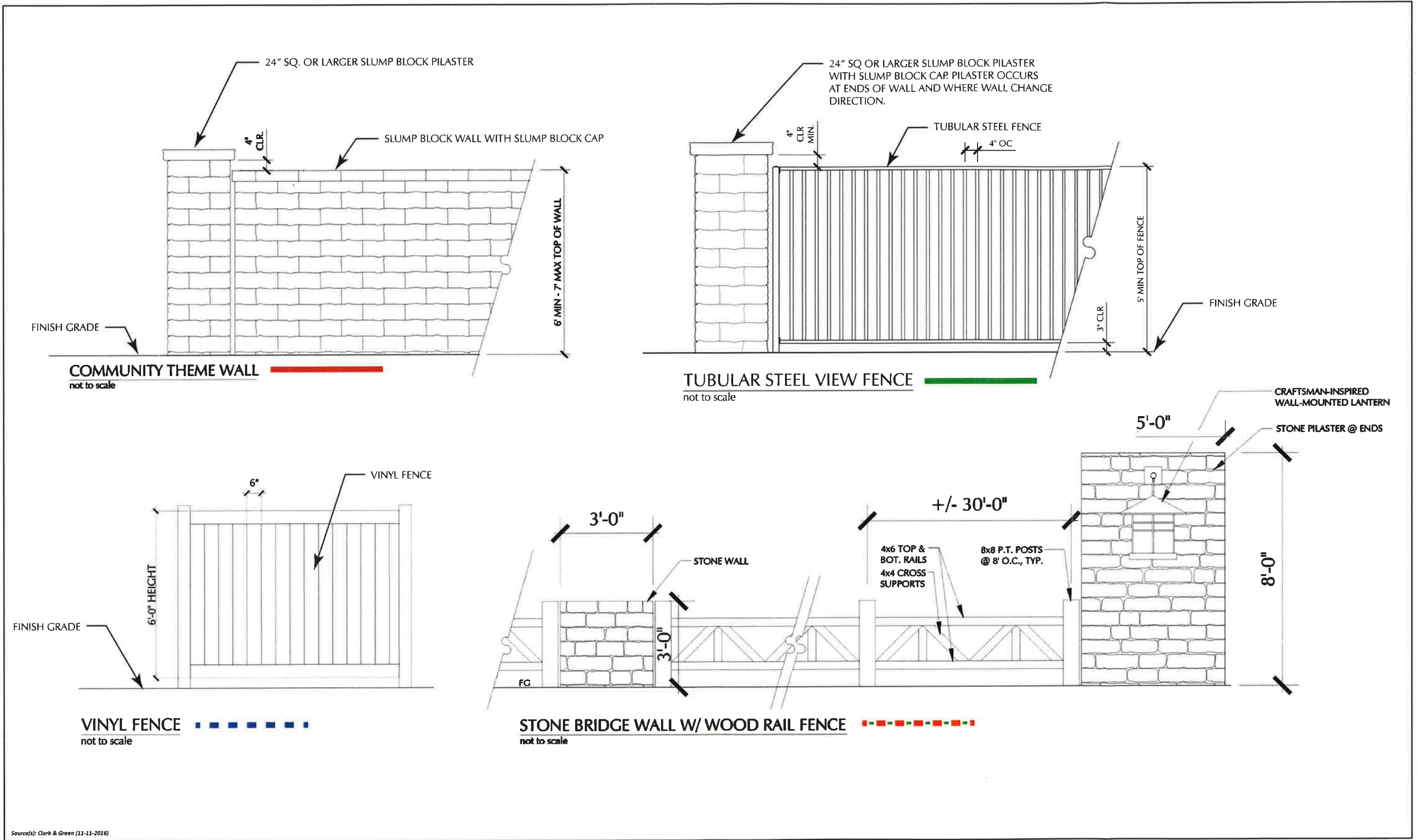
- ◆ **Community Theme Wall:** The Community Theme Wall is a minimum 6-foot tall slump block wall with slump block cap. A slump block pilaster with slump block cap is provided at the ends of walls and where walls change direction. This wall is designed to reinforce the overall community theme and is used at the rear and sides of yards backing onto roadways to provide privacy and noise attenuation from the main roadways.
- ◆ **Vinyl-Coated Wood Fence:** Vinyl-coated wood fencing is provided at the rear and sides of yards abutting residential lots. Vinyl-coated wood fencing is 6-feet in height and features 6-inch wide panels. The color finish of the vinyl-coated wood fence should complement the community's design theme.
- ◆ **Tubular Steel View Fence:** Tubular Steel View Fencing is a minimum 5 feet in height and is provided around the perimeter of the detention basins within Planning Areas H and I to preserve the views of the basins while maintaining security. A slump block pilaster with slump block cap is provided at the ends of walls and where walls change direction.
- ◆ **Stone Bridge Wall with Wood Rail Fence:** The Stone Bridge Wall and Wood Rail Fence are 3-feet in height and feature 30-foot wide intervals of Wood Rail Fence between 8-inch by 8-inch posts. An 8-foot high stone pilaster with a craftsman-inspired wall-mounted lantern is provided at the ends of the Wood Rail Fence. This wall is designed to reinforce the overall community theme and is used at the perimeters of the detention basins which abut local roads to provide residents with safety from the detention basins.



Source(s): Google Aerial (2013), Clark & Green (11-11-2016)



WALL AND FENCE PLAN



Source(s): Clark & Green (11-11-2016)



WALL AND FENCE DETAILS

V. ARCHITECTURAL THEME AND STYLE GUIDELINES

A. Purpose and Theme

1. Purpose

The purpose of these design guidelines is to ensure a continuity of design such that the community is unified by a consistent and long-lasting identity. The goal is to create a high standard of architectural and landscaping quality but to do so with a generalized approach so that designer creativity is not limited, product diversity is encouraged, and evolving consumer preferences can be met. It is further intended that all aspects of the community be designed with consideration to energy and water conservation.

Each of the 6 residential Planning Areas within AVANTI NORTH will have its own unique building program which will naturally generate variety in terms of floor plan, architectural style, house width, house size, and price point. These design guidelines will further ensure the development of a high quality and highly diverse community.

2. Theme

The theme for AVANTI NORTH will be an updated interpretation of traditional California suburban design. This theme is general enough to include a wide range of compatible architectural styles. As such, the resulting community will feature a diversity of house product reminiscent of traditional neighborhoods that stand the test of time. The feel of the community will be warm, inviting, and recognizable. Entry monumentation, theme walls, and landscaping will reinforce the traditional theme.

B. Site Planning and Design

This section includes design guidelines for architecture and the siting of houses on lots to encourage varied appearances among individual houses and visually interesting street scenes.

1. Variation Requirements

To meet home buyer demands for choice and variety and to ensure a visually diverse community, a range of dwelling unit sizes, floor plans, elevations, and unit sizes shall be provided in AVANTI NORTH. Every residential planning area shall provide a minimum of three floor plans and three architectural styles per floor plan. At least one of the floor plans for each planning area shall be single-story. Reversed floor plans may count towards meeting this requirement.

2. Plotting Requirements

To encourage a diverse street scene, neither the same floor plan nor the same elevation style shall be plotted next to itself or directly across the street from itself. “Directly across the street” shall be defined as more than half of the narrower lot overlapping with the wider lot across the street.

- (1) Unless a street incline prevents otherwise, a left or right side garage may not be plotted more than three times in a row.
- (2) Repetitive patterns of garage placement shall be avoided.
- (3) Single-story or recessed living area elements shall be placed on street corners where feasible.

C. Architectural Design

The following architectural design guidelines are illustrative and intended to be flexible to allow architects and home builders to tailor the architectural styles and features to meet homeowner demands and preferences. It is not the intent of these guidelines to require that all of the identified design components and elements described herein be incorporated into the actual building designs. These guidelines serve as a “palette” of character-defining elements that can be used in home designs. Builders and their architects are encouraged to use the information provided herein as guidance related to the intended architectural character of AVANTI NORTH when developing architectural plans for implementation.

1. Design Principals

While these design guidelines do not limit architectural styles, the styles employed in AVANTI NORTH should be authentic and distinct to a recognizable architectural style or combination of styles. Traditional styles tend to have defining features that should be consistently implemented across the product offering. These guidelines also allow for new styles as long as defining features can be identified and applied to the floor plans.

Architectural styles should be dictated by the massing of floor plans and a certain style should not be forced onto every floor plan. By emphasizing recognizable styles, these guidelines discourage sameness and monotony. The multi-style street scene should be diverse as to form, massing, features, windows, front doors, garage doors, materials, and colors.

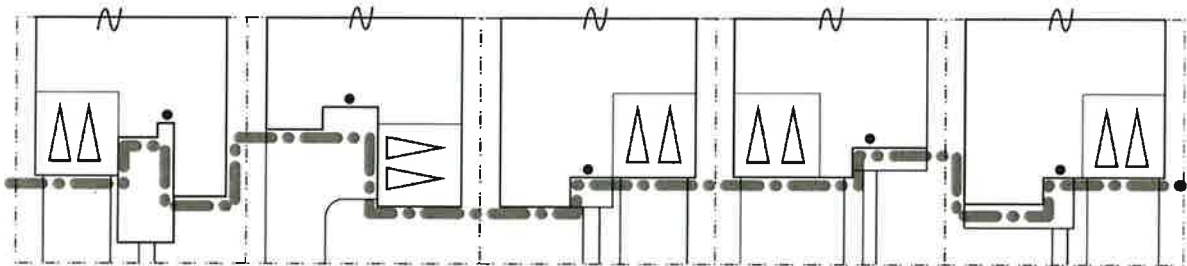
2. Form and Massing

Building mass and scale are two primary design components that affect the perception of a structure’s size. Controlling the mass of a building through articulation of the building facades, attention to rooflines, and variation in vertical and horizontal planes reduces the visual mass of a building.

To achieve visual interest and allow homes to appear varied along the streetscape, there should be variation in the building massing visible from the street. This is to be achieved by varied building plane

setbacks and architectural styles along neighborhood streets. Composition and balance of roof forms also is important to street scene variety. Houses are to be arranged in a manner that creates a harmonious, varied appearance of building rooflines, heights, and setbacks.

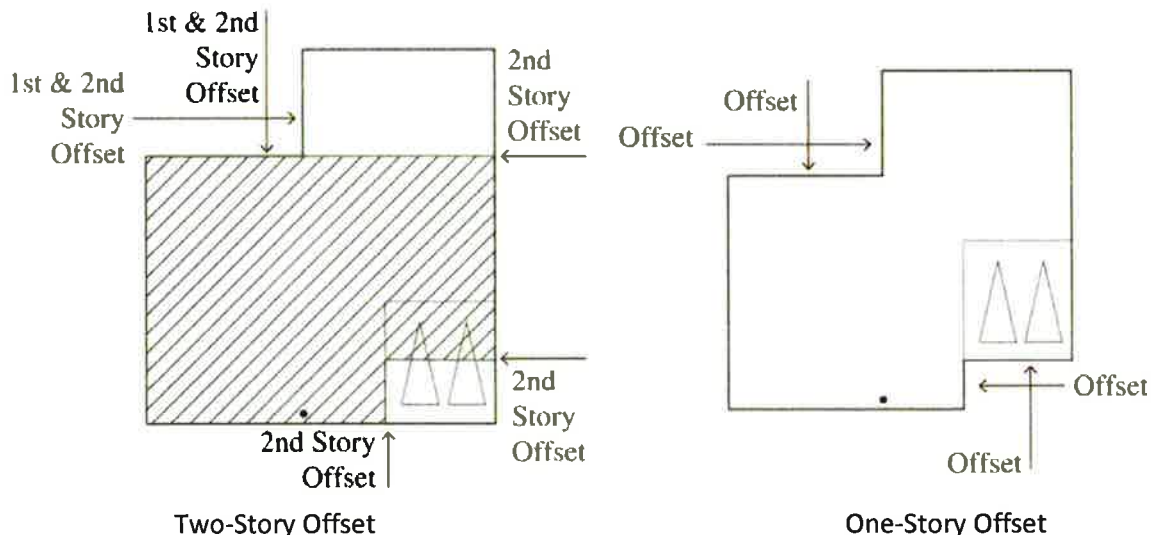
Figure V-1 Varied Massing Diagram



Special design features such as covered front porches, window and door articulation, extended overhangs and building edge treatments are encouraged. General massing should vary noticeably among the different floor plans. Together with variable setbacks, massing variation creates visually appealing and desirable street scenes.

- (1) All four sides of a two-story house shall have at least one plane break at the first and/or second story in order to avoid monolithic elevations. A plane break must be at least 2 feet.
- (2) Three sides of a single-story plan must have at least one plane break. A plane break must be at least 2 feet.
- (3) At least one of the floor plans offered in each planning area shall be a single-story plan.
- (4) The floor area of a second story, including the stairs, shall not exceed 80% of the floor area of the first story including the garage and any porch.

Figure V-2 Example of Offsets

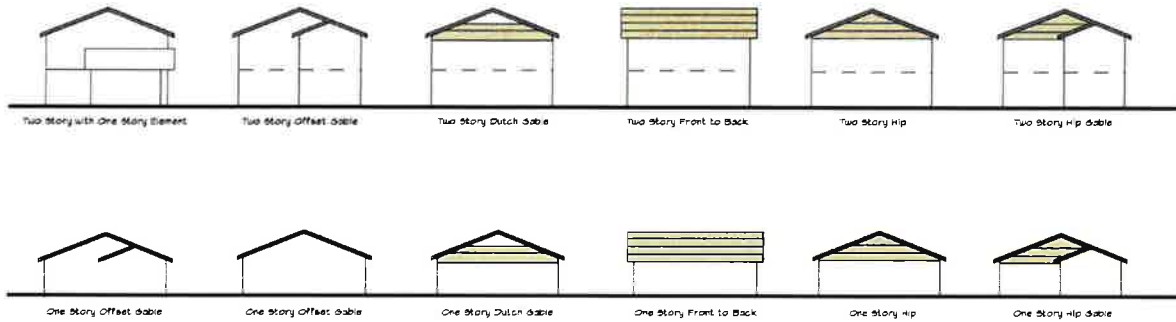


3. Roofs

Rows of homes are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roofline. The building mass shall be varied (see Figure V-3) to minimize the visual impact of similar building silhouettes and similar ridge heights. This can be achieved by using a variety of front-to-rear, side-to-side, gables and hipped roofs, and/or by the introduction of a one-story element

- (1) Roof pitches should vary according to architectural style. Primary roof pitches may be 4:12 or 5:12 (for solar panel efficiency). Secondary roof pitches can vary from primary roof pitches but only if such variation is consistent with the architectural style.
- (2) To the extent they are not inconsistent with an architectural style, hipped roofs are encouraged in order to accommodate solar panels and to cast shade over windows.
- (3) Simplified rooflines are encouraged in order to accommodate integrated solar panels. Provide large enough unbroken roof planes to be sufficient to meet the state code for “solar zones”.
- (4) Eave depths should vary according to architectural style and may range in depth from 12” to 24”.
- (5) Porches and balconies are encouraged to the extent they are consistent with the architectural style. The minimum porch depth shall be 5 feet.

Figure V-3 Varied Roof Examples



4. Garage Location and Design

The visual impact of three-car garages as seen from the road network should be reduced where possible. Although not necessarily depicted on the architectural elevations (see Section IV.D.3, *Architectural Styles*), the builder(s) in AVANTI NORTH are encouraged to pay particular attention to the design, placement, and orientation of the garages in all residential neighborhoods. Depending upon lot size, this shall be accomplished through a variety of methods, including:

- (1) Side-on orientation (a side-on garage shall have a minimum back-up area of 28-feet).
- (2) Garage setback greater than the house front setback.
- (3) Tandem garages for third car.
- (4) A porte-cochere architectural element.
- (5) Garage door details should vary in a manner that is consistent with each architectural style.
- (6) Front-facing garages shall not be wider than 65% of the house width.
- (7) Exclusive use of three-car front-facing garage in all floor plans within each Planning Area is prohibited. When a 3-car front-facing garage is utilized, a single garage door should be offset from a double garage door.

5. Architectural Elements

Architectural styles for AVANTI NORTH should be chosen in part as an opportunity to introduce a variety of exterior accent materials (e.g. brick, stone, siding, metal, pre-cast concrete, ceramic tile, timber).

- (1) Color schemes should be simple, tasteful, and consistent with architectural styles.
- (2) Front door details should vary according to architectural style.

- (3) Feature window shapes should vary according to architectural style.
- (4) Acceptable roof materials include concrete tiles and metal, but exclude composite shingle.
- (5) Chimneys, which may cast shadows over solar panels, are not required.
- (6) At least two photosensitive carriage lights per house are required and they should vary according to architectural style.
- (7) Shutters are not required; but to the extent they are used, shutter sizes should be proportional to the window and shutter styles should vary in a manner consistent with architectural styles.
- (8) Trim details from the front elevation should also be applied to the sides and rear of the house for continuity.
- (9) Exterior building materials and surface coatings that resist sun damage and color fading are encouraged.

6. Mechanical Equipment

Mechanical equipment such as air conditioners, heaters, evaporative coolers, and other such HVAC devices shall not be mounted on any roof and must be located at ground level behind privacy walls or landscape. Solar systems shall be permitted on rooftops.

D. Architectural Styles

1. Architectural Styles

The residential architecture of AVANTI NORTH will reflect a variety of architectural themes and styles prevalent in Southern California. The identified architectural elements and details for each style provide guidance but are not necessarily required for a given style. It is not practical to describe every allowable detail consistent with a style. These are guidelines – not an instruction manual. Contemporary interpretations of historical styles are appropriate.

Architectural design creativity, attention to detail, and respect of the building's scale and massing along residential streets are to be at a level equal to or exceeding the homes and neighborhoods within the surrounding communities.

The following is a list of example architectural styles along with some defining characteristics of those styles. The list is not intended to be exhaustive or limiting. Rather it is intended to demonstrate that acceptable styles shall have some historical authenticity that can be defined by a unique set of characteristics.

The characteristics shown below are only representative because an authentic style can have several interpretations. The only requirement is that definable architectural styles be utilized so that elevations are identifiable and the street scene is diverse. Generic architecture that lacks identifiable characteristics and blends together is not acceptable.

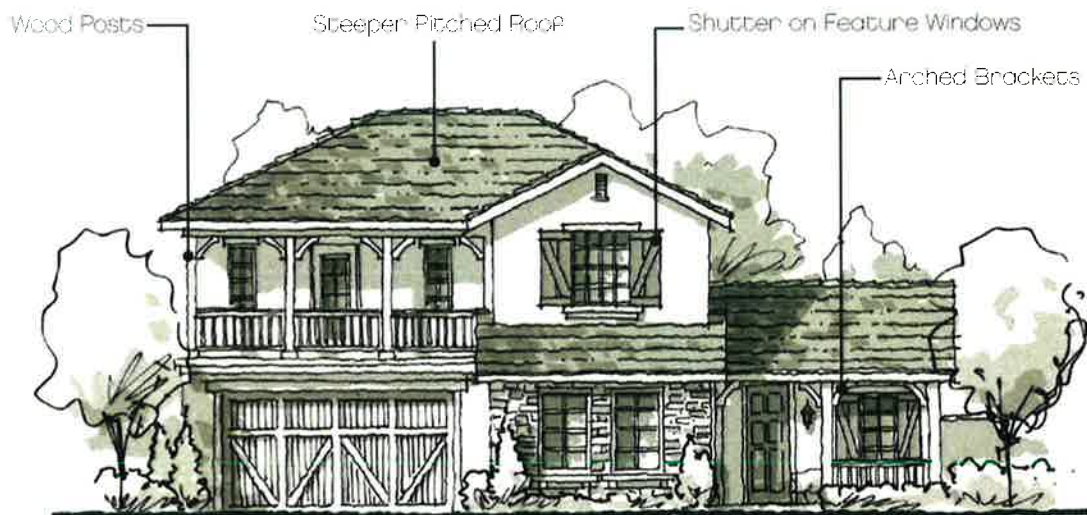
Example styles:

- French Country
- Craftsman
- European Manor
- Italian
- Spanish
- Monterey
- Traditional
- Tuscan

French Country

French Country is picturesque style from the early 20th century that recalls a more rustic French vernacular. Designs for these homes reflect the evolution of their rural setting (part farmhouse and part chateau).

- | | |
|---|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> Staked ledge stone or brick façade base | <ul style="list-style-type: none"> <input type="checkbox"/> Front porch with wood posts and arched braces |
| <ul style="list-style-type: none"> <input type="checkbox"/> Feature windows with a horizontal or a flat-arch top | <ul style="list-style-type: none"> <input type="checkbox"/> Steeper roof pitch with combination of hips and gables (dominant gable or hip roof) |



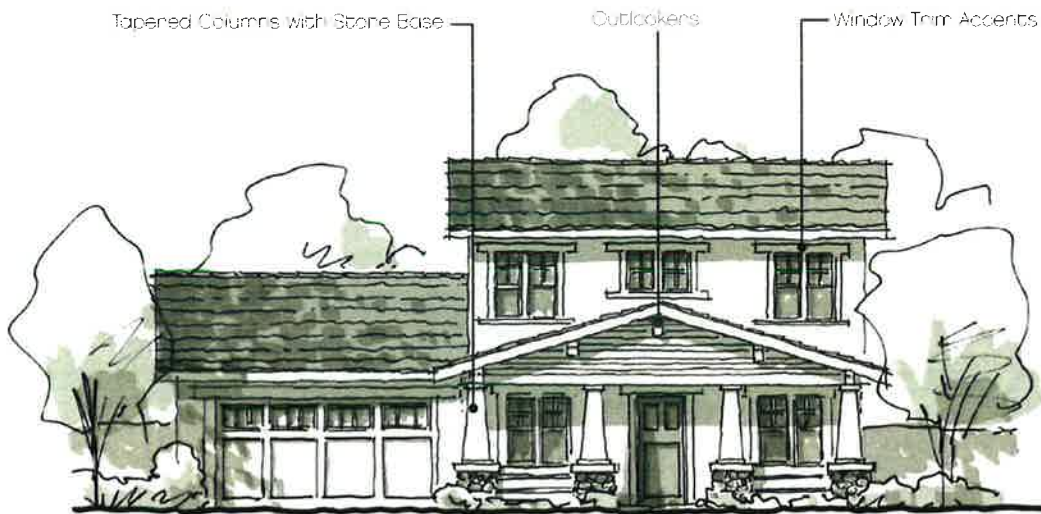
Craftsman

This style has its historical roots in Southern California and spread throughout the country by pattern books and popular magazines during the early decades of the 20th century. Craftsman specific attributes relate to the home's climate, native materials, indoor/outdoor living, and honest character styles.

- | | |
|--|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Low pitched (5:12), front gabled roof with wider overhangs and flat roof tile; higher pitched roofs acceptable on single-story homes <input type="checkbox"/> Cross-gabled, side-gabled and hipped roofs also appropriate <input type="checkbox"/> Decorative beams or braces under gables <input type="checkbox"/> Siding or distinguishable vent details in gable ends | <ul style="list-style-type: none"> <input type="checkbox"/> River rock applications historically typical and preferred as base details at porches; additionally tapered or double wood post columns signature elements for this style; but brick is acceptable <input type="checkbox"/> Exterior walls can be enhanced with a shingle or siding application; all stucco solutions are acceptable <input type="checkbox"/> Expressive window and door trims |
|--|---|



Craftsman



European Manor

The European Manor is a more formal, classical version of the European Country evoking the manicured estates of the European aristocracy.

- | | |
|--|--|
| <ul style="list-style-type: none"><input type="checkbox"/> Grouted stone façade<input type="checkbox"/> Flat arches typify entry, porch and feature windows | <ul style="list-style-type: none"><input type="checkbox"/> Steeper roof pitch (5:12 to 6:12), predominantly hipped with crown-boxed eaves<input type="checkbox"/> Iron railings and balconies |
|--|--|



Italian

The Italian or Villa homes reflect more symmetrical, square forms with enduring southern European influences allowing a variety of massing and detail opportunities. Typically they are 2-story with vertical massing.

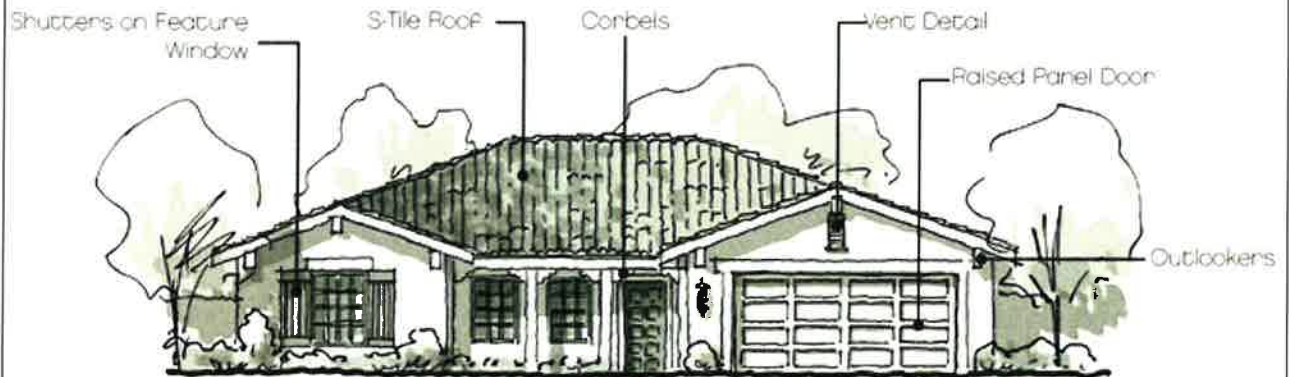
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|--|--|
| <input type="checkbox"/> Low pitched, hipped roof with wide eaves | <input type="checkbox"/> Smaller upper level windows |
| <input type="checkbox"/> Boxed-crown or conventional fascia are both appropriate | <input type="checkbox"/> Stucco exteriors with accent ironwork and/or pre-cast concrete features |
| <input type="checkbox"/> S-tile is common but flat tile is acceptable | <input type="checkbox"/> Optional columns at porches and/or balconies add formality |
| <input type="checkbox"/> Flat or full arches at entries, porches, and accent windows | <input type="checkbox"/> Can be traditional or progressive |



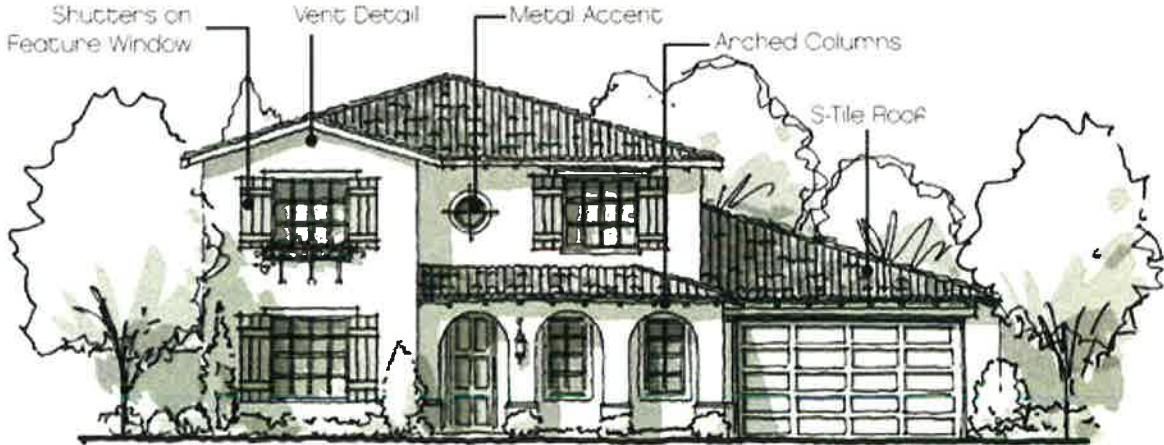
Spanish

The Spanish style evolved in California as an adaptation of Mission Revival influences, infused with additional eclectic elements and details from Latin America and Spain. From formal adaptations to informal solutions, this style remains one of the most recognizable.

- | | |
|---|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Low pitched, S-tile roof <input type="checkbox"/> Eave overhangs with any combination of hipped and gabled roofs <input type="checkbox"/> Full arches at entry, porch, and/or feature windows common (Not required for Hacienda Style) <input type="checkbox"/> Typically all stucco walls <input type="checkbox"/> Iron accent details at small feature windows and/or exterior railing | <ul style="list-style-type: none"> <input type="checkbox"/> Accent tiles can be provided as entry surrounds or feature window surrounds <input type="checkbox"/> Appropriate detail at gable ends such as decorative pipes, vents, or outlookers <input type="checkbox"/> Santa Barbara is more formal version with splayed or compound arches <input type="checkbox"/> Hacienda is more casual version with wood headers, corbels, and posts |
|---|---|



Spanish



Monterey

The Monterey style emanated from the Monterey Peninsula in the late 19th century by mixing East Coast Colonial architecture with the Spanish-influenced architecture of California.

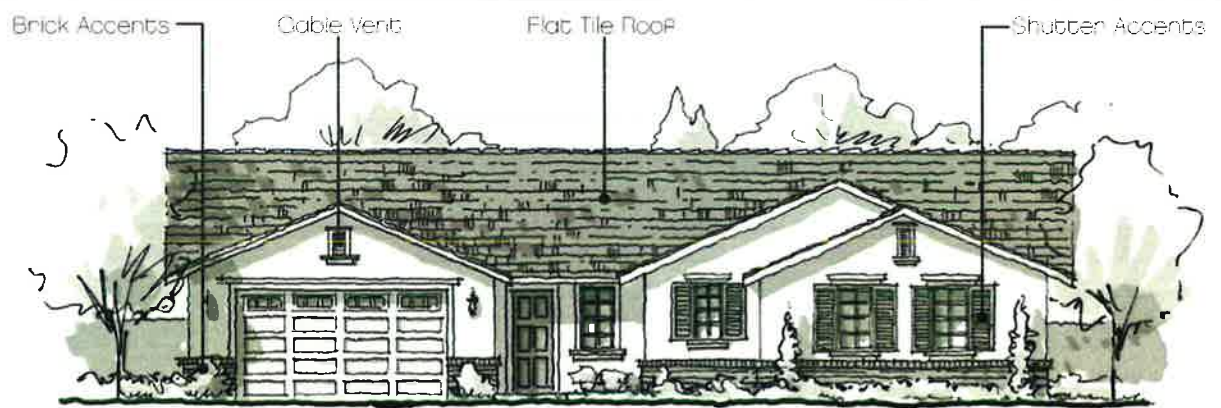
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| <ul style="list-style-type: none"> <input type="checkbox"/> Two-story massing <input type="checkbox"/> Useable balconies at front elevation with wood railing/pickets preferred solution; adaptations of this detail encouraged for variety <input type="checkbox"/> Rafter tails <input type="checkbox"/> Flat or 's' roof tiles | <ul style="list-style-type: none"> <input type="checkbox"/> Front to back primary roof with expressed outlookers at gable ends <input type="checkbox"/> Brick or stone application with vertical or horizontal (board & batt) siding <input type="checkbox"/> All stucco applications acceptable if contributing details provided |
|---|--|



Traditional

The Traditional style evolved in the early twentieth century exemplified by classic “Americana” or colonial influences. This style is quite adaptable to its surroundings and fits well within a style diverse street scene. Warm and comfortable, its simplicity of form and structure promote a true sense of Americana.

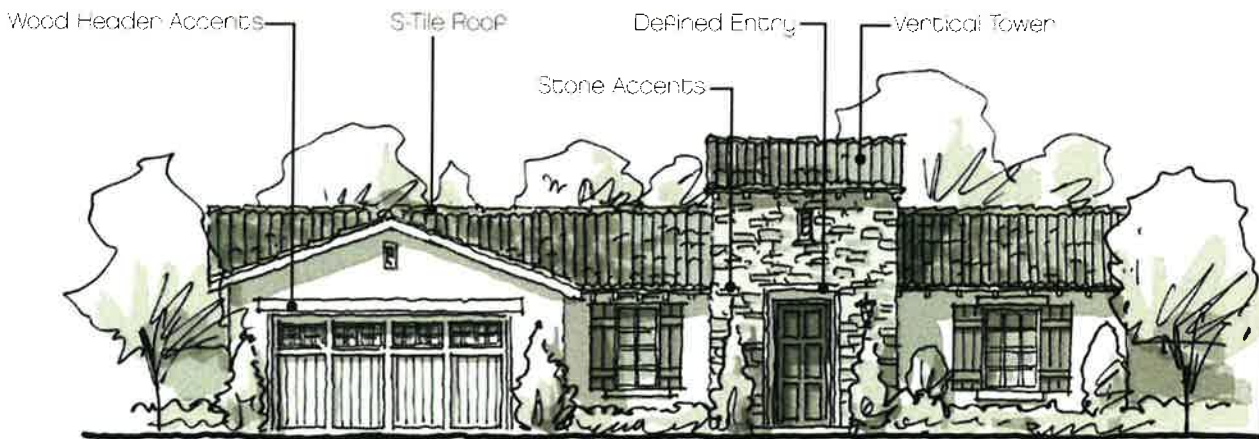
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|---|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> Horizontal and/or vertical massing <input type="checkbox"/> Roofs can be hipped and/or gabled with steeper pitches <input type="checkbox"/> Flat tile roof <input type="checkbox"/> Typical brick application at base | <ul style="list-style-type: none"> <input type="checkbox"/> Horizontal siding and/or stucco <input type="checkbox"/> When a front porch is provided, it shall be useable with substantial wood posts atop a base with wood railing/pickets <input type="checkbox"/> Gable vent or accent window detail <input type="checkbox"/> Shutters also common to this style |
|---|--|



Tuscan

The Tuscan style is a more rustic version of Italian architecture rooted in the Tuscany region of Italy.

- | | |
|--|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> Primary horizontal mass with accentuated vertical tower or defined element <input type="checkbox"/> Meaningful stone application on façades extends from foundation to eave <input type="checkbox"/> Accent shutters can be cantilevered with iron braces | <ul style="list-style-type: none"> <input type="checkbox"/> Wood or wood-look window and door headers accentuate the rustic feel <input type="checkbox"/> Primary entries are well-defined <input type="checkbox"/> Lower pitched roof with flat or s-tile |
|--|---|



VI. SPECIFIC PLAN ADMINISTRATION

A. Approval of the Specific Plan

The AVANTI NORTH Specific Plan will be reviewed by both the Planning Commission and City Council and adopted by Ordinance in accordance with the City of Lancaster's established policy. The AVANTI NORTH Specific Plan establishes all of the development regulations for the Specific Plan area. The development regulations are structured for consistency with the City of Lancaster Zoning Code and incorporate general provisions, permitted uses, development standards, project approval procedures, and other zoning related provisions.

B. Amending the Specific Plan

Approval of this Specific Plan indicates acceptance by the City Council of a general framework for development including specific development standards that constitute the zoning regulations for the AVANTI NORTH Specific Plan area. Certain modifications to the Specific Plan text and exhibits may be necessary during the community's development. Modifications to the Specific Plan shall occur in accordance with the amendment process described in this section. These amendments are divided into two categories.

The first category, "Substantial Conformance / Minor Modification," as defined below, allows for minor changes to the Specific Plan without a public hearing and may be approved by the Director of Community Development. All other substantive proposed changes are considered "Formal Amendments" and are required to be reviewed for approval by the Planning Commission and the City Council.

Amendments may be requested at any time pursuant to California Government Code Section 65453(a). If the Director of Community Development deems the proposed amendment as a Formal Amendment, it will be processed in the same manner as the original Specific Plan. Proposed amendments deemed to be a Substantial Conformances / Minor Modification by the Director of Community Development, as defined herein, will be processed administratively as a substantial conformance by the Administrative Review process.

1. Substantial Conformance / Minor Modification

Upon determination by the Director of Community Development, certain modifications to the Specific Plan text, graphics, and/or project design may not require Formal Amendments (i.e., through public hearing). The following Minor Modifications to the Specific Plan do not require a Specific Plan Amendment and are subject to review and approval by the Director of Community Development. The Director of Community Development, however, shall have the discretion to refer any such request for modification to the Planning Commission.

Minor Modifications include the following:

- Decrease in overall Specific Plan density.
- Adjustment of planning areas so long as the total acreage of that planning area does not decrease or increase by more than 15% of that stated within this Specific Plan.
- Transfer of dwelling units between planning areas of 15% or less.
- Realignment or modifications of streets serving AVANTI NORTH, lot lines, easement locations, and grading adjustments, if also approved by the City Engineer.
- Modification of design criteria such as paving treatments, architectural details, landscape treatments, fencing, lighting, and entry treatments.
- Final facility sizing and precise location of water, sewer and storm drainage improvements when directed by the City Engineer.
- Change in utility and/or infrastructure servicing agency.
- Collector road alignment revisions when the centerline moves by less than 10 feet.
- Landscape, wall material, wall alignment and streetscape design modifications, which are consistent with the design guidelines contained in this document as determined by the Development Review Committee.
- Modifications to Architectural Design Guidelines, such as variations of materials within the particular architectural style and complementary variations in colors.
- Revisions to project graphics, which do not substantially change the intent of the graphics in the AVANTI NORTH Specific Plan.
- Specific modifications of a similar nature to those listed above, which the Director of Community Development deems minor, which are in keeping with the intent of the Specific Plan and which are in conformance with the City of Lancaster General Plan.
- Any other proposed changes that are determined by the Director of Community Development to be minor modifications.

2. Formal Amendment

All Specific Plan modifications, which do not meet the criteria of a Substantial Conformance / Minor Modification as defined in this section, shall be deemed to require a Formal Amendment. This Specific Plan was prepared pursuant to California Government Code 65450, et. seq. Amendments to the Specific Plan shall be processed in accordance with applicable requirements of law, which include Section 65450, et. seq. of the California Government Code.

Formal Amendments shall be subject to the review and approval of the City Council. The Planning Commission shall first hear and consider all applications for Formal Amendments to the Specific Plan. The Planning Commission shall prepare a recommendation and findings on all applications for Formal Amendments to the City Council. As required by the California Government Code, all agencies significantly affected by the Formal Amendment shall be notified of the proposed action prior to the approval of the Formal Amendment.

Any Formal Amendment to this Specific Plan initiated by an applicant shall require preliminary review by the City of Lancaster Director of Community Development, filing of an official application and required materials supporting the amendment, submittal of a fee deposit, Planning Commission review and recommendation and City Council review and final decision.

In considering approval or disapproval of Formal Specific Plan Amendments, the City Council shall find that the proposed Amendment is in compliance with the following:

- (1) The proposed Amendment is consistent with the General Plan and its Elements in effect at the time of consideration.
- (2) The proposed Amendment does not result in an incompatibility with surrounding land uses with respect to use, development standards, density, or issues of health, public safety, or general welfare.
- (3) The proposed Amendment is consistent with the overall design character and general community structure of the AVANTI NORTH Specific Plan as set forth in the Specific Plan's Design Guidelines (Sections VI and V).
- (4) The proposed Amendment is not likely to cause substantial environmental damage, or substantially and avoidably injure significant wildlife, or their habitat.

C. Approval of Implementing Projects

The purpose of this section is to provide a process for the implementation and review of all Tract Maps, which will be required to implement the development and construction of the AVANTI NORTH Specific Plan.

Following the approval of the tentative map, the final Tract Map and application for final Tract Map approval shall be filed with the Director of Public Works. The Director of Public Works or his or her designee shall review the Tract Map for conformance with the tentative map conditions of approval and the provisions set forth by this Specific Plan. All projects constructed in accordance with an approved Tract Map shall be permanently maintained as approved. Any desired subsequent changes shall be submitted for approval as an amendment to the Tract Map.

D. CEQA Compliance Process

The AVANTI NORTH Specific Plan was required by State law to undergo environmental review in accordance with the California Environmental Quality Act (CEQA). Pursuant to State and local CEQA guidelines, the

City of Lancaster prepared an Environmental Impact Report (EIR). Prior to the approval of the Specific Plan, the EIR was considered and certified by the City of Lancaster Planning Commission. Any amendments to this Specific Plan or discretionary approvals required to implement this Specific Plan also are subject to the requirements of CEQA.

