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IMPLEMENTATION 8

A PHASING CONCEPT

A.1. Purpose. The Phasing Concept is intended to ensure orderly build-out of the Amargosa Creek development based on the following considerations:

1. Adequate provision of infrastructure and public facilities.
2. Effective response to market and economic conditions.
3. Fulfillment of community objectives and expectations relative to shopping and recreational amenities.

A.2. Phasing Flexibility. The phasing sequence as described below predicts a potential build-out scenario and is subject to change (i.e., not mandatory). Phasing requirements are intended to provide a flexible response to market conditions, including coordination of public infrastructure improvements with private development.

A.3. Backbone Infrastructure. Full build-out of the Commercial and Medical Districts is dependent upon the provision of critical backbone infrastructure, including extension of public roads along the perimeter of the Amargosa Creek site and channelization of the creek. Nonetheless, development of the site is expected to proceed in phases, and will be coordinated with the provision of adequate infrastructure. The Reviewing Agency shall be responsible for determining the extent and timing of the infrastructure required for each phase as development moves forward, including the determination of any necessary changes to the infrastructure plan.

A.4. Commercial District Phasing. Based on a current understanding of market conditions, the expected build out of the Commercial District is 5 -10 years. Development phasing of the Commercial District is tentatively anticipated as follows:

- *Phase One.* The initial phase will likely encompass both the Community Commercial and Lifestyle Commercial Precincts, as well as portions of the Frontage Commercial Zone. Changing economic conditions throughout the community and region suggest that there is sufficient demand for general merchandise, specialty retail and full service dining to warrant concurrent development of these areas in the initial phase. The community's expectations are also that development of the project site will incorporate a pedestrian-oriented shopping component and associated community outdoor space. Therefore, it is intent of the plan that the major plaza occur concurrent with the initial phase of development.

- *Phase Two.* The second phase is expected to provide for outlying pad development that expands the commercial offerings on-site, in particular, full build-out along 10th Street West and Avenue K-8 of the Frontage Commercial Zone.

- *Phase Three.* The Flex Commercial Zone at the northeastern quadrant of the site is expected to be the final phase of the commercial development, building upon the critical mass offered by prior commercial and medical phases. A flexible mixture of commercial uses will be accommodated, affording a suitable response to future market conditions. Nonetheless, portions of the Flex Commercial Zone may develop earlier than expected depending on market demand.

A.5. Medical District Phasing. The Kaiser Permanente Medical Center campus planned for the southeastern quadrant of the site will also be developed in a series of phases, with anticipated build out over approximately twenty-five (25) years. Medical District phasing is not contingent upon development of the Commercial District in whole or in part.

- *Phase One.* The initial phase of the medical campus will include the proposed Hospital Support Building (HSB) containing specialty medical and physicians offices. A Central Utility Plant (CUP) will also be constructed and sized to support the campus at full build-out. Completion is expected between 2011 and 2015.

- *Phase Two.* The second phase of the medical campus will add a 100 to 150 bed hospital. Design of the hospital and HSB is expected to coincide; however, a more complex design, approval, and construction process will extend opening of the hospital to between 2014 and 2018.

Phase Three. Development of the last phase of the medical campus is dependent on regional growth and demand for additional medical facilities. A 50 bed hospital expansion and a medical office building may be accommodated. It is unlikely that construction would commence prior to completion of Phase Two, with a full build out horizon of 2020 to 2030.

B PHASING REQUIREMENTS

A.1. Overall Backbone Infrastructure Requirements. Full build-out of the Amargosa Creek Specific Plan area will require the following backbone infrastructure improvements.

1. Channelization of Amargosa Creek in an underground conveyance designed to handle major storm events, for the entire length of the site.

2. Public right-of-way and associated utility improvements along 10th Street West, including streetscape, signalization and traffic control mechanisms, etc.

3. Public right-of-way and associated utility improvements along Avenue L, including streetscape, signalization and traffic control mechanisms, etc.

4. Construction of 5th Street West and Avenue K-8 as boundary arterials, including public right-of-way (i.e., streetscape, signalization, and traffic control mechanisms, etc.) and associated utility improvements.

5. Construction of the designated “Boulevard” separating the Commercial and Medical Districts, including right-of-way (i.e., streetscape, signalization, and traffic control mechanisms, etc.) and associated utility improvements.

6. On-site extensions of water and utility systems as necessary to serve the development.

A.2. Commercial District Phasing. While a potential phasing concept has been presented, it is expected that the timing of development will principally be determined by market demand. Therefore, the Reviewing Agency will engage in the on-going evaluation of development proposals to determine infrastructure requirements for each phase. Their determination will be based on the following factors:

1. Infrastructure shall be provided in conjunction with each phase of development to ensure adequate vehicular, pedestrian and service access.

2. Extensions of various utility systems, including but not limited to water, sewer, gas, and electricity, shall be of sufficient size to serve the phase of development in question and to readily accommodate future phases.

3. Adequate extensions to the water supply infrastructure shall be provided to meet required fire flow and sprinkler demands.

4. Drainage infrastructure shall be sufficient to protect each phase of development from negative drainage impacts, and shall not create off-site drainage impacts.

A.3. Medical District Phasing Requirements. Kaiser Permanente has proposed the phasing concept for development of the medical campus as described herein, and it is anticipated that construction will proceed accordingly. Nonetheless, changes in Medical District Phasing will be considered subject to approval by the Reviewing Agency, and provided that the revised phasing strategy does not substantially alter the Development Concept. Otherwise, development of the Medical District may proceed subject to the following conditions.

1. As necessary to accommodate each phase, concurrent development of associated infrastructure, including vehicular right-of way and streetscape improvements for all designated roadways located within or immediately bordering the Medical District, as well associated utility improvements.

2. As necessary to accommodate each phase, concurrent development of suitable ingress and egress, as well as adequate parking for all proposed uses.

A PUBLIC INFRASTRUCTURE REQUIREMENTS

As indicated in Section 8.01 (Development Phasing), certain infrastructure improvements are required to achieve full build-out. These include investment that will alter the Amargosa Creek drainage channel, as well as street and signal improvements off-site and along the perimeter of the property. Various funding sources are available to the City, including development fees. (Figures are based on a July 2007 assessment.)

A.1. Drainage Improvements. The estimated cost for placing the Amargosa Creek drainage underground to meet the requirements of Medical and Commercial District development is approximately \$12.3 million.

A.2. Street Improvements. A number of public street improvements are required, estimated at nearly \$7.4 million.

A.3. Signal Improvements. The project will also require installation of new traffic signals. This cost is estimated at approximately \$1.65 million.

B DEVELOPMENT FEES

Fees will be collected for development within both the Commercial and Medical Districts by the City of Lancaster over the course of the anticipated phased project build-out.

B.1. Drainage Improvements. The drainage channel is included in the City's Master Plan of Drainage, making it eligible for funding through the Drainage Impact Fee fund. Drainage Impacts Fees will be required as a condition of development. Note that it is preferred to have channel improvements undertaken as a single project rather than phased over the course of project build-out.

B.2. Street Improvements. Traffic impact fees will be collected in conjunction with development of the project, and may be used as traffic related improvements are needed.

B.3. Signal Improvements. The traffic impact fees collected as a condition of development may also be used toward the installation of signals or credits against signal installation.

C ADDITIONAL FUNDING SOURCES

In addition to the available monies in the various impact fee funds, the following options are available to fund the cost of the necessary infrastructure.

- *Developer Constructs Improvements / Receives Fee Credits and Reimbursement Agreement for Costs Exceeding Fee Credits.* The process is consistent with agreements the City has established on similar developments. The developer is responsible for constructing the full improvements. The developer receives credit for fees due on the project, and a reimbursement agreement with the City for costs that exceed the fee credits. Reimbursement would come from future Impact Fee funds associated with other developments.

- *Community Facilities District.* A Community Facilities District would be established over the property, bonds issued, and assessment on the property used to repay the bonds.

A CONFORMANCE REVIEW

All development projects within the Specific Plan Area shall be subject to the “Conformance Review” procedures established herein. A development project shall be defined as follows:

- 1) New construction including site work, buildings, and project signage, excluding interior structural work and interior improvements.
- 2) Exterior tenant improvements, including tenant signage.

These procedures are intended to promote development of the Amargosa Creek site in accordance with the masterplan concept and development controls presented in this Specific Plan, as well as any other applicable City of Lancaster regulations and standards. Should the provisions contained within this section conflict with the City of Lancaster Zoning Code or Subdivision Ordinance, the provisions of the Specific Plan shall take precedence. Additionally, Conformance Review by the City of medical facilities will recognize preemption by State regulation as appropriate and will be limited to design issues that do not interfere with the provision of health care.

B REVIEWING AGENCY

The Amargosa Creek Reviewing Agency (“Reviewing Agency”) is responsible for review and approval of all development plans within the Specific Plan Area. This body shall be comprised of the following individuals, and will meet as necessary to review and evaluate plans in an efficient and timely manner:

- The Planning Director, serving as Chairman of the Reviewing Agency (“Chairman”).
- The Director of Public Works.
- The Director of Economic Development / Redevelopment.

C REVIEW PROCESS

C.1. Plan Submittal. Plans for development projects within the Amargosa Creek Specific Plan Area shall be submitted in accordance with a three (3) step review process, requiring approval by the Reviewing Agency at each stage:

- 1) Preliminary Concept Review.
- 2) Design Development Review.
- 3) Construction Document Review.

An application and fee, as well as plans and any other supporting documentation as described below, shall be submitted to the Chairman on behalf of the Reviewing Agency. It is expected that the applicant will make a good faith effort to prepare an application that meets the intent and requirements of the Specific Plan. Plans and specifications shall be prepared by professionals licensed to practice in the State of California, including a licensed architect on all building projects.

C.2. Staff Liaison. Following submittal of an initial application, the Chairman shall assign a Staff Liaison to facilitate Conformance Review. At each stage of the review process, the Staff Liaison will:

- a) Review application packages for completeness.
- b) Coordinate internal staff review of plans, specifications, and supporting documentation.
- c) Prepare a staff report assessing conformity with the Specific Plan based on the internal staff review.
- d) Provide a recommendation for approval, approval with conditions, or denial of the development project.
- e) Submit the staff report and accompanying recommendation to the Reviewing Agency.
- f) Schedule a meeting of the Reviewing Agency.
- g) Communicate the decision and findings of the Reviewing Agency to the applicant and/or the applicant’s representative.

C.3. Pre-Submittal Meeting. Prior to submittal of a formal application for Preliminary Concept Review, it is recommended that the applicant and his professional design representatives participate in an informal meeting with the Chairman to evaluate the preliminary proposal as it relates to the intent and requirements of the Specific Plan. The Chairman may elect to include other City staff and/or members of the Reviewing Agency as necessary to properly address potential development issues.

C.4. Conformance Review Step 1: PRELIMINARY CONCEPT REVIEW. The initial step in the formal review process will assess the conceptual design of the project. The applicant is required to submit the following plans and documentation in a format that affords expedient review by City staff and the Reviewing Agency.

- Preliminary Site Tabulations & Building Program.
- Preliminary Site Plan.
- Preliminary Elevations and/or Perspective Renderings of Key Buildings.
- Additional Plans and Documentation as necessary to communicate the preliminary concept.

The Chairman may modify the submission requirements to better suit applications for exterior tenant improvements and tenant signage.

C.5. Conformance Review Step 2: DESIGN DEVELOPMENT REVIEW. Approval by the Reviewing Agency at the completion of this stage represents formal acceptance of the proposed design. The applicant shall submit the following plans and documentation, incorporating changes identified by the Reviewing Agency during the prior review stage. Application materials shall be submitted in a format that affords expedient review by City Staff and the Reviewing Agency.

- Refined Site Tabulations & Building Program, including site area, building area, landscape area, parking counts, etc.
- Site Plan showing parcel lines, setback lines, buildings and structures, vehicular and pedestrian circulation, parking layout and driveways, service areas, landscape and outdoor areas, etc.
- Conceptual Landscape Plan identifying hardscape and softscape treatment. The plan shall include the location, type, and size of trees, shrubs, groundcover, and other plant materials.
- Colored Building Elevations showing the exterior appearance of all building facades.
- Colored Perspective Renderings depicting architectural character, materials, and colors.
- Building Floor Plans.
- Building Materials and Colors Sample Board.
- Signage and Lighting Program addressing the location, size, and design of project and tenant signage and lighting.
- Additional Plans and Documentation as necessary to communicate the design proposal.

The Chairman may modify the submission requirements to better suit applications for exterior tenant improvements and tenant signage.

C.6. Conformance Review Step 3: CONSTRUCTION DOCUMENT REVIEW. This step shall proceed concurrently with the application for a building permit, and is intended to provide the Reviewing Agency an opportunity to verify that construction documents are consistent with prior approvals. The applicant shall submit the following plans and documentation, incorporating changes identified by the Reviewing Agency during the prior review stage.

- A copy of all Construction Documentation provided to the Building Division as part of the application for a building permit.
- Supplementary Plans and Documentation identified by the Reviewing Agency and required as a condition of prior approval.

No building permit shall be issued and construction shall not proceed without formal approval and a finding from the Reviewing Agency confirming that construction documents are consistent with the accepted design.

C.7. Application & Fee. The Chairman shall make available a suitable application form for each step in the review process. Applications may further specify the format and number of copies of supporting materials and documentation, as well as the review fees to be submitted.

D APPEALS

The applicant or any other entity may appeal decisions of the Reviewing Agency to the City of Lancaster Planning Commission. Decisions of the Planning Commission may be appealed to the City Council. Appeals shall be processed in a manner consistent with the City of Lancaster Municipal Code.

E ADDITIONAL PROJECT APPROVALS

Applicants shall secure additional project approvals as required by State Law and the City of Lancaster Municipal Code, including but not limited to the following.

E.1. Environmental Approvals. It is anticipated that development consistent with the Specific Plan will require minimal environmental review, limited to examining project specific impacts that were not addressed in the Amargosa Creek Specific Plan Program EIR. Reference Section 8.05 for additional discussion on CEQA Compliance.

E.2. Subdivision Approvals. In addition, to review procedures established by State Law and the City of Lancaster Municipal Code, Subdivision Maps affecting property within the Specific Plan Area are subject to review by the Reviewing Agency, and to the extent feasible, should be processed in conjunction with Conformance Review. The subdivision of property shall be consistent with the intent and requirements of the Specific Plan.

E.3. Zoning Approvals. Conditional Use Permits shall be processed in accordance with City of Lancaster Zoning Code, provided that the Reviewing Agency shall make a formal recommendation to the Planning Commission on all applications for a Conditional Use Permit within the Specific Plan Area. As appropriate, the recommendation will be derived from the Conformance Review process described above to ensure site and building layout meet the intent and requirements of the Specific Plan.

A MINOR DEVIATIONS

A.1. Purpose. Minor deviations from the Development Concept and/or Development Controls may be approved by the Reviewing Agency through the Conformance Review process, provided the changes advance the purpose and intent of the Specific Plan, and maintain adherence to the essential planning concept. The purpose is to promote flexible implementation of the Specific Plan by providing a simplified mechanism for approval of minor adjustments to the plan without seeking remedy through a Specific Plan Amendment.

A.2. Minor Deviations from the Development Concept. The Reviewing Agency shall have authority to approve projects that incorporate minor deviations from the Development Concept as described in Section 3 of the Specific Plan. The determination of a “minor deviation” shall be at the discretion of the Reviewing Agency. Plan elements that may be considered for a minor deviation include, but are not limited to:

- District or land use designation boundaries that do not result in greater than a ten (10) percent increase or decrease in land area as described in Chapter 3 of the Specific Plan, except with respect to modifications to match legal parcel lines and ownerships.
- Location of interior roadway alignments and associated project entrances.
- Layout of parking fields, service areas, and access drives.
- Location, size and configuration of outdoor spaces, including plazas and paseos.
- Location of building typologies, as well as the placement, size, and configuration of particular buildings.
- Location and number of project signage.

A.3. Findings for Approval of a Minor Deviation from the Development Concept. Approval of a minor deviation from the Development Concept shall require that the Reviewing Agency make the following findings through the Conformance Review process:

a. That the change(s) as depicted in the proposed project plan represent a minor deviation from the Development Concept as described in the Specific Plan.

b. That a strict or literal interpretation of the Planning Concept as it relates to the project proposal will inhibit development in a manner consistent with the purpose and intent of the Specific Plan.

c. That the minor deviation meets the objectives, policies and principles of the Specific Plan, and adheres to the overall intent of the Development Concept.

d. That approval of the minor deviation will not be detrimental to the public health, safety, and welfare, or materially injurious to properties or improvements in the area.

A.4. Minor Deviations from the Phasing Concept and Requirements. The Reviewing Agency shall also have Authority to review phasing proposals, as well as approve minor deviations in the Phasing Concept and Requirements, provided that the objective of a unified development at “build-out” is maintained. The determination of a “minor deviation” shall be at the discretion of the Reviewing Agency.

A.5. Minor Deviations from Development Controls. Development Controls have been drafted for flexibility, emphasizing clear statements of intent. The Reviewing Agency shall have authority to interpret the Development Controls, and approve project proposals that meet their intent and requirements. Nonetheless, where a definitive numeric standard, requirement or limitation has been established by the Development Controls, the Reviewing Agency is authorized to approve no more than a fifteen (15) percent deviation. Examples of definitive numeric standards, requirements or limitations include maximum building heights, minimum setbacks, and parking ratios. Additionally flexibility is occasionally built into the development controls; for example, allowing the Reviewing Agency to review and approve greater deviations under a proposed sign program.

A.6. Findings for Approval of a Minor Deviation from the Development Controls. Approval of a minor deviation from one or more Development Controls shall require that the Reviewing Agency make the following findings through the Conformance Review Process:

a. That the proposed deviation from a definitive numeric standard, requirement or limitation established in the Specific Plan is not greater than ten (15) percent.

b. That the minor deviation meets the objectives, policies and principles of the Specific Plan, and adheres to the overall intent of the Development Controls.

c. That approval of the minor deviation will not be detrimental to the public health, safety, and welfare, or materially injurious to properties or improvements in the area.

A.7. Conversion of Medical District to Flex Commercial Zone. It is expected that the Medical District will proceed as a master planned Kaiser Permanente Medical Center. However, in the interest of maintaining flexibility in the plan under unexpected and/or modified economic conditions, the Reviewing Agency may reassign this property as Flex Commercial, thereby allowing review and approval of plans for commercial development, provided:

1. The total amount of commercial development shall not exceed 600,000 square feet without amendment to the Specific Plan.
2. Development shall comply with the Recommended Building Typologies and Land Use Regulations for the Flex Commercial Zone.
3. Development shall comply with the Maximum Building Height and Parking Ratios as established by the Flex Commercial Zone; setbacks shall be compatible with the character established by the Flex Commercial Zone.
4. As far as feasible, development shall comply with applicable and appropriate design guidelines for both the “pedestrian” and “private” realms, including street, outdoor space, building and signage typologies.
5. The proposed site layout shall augment and enhance commercial development on the remainder of the Amargosa Creek development.

B SPECIFIC PLAN AMENDMENT

A project applicant or the City may request an amendment to the Specific Plan in accordance with the provisions of the California Government Code and the City of Lancaster Zoning Code. The applicant shall be responsible for preparing the necessary CEQA documentation in the event the proposed amendment requires supplemental environmental analysis.

C FUTURE SITE INTENSIFICATION

Regional growth and expanding market conditions may encourage further development on-site. It is the policy of this Specific Plan to encourage additional development on-site beyond that currently anticipated in the Development Concept, provided that future site intensification adheres to the following conditions:

1. Future site intensification should adhere to the concept of a unified development based on the highest quality planning and design that will continue to promote Amargosa Creek as the community focus of southern Lancaster.
2. Future site intensification should encourage development of under-utilized parking fields, including the introduction of parking structures to increase the development potential on-site.
3. Future site intensification should provide for an expanding mixture of compatible uses, including additional opportunities for both horizontal and vertical mixed-use development. This may include residential use.

4. Future site intensification should support increased mobility based on multiple modes of transportation, strengthening the connection to the Lancaster Transfer Center and reinforcing the pedestrian orientation of development in the area.

Nonetheless, modifications to this degree will require a future amendment to the Specific Plan, allowing the community and its leadership to consider development alternatives in relation to changing conditions, and to adopt an appropriate master plan response.

A General Plan Consistency

A.1. **Summary.** The California Government Code requires consistency between a specific plan and the jurisdiction's general plan. The current City of Lancaster General Plan Land Use Designations for the site do not support the proposed Amargosa Creek development. Nonetheless, there is a considerable policy framework that justifies a change in land use designation and supports adoption of the Amargosa Creek Specific Plan.

A.2. **Land Use Designations.** The General Plan currently designates most of the site as Light Industrial (LI). Parcels located along the 10th Street West frontage are designated Commercial (C). These designations are generally inconsistent with the proposed increase in commercial retail activity, as well as the proposed medical facility. However, the General Plan does provide a Specific Plan (SP) designation accommodating specific plans and planned developments, although not currently assigned to the Amargosa Creek site.

A.3. **Policy Support.** The "Plan for Physical Development" contained within the City of Lancaster General Plan, contains a number of goals, objectives, and policies that support the type of masterplanned development represented by the Amargosa Creek proposal. While the Program EIR (prepared for the Specific Plan to meet CEQA compliance) should be referenced for a more detailed and comprehensive analysis of the relation between General Plan policy and the proposed Specific Plan, a summary is presented as follows:

- *A Balanced Community.* The General Plan seeks "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." (Reference Goal 17 of the City of Lancaster General Plan.) Amargosa Creek is envisioned as the heart of southern Lancaster around which an integrated neighborhood will flourish. The project will meet community demand for an expanded array of retail, restaurant, and entertainment uses, and provide considerable new employment opportunities primarily through construction of a major medical campus. In addition, Amargosa Creek will introduce accessible public space suitable for informal and formal community gatherings, and that serve as a complement to Lancaster City Park. Although residential use is not planned as a component of the Amargosa Creek project, it is anticipated that surrounding vacant land will develop with compatible housing to take advantage of proximity to the nearby shopping, employment, and recreation.

- *Directed Growth & Development.* The General Plan identifies the need "to manage urban development by planning the location and intensity of urban and rural uses to create a comprehensive urban structure." (Reference Goal 18 of the City of Lancaster General Plan.) Amargosa Creek is based on a comprehensive master plan that considers the site's relation to existing land uses, as well as its potential catalytic impact on surrounding vacant land. Visibility and accessibility from Highway 14, and proximity to Lancaster City Park and the Lancaster Transfer Center, suggest that the site is an ideal location for a mixed-use development project that will become the focus of activity in southern Lancaster and a logical counterpart to other city centers such as the downtown. The specific plan addresses the provision of infrastructure to further ensure an orderly infill development.

- *A Distinctive Physical Environment.* The General Plan relies on new development "to create a well planned community with an aesthetically pleasing physical environment." (Reference Goal 19 in the City of Lancaster General Plan.) Policies derived from this goal encourage distinctive, high quality design and development that is well-integrated with the community's physical environment. Mixed-use development, pedestrian-scale, and a "sense of place" are emphasized. These are the hallmarks of the Amargosa Creek Specific Plan, which incorporates a conceptual masterplan and development controls to ensure compliance with the desired vision.

B General Plan Amendment

Adoption of the Specific Plan requires an amendment to the General Plan, redesignating the site from Commercial and Light Industrial to Specific Plan. The General Plan Amendment should be processed concurrently with adoption of the Specific Plan to ensure consistency between the two policy documents.

C Zoning Amendment

The current zoning for the site is consistent with the existing land use designations. Most of the project site is zoned light industrial (LI), with parcels fronting on 10th Street West zoned Commercial Planned Development (CPD). Adoption of the Specific Plan will require an amendment to the zoning map, redesignating the Amargosa Creek site as Specific Plan (SP) Zone. The purpose and intent of the SP Zone is presented in Section 17.20.290 of the Lancaster Zoning Code as follows:

“The specific plan zone is intended to be in accordance with applicable goals, objectives, policies and specific actions set forth by the plan. It is the intent of the SP zone that specific plans be prepared to regulate the use and development of property prior to, or in conjunction with, the review of development and subdivision proposals. It is intended that these specific plans be comprehensive and cover a logical planning area so that development in the SP zone occurs in a coordinated fashion, with adequate public/private services and infrastructure, rather than as a series of isolated individual projects. It is further intended that these specific plans provide the opportunity for unique and creative designs that are not possible under the city’s typical development regulations.”

The amendment to the zoning map will be processed concurrently with the required General Plan Amendment.

D CEQA Compliance

A.1. EIR Required. In its capacity as “Lead Agency,” the City of Lancaster determined that an Environmental Impact Report (“EIR”) is required for the Amargosa Creek Specific Plan. The principal use of the EIR is to provide the City’s decision makers (i.e., the City of Lancaster Planning Commission and the City Council) with information on the environmental consequences of the project. The City’s Planning Department directed and supervised preparation of the EIR, with the City Council taking action to certify that the EIR has been prepared in compliance with CEQA, and that it has reviewed and considered the document before approving the Specific Plan.

A.2. Program EIR Prepared. Because Amargosa Creek may be characterized as one large project that will come to fruition through a series of related actions, the required EIR has been prepared at the “program” level of detail. The Program EIR acknowledges that further environmental review may be required for future discretionary land use decisions associated with the project site. Future environmental analysis should “tier” from the Final Program EIR; for example, utilizing an addendum to the EIR, supplemental EIR, negative declaration or mitigated negative declaration to focus the study on issues unique to an individual development proposal and therefore not yet examined in sufficient detail in the Program EIR.

