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**VII. Appendix**

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### A. GENERAL PLAN CONSISTENCY

California Government Code 65450-65553 permits the adoption and administration of Specific Plans as an implementation tool for elements contained within the local General Plan. Specific Plans must demonstrate consistency in regulations, guidelines and programs with the goals, objectives, policies, programs and land uses that are set forth in the General Plan.

The City General Plan has been reviewed, and applicable goals addressed as they pertain to the proposed Specific Plan. A listing of implementation methods by which consistency between the General Plan and the Fox Field Specific Plan has been achieved is provided below. The discussion for each goal will consider applicable policies related to the goal.

#### 1. General Community Goals

**Goal 1:** To define the various aspects of "quality of life" which can be enhanced or degraded by land use and development decisions, and ensure that Lancaster manages its future in such a manner as to place the highest value on people and their quality of life.

**Implementation:** The City General Plan identifies the area surrounding the Fox Field Airport as an industrial specific plan area and further identifies a goal of protecting the airport from incompatible land uses. The Fox Field Specific Plan implements these provisions by providing a master plan for the development of the area and protecting the airport from residential land use encroachment by providing approximately a one-mile non-residential buffer around the airport.

**Goal 2:** To facilitate a smooth conversion of the City of Lancaster from a suburb of the Los Angeles Basin to a balanced and complete community encompassing a diverse mix of land use types and intensities, housing types and styles, and local employment and business opportunities, which combine to provide a quality living and working environment.

**Implementation:** Lancaster is considered by SCAG to be "jobs poor" at the present time, with a jobs/housing balance of less than 1.0. Because the area is considered "jobs poor" with regard to jobs/housing balance, additional non-residential development is consistent with the goals and policies of the general plan, to help achieve regional jobs/housing balance.

## 2. Plan for the Natural Environment

**Goal 3:** To identify limits on the natural resources needed to support existing and future development within the City and its sphere of influence, and ensure that these resources are managed and protected.

**Implementation:** A water and sewer study has been prepared as part of the specific plan and EIR process which identifies constraints on the use of the groundwater resources of the valley, as well as infrastructure capacity for wastewater treatment. The water/sewer plan for the project utilizes water resources within the local capacity.

## 3. Plan for Public Health and Safety

**Goal 4:** To provide a secure manmade environment which offers a high level of protection from natural and manmade hazards to life, health, and property.

**Implementation:** The project's Environmental Impact Report (EIR) identifies project-related impacts from natural and manmade hazards such as hazardous waste, flooding, and seismic conditions and provides measures to mitigate these impacts. Further, the Specific Plan land uses will address safety issues in the following manner:

- **Seismic Safety:** The design of structures within the project area will conform to the latest Uniform Building Code (UBC) and/or City Code requirements relating to seismic reinforcement.
- **Flood Control:** The drainage plan in this specific plan document outlines flood control measures within the specific plan area to protect against flood-related damage.
- **Airport Noise:** The airport 60 CNEL noise contour within the Fox Field project are identified on Exhibit 25. The noise contours which affect the project are the 60 and 65 CNEL levels. These noise levels are considered to be in the acceptable range for industrial and business park uses. Both the Federal Aviation Administration (FAA) and the Department of Housing and Urban Development (HUD) recommend that single family residences not be constructed within the 65 CNEL contour.
- **Land Use Compatibility:** It is a stated goal of the City and the County to limit land uses surrounding Fox Field to ensure safe airfield operation. The land uses proposed by the Specific Plan are non-residential in nature, providing a buffer zone on approximately one mile from residential uses. Industrial and business park uses are generally felt to be compatible with airport operations.
- **Hazardous Materials:** The City of Lancaster has developed a Multihazard Functional Plan to outline the City's response to emergencies, including

hazardous materials, as well as evacuation routes and notification plans in cases of emergencies.

- **Police and Fire Protection:** The Fox Field project area is within the service areas of the County of Los Angeles Sheriff Antelope Valley Station and the County Fire Department, which will provide police and fire protection for the development.

**Goal 5:** To provide a system of emergency services which is adequate to meet routine emergencies, as well as major catastrophic situations.

**Implementation:** The City will provide police and fire services to the specific plan area through contracts with the County of Los Angeles. In addition, the City has developed a disaster plan in the event of natural or man-made disasters; the plan includes evacuation routes through the City.

#### 4. Plan for the Living Environment (Housing)

**Goal 6:** To promote sufficient housing to meet the diverse housing needs of all economic segments of the present and future City of Lancaster.

**Implementation:** The specific plan area is identified in the General Plan as a non-residential specific plan area. This is due in part to airport hazards and noise zones as well as a desire by the County of Los Angeles and the City to protect the airport with a planned non-residential buffer. Thus, the Fox Field Specific Plan does not include residential uses, although residential land uses are present to the south of the project area.

**Goal 7:** To preserve existing housing stock within areas for which a desirable living environment can be provided; to promote conversion of such residential areas for which a desirable living environment can not be sustained.

**Implementation:** This goal does not apply to this project: the Fox Field Specific Plan area is a proposed new industrial/business park development which is consistent with the existing General Plan.

**Goal 8:** To promote provision of adequate housing opportunities for those desiring to live in Lancaster, regardless of age, race, ethnic background, national origin, religion, family size, marital status, physical handicap, or other arbitrary factors.

**Implementation:** See discussion for Goals 6 and 7, above.

**Goal 9:** To promote access for Lancaster residents to high quality local educational services.

**Implementation:** Although no schools are anticipated within the industrial/business park-oriented Fox Field project, it is anticipated that school fees will be paid as required by the local school district.

**Goal 10:** To provide a park, recreation, and open space system which enhances the livability of urban and rural areas by providing parks for residential neighborhoods; establishing a comprehensive trails system; and meeting the open space and recreational needs of Lancaster residents.

**Implementation:** The project land use plan identifies an open space network (see Exhibit 4, *Focused Planning Area Land Use Plan*) that provides:

- Visual open space adjacent to project roadways;
- Park space in Fox Field East adjacent to the future fairgrounds;
- An open space corridor/greenbelt along the streambed which traverses the area; and
- An urban trail system that links the project open space with Apollo Park. The trail system is consistent with the trails identified for the area in the City's General Plan.

**Goal 11:** To promote community appreciation for the unique history of the Antelope Valley and the City of Lancaster and community involvement in the protection, preservation, and restoration, where feasible, of features of cultural, historical, or architectural significance.

**Implementation:** At this time, no archaeological or historical resources have been identified in the project area, although sites have been discovered along Amargosa Creek, located southeast of the project area. The project's EIR identifies measures for the protection or preservation of cultural resources found during project construction.

**Goal 12:** To enhance the quality of life for Lancaster residents through opportunities for social interaction and participation in a wide range of cultural activities.

**Implementation:** The City has a number of cultural and social opportunities for area residents. The project development standards do not preclude the development of these types of facilities in the project area except where limited by airport hazard or noise zones.

**Goal 13:** To enhance social interaction and ensure the physical, mental, and emotional well-being of those in need.

**Implementation:** The City of Lancaster has programs for the physical, mental, and emotional well-being of residents. Social facilities such as child

care are not feasible in many portions of the project area due to noise and hazard limitations caused by airport operations.

## 5. Plan for Physical Mobility

**Goal 14:** A well-balanced transportation and circulation system which maximizes freedom of movement; provides for the efficient and safe transport of goods within and through the City of Lancaster; and balances concerns for mobility with concerns for safety and the quality of the City's living environment.

**Implementation:** The project is located adjacent to the Antelope Valley Freeway, a major regional circulation link; in addition, the area takes access from Avenues F, G, and H, and 30th and 40th Streets. The project's circulation components (see Exhibits 9-10, *Circulation Plan* and *Road Cross Sections*) provide a system which effectively moves vehicles through and within the project area. The circulation-related improvements are consistent with the General Plan circulation map. A trail system will provide pedestrian access within the site. Further, the project Environmental Impact Report provides circulation-related measures to mitigate any impacts to the local circulation system.

## 6. Plan for Municipal Services and Facilities

**Goal 15:** A full range of municipal services and facilities at desired levels for urban and rural areas, as appropriate.

**Implementation:** The project provides for the public services and facilities needed by the proposed land uses as follows:

- **Public Services:** The project area is within the service areas of the County of Los Angeles Sheriff Antelope Valley Station and the County Fire Department, which will provide police and fire protection for the development.
- **Flood Control:** The drainage plan for the project (see Exhibit 11-12, *On-Site Drainage Plan* and *Regional Drainage Plan*) outlines flood control measures within the specific plan area to protect against flood-related damage in areas prone to flooding. The existing drainage channel/streambed which traverses the southern portion of the project area is proposed as a natural open space corridor/channel. In addition, the project EIR outlines measures to mitigate potential flood hazards.
- **Emergency Plan:** The City of Lancaster has developed a Multihazard Functional Plan to outline the City's response to emergencies, and includes evacuation routes and notification plans in cases of emergencies.

- **Infrastructure:** A water and sewer study has been prepared as part of the Specific Plan and EIR process which identifies constraints on the use of the groundwater resources of the valley, as well as infrastructure capacity for wastewater treatment. The water/sewer plan for the project utilizes water resources within the local capacity.

## 7. Plan for Economic Development and Vitality

**Goal 16:** Economic self-sufficiency and a fiscally solvent and financially stable community.

**Implementation:** Based upon the fiscal analyses performed for the project, the project will result in a net positive flow of revenues into the City.

## 8. Plan for Physical Development

**Goal 17:** To establish a variety of land uses which further Lancaster's transition from a suburb of Los Angeles to a community in which people live, work, shop, and play.

**Implementation:** The Fox Field project provides primarily industrial/office land uses, with support commercial in focused areas to provide needed services within the business park. The project is accessible, located adjacent to the Antelope Valley Freeway (SR-14) and accessed by two regional arterials (Avenues G and H) with full interchanges at SR-14. These land uses will generate an additional employment base for the City (which is jobs-poor according to SCAG) and are consistent with General Plan and County goals of protecting the airport from non-residential encroachment. In addition, the project land use plan identifies an area for public/quasi-public/institutional activities in the southern portion of the site.

**Goal 18:** To manage urban development by structuring the location and intensity of urban and rural uses to create a comprehensive urban structure.

**Implementation:** The project is located around the existing Fox Field airport in an area identified by the City for industrial development. The project area definition has taken into consideration the needs of the County to buffer the airport, the City's desire for additional employment, and the project areas of the City's redevelopment agency. Currently, some infrastructure is existing in the project area, and the project is located between the City of Lancaster's urbanized area and urban development (Del Sur Ranch) occurring to the west.

**Goal 19:** To create a well planned community with an aesthetically pleasing physical environment.

**Implementation:** The land uses proposed by the Land Use Plan present a pattern which is consistent with the existing airport land uses and land use

restrictions. The Design Guidelines and Landscape Plan outlined in this document will assure the City of Lancaster of the continued design quality of the development. The Design Guidelines contain standards for site design, walls and fences, signage and other design elements. The project Landscape Plan (see Exhibit 28, *Landscape Concept Plan*) delineates a hierarchy of roadways through the use of streetscape treatments and highlights Avenues G and H as major corridors into and through the site through the use of significant landscaped setbacks and monument signage.

**Goal 20:** To promote a regional perspective in land use decisions affecting the residents of Lancaster.

**Implementation:** Throughout the Fox Field planning effort, the City of Lancaster and County of Los Angeles have worked together to plan for appropriate land uses around the airfield. This coordinated work effort has given the project a regional perspective.