

Lancaster offers \_\_\_\_\_

Lancaster provides a bigger mall area

Lancaster is a place where youth \_\_\_\_\_

Lancaster is a place where families \_\_\_\_\_

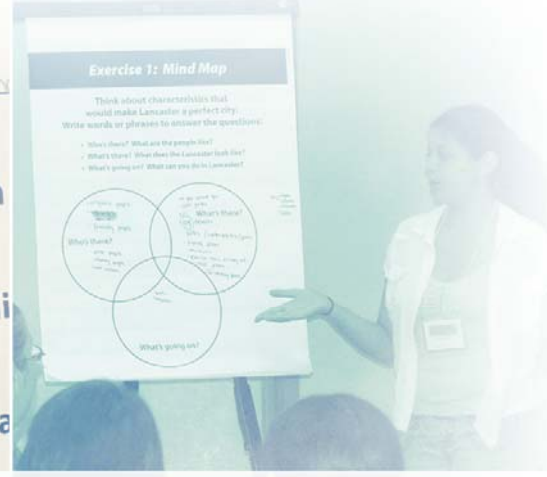
Lancaster is a place where we can \_\_\_\_\_

Lancaster is a place where we \_\_\_\_\_

Lancaster is a place where people \_\_\_\_\_

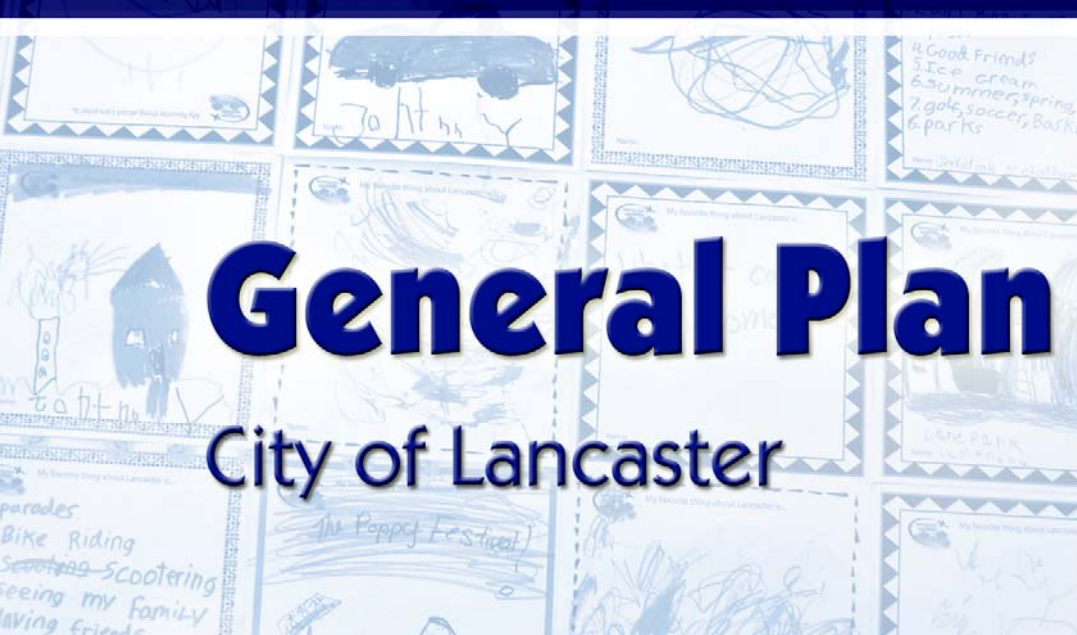
Lancaster General Plan 2030

# Soaring Into the Future



July 14, 2009

# Challenge

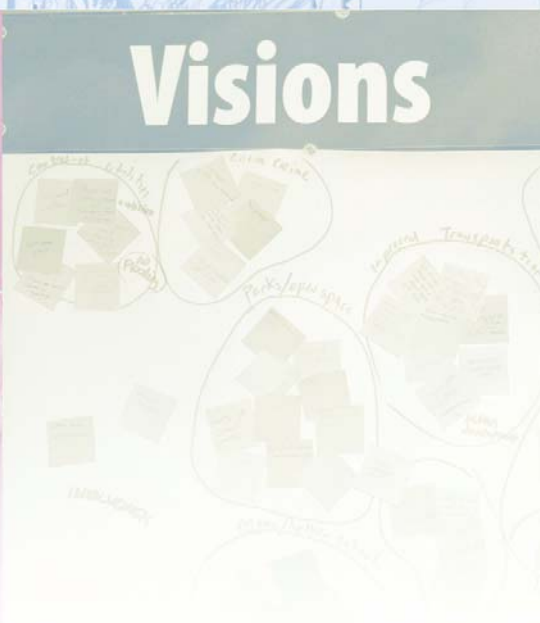


# General Plan 2030

City of Lancaster



# Visions







## ACKNOWLEDGEMENTS

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## A. WHAT IS A GENERAL PLAN?

The Lancaster General Plan can be described as the City's long-term outlook for the future. This view of the future is a compilation of a system of basic community values, ideals, and aspirations as to how its natural and man-made environments should be organized and managed. The plan identifies the types of development that will be allowed, the spatial relationships among land uses, and the general pattern of future development. All subdivisions, public works, redevelopment projects, zoning decisions, and other various implementation tools must be consistent with the General Plan. Thus, the General Plan not only functions as a guide to the type of community that is desired, but also provides the means by which the community may achieve that desired future.

*The General Plan not only functions as a guide to the type of community that is desired, but also provides the means by which the community may achieve that desired future.*

## B. LEGISLATIVE REQUIREMENTS

Although the General Plan is a statement of local policy, the State of California establishes a framework to guide communities in the development of their plans. According to State guidelines, the role of the General Plan is to:

" . . . act as a 'constitution' for development, the foundation upon which all land use decisions are to be based. It expresses community development goals and embodies public policy relative to the distribution of future land use, both public and private."

The guidelines further specify that the General Plan must serve to:

- Identify land use, circulation, environmental, economic, and social goals and policies for the City and its surrounding planning area as they relate to land use and development.
- Provide a framework within which the City's Planning Commission and City Council can make land use decisions.
- Provide citizens the opportunity to participate in the planning and decision making process affecting the City and surrounding planning area.
- Inform citizens, developers, decision makers, and other agencies, as appropriate, of the City's basic rules which will guide development within the City and surrounding planning area.

According to the State guidelines, a City's General Plan is the official policy regarding the location of housing, business, industry, roads, parks, and other land uses, protection of the



public from noise and other environmental hazards, and for the conservation of natural resources. These may be addressed in the following mandatory components or "elements":

- *Land Use*: designates the proposed general distribution, location, and extent (including standards for population density and building intensity) of the uses of the land for housing, business, industry, open space, education, public buildings, solid and liquid waste disposal facilities, and other categories of public and private use.
- *Circulation*: correlates with the land use element and identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other public utilities and facilities.
- *Housing*: is a comprehensive assessment of current and projected housing needs for all segments of the community and all economic groups. In addition, it contains standards and plans for the improvement of housing, and the provision of adequate sites for housing.
- *Conservation*: addresses the conservation, development, and management of natural resources.
- *Open Space*: details plans and measures for the preservation of open space for natural resources, the managed production of resources, outdoor recreation, public health and safety, and the identification of agricultural land.
- *Noise*: identifies and appraises noise problems in the community, and evaluates if the noise levels and specific land uses are compatible.
- *Safety*: establishes policies and actions to protect the community from any unreasonable risks related to natural and man-made hazards. The safety element includes mapping of known seismic and other geologic hazards.

However, a General Plan need not be organized into these seven elements, so long as the issues required by State law are discussed within the document. For many communities, it may be preferable not to structure their General Plans in this manner. The City of Lancaster faces a number of broad-reaching issues that cross the well-defined boundaries of the State mandated elements. To directly respond to these issues, the City chose a non-traditional method of organizing its plan, which first addresses eight community priorities as identified through the community visioning process and confirmed by the General Plan Citizens Advisory Committee (GPCAC), and then presents seven separate plan documents that contain goals, objectives, policies, and specific actions. The exception is the Housing Element, which is contained under separate cover and comprises the eighth component of the General Plan Policy Document. This was done at the insistence of the State Department of Housing and Community Development to facilitate their review of the document.

Table 1-1, below, shows how sections contained in the Lancaster General Plan generally correspond to the State's seven mandated elements.

**Table 1-1  
General Plan Correlation**

Lancaster General Plan	State Mandated Elements
Plan for Natural Environment	Conservation Element/Open Space Element
Plan for Public Health and Safety	Noise Element/Safety Element
Plan for Active Living	Open Space Element; optional issues
Plan for Physical Mobility	Circulation Element
Plan for Physical Development (Community Design subsection)	Land Use Element; optional issues
Plan for Economic Development	Optional issues
Plan for Municipal Services and Facilities	Optional issues
Housing Element	Housing Element

State law also allows jurisdictions to adopt a wide variety of additional elements covering subjects of particular interest to an individual community. In the Lancaster General Plan, non-mandated (optional) elements include the following:

- *The Plan for Municipal Services and Facilities* describes infrastructure and service providers and the future needs for such services and facilities. Specific topics include water facilities, wastewater facilities, flood control and drainage facilities, solid waste management, and public facilities and buildings. The City developed the Plan for Municipal Services and Facilities to future growth.
- *The Plan for Economic Development and Vitality* analyzes the local economy and employment in the City. Specific topics include economic development, urban development, fiscal impacts of development, and development economic issues and options. It also contains the implementation structure for the Lancaster Economic Development/ Redevelopment Strategic Plan. Lancaster opted to include the Plan for Economic Development and Vitality in the General Plan to establish policies and programs to guide the City to economic self-sufficiency.
- *The Community Design* subsection of the Plan for Physical Development is aimed at strengthening Lancaster's physical identity and image. The Plan for Community Design provides direction in the form of policies and action programs that call for the development and implementation of comprehensive community design guidelines



which will provide guidance for the creation of an attractive and enduring physical environment.

The Lancaster General Plan is not only the collection of policies described in the elements above, but also contains a number of officially adopted maps. The text is organized to recognize the interrelationships among issues and to respond directly to the problems facing the City. The goals, objectives, policies, and specific actions are the heart of the General Plan and are defined as follows:

- *Goals* are statements of the City's ideal characteristics. They are long-term, representing basic community values. In addition to a general goal statement, each General Plan element contains its own goals related to its area of emphasis.
- *Objectives* serve to help determine the City's success in achieving its plans for the future based on the goals presented in each of the elements of the General Plan. Objectives are used to define the specific characteristics of identified goals, and serve as milestones. Objectives are generally presented as specific, quantifiable statements which can be used to determine achievement of goals.
- *Policies* serve as guidelines which the City will follow in attaining objectives. Policies serve as principles upon which the actions leading to completion of objectives, and therefore, the goals, will be based.
- *Specific Actions* are programs that implement identified General Plan policies. Specific actions are assigned to a particular City department for implementation, status, responsibility, priority, and funding sources. Each specific action is assigned a priority which defines a general period during which the City shall initiate the action. Completion dates will be determined once the individual actions are initiated.

Priorities are defined as follows:

Priority 1	Initiate upon update of General Plan
Priority 2	Initiate within 6 to 12 months following General Plan update
Priority 3	Initiate within 1 to 3 years following General Plan update
Priority 4	Initiate within 5+ years following General Plan update
Ongoing	For programs already in existence
Implemented	For completed programs

## C. THE SCOPE OF THE LANCASTER GENERAL PLAN

*The General Plan is a policy statement to guide future growth.*

In order to ensure that the City's General Plan addresses issues which may affect or be affected by areas outside of the existing City limits, a comprehensive General Plan Study Area has been established in accordance with Section 65300 of the California Government Code, which states:

"Each planning agency shall prepare and the legislative body shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning."

The Lancaster General Plan Study Area takes into consideration areas outside the City's current City limits, and even its sphere of influence, in recognition of the interrelationships between land use and other issues affecting the City of Lancaster and surrounding lands.

### GENERAL PLAN STUDY AREA

It is important that the General Plan establish local policy, while keeping in mind that the City of Lancaster is part of a larger region. Certain issues addressed in the General Plan, such as air quality and hazardous materials, have a local component, but are more readily addressed at a regional level. In such cases, the task of this General Plan is to integrate the interests, values, and concerns of the people of Lancaster with regional policies. In addition, it is the purpose of the General Plan to provide a forum for the discussion and resolution of issues that cannot be solved by the City alone, but that require cooperative actions by a number of jurisdictions.

Finally, the General Plan recognizes that actions taken by the City of Lancaster pursuant to this document may have far-reaching effects on lands outside of the City, while actions taken by other agencies may have serious implications for the City. Thus, the plan provides for ongoing communications between the City of Lancaster and other agencies whose actions can affect and be affected by actions taken by the City.

The Antelope Valley is bounded by the Tehachapi Mountains to the northwest, and the foothills of the San Gabriel Mountains to the southwest. Lancaster is located in the central portion of the Antelope Valley in the northern portion of Los Angeles County, approximately 70 miles north of downtown Los Angeles (see Figure 1-1). Immediately south of Lancaster is the City of Palmdale; the San Fernando Valley lies 60 miles to the south of Lancaster. The Antelope Valley Freeway (State Route 14) provides the primary access between the Antelope Valley and the Greater Los Angeles area. The developing community of Rosamond in Kern County is located several miles to the north, while the lands to the east and west of the City are undeveloped and within unincorporated Los Angeles County.



The City of Lancaster adopted its first General Plan in 1980. At that time, the area within the City limits comprised approximately 37 square miles and contained a population of 47,882 people. By 1988, the City's area had, through a series of annexations, increased to 83 square miles, which now contained a population of approximately 100,000. These significant changes necessitated a General Plan update, which the City Council adopted in March 1992. Between 1988 and 1992, the City annexed an additional 12 square miles, which increased the City's incorporated area to 94 square miles. In 1997, the City again updated the General Plan. This occurred during a period of economic recession; large areas of land on the west and east sides of the City that had been designated urban residential by the 1992 General Plan Update were reverted back to a rural residential land use designation due to concerns over the rising costs associated with the provision of infrastructure and services and the desire to achieve a more manageable urban form. The current General Plan study area covers all areas within the Lancaster city limits (94 square miles) and its sphere of influence (see Figure 1-2). The entire sphere of influence, including the incorporated City limits, comprises approximately 268 square miles. Currently, approximately 30% of the incorporated land area is developed.

The incorporated area of Lancaster is identified by the General Plan as consisting of the Rural Area and the Urbanizing Area. The Urbanizing Area is that portion of the City which is currently designated for urban density development (see Figure 1-3). It includes most of the existing infrastructure, services, and established urban density land use patterns, and all of the vacant infill land. Land use surveys conducted for the General Plan update indicate that there is enough vacant urban residential density land within the Urbanizing Area to accommodate the projected 2030 population growth shown in Table 1-2 without the need to convert additional rural residential land for urban use. Most of the land currently designated as Rural Residential and the various urban density designations located north of Avenue J and west of 75<sup>th</sup> Street West are considered to be outside of the Urbanizing Area. The importance of preserving the urban/rural interface has long been voiced by residents as a key issue of the General Plan. The City has acknowledged the importance of maintaining rural lifestyle areas and has designated large areas of land for this type of land use (see also subsection G(4) of this introduction).





FIGURE 1-2  
STUDY AREA

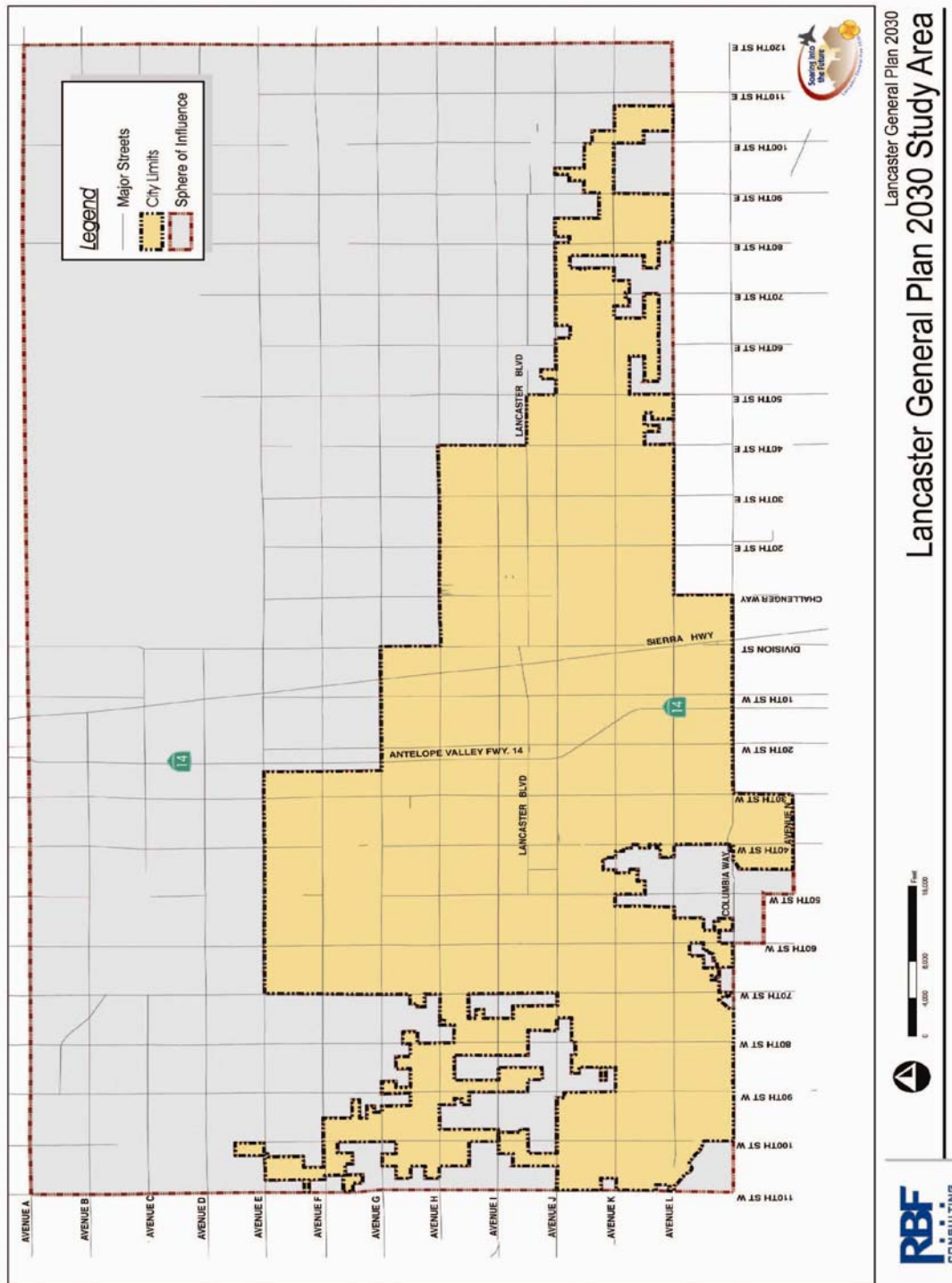
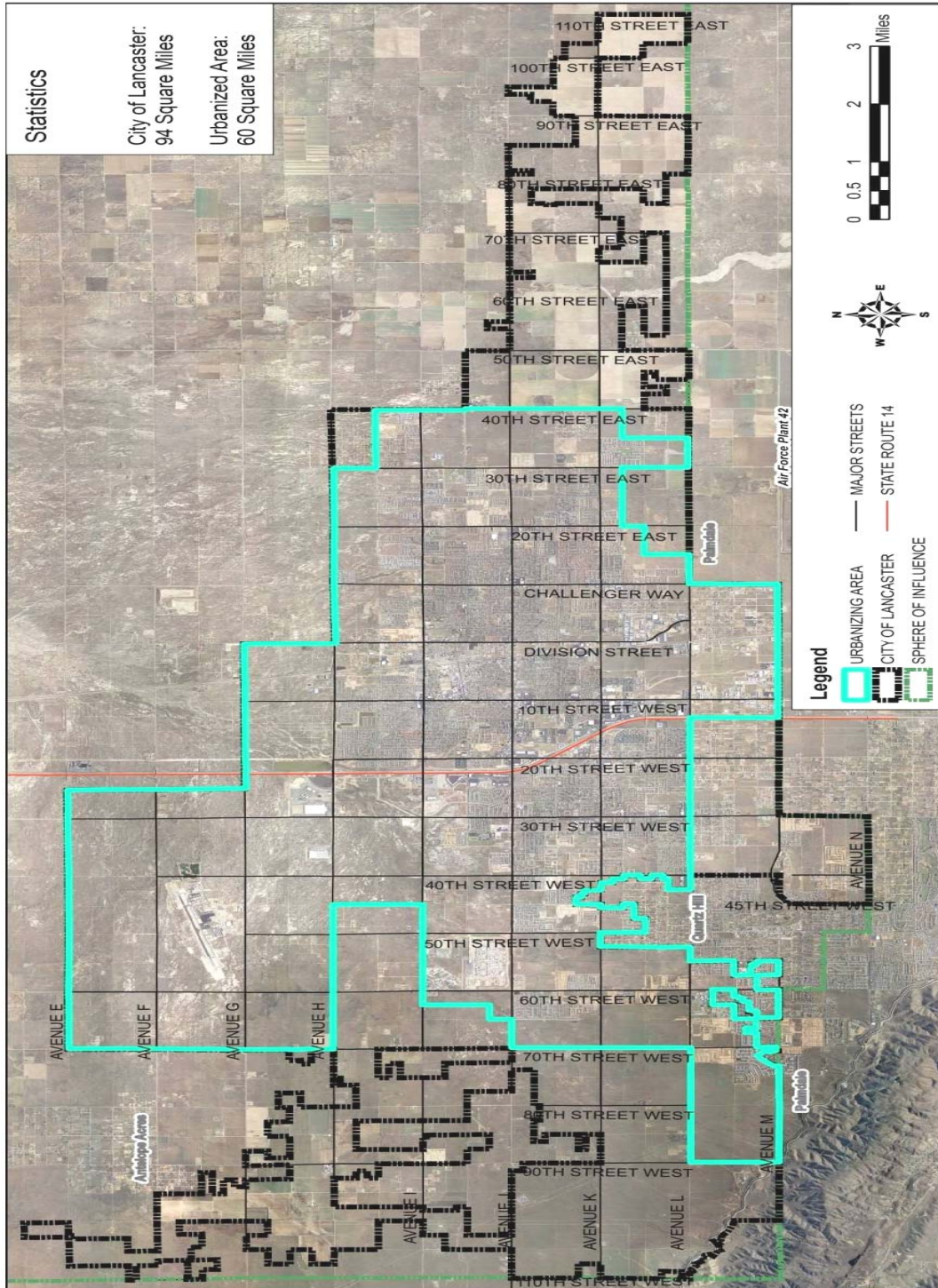




FIGURE 1-3  
URBANIZING AREA





## GENERAL PLAN LONG-TERM PLANNING HORIZON

By definition, a General Plan for any community needs to include policies which can be extended into the immediate and long-term future. Most cities rely on 15 to 25 years as the long-term planning horizon for the General Plan. The Lancaster General Plan establishes the year 2030 as the benchmark date for the implementation of General Plan policy. The General Plan uses long-term growth projections developed by the Southern California Association of Governments (SCAG) for the 2004 Regional Transportation Plan (RTP). For Lancaster, these long-term projections are as follows:

**Table 1-2  
Lancaster 2030 Growth Projection**

	2000	2030	Percent Growth
Population	119,416	259,696	117%
Households	38,289	81,403	113%
Employment	52,119	71,816	38%

SCAG 2004 RTP

Under State law, the Housing Element, which is contained under separate cover, represents a short-term program which must be reevaluated every five years. Other elements are routinely reviewed and revised as new information becomes available or as community values or attitudes change. This generally occurs every five to ten years.

## COMMUNITY PARTICIPATION IN THE GENERAL PLAN PROCESS

*“The goal of this outreach effort was to develop a ‘vision’ for the City based on what the community felt was most important for the future of Lancaster.”*

– Community Vision Report

The public plays an important role in both the preparation and implementation phases of the General Plan. Citizens must be involved with issues identification and goals formation to ensure that the General Plan reflects the community vision for the future of Lancaster. The City made every effort to consult the public and various civic and professional organizations during the plan preparation stage.

A community outreach plan was prepared for the General Plan. The major objective of this plan was to identify the community’s “vision” for the long-term development of Lancaster. The community outreach program for the General Plan commenced during June 2006 with a public agency forum, followed in July and August by a series of community visioning workshops. During this same time, the City conducted a web-based survey regarding community concerns and held numerous stakeholder meetings to further define the important issues to be addressed

by the new General Plan. All of the information received during the various outreach activities was compiled and used to produce the *Community Vision Report*, which provides an overview of the visioning exercises and identifies the major themes that came out of the visioning process. These themes or “Community Vision Priorities” represent the most frequently occurring observations made by the community during the visioning process. They provide the foundation for the new community-based General Plan. An overview of the Community Vision Report is contained as Subsection G(2) of this introduction.

The community outreach plan also called for the creation of a citizen’s advisory committee comprising a diverse group of community representatives who would meet monthly over the course of a year following the community visioning process. The committee would provide ongoing and specific guidance regarding the review and revision of the General Plan goals and objectives and the development of land use alternatives, including a recommendation for a preferred land use plan.

In November 2006, the City Council approved the formation of the General Plan Citizens Advisory Committee (GPCAC) consisting of 20 members. The GPCAC began monthly meetings in January 2007 with the following primary objectives:

- Review and reach consensus on the Community Vision Report containing the Community Vision Priorities;
- Review and make recommendations for revisions to the long-term goals and objectives of the General Plan in conformance with the Community Vision Priorities;
- Reach consensus on a recommendation for a preferred land use plan that best represents the Community Vision Priorities.



*Community Open House participant adding comments to a display*

The GPCAC successfully accomplished all of these objectives, and their final recommendations were forwarded to the City Council in November 2007. A detailed overview of GPCAC accomplishments to the General Plan update is contained in the *General Plan Citizen’s Advisory Committee Final Report*, dated June 2008.

Finally, the Draft General Plan and its supporting documents underwent rigorous review at public hearings held before the Lancaster Planning Commission and City Council. At that time, the appointed and elected officials heard public testimony concerning the adequacy of the Draft General Plan. The City Council certified the Program Environmental Impact Report and adopted the General Plan on July 14, 2009.



## **D. INTERPRETING THE GENERAL PLAN DOCUMENT AND LAND USE MAP**

To ensure that the entire General Plan works together as an integrated and cohesive policy statement, California Planning Law's basic General Plan provides:

"... the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency."

Data, assumptions, and projections must be consistent throughout the document. This internal consistency also requires that no policy conflicts may exist between the components of an otherwise complete and adequate General Plan, and diagrams are consistent with policies and standards in the text.

To make the General Plan effective, it is necessary to provide specific, realistic implementation measures. The Lancaster General Plan contains many specific actions to implement policies. These actions are prioritized in the plan.

Land use designations are found on the adopted land use map and are defined in the Plan for Physical Development. The type of land use was determined through the General Plan process. The designation, however, must be consistent with the intent of the General Plan. Land uses must be compatible and not create undue hazards for residents.

## **E. REVIEWING AND AMENDING THE GENERAL PLAN**

The Lancaster General Plan is a dynamic document, based on conditions, policies, and community values expressed at a particular moment in time. Since these things are continually changing, local governments must continually monitor the relevance of their plans to ensure that they remain in touch with their evolving communities. State law permits up to four general plan amendments per element per year (Government Code Section 65358 [b]). In most cities, the majority of amendments propose a change in land use designation of a particular property.

In the City of Lancaster, there is a formal procedure for regularly monitoring the effectiveness of the General Plan, as well as an annual review of the plan. The review takes into account the availability of new implementation tools, changes in the availability of funding sources, and feedback from the plan monitoring activities. The annual review also gives the City a chance to reprioritize its specific actions, if necessary. Reassigning status, responsibility, or funding source priorities will be done as a ministerial action. As such, it will not be subject to the California Environmental Quality Act (CEQA). No public hearing will be required. To qualify as a ministerial action, priorities must be assigned in an objective manner, consistent with the goals and objectives of the City's General Plan.



Each specific action is assigned a priority which defines a general period during which the City intends to initiate the action. Completion dates will be determined once the individual actions are initiated. The annual General Plan review is intended to facilitate initiation of these specific actions by occurring in concert with the City's annual budget process. This will afford the City the opportunity to review and reprioritize its General Plan implementation program at the same time it reviews and determines priorities for its work program for the coming year.

Because the policies of the Lancaster General Plan also function as the mitigation measure by which the City will manage future growth and change, the specific actions contained in the plan function as the actions which will be taken to ensure that General Plan mitigation measures are, in fact, implemented. The annual General Plan review is therefore integral to the mitigation monitoring program required under the California Environmental Quality Act.

At least once every five years, the City should thoroughly review its entire General Plan and revise the document as necessary. The State law actually requires every city and county to evaluate its housing element as frequently as necessary and to revise the element, as appropriate, no less than every five years. Generally, local governments may not amend any one of the mandatory elements of the General Plan more than four times in one calendar year. However, this limitation does not apply to:

- optional elements;
- amendments requested and necessary for affordable housing;
- any amendment necessary to comply with a court decision in a case involving the legal adequacy of the General Plan;
- amendments after January 1, 1984, to bring a General Plan into compliance with an Airport Land Use Plan;
- Amendments needed in connection with adoption of a comprehensive development plan under the Urban Development Incentive Act.

## **F. GENERAL PLAN AND RELATED DOCUMENTS**

### **GENERAL PLAN**

The General Plan is a policy statement to guide future growth. It presents the issues which face the City of Lancaster as well as the goals, objectives, policies, and specific actions which the City will pursue to resolve those issues. It is divided into ten sections, each of which is described below:

- *Introduction:* provides a brief description of what makes up a general plan, the legislative regulations the document must comply with and the scope of the plan. It also includes a discussion of the general plan preparation process and a description of



how it may be interpreted or amended. This chapter also identifies major issues facing the City and assumptions regarding these issues, and presents the Community Vision Priorities which represent the foundation on which all other General Plan policy is based. Finally, it presents comprehensive programs and planning efforts that will be used to implement the long-term goals and objectives of the General Plan.

- *Plan for the Natural Environment:* addresses the use and management of natural resources and open space lands within the General Plan study area.
- *Plan for Public Health and Safety:* consists of an evaluation of natural and man-made hazards faced by Lancaster residents and businesses and provides a program to reduce associated risks.
- *Plan for Active Living:* contains plans and programs for the provision of quality living environments. It addresses parks, recreation and other community services.
- *Plan for Physical Mobility:* focuses on transportation issues – how goods and people move within the study area.
- *Plan for Municipal Services and Facilities:* addresses the services and facilities needed to support existing and future residential, commercial, and industrial development within the study area.
- *Plan for Economic Development and Vitality:* outlines the ways in which the community is striving for economic self-sufficiency, and presents a program to facilitate those efforts.
- *Plan for Physical Development:* focuses on the organization of the City's physical environment into a local, functional, and aesthetic pattern consistent with community values. These policies and programs are illustrated on the General Plan Land Use Map. The Plan for Physical Development also contains the new *Community Design* subsection, which focuses on strengthening the City's physical image and identity.

The Plan for Community Design provides direction in the form of policies and action programs that call for the development and implementation of comprehensive community design guidelines that will provide guidance for the creation of an attractive and enduring physical environment.

- *The Housing Element:* is also part of the General Plan Policy Document but was adopted under separate cover to facilitate review by the State Department of Housing and Community Development.

To assist the reader in understanding and using this document, each of the plans described above includes the following three sections:

- *Introduction:* a brief overview of the purpose and structure of the chapter.
- *Issues, Opportunities, and Constraints:* a summary of the issues and opportunities which provided the basis for the policy section of the plan.
- *Goals, Objectives, Policies, and Specific Actions:* a presentation of the specific directives that the City will use to guide new development, maintain the environment, and define the future character of the community.

## RELATED DOCUMENTS

The General Plan is a policy statement. It is accompanied by the City of Lancaster General Plan Program Environmental Impact Report, Mitigation Monitoring Program, Master Environmental Assessment, and land use map.

## **G. PRIMARY ASSUMPTIONS, COMMUNITY PRIORITIES, AND IMPLEMENTATION PROGRAMS**

The purpose of this section is to provide an overview of the Lancaster General Plan policy document. It describes major issues and assumptions regarding the long-term development of Lancaster; discusses the eight Community Vision Priorities; includes a discussion of the challenges and trade-offs that must be addressed to achieve the desired vision; and describes several major programs and master plans which will provide the framework for General Plan implementation.

### ASSUMPTIONS

A General Plan represents the community's vision for the future. However, every projection of the future has its basis in the present. Specifically, it must be assumed that a number of the "constants" that hold true today will also be true during the timeframe of the General Plan, or that they will not. Conversely, there are also a number of "opportunities" available that could help the community reach its vision for the future. Inherent to all of these considerations is the need to make decisions and to face trade-offs that will be necessary to achieve the desired future. There are a number of assumptions implicit in the Lancaster General Plan, including the following:

- Based on long-term growth projections developed by the Southern California Association of Governments (SCAG) for the 2004 Regional Transportation Plan, it is anticipated that Lancaster's population will increase to 259,696 by the year 2030, which is the horizon year for the current General Plan program.
- One of the most important issues associated with growth in the desert is the availability of water. Currently, water demands in the Antelope Valley are greater than the natural recharge yield within the groundwater basin. Records of groundwater pumping and various natural yield studies performed indicate that overdrafting has persisted since



the 1950s. Although the Lancaster General Plan assumes that water will be available for the continued growth of the area, it will likely require a combination of water conservation, water banking of excess supplies, waste water recycling, storm water management, groundwater recharge, and the increased importation of water, as well as a reconsideration of how Lancaster is to physically grow.

- The existence of Plant 42/Palmdale Regional Airport to the southeast of the study area poses several concerns in terms of land use noise and safety, particularly with regard to urban density encroachment within the overflight area of the base. Plant 42 represents an important asset to the Antelope Valley economy and its viability must be maintained by, among other factors, ensuring that urban density land uses do not encroach on the air installation. While it is unlikely that Palmdale Regional Airport will become an international airport within the horizon of the General Plan, it is anticipated that it will continue to expand in the number of daily flights.
- Edwards Air Force Base will continue to be an important component of the local economy into the future. However, as growth continues in the local economy, the base's percentage share in the economy will decrease.
- The availability of affordable housing will assist in the continued growth in the Antelope Valley. Lancaster will provide centralized services and facilities for the area.
- The commuter population will continue to play an important role in the Lancaster economy for the foreseeable future. The continued spending of consumer dollars in other communities where Lancaster residents work will impact the local economy; however, diversification of the local economy, particularly as a result of continuing development of the Fox Field Industrial Corridor, will occur over the long term.
- As the populations in San Fernando Valley and Los Angeles communities continue to grow, there will be fewer areas where the rural lifestyle can be realized. The desire for a rural lifestyle will continue to be a motivating factor for some to immigrate to the Antelope Valley. For this and other reasons, it will be important to preserve the rural/urban interface.
- The desire for affordable housing will continue to be a major influence on the immigration to the Antelope Valley in the foreseeable future. Associated with this growth will be corresponding increases in the local population and increasing demands on the circulation and transportation system.
- Due to the rising cost of fuel, resource constraints, and increasing fiscal costs among other factors, Lancaster and the Antelope Valley will experience a continual rise in the use of alternative forms of transportation and a corresponding increase in transit services and facilities.



- It will be important to ensure that the remaining vacant uncommitted infill land within the Urbanizing Area is developed to its highest and best use. It is anticipated that much of the infill land will be developed with higher density mixed-use development, and that there will be a high level of connectivity between these urban areas and the transportation system.
- Natural resource constraints (e.g., water availability) and the increasing costs to provide infrastructure and services, among other factors, will place an increasing emphasis on the need to efficiently use infill land within the Urbanizing Area rather than converting additional rural residential land for urban development.
- Land fragmentation has been a characteristic of the Lancaster area for many years. Such land fragmentation makes it more difficult to assemble suitable sized parcels for development and encourages leap-frog development. If this fragmentation were to continue, it would generate additional demand for developmental approval of land far removed from the urban core. It is assumed that Lancaster will continue to advocate policy that discourages land fragmentation.
- The growing concern at national, state, and regional levels to address issues relating to global warming and greenhouse gas emissions will continue to place pressure on local communities to implement sustainable development policies, particularly relating to the development of the built environment, efficient use of land and resources, and the reduction of vehicle miles traveled (VMT) through compact development and the introduction of alternative modes of transportation.

- In June 2005, Governor Schwarzenegger signed California Executive Order S-3-05, which called for the state to reduce greenhouse gas emissions to 1990 levels by 2020 and 80% below 1990 levels by 2050. This was followed by the Global Warming Solutions Act of 2006 (AB 32), which requires California to reduce its greenhouse gas emissions to 1990 levels by 2020. The California Air Resources Board (CARB), which is required by law to implement and



*Lancaster City Park*

enforce AB 32, released a final implementation framework in January 2009. CARB's power to enforce AB 32 will begin in 2012. State Bill 375, signed into law in September 2008, clarifies that CARB will set regional greenhouse gas targets by 2010, that transportation funding will be contingent upon meeting these targets, and that certain kinds of transit-oriented and compact development will be exempt from assessing greenhouse gas impacts under the California Environmental Quality Act (CEQA). The

State Office of Planning and Research will release guidelines for analyzing climate change under CEQA in 2009.

- The financial sustainability of any future land use strategy must be carefully weighed. The intense period of building that extended the urbanized areas of Lancaster during the 1980s effectively doubled the City's incorporated area and created the need for new and costly infrastructure and services. These costs must be borne by the community. Once land use patterns are established, these fiscal impacts become irreversible.
- Similar efforts like the North Downtown Lancaster Neighborhood Revitalization/Transit Village Plan and the Downtown Lancaster Specific Plan will represent a key factor in the revitalization of the urban core of Lancaster.
- The State's current municipal finance system based on sales taxes generated by point of sale will not be revised.

### **COMMUNITY VISION PRIORITIES: A VISION FOR THE FUTURE**

The City of Lancaster initiated the community outreach campaign for General Plan 2030 in June 2006. The goal of this outreach effort was to develop a "vision" for the City based on what the community felt were the most important priorities for the future of Lancaster. The vision was developed through extensive community outreach and participation in the form of web-based surveys, special meetings, and interactive workshops. Events were promoted through informational brochures, newspaper articles, press releases, television and radio interviews, along with ads, audio CDs, and many other venues. The vision that resulted from these outreach efforts forms the foundation for the development of the new community-based General Plan.



*Visioning Workshop Participants*

Comments from the workshops, surveys, open house, and other outreach efforts were compiled and carefully reviewed to determine the most common themes. From the analysis, the following eight key Community Vision Priorities emerged:

- Balancing Growth
- Ensuring Economic Well-being
- Strengthening Community Identity
- Improving Public Safety
- Promoting Active Living
- Focusing on Education and Youth
- Supporting Environmental Conservation
- Ensuring a Balanced, Efficient Transportation System

While these priorities do not represent every detail heard during the outreach process, they do represent the predominant themes heard from the community. These key priorities will be used by the City to guide the development and implementation of General Plan 2030.

## Balance Growth

*Develop a balance of housing, services and employment while preserving the natural environment and rural history of Lancaster*

The need to balance and manage new development was a major theme heard throughout the visioning process. The community expressed the need for a mix of new housing at varying densities, from rural residential to high-density, mixed-use development. As new residential housing is constructed, commercial, industrial, and office development should not be overlooked. Visioning participants identified the need for more neighborhood commercial that provides services in close proximity to housing, as well as new industry to provide needed jobs in the community.

While new development is important to the future of Lancaster, it should not jeopardize natural open space and the environment. The community identified the Poppy Reserve, Prime Desert Woodland Preserve, and the open space and desert ambiance of Lancaster as key treasures to preserve. Participants believed that existing natural open space should be preserved and transitions from urban to rural should be maintained and enhanced throughout the City. “Leap-frog” development, where properties are left vacant between existing and new development, was also identified as a concern for the preservation of rural living and open space. The community recommended that vacant “infill” property within the Urbanizing Area be developed rather than further outward expansion of the Urbanizing Area.



## Ensure Economic Well-being

*Pursue economic vitality and longevity by attracting industries and employment to the City*

A significant portion of the community commutes outside of Lancaster for employment. This imbalance between the number of jobs and available housing impacts transportation systems, the local economy, and the social fabric of the community. Visioning participants felt that Lancaster should be a complete community where people can live, work, shop, and play. Attracting new industry and professional jobs was a major priority among visioning participants.

Residents also felt that there is a lack of quality retail, dining, and entertainment within the City. Attracting more of these businesses and enhancing existing venues would lessen the need for residents to spend time and money in other communities.

## Strengthen Community Identity

*Foster pride and sense of community throughout the City*

Visioning participants valued community friendliness and hometown feel. They felt that it was very important to create a character unique to Lancaster as the City continues to grow. Developing a strong “sense of place” and community pride will make Lancaster stand out.

Community events, festivals, and gathering places were highlighted as tools to heighten involvement in the community and provide recreation for all ages, while also strengthening local identity. The unique features of Lancaster can form the basis for creating a stronger community identity as a desirable place to live, work, and play.

*“Lancaster is a place where anything is possible. The people would feel safe at all times, and would associate with each other. This town is a place where talents will flourish, and where careers will begin thanks to better education systems and teachers. Lower taxes, safer streets, hospitals, more affordable housing, and where families can become closer can contribute to making Lancaster a better place to live.”*

*– One group’s vision statement at the Young Adult’s Visioning Workshop, July 19, 2006*

Participants also suggested ways to strengthen the sense of community through community design. They favored the idea of creating distinct neighborhoods throughout the City that have unique identities of their own. Participants described these neighborhoods as having their own parks, schools, and commercial centers linked by walking and biking trails. The need to revitalize and improve older neighborhoods in the City was also stressed. Finally, residents felt that design, including architecture, landscaping, public spaces, and public art, should be a top priority for improving the overall look and livability of the City.

## Improve Public Safety

*Develop a strong sense of safety in the community*

Not only reducing crime but also developing a sense of safety in the community is essential for the future of the City. Crime was one of the top concerns identified by citizens at the visioning workshops and open house. Participants recommended that providing faster response times, improving public outreach, providing youth crime deterrence programs, and providing more security in public places, including parks, parking lots, and shopping centers, should be key priorities in Lancaster.

Additionally, strengthening neighborhoods through such things as neighborhood events, neighborhood parks, and gathering places was identified as important. Neighborhood watch teams and neighborhood revitalization were also identified as crime prevention strategies. Such efforts can help to establish ties among the community and instill a sense of pride in neighborhood and in community. In strong neighborhoods, residents recognize safety issues as they arise and can deal with those issues as a group.

## Promote Active Living

*Provide recreation and amenities for all residents*

*“Open green spaces for all feet, hooves, and wheels.”  
– Online survey comment*

Lancaster is a community that appreciates its cultural and recreational facilities as well as the natural open space. As testament to this, the community repeatedly identified a number of existing facilities as community treasures, including the Lancaster Performing Arts Center, Antelope Valley Fairgrounds, Aerospace Walk of Honor, Poppy Reserve, Prime Desert Woodland Preserve, the Antelope Valley College, and the many public parks.

Participants called out the need for more neighborhood parks as well as landscaped walking and biking paths throughout the City for recreation, transportation, and leisure. Participants also desired hiking trails and green belts to provide opportunities for utilizing the natural open space and desert ambiance.

## Focus on Education and Youth

*Provide expanded educational opportunities for life-long learning in Lancaster*

The development of new school facilities and educational programs were identified as main concerns of the community. Participants at the Community Open House identified adequate schools as the number one active living priority in Lancaster.





*Youth Community Open House Participants*

The development of high quality schooling for youth as well as continuing education for life-long learning is strongly desired by the community. To keep young adults from leaving the community to pursue careers, community members recommended providing opportunities beyond high school such as trade schools, career development assistance, and job placement. They also expressed a strong desire to see a four-year university locate within Lancaster.

## Support Environmental Conservation

*Protect the valley's clean air, unique natural environment, and pristine mountain views*

Participants identified that protecting open space and natural resources were important priorities to them. Specific resources included water, green space, unique plant life, and raw materials.

Throughout the visioning effort, it was made clear that residents felt very strongly about developing new environmental conservation strategies for the City. Ideas for future conservation were more compact growth patterns, developing a city-wide green building program, conserving water, using recycled water, encouraging xeriscaping, and using solar and wind power.

## Ensure a Balanced, Efficient Transportation System

*Provide for a Transportation and Circulation System that ensures accessibility, mobility, and safety for all residents.*

Throughout the visioning workshops and related activities, residents shared their views and concerns regarding transportation and circulation issues. They clearly expressed an understanding of the major transportation challenges facing Lancaster and gave important insights as to the transportation and circulation system that will be needed to accommodate the growing community.

Residents noted the relatively low traffic congestion within the community compared to larger cities; however, they also stressed the importance of having transit options like Metrolink, which provide an alternative link to the Los Angeles area. They viewed the commuter congestion on the Antelope Valley Freeway as one of the major challenges facing the City.

Residents also stressed the importance of providing alternative modes of transportation and ease of access to these systems. They saw the need for more park-and-ride facilities and for programs that encourage the increase in ridership of public transit systems as a way to reduce traffic congestion and improve local and regional connections.

Community members expressed the need to provide for a city-wide interconnected system of paths and trails that will allow residents to travel by walking or bicycling to residential, commercial, employment, and recreational destinations. They viewed public safety issues, including traffic calming measures and reduced speeds near schools and within rural areas, as essential issues to be addressed by the General Plan. They also expressed concern with the level of traffic accidents and encouraged the implementation of programs that not only stress safer streets, but provide for increased enforcement of roadway safety as well. They stressed the desire to see improved roadway systems with better street design, attractive parkways, and proper phasing of improvements, as well as an increased level of street maintenance.

Residents envisioned a desirable future where the majority of Lancaster residents can live, work, and play within their community. They expressed the desirability of having walkable neighborhoods with more pedestrian-friendly mixed-use development that requires less driving. They saw a future that offered a safe and efficient circulation system, as well as good public transportation with easy access to local and regional destinations.

### **SUSTAINABLE DEVELOPMENT FOR A SUSTAINABLE FUTURE**

By 2030, Lancaster's population is projected to reach approximately 260,000, representing a 117% increase over the year 2000. This rapid growth reflects a situation that is expected to occur across the nation as cities and counties struggle to address a broad range of complex issues that will be an inherent part of the nation's landscape. The magnitude of the impacts will largely be governed by the ways in which each community plans for the physical development of its land resources. Local jurisdictions like Lancaster that have sizable inventories of infill land are presented with the opportunity to recast the built environment using sustainable development practices in ways that can greatly reduce the anticipated impacts from growth.

Sustainable development encompasses established principles of good planning and advocates a proactive approach to future development. The basic concept of sustainability is meeting the needs of current generations without compromising the ability of future generations to meet their own needs. Inherent in sustainable development is the idea of creating a more compact, livable, and enduring community. Often referred to as "smart growth", the ten basic principles of livable/sustainable communities are as follows:

1. Encourage the development of mixed land uses
2. Incorporate compact building design
3. Create a range of housing opportunities
4. Create walkable neighborhoods



5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, and critical environmental areas
7. Strengthen and direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost effective
10. Encourage community and stakeholder collaboration in development decisions

Increasing fiscal constraints at the state and local level are prompting governments to look for less expensive ways to meet infrastructure and service costs. According to a recent publication by the Urban Land Institute, compact growth is less expensive to serve than sprawl by an estimated eleven percent nationally for basic infrastructure. The per capita costs of most services decrease with increased density and rise as the spatial extent of urbanized land area increases.

This same study indicates that since 1980, the number of miles Americans drive has grown three times faster than the nation's population. This increase is due in large part to sprawling urban development patterns which offer little alternative but to conduct daily trips by automobile. Following World War II and until recently, nearly all new development has been planned and built on the assumption that the automobile will be utilized for most trips. As the urban landscape became automobile dependent, car trips and distances increased and walking and use of transit declined. This increase in vehicle miles traveled (VMT) has resulted in longer and more expensive commutes and, more importantly, has directly attributed to the rise in greenhouse gas emissions. The transportation sector is responsible for 33 percent of U.S. CO<sub>2</sub> emissions, and passenger vehicles (cars and light trucks) are responsible for two-thirds of that percentage.

Growing pressures at the national, state, and regional levels to reduce greenhouse gas emissions (GHG) make it imperative that communities learn to use land and resources more efficiently. The Global Warming Solutions Act of 2006 (AB 32) calls for the reduction of California's GHG to 1990 levels by the year 2020, which represents a 25% reduction over current emissions. The act also requires that the Air Resources Board compile a list of discrete early action greenhouse gas reduction measures to be adopted by the ARB as regulatory measures and made enforceable by January 1, 2010.

Senate Bill 97, enacted in 2007, amends the CEQA statute to clearly establish that GHG emissions and the effects of GHG emissions are appropriate subjects for CEQA analysis. It directs the California State Office of Planning and Research (OPR) to develop CEQA Guidelines "for the mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions" by July 1, 2009, and directs the Resources Agency to certify and adopt the CEQA Guidelines by January 1, 2010. One of the ways advocated to reach the goal established by these measures is for local governments to adopt and enforce land use policies that reduce urban sprawl, preserve



open space, and create compact, walkable urban communities with increased transit opportunities and reduced reliance on the automobile.

Obesity within the United States has reached epidemic levels. According to the Local Government Commission, one-third of American children and adolescents are either obese or at risk of becoming obese; similar trends are reflected among the adult population. The U.S. obesity epidemic and associated health care costs have added momentum to the case for creating compact, walkable communities where people can walk and bicycle to destinations as an alternative to using the automobile.

*“One-third of American children and adolescents are either obese or at risk of becoming obese and similar trends are reflected among the adult population.”*  
– Obesity statistic, Local Government Commission

The baby boom generation represents one of the most significant demographic forces in the nation’s history, which will have a tremendous impact on all aspects of society well into the 21<sup>st</sup> century. As baby boomers become empty nesters and retirees, many are exhibiting a preference for compact, walkable transit-oriented neighborhoods. This trend is also apparent among young single adults and married couples without children who are looking for a different lifestyle than the suburban neighborhoods in which they grew up. Therefore, it appears that a large share of the new development to come will be driven by emerging market forces that desire compact growth, not necessarily because of its positive environmental attributes, but because it is responsive to changing demographics and lifestyles.

The evolving trend toward smart growth development is something that is both recognized and supported by national organizations. A recent publication by the National Association of Home Builders (NAHB) states that it “supports higher density development and innovative land use policies to encourage mixed-use and pedestrian-friendly developments with access to open space and mass-transit.” The NAHB recognizes that revitalizing older suburban and inner city markets and encouraging infill development is universally accepted as good public policy.

The National Association of Realtors (NAR) has stated that “increased traffic congestion, loss of open space, infrastructure costs, and a desire for more housing options have all made smart growth an increasingly powerful strategy for building and revitalizing communities.” The NAR emphasizes that jurisdictions that restrict or prohibit density create an environment where low-density development is the only option. Open spaces are consumed at alarming rates, traffic congestion increases as people drive longer distances, and subdivisions grow up without any town center, any corner store, or any sense of place.

These are important reasons why livable/sustainable development principles are being incorporated into the future development plans of cities and communities across the nation. It is also clear from the outcome of the community outreach program and the identified Community Vision Priorities that the citizens of Lancaster understand these issues and the principles involved, desire a more sustainable/livable future for the City, and are willing to face



the difficult decisions and trade-offs that will be necessary in order to achieve that desired future.

In a community that is developing sustainably, the neighborhood is the basic building block of urban design and is characterized by walkability, mixed-use development, and mixed-income housing. Walkability is a function of compactness and density. Attention to streetscape and public spaces is a key design element in creating desirable places to live. Such neighborhoods are more likely to support efficient transit systems. The character and function of each neighborhood is then placed properly within its regional setting. This approach to planning, from the neighborhood to the regional level, is what is implied by the term “smart growth”.

*The neighborhood is the basic building block of urban design.*

Sustainable development goals include the following:

- Decrease urban sprawl
  - Promote efficient compact development that uses infill areas
  - Restore urban and town centers
  - Promote transit-oriented development
  - Create good connectivity between land use and transportation systems
- Protect open space and working landscapes
  - Conserve prime agricultural lands
  - Conserve lands of scenic and recreational value
  - Use open space to define urban communities
- Protect environmentally sensitive lands
  - Conserve natural habitat lands
  - Minimize impacts to watershed functions
- Create strong local and regional economies
  - Encourage jobs/housing balance
  - Provide adequate housing for all income levels
  - Encourage the expansion of telecommunications infrastructure
  - Provide a fair and predictable land use planning process
- Promote energy and resource efficiency
  - Support renewable energy and resource efficient industries and practices
  - Promote waste reduction programs
  - Promote alternative forms of transportation
  - Promote energy and resource efficient buildings

The General Plan goals, objectives, policies, and specific action programs and the adopted land use map recognize and support the implementation of smart growth principles and practices. To this end, the City has already taken the initial steps to implement smart growth development in specific areas like downtown Lancaster and in general through the incorporation of sustainable development applications in new development projects throughout the City.

*Five focus areas have been identified as appropriate for the application of smart growth development.*

In 2001, the City amended the General Plan to establish the Downtown Transit Village Development District. In concert with this, the City focused on the northern portion of the downtown area and adopted in July 2001 the North Downtown Transit Village Plan. Developed with the involvement of local stakeholders, the NDTVP provides the framework for revitalization of the northern portion of downtown Lancaster. Within this area, new and revitalized public spaces (including a new neighborhood park), schools, housing, community services, and commerce are planned or are currently under construction. Built around the concept of an urban village, within walking distance of the downtown business district, the Metrolink station, and other transit connections, the project includes “core” uses that are vital to the creation of a viable, self-sustaining downtown.

Another component of the Downtown Transit Village is the Downtown Lancaster Specific Plan which has been drafted to provide a vision for the revitalization of the downtown business district. The Downtown Lancaster Specific Plan provides area-specific land use regulations and development guidelines that will allow for a mix of land uses including retail, office, residential, and civic uses, all within walking distance to the Metrolink station and accessible to other transit connections. Several downtown projects are currently underway.

The above represent only two of several revitalization projects that are being planned which focus on the City’s urban core in an effort to facilitate the transition and redevelopment of existing sites like the former Antelope Valley Fairgrounds, enhance the aesthetics of major transportation corridors, improve the stability of existing neighborhoods, encourage infill development, contribute to open space and parks, and ensure adequate infrastructure as well as create the implementation tools needed to carry out these goals.

The new General Plan land use category of “mixed-use” allows for the consideration of other locations within the Urbanizing Area of the City where opportunities may exist to take advantage of the smart growth development principles and practices. These locations all have available vacant infill land inventories, good transit connections, and are centrally located in proximity to the downtown area. Each of these focus areas are adjacent to or near key land uses and contain infrastructure, transit connections/routes, and enough uncommitted infill land to potentially allow the application of smart growth development. They are identified as follows:

- “The Fox Field Industrial Jobs/Housing Focus” – generally located on the south side of Avenue H, adjacent to the Fox Field Industrial Corridor Specific Plan area and directly northwest of the Regional Commercial Focus area;



- “The Regional Commercial Focus” – located in the vicinity of the Antelope Valley Freeway and Lancaster Boulevard and including the area comprising the Valley Central Commercial Center, the Clear Channel Stadium, and the new hotel complex;
- “The College Area Focus” – located in the vicinity of 30<sup>th</sup> Street West and Avenue K and containing the area surrounding the Antelope Valley College campus;
- “The Health Care Focus” – located in the vicinity of 15<sup>th</sup> Street West and Avenue J and including the area surrounding the Antelope Valley Hospital and the Lowtree Neighborhood Project.
- “The Tenth Street West Corridor Focus” – located in the vicinity of 10<sup>th</sup> Street West and Avenue L and containing the area surrounding the Amargosa Creek Specific Plan, Auto Mall, Lancaster City Park, and potentially extending south to encompass the area including the Antelope Valley Court House along Avenue M.

In conjunction with the new land use definitions and policies, the General Plan calls for the revision of the zoning ordinance to address changing conditions that will allow more flexibility in application of zoning regulations. Modernization of the zoning ordinance is viewed as essential to allow for new development trends and to address the changing economic and business climate. Application of new approaches such as form-based codes in areas such as downtown Lancaster, the addition of provisions for mixed-use development, and the application of community design guidelines are viewed as timely in order to achieve both a pleasing and functional built environment that will make Lancaster an attractive place to live, work, and play. Moreover, modern development codes can help to facilitate smart growth practices by incorporating these principles into the normal approval process.

In addition to the various land use efforts planned and underway, the City has also incorporated sustainable development principles into many other facets of the built environment. These include, but are not limited to, the following:

- *Water Resources and Conservation*

Water conservation measures, such as the requirement for all new development to install a purple pipe system within all Landscape Maintenance Districts; the drafting of new landscape specifications that require the use of recycled water and the use of smart weather-based irrigation (ET) controllers; groundwater recharge and banking, which consists of spreading and infiltrating storm water and/or imported water into the natural aquifer for use at a later time; Lancaster’s Recycled Water Direct Reuse Program, which proposes to use recycled waste water (tertiary treated waste water) from the Lancaster Water Reclamation Plant (LWRP) to irrigate landscaping.

- *Air Resources*

Use alternative fuel vehicles – The City has had a long commitment to the use of clean burning alternative fuel vehicles dating back to the Blue Skies program of the early 1990s. Currently, 12% of the City's vehicle fleet consists of alternative fuel vehicles, including natural gas and hybrid systems.

- *Energy Resources*

Measures to encourage the incorporation of Leadership in Energy and Environmental Design (LEED) standards in new development and design guidelines and the incorporation of solar energy systems into City capital improvement projects. The City's on-going efforts to attract new renewable energy industries like the recent flagship location of eSolar, Inc. make Lancaster a hub of the emerging green energy sector.

- *Alternative Transportation Modes*

Measures to reduce reliance of the use of automobiles and increase alternatives such as ridesharing, walking, bicycling, and the use of public transit.

All of these efforts have in mind the goal of ensuring that Lancaster manages its land and development in such a manner as to place the highest value on people and their quality of life and in doing so, meets the needs of the present without compromising the ability of future generations to meet their own needs.

## **URBAN/RURAL INTERFACE**

The rural atmosphere present in some portions of Lancaster is one of the qualities that have attracted people to the area. However, the primary reason since the mid-1980s has been the availability of affordable housing.

The importance of preserving these areas has been frequently voiced by residents, particularly in Quartz Hill, Antelope Acres, and White Fence Farms. The City has acknowledged the importance of the rural lifestyle and has designated a considerable amount of land for this type of residential land use.

Land use incompatibilities may arise if urban and rural uses are located adjacent to one another. Continued growth, however, does not have to mean the end of Lancaster's rural neighborhoods. The coordination, separation, transition, and interface between these uses have been identified as major land use issues. Transition and buffering concepts aid in softening land use inconsistencies that may exist between rural and urban land uses. It is not only visual incompatibilities, but lifestyle differences, such as traffic noise and the keeping of farm animals, that must be considered. The methods of land use interface outlined in this program include



landscaping and lot size transitions, as well as other methods, and are addressed within the Plan for Physical Development.

## **WATER RESOURCES AND CONSERVATION**

Water availability has been, is, and will continue to be the primary resource constraint facing the City of Lancaster. This issue covers many areas of planning and is addressed in various forms in many of the individual plans that make up the General Plan, including the Plan for Municipal Services and Facilities, the Plan for Physical Development, and the Plan for the Natural Environment. Water service is provided by eleven retail water agencies and one wholesale water distributor, the Antelope Valley-East Kern Water Agency (AVEK). Growth will be affected by water availability, as well as, continued conservation and increased recycling efforts.

The eleven separate retail water agencies serving the Lancaster area use a combination of imported and well water. There is no agency that oversees the drilling of water wells in the area.

The potential for utilizing recycled wastewater is another possible source of water. Although this water may not meet water quality standards for domestic use, its use for agricultural and landscape irrigation and dust abatement could free up groundwater and State Water Project water for domestic use. The City itself does not treat wastewater and, therefore, does not have any direct capability to recycle wastewater. The City could, however, cooperate with officials at the Sanitation Districts of Los Angeles County to encourage the use of recycled water wherever it can be economically utilized. Currently, there are approximately 1,000,000 gallons of secondary effluent from the Lancaster Waste Water Treatment Plant that goes through tertiary treatment daily. Upon completion of this Recycled Water Distribution System, this water will be reused, primarily as irrigation water wells.

## **AIR QUALITY PROGRAM**

In 1997, the Antelope Valley Air Pollution Control District (AVAPCD) was created to better address local air quality concerns and issues. In 2002, the AVAPCD became the Antelope Valley Air Quality Management District (AVAQMD).

Generally, air quality in the high desert and the City of Lancaster is good, with the exception of oxidants (ozone) and total suspended particulates which are above recommended levels. Along with the low cost of housing, the area's air quality is one of the reasons many new residents choose to relocate here. In addition, clean air is essential for military aeronautical operations in the Antelope Valley, particularly at Edwards AFB Flight Test Center, since optical tracking devices and ground-mounted cameras depend on good visibility to function.

Air quality is closely related to the economics of the area in other ways. In recent years, Lancaster has become a commuter community. Long commutes are recognized as being a source of additional air pollutant emissions. The Global Warming Solutions Act of 2006 (AB 32) calls for the reduction of California's greenhouse gas emissions to 1990 levels by the year 2020. The act gives the California Air Resources Board (CARB) the authority to implement and enforce the provisions of AB 32. State Bill 375, signed into law in 2008, clarifies that CARB will set regional greenhouse gas targets by 2010, that transportation funding will be contingent on meeting these targets, and that certain kinds of transit-oriented and compact development will be exempt from assessing greenhouse gas impacts under CEQA. CARB's authority to enforce AB 32 will begin in 2012. All cities and counties will be required to comply with these measures. This and other measures make it imperative that communities learn to use land and resources more efficiently.

The City also realizes that auto emissions are not the only source of air pollution in the Antelope Valley. Fugitive dust is also a problem. It results from improper soil preparation, abandoned agriculture, and poor grazing practices, and has been aggravated in recent years by drought conditions.

To protect air quality in Lancaster, the General Plan presents an Air Quality Program. Presented in the Plan for the Natural Environment and the Plan for Physical Mobility, this program contains specific actions for achieving the following objectives:

- Minimizing vehicular travel generated by new development through the promotion of efficiently arranged land uses, implementation of the goals and objectives described in the Plan for Economic Development and Vitality, and use of appropriate public transportation.
- Minimizing air pollution emissions generated by stationary sources through the implementation of energy conservation programs outlined in the Plan for the Natural Environment and mitigation of impacts to air resources resulting from new development.
- Protection of sensitive uses from the impacts of air pollution by ensuring that potential air pollution sources are located away from residential areas and other sensitive receptors.
- Mitigating construction activities to minimize fugitive dust by implementing the dust abatement procedures described in the Land Resources section of the Plan for the Natural Environment.
- Cooperating with the Antelope Valley Air Quality Management District (AVAQMD) and regional agencies on air quality issues to maximize traffic flow improvements, increase public awareness of air quality issues, and find creative and effective approaches to addressing air quality issues.





However, since the greatest single contribution to poor air quality involves transport from the South Coast Air Basin (and to a lesser extent from the San Joaquin Valley), many of the actions required to properly manage air quality require cooperation with other agencies. As a result, the program's effectiveness will depend on the effectiveness, timeliness, and coordination of actions taken by the City and by other agencies.

## **MASTER PLANS, STRATEGIC PLANS, AND SPECIFIC PLANS – IMPLEMENTATION OF THE GENERAL PLAN GOALS, OBJECTIVES, POLICIES, AND ACTION PROGRAMS**

The General Plan requires the adoption of a number of master plans, strategic plans, and specific plans as primary mechanisms for implementation of the long-term goals and objectives. Some of these have been adopted, others are in progress, and some have not as yet been developed, but all represent important implementation programs for achieving the community's long-term vision for growth. They include the following:

### **Parks, Recreation, Open Space, and Cultural Master Plan**

The Parks, Recreation, Open Space, and Cultural Master Plan was developed through collaboration between staff, elected and agency officials, and community members. Adopted in 2007, it represents the first master plan developed for the Lancaster Department of Parks, Recreation and Arts. The plan has three major purposes: 1) Present a long-term vision and goals for the Parks Department and for the community for the next 20 to 25 years; 2) Describe current and future needs, interests, and community preferences for parks, recreation, arts programs, and facilities; and 3) Develop a process and priorities for managing the Parks Department's commitments so that new requests and initiatives are considered in light of existing commitments. The Parks Master Plan's vision for the future includes "a city whose residents actively use parks, recreation and arts facilities to maintain a high level of fitness and well-being." This will be achieved through the goals and policies outlined in the Master Plan. Policy and programs pertaining to the Parks, Recreation, Open Space, and Cultural Master Plan are primarily contained in the Plan for Active Living.

### **Economic Development/Redevelopment Strategic Plan**

The Economic Development/Redevelopment Strategic Plan was adopted in 2006 as an initiative to improve Lancaster's job market, workforce, commerce, and community. The plan provides a four-pronged approach to addressing the major challenges that affect Lancaster's economic vitality, including: 1) jobs/housing imbalance; 2) workforce development; 3) revitalizing local commerce; and 4) creating a new sense of community. These four strategic pillars form a balanced foundation upon which a new, more vibrant, energetic, and prosperous Lancaster can emerge. General Plan policy and programs pertaining to the Economic Development/Redevelopment Strategic Plan are contained in the Plan For Economic Development and Vitality.



## Transportation Management Plan

Currently under development, the Transportation Management Plan will identify transportation challenges and opportunities associated with future growth. The plan will assess transportation needs and adequately determine the circulation system required to accommodate future community growth in commercial, industrial, and residential land uses. Solutions to transportation needs assessment would include multiple modes of transportation, including public transit. The plan will provide financial guidance and a priority list for City staff to schedule and obtain funding for implementation of recommended traffic improvements, including roadway right-of-way needs. General Plan policy and programs pertaining to the Transportation Master Plan are primarily contained in the Plan for Physical Mobility.

## The Master Plan of Drainage

The Master Plan of Drainage outlines the facilities that accommodate run-off, helping to control and reduce flooding in the City. The Master Plan of Drainage was revised January 2005, as a result of changes that have occurred, including a reduction of run-off from Palmdale to Lancaster, as well as new facilities that have been constructed by private developers, but not yet reflected on the Master Plan. The update also involved the recalculation of the Drainage Impact Fee to ensure that drainage impact fees adequately cover the costs to construct planned drainage facilities in the City. General Plan programs pertaining to the Master Plan of Drainage are contained in the Plan for Public Health and Safety.

## The Recycled Water Master Plan

In December 2004, the City Council approved moving forward with the establishment of a recycled water system for the City of Lancaster to allow much needed reuse of disinfected tertiary treated wastewater in place of potable water supplies. In March 2005, Ordinance No. 841 was adopted, which established a recycled water master plan and implementation of procedures for a City-owned and operated recycled water distribution and direct reuse system in the City of Lancaster. In addition, a recycled water rate was established and will be charged to all users to be served by the City of Lancaster Recycled Water System. Recycled water is proposed to be provided to users at a rate that is approximately 85% of the cost of potable water. General Plan programs relating to the Recycled Water Master Plan are contained in the Plan for Municipal Services and Facilities.

## The Sewer Systems Master Plan

In 1979, the City of Lancaster authorized inclusion of certain territories then and thereafter to the Consolidated Sewer Maintenance District of Los Angeles County (CSMD) for the maintaining of local and lateral sewers pursuant to State law. In May 2006, the State of California mandated all owners and operators of sewer systems to comply with new Waste Discharge Requirements (WDRs), which would have required duplication of effort by owners



and operators of a system, if they are not the same entity. Because the City of Lancaster owns the local sewer system and CSMD maintains the local sewer system for the City, a sewer feasibility study was prepared to recommend an appropriate course of action to properly serve the citizens of Lancaster. In 2006, the Sewer Feasibility Study was presented to the City Council with a recommendation to withdraw from the CSMD. The City Council agreed with the recommendation and authorized staff to immediately commence withdrawal proceedings from the CSMD and prepare for providing direct operation and maintenance of the City sewer system effective July 1, 2008. In order to have a viable operation and maintenance program in place by July 1, 2008, an annual sewer service charge for operation, maintenance, and replacement costs for the local sewer system was established. General Plan policy and programs relating to the Sewer Systems Master Plan are contained in the Plan for Municipal Services and Facilities.

### **The Wireless Master Plan**

In response to the Federal Telecommunications Act of 1996, the City of Lancaster adopted Article XIII “Wireless Telecommunications Facilities” of the Municipal Code in 1999. The intent of the article was to establish standards for the placement and use of wireless telecommunications facilities within all zones where they are permitted. However, it did not provide a comprehensive approach that would place the City in a proactive position to fully address the new infrastructure and service demands of this rapidly growing industry. In light of this, the City is currently in the process of drafting a Wireless Telecommunications Master Plan that will provide the foundation for addressing future wireless telecommunications infrastructure and service needs within Lancaster. The infrastructure and services will be essential to the City’s economic vitality, to the efficient delivery of government services, and to enhancing the community’s quality of life. A robust telecommunication infrastructure is also fundamental to education, transportation, health care, and public safety, among other areas. The City also wishes to explore the potential for the capture of revenue sources resulting from the implementation of such facilities and infrastructure. General Plan policy and implementation programs for the Wireless Master Plan are contained in the Plan for Municipal Services and Facilities.

### **Community Design Guidelines**

The Community Design Guidelines will be drafted after the adoption of the General Plan update, which would include new and revised policies pertaining to community form and design in Lancaster. The Community Design Guidelines will assist in guiding development and redevelopment, recognizing that the design of private development has a strong impact on residents and the City’s image. The guidelines will be provided to encourage and maintain a high level of design quality for residential, commercial, and office and industrial uses. Within these land uses, the guidelines will address elements such as site planning, architectural guidelines, parking and circulation, and landscaping. Site planning guidelines address compatibility, site placement of buildings or additions, orientation, and the relationship with

adjacent development. Architectural guidelines pertain to architectural styles, materials, colors, massing, and scale of structures. General Plan policy and programs pertaining to the adoption and implementation of Community Design Guidelines are contained in the Plan for Physical Development.

### **The Fox Field Corridor Specific Plan**

The Fox Field Corridor Specific Plan is a business/industrial park located in the northwest portion of the City of Lancaster. Adopted in 1996, the specific plan provides the planning and development regulations for the development of the area identified by the project's overall Land Use Plan. It is the intent and purpose of the document to outline a comprehensive set of development plans, guidelines, development regulations, and implementation programs, assuring a quality development consistent with the project Land Use Plan and the goals, objectives, and policies of the General Plan. General Plan programs pertaining to the Fox Field Corridor Specific Plan are primarily contained in the Plan for Economic Development and Vitality.

### **The Amargosa Creek Specific Plan**

The Amargosa Creek Specific Plan is located on the east side of 10<sup>th</sup> Street West between Avenue K-8 and Avenue L and consists of a 152-acre site. Located at the nexus of three commercial corridors, development of the specific plan has the opportunity to function as a high-profile southern gateway to the City and is regarded as critical to Lancaster's future commercial growth and development.

### **The North Downtown Lancaster Transit Village Plan**

In July of 2001, the City Council and Agency Board approved the North Downtown Transit Village Plan, consisting of 100 acres bounded by Avenue I, Lancaster Boulevard, Sierra Highway, and 10<sup>th</sup> Street West. The Transit Village is a major neighborhood redevelopment to rejuvenate the economically depressed north downtown area of Lancaster. The Transit Village is proposed as a pedestrian and transit-oriented mixed-use development, which will include public spaces and a new neighborhood park, as well as new and rehabilitated housing and commercial uses. The Metrolink Station will serve as the Transit Village's "transportation hub" with the inclusion of bus connections and dial-a-ride services. This "multi-modal" use is one of the hallmarks of a transit village. The concept is that individuals living within the "village" will find many of their day-to-day needs fulfilled within walking distance. General Plan programs pertaining to the North Downtown Transit Village Plan are primarily contained in the Plan for Economic Development and Vitality.



## **The Downtown Lancaster Specific Plan**

The Downtown Lancaster Specific Plan comprises approximately 140 acres generally located south of Kettering Street, east of 10<sup>th</sup> Street West, west of the Union Pacific Railroad line, and north of Newgrove and Milling Street. Anticipated to be adopted in the near future, the Downtown Specific Plan provides area-specific land use regulations and development guidelines for seven districts within the Downtown. The Plan would allow for a mix of land uses including retail, office, residential, and civic uses. The Plan also proposes circulation improvements and the establishment of design regulations and guidelines for new development within the Downtown. Several Downtown projects are already underway and it is anticipated that more projects, including those with affordable units, will locate within the Downtown. The close proximity of a wide array of services is particularly beneficial for senior and lower income households that are limited in transportation options. General Plan programs pertaining to the Downtown Lancaster Specific Plan are primarily contained in the Plan for Economic Development and Vitality.

## **The Master Plan of Trails**

The General Plan calls for the development of a trails network that would connect destinations throughout Lancaster, including local schools and parks, places of business, and transit stops. Under the guidance of this policy, the City would develop a comprehensive master plan of trails that identifies connectivity among neighborhoods and with the Los Angeles County Master Plan of Trails. The City can work with the residential development community to provide trails and pathways in neighborhood parks that connect to the internal neighborhood. If this is achieved, there could be future trail systems that connect neighborhoods. General Plan programs pertaining to the adoption and implementation of a Master Plan of Trails are contained in the Plan for Active Living.

## **Crime Prevention and Protection – Safer and Stronger Neighborhoods**

The projected population growth for the City of Lancaster and its sphere of influence to the year 2030 will require significant expansion of crime prevention and protection services as well as new facilities. The City contracts with the Los Angeles County Sheriff's Department for police services. Through a cooperative agreement between the City and Los Angeles County, a new 50,000-square-foot sheriff's station was constructed in Lancaster and became operative in 1996. Since that time, the City has invested significant resources toward fighting crime and addressing other aspects of community safety.

In March 2004, the City added eight deputies and one sergeant to create the Lancaster Community Appreciation Program (LAN-CAP) team to address crime in rental housing properties. Since January of 2005, the City has provided funding for the hiring of 25 additional

deputies, some of which were allocated to such programs as the Target Oriented Policing (TOP) team that specifically focus on Part 1 crimes. The City has also added seven new Community Service Officers (CSOs) to create a City-employee team of fifteen CSOs who help to take crime reports that do not require sworn personnel, thereby providing additional time for deputies to pursue proactive policing. In 2006, a Crime Prevention Officer was added to City staff to work with the citizens and business owners to enhance Neighborhood Watch and Business Watch programs. A Law Enforcement Technician was also added to assist with such efforts as the LAN-CAP and TOP programs.

In addition to the services noted above, the City maintains a Code Enforcement Division within the Department of Housing and Neighborhood Revitalization that addresses a range of issues relating to public health and safety and nuisance infractions of the City's Municipal Code. The Code Enforcement Division works closely with all City Departments to resolve problems that adversely affect the quality of life in the City of Lancaster. The Division, which currently contains a staff of 13 officers, focuses on education as the best way to gain voluntary compliance with the Municipal Code. When education does not resolve the problem, a coordinated effort of administrative and/or criminal remedies are employed to gain compliance.

These and many other programs and efforts have had a corresponding impact on crime within the community. But the task of creating a safer and stronger community cannot rest with the City alone. This task will require a long-term commitment by the citizens of Lancaster to take a proactive role in their community and the welfare of their neighborhoods. The enhancement of Neighborhood Watch and Business Watch and the addition of other public health and safety related programs represent a concerted effort on the part of the City and local law enforcement officials to encourage citizens to take a more active role in the welfare of their community. In January 2008, the City formed the "Safer and Stronger Neighborhood Steering Committee," which includes representatives from all levels of the organization with the aim of establishing a community dialogue and forming strategic partnerships that will help achieve this goal. General Plan policy and programs pertaining to crime prevention and protection and other public health and safety issues are primarily addressed in the Plan for Public Health and Safety.

### **Housing Program**

The Housing Element, contained under a separate cover, is one of the state-mandated elements of the Lancaster General Plan. It presents the overall goals, objectives, policies, and action programs the City intends to implement in order to facilitate provision of housing for existing and future residents of the City. This is done in context of the Land Use Element of the Lancaster General Plan and related ordinances. The City prepares the Housing Element to also meet the requirements of State law and achieve certification by the California Department of Housing and Community Development (HCD). Certification will help the City qualify for certain funding programs offered by the State.

California State law requires each city and county to adopt a general plan containing at least seven elements, including housing. Housing is the only element subject to detailed statutory requirements and mandatory review by the Department of Housing and Community Development. The requirements are set forth in Article 10.6 of California Government Code, beginning at Section 65583, and with the guidelines adopted by California HCD. The General Plan Guidelines issued in October 2003 by the Governor’s Office of Planning and Research was also considered in the preparation of the element.

Housing element law requires the City to adequately plan to meet its existing and projected housing needs, including its share of the regional housing need. HCD allocates the region’s share of the state-wide housing need to the Council of Governments (COG) based on population projections and forecasts. The Southern California Association of Governments (SCAG) is the COG for cities and counties in Southern California, including Lancaster. SCAG develops a Regional Housing Need Assessment (RHNA) allocating the region’s share to the cities and counties within the region. The planning period for the current Housing Element update is July 1, 2008 to June 30, 2014.



*Examples of housing types in Lancaster*

State law requires that the Housing Element must be consistent with the other elements of the General Plan. The goals, objectives, policies and action programs contained in the Housing Element complement and are consistent with the programs contained in the other elements of the General Plan.

Lancaster’s Housing Element represents the City’s effort to assist in the State’s goal of providing “decent housing and a suitable living environment for every California family.” The Legislature has further determined that local governments have a responsibility to make adequate provision for the housing needs of all economic segments of the community. The Housing Element is the instrument by which local governments demonstrate compliance with these legislative intents.



The Housing Element includes the following sections:

## **Housing Element Review and Revision**

Housing Element review and revision reflect on the effectiveness of the previous element's goals, objectives, policies, and programs in terms of actual results during the planning period. Where possible, the results are quantified. The section also includes an analysis of the difference between what was previously projected and what was achieved. A discussion of what has been learned lead into the updated goals, objectives, policies, and programs of the revised Housing Element.

## **Population and Growth Characteristics**

Population and growth characteristics include historic and current population trends with details specific to age, gender, and ethnicity, among other relevant items. A description and analysis of the size and character of the Lancaster population is fundamental to an understanding of the Lancaster community. Driving forces behind past growth indicate future growth trends, which in turn yield an insight to potential demands for municipal services and facilities. The understanding of Lancaster's community characteristics is used as a basis for the identification of the types of amenities desired.

## **Housing and Household Characteristics**

Housing and household characteristics include data for total dwelling units, housing unit mix, housing prices, rents, vacancy rates, and special needs households, among other relevant items. This information paints Lancaster and the Antelope Valley as a distinct area for housing largely due to its relative affordability compared to the Los Angeles area. A clear understanding of housing and household characteristics assists in the development of sound policies that address specific needs.

## **Regional Housing Needs Assessment**

A housing needs assessment includes existing needs and projected needs:

1. Existing needs refer to households overpaying for housing, living in overcrowded conditions, or with special housing needs.
2. Projected needs are specifically defined as the City's share of the regional housing need as established in the Regional Housing Needs Plan (RNHP) prepared by SCAG. The allocation establishes the number of new units needed, by income category, to accommodate expected population growth over the planning period of the Housing Element. The RNHP provides a benchmark for evaluating the adequacy of local zoning and regulatory actions to ensure each local government is providing sufficient



appropriately designated land and opportunities for housing development to address population growth and job generation.

### **Constraints to the Production of Housing**

Governmental constraints on the production of housing include land-use controls, fees and exactions, on- and off-site improvement requirements, building codes and their enforcement, permit and processing procedures, and potential constraints on the development or improvement of housing for persons with disabilities. Non-governmental constraints include the cost of development, including land, construction, financing, and other miscellaneous costs.

### **Land Inventory for Housing (Adequate Sites Analysis)**

The element must include a detailed land inventory and analysis, including a site-specific inventory listing vacant or underdeveloped properties with corresponding zoning and general plan designation, size, and existing uses. The analysis also includes environmental constraints and the availability of infrastructure, as well as an evaluation of the suitability, availability, and realistic development capacity of sites to accommodate the jurisdiction's share of the regional housing need for all income levels. If the analysis does not demonstrate adequate sites, appropriately zoned to meet the jurisdiction's share of the regional housing need, the element must include a program to provide the needed sites.

### **Preservation of Affordable At-Risk Housing Units**

This section includes an analysis of existing assisted housing developments that are at-risk of conversion to market rate rents during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

### **Quantified Objectives**

Quantified objectives demonstrate the maximum number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period of the element.

### **Goals, Objectives, Policies, and Action Programs**

The goals, objectives, policies, and action programs outline how the City of Lancaster will provide for adequate housing over the planning period of the element.

## SOURCES FOR SECTION I: INTRODUCTION

- CEQA & Climate Change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act – California Air Pollution Control Officers Association, 2008
- Childhood Obesity: A Preventable Epidemic – Local Government Commission, 2007
- Creating Great Neighborhoods: Density in Your Community – National Association of Realtors, 2003
- Development and Public Health: Could Our Development Patterns be Affecting Our Personal Health – R. Killingsworth, J. Lamming, Urban Land, 2001
- Growing Cooler: The Evidence on Urban Development and Climate Change – Urban Land Institute, 2008
- Smart Growth: Better Places to Live, Work and Play – National Association of Home Builders, 2002
- State of California General Plan Guidelines – Governor’s Office of Planning and Research, 2003
- Technical Advisory – CEQA and Climate Change: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review, State of California, Governor’s Office of Planning and Research, June 19, 2008.



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## A. INTRODUCTION

The Plan for the Natural Environment evaluates the natural and human-induced environments within the Lancaster General Plan study area. This plan focuses on those resources suitable for certain levels of maintenance and protection, as well as their limitations for rural or urban use. Overall, the Plan for the Natural Environment provides a management program for those resources consistent with community values, and

*"It is in our best interest to balance our conservation needs and our needs to develop and grow."  
– Comment from Community Open House participant*

ensures the City of Lancaster as an active participant in the management of the Antelope Valley's resources. The management program outlined in the Plan for the Natural Environment is aimed at balancing demands for new urban and rural development within Lancaster, with the desire of residents to protect natural resources and retain the open character of the General Plan study area. This is in line with the Community Vision Priority, which states: "Protect the Valley's clean air, unique natural environment and pristine mountain views."

Major sections within the Plan for the Natural Environment are:

- Water Resources
- Water Consumption
- Air Resources
- Biological Resources
- Land Resources
- Energy Resources
- Mineral Resources
- Scenic Resources

## B. ISSUES, OPPORTUNITIES, AND CONSTRAINTS

### WATER RESOURCES AND CONSUMPTION

- ◇ To protect the opportunities for long-term growth, supplemental water sources will need to be developed.
- ◇ Currently, water demands in the Antelope Valley are greater than the natural recharge yield within the groundwater basin. Records of groundwater pumping and various natural yield studies performed indicate that overdrafting has persisted since the 1950s. Various lawsuits have been filed which are now being decided through a groundwater adjudication process that will allocate local supplies to the various classes of water users and property owners.

◇ The Antelope Valley overlies two primary aquifers. The largest aquifer is found deep beneath the surface and is widely reported to have abnormally high concentrations of arsenic.

◇ In response to increased demand and the limited existing water supply, investigation of a number of supplemental water sources will be necessary, including: conservation, banking of excess water supplies when available, wastewater recycling and importation, stormwater management, and groundwater recharge programs.



*Example of xeriscaping in Lancaster*

◇ The City has adopted a Water Conservation Program. The goal of this program is to reduce water consumption in the City of Lancaster by providing and maintaining public awareness of water issues; increasing efficiency of water use for City facilities; and implementing standards to ensure water conservation in commercial, industrial, and residential development.

## **AIR RESOURCES**

◇ The issue of air quality is important to many residents, primarily because of its direct correlation to the growth issue. One of the reasons many new residents moved to the Antelope Valley was to escape smog and congestion in the Los Angeles basin.

◇ Much of the air pollution in the Antelope Valley migrates into the area from the Los Angeles metropolitan area as well as the San Joaquin Valley.

◇ The impact of smog and poor air quality on the aerospace industry is of great concern within the community. The activities of Edwards Air Force Base are dependent on good air quality and high visibility.

◇ In June 2005, Governor Schwarzenegger signed California Executive Order S-3-05, which called for the State to reduce greenhouse gas emissions to 1990 levels by 2020 and 80% below 1990 levels by 2050. This was followed by the Global Warming Solutions Act of 2006 (AB 32) which requires California to reduce its greenhouse gas emissions to 1990 levels by 2020. AB 32 gives authority to the California Air Resources Board (CARB) for implementation and enforcement of the act. State Bill 375, signed into law in September 2008, clarifies that CARB will set regional greenhouse gas targets by 2010, that transportation funding



## PLAN FOR THE NATURAL ENVIRONMENT

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will be contingent upon meeting these targets, and that certain kinds of transit-oriented and compact development will be exempt from assessing greenhouse gas impacts under the California Environmental Quality Act (CEQA).

- ◇ The Global Warming Solutions Act of 2006 (AB 32) calls for the reduction of California's greenhouse gas emissions to 1990 levels by the year 2020. It is the intent of the Air Resources Board (ARB) to adopt enforceable measures by January 1, 2010. All cities and counties will be required to comply with these measures.
- ◇ Air quality is closely related to the economics of the area. In recent years, Lancaster has become a commuter community. Long commutes are recognized as being a source of additional air pollutants, and many residents believe that encouraging clean industry to locate in the area will reduce auto emissions and improve air quality.
- ◇ By attracting new industry to the area, the City can reduce commuter trips and related air emissions. However, the effectiveness of reducing pollutants in this manner could be negated by introducing new local pollution sources to the Antelope Valley.
- ◇ Auto emissions are not the only source of air pollution. Fugitive dust is also a problem, and results from improper soil preparation, drought, conservation, and development activities such as mass grading, abandoned agriculture, and poor grazing practices. The situation has been aggravated in recent years by drought conditions.
- ◇ In 1997, the Antelope Valley Air Pollution Control District (AVAPCD) was created to better address local air quality concerns and issues. In 2002, the AVAPCD became the Antelope Valley Air Quality Management District (AVAQMD).
- ◇ In cooperation with the AVAQMD, the City of Lancaster will continue to promote an image of an environmentally focused community dedicated to protecting and enhancing air quality while encouraging compatible business and industrial development.

## **BIOLOGICAL RESOURCES**

- ◇ The City has acquired lands designated as Prime Desert Woodlands and has created the Prime Desert Woodland Preserve as an effort to retain within the City some of the unique examples of the Antelope Valley's fauna and flora.
- ◇ Examples of the area's biological resources and environment are found at Saddleback State Park, the Ripley Desert Woodland State Park, and at the State Poppy Preserve. These areas also provide critical habitat for sensitive desert reptiles, mammals, and raptorial birds.
- ◇ Little Rock Wash is an important example of a desert wash environment.
- ◇ In 2006, the City amended the Municipal Code to establish a biological impact fee on all new development projects on vacant land in order to address the cumulative impacts in biological resources.
- ◇ Apollo Park and Piute Ponds on Edwards AFB and other localized bodies of permanent water provide isolated riparian habitat.
- ◇ The West Mojave Plan currently being proposed provides a unique opportunity for a unified approach to natural resources management across multiple jurisdictions and levels of government.



*Prime Desert Woodlands Preserve*

# PLAN FOR THE NATURAL ENVIRONMENT

## LAND RESOURCES

- ◇ Shrink/swell potential of soils and fissuring found in some locations may limit development or require additional mitigation. In addition, grading associated with development could result in erosion.
- ◇ Soils in the western portion of the study area generally have slight limitations for septic fields. To the north, soils have moderate limitations. In the center of the study area west of the Sierra Highway, there are severe limitations, while soils to the east of Sierra Highway are generally moderately unsuitable.
- ◇ Portions of the City, as well as areas throughout the Antelope Valley, have experienced various degrees of soil subsidence. In some areas, subsidence may present significant limitations to development and to groundwater basin recharge.
- ◇ Farming operations still existing in the study area should be protected for as long as they continue to be economically viable.
- ◇ In February 2005, the California Geologic Survey completed the update of the seismic hazards zone maps for the Lancaster area. These maps indicate areas of potential liquefaction and landslides within the study area.

*"A community that preserves the desert ambiance and environment, preserves the rural life style, puts high density at the center and progressively lower density at ends of the sphere of influence."*

*– Comment from Visioning Workshop participant*



*Agriculture in production*

## ENERGY RESOURCES

◇ Southern California Edison and Southern California Gas Company have indicated that they plan for and are able to meet the growing energy needs of the City of Lancaster.

◇ Although in some communities regional electric transmission lines have created barriers and resulted in an urban "no-man's-land," in other communities they have

been developed as linear parks or used privately for nurseries and landscape stock. Similar opportunities may exist within the study area.

◇ Because of its climate, Lancaster has unique opportunities to develop and utilize alternative energy sources and to implement energy conservation measures in new development.

◇ Land use and circulation policies can promote energy conservation by creating more compact communities that can be efficiently served by public transportation and where people can work and shop in close proximity to their homes.

◇ With growing concerns regarding climate change, it will be important for the City to be prepared to address new State and Federal requirements pertaining to sustainable development and the efficient use of energy resources.

◇ In the early 1990s, Lancaster was designated by the US Department of Energy as a "Clean City" in recognition of the City as a leader in improving air quality and enhancing public awareness of alternative energy fuels.

◇ In 2008, the solar power company, eSolar, Inc., selected Lancaster as the flagship location for its new cost-effective, utility-scale, carbon-free solar power plant.

◇ It will be important for the City to actively seek other alternative energy industries that can help transform Lancaster into a hub for the emerging green energy sector.



*Examples of residential solar energy use*

# PLAN FOR THE NATURAL ENVIRONMENT

## MINERAL RESOURCES

- ◇ There are potential, but presently unidentified, mineral deposits within the southern and western portions of the study area. In the event that these areas are annexed to the City, the Mineral Resource Zones (MRZ) will be protected.

## SCENIC RESOURCES

- ◇ Maintaining views of the mountains and the desert scenes has been identified by local residents as important in defining community identity.



*View of the mountains*

## C. GOALS, OBJECTIVES, POLICIES, AND ACTIONS

### Goal 3:

*To identify the level of 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.*

### Water Resources

One of the fundamental long-term constraints for urban and rural development in the Antelope Valley is the availability and quality of water. Presently, Lancaster depends on local groundwater supplies and importation of water from outside the area. Since water use is greater than local supply, overdrafting of the groundwater basin has occurred. Recent court decisions and dry weather have significantly reduced available water supplies. With the projected growth of the City, corresponding increases in demand are anticipated. To protect opportunities for long-term growth, supplemental water sources will be needed as well as



sufficient storage capacity and a strong commitment to water conservation and the beneficial use of all supplies.

This section focuses on actions which must be taken to ensure the continued supply of water needed to support both present and future development in Lancaster through the year 2030. The following program was adopted to protect the City's water supply, to explore opportunities for expanding existing sources, and to develop new sources.

**OBJECTIVE 3.1**

Protect, maintain, and replenish groundwater supplies to meet present and future urban and rural needs.

**Policy 3.1.1:**

Ensure that development does not adversely affect the groundwater basin.

**Specific Actions:**

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**3.1.1(a)**

Work with the Sanitation District of Los Angeles County to require that all development projects within the City and its sphere of influence comply with water quality discharge permit requirements established by the Regional Water Quality Control Board.

Status:	Existing program
Responsibility:	Public Works Department
Time Frame:	Ongoing
Funding Source:	Sewer maintenance fees

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**3.1.1(b)**

Through the development review process, evaluate proposals under the California Environmental Quality Act (CEQA) to identify potential negative impacts on existing watershed areas, and to ensure inclusion of appropriate mitigation measures.

Status:	Existing program
Responsibility:	Planning and Public Works Departments
Time Frame:	Ongoing
Funding Source:	Developmental fees



# PLAN FOR THE NATURAL ENVIRONMENT

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## 3.1.1(c)

Investigate the application of new technologies that will minimize the impact of introducing impervious surfaces in new development as well as the application of alternative pervious landscape and isolated drywells. Review and revise as necessary zoning and subdivision ordinance provisions related to maximum building and parking area coverage.

Status: Revised existing program  
Responsibility: Planning and Public Works Departments  
Time Frame: Ongoing  
Funding Source: Development review fees and department budgets

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## 3.1.1(d)

To ensure that the potential effect on the groundwater basin from proposed land use changes is appropriately evaluated, the applicants for all general plan and zoning ordinance amendments shall provide a factual statement of:

- *Current Water Demand*: the amount of water necessary to support development under the existing general plan and zoning designations;
- *Proposed Water Demand*: the amount of water necessary to support development under the proposed general plan and/or zoning designations;
- *Potential Conservation*: the amount of water that can be conserved by application of water conservation techniques in the proposed project; and
- *Water from New Sources*: the amount of water from new sources that can be specifically committed to this project.

Status: Revised existing program  
Responsibility: Applicant or Developer as required by the Planning and Public Works Departments  
Time Frame: Ongoing  
Funding Source: Development review fees



---

**Policy 3.1.2:**

Promote efforts to exert greater City control over the existing water supply and to explore potential new sources.

**Specific Actions:**

---

**3.1.2(a)**

Pursue the adjudication of the local groundwater basin as a means of protecting the groundwater basin from continual overdrafting.

Status: New program  
Responsibility: Planning and Public Works Departments  
Time Frame: Priority 4  
Funding Source: Department budgets

---

**3.1.2(b)**

Cooperate with area water agencies to manage the use and quality of the ground water basin in the Antelope Valley.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

**3.1.2(c)**

Work with local water purveyors to investigate the possibility of receiving additional AVEK water when available to store in the aquifer.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budgets

---

**3.1.2(d)**

Work with Los Angeles County to ensure that individual wells are permitted only if it can be proven that an adequate supply of good quality water at appropriate standards for its intended use is available; individual wells should only be used in areas where it is not feasible to connect to a community water system.

# PLAN FOR THE NATURAL ENVIRONMENT

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Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Developmental fees

---

## **3.1.2(e)**

Support the efforts of local water purveyors to initiate efforts to increase the portion of AVEK water available to residents and businesses in the General Plan study area.

Status: Existing program  
Responsibility: Public Works Department, Administration  
Time Frame: Ongoing  
Funding Source: Department budgets

---

## **3.1.2(f)**

Meet on an annual basis with AVEK to review alternative technologies to expand available water resources. Technologies may include, but shall not be limited to, importation, desalinization, banking, and conservation. Consider incorporating applicable new technologies into the development review process and general City operations.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

## **Policy 3.1.3:**

Encourage the use of recycled tertiary treated wastewater when possible.

## **Specific Actions:**

---

### **3.1.3(a)**

Cooperate with the Sanitation District of Los Angeles County to develop programs for using recycled tertiary treated wastewater for landscape irrigation and other uses allowed by the State Department of Health (see also Specific Action 15.1.2(b)).

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget



---

### 3.1.3(b)

As required by the Master Plan for Recycled Water, work with appropriate agencies to implement the Recycled Water Facilities and Operations Master Plan.

Status: Existing Program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget, Development fees, Enterprise Fund, Waterworks Funding and LA County Development fees

---

### 3.1.3(c)

Through the development and landscape plan check process, require the installation of recycled water “purple pipe” in new Landscape Maintenance district (LMD) areas.

Status: Existing Program  
Responsibility: Planning, Public Works  
Time Frame: Ongoing  
Funding Source: Department budget, Development fees, Enterprise Fund, Waterworks Funding and LA County Development fees

---

### 3.1.3(d)

Revise the Landscape Specifications Ordinance to encourage the use of recycled water for all new landscaped areas within the City to include public as well as private development.

Status: New program  
Responsibility: Planning, Public Works and Parks, Recreation and Arts Departments  
Time Frame: Priority 4  
Funding Source: Department budgets

---

### 3.1.3(e)

Complete a feasibility study exploring the possibility for groundwater recharge of recycled water. Implement recommendations of feasibility study as applicable.

# PLAN FOR THE NATURAL ENVIRONMENT

Status: New program  
Responsibility: Public Works Department  
Time Frame: Priority 1  
Funding Source: Department budget/development fees

## 3.1.3(f)

As part of the development review process, condition new development where appropriate to implement recycled water systems and/or measures.

Status: Existing program  
Responsibility: Public Works and Planning Departments  
Time Frame: Ongoing  
Funding Source: Department budget

*For related policies and specific actions, refer to the Wastewater Facilities section of the Plan for Municipal Services.*

## Water Consumption

Currently Lancaster residents consume considerable quantities of water. Recognizing that water conservation and reuse can be used to reduce the growing demand for potable water, the City of Lancaster has adopted the program outlined below.

### OBJECTIVE 3.2

Reduce the per capita rate of water consumption in the City of Lancaster through increased conservation, technology, retrofits and system efficiency to levels consistent with other desert communities.

#### Policy 3.2.1:

Promote the use of water conservation measures in the landscape plans of new developments.

#### Specific Actions:

### 3.2.1(a)

Through the landscape plan check process, require the provision of drought-tolerant landscaping and water-saving irrigation systems for new residential, commercial, and industrial developments in accordance with City landscape ordinances.



---

Status:	Existing program
Responsibility:	Planning and Public Works Departments
Time Frame:	Ongoing
Funding Source:	Development review fees

---

### 3.2.1(b)

Revise development codes to require landscape plans to incorporate water conservation techniques into irrigation system design. Mulching, drip irrigation systems, “smart” weather-based irrigation (ET) controllers and automatic irrigation systems are a few methods of increasing irrigation efficiency.

Status:	Revised existing program.
Responsibility:	Planning and Public Works Departments
Time Frame:	Priority 1
Funding Source:	Department budgets

---

### 3.2.1(c)

Prepare a list of methods to increase the efficiency of irrigation systems for distribution to designers of project landscape plans.

Status:	Existing
Responsibility:	Planning and Public Works Departments
Time Frame:	Ongoing
Funding Source:	Department budgets

---

### 3.2.1(d)

As a condition of tentative map approval for new single family residential subdivisions, require developers to install drought tolerant and low water using plants and to landscape all model homes with drought tolerant and low water using species consistent with State legislation.

Status:	Existing program.
Responsibility:	Planning, Public Works and Parks, Recreation and Arts Departments
Time Frame:	Ongoing
Funding Source:	Development review fees



# PLAN FOR THE NATURAL ENVIRONMENT

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## **Policy 3.2.2:**

Consider the potential impact of new development projects on the existing water supply.

## **Specific Actions:**

---

### **3.2.2(a)**

As part of the CEQA review process, evaluate potential water consumption of proposed uses considering ways in which water usage can be reduced and applying appropriate mitigation measures.

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Development review fees

---

### **3.2.2(b)**

Any proposed change in General Plan land use designation and any proposed development subject to Policy 18.2.3 shall mitigate against any reduction of water supply to future development.

Status:	Existing program.
Responsibilities:	Planning and Public Works Departments
Time Frame:	Ongoing
Funding Source:	Development review fees

---

## **Policy 3.2.3:**

Encourage incorporation of water-saving design measures into existing developments.

## **Specific Actions:**

---

### **3.2.3(a)**

Examine the merit of adopting a water conservation ordinance that addresses measures to reduce water wasting (i.e., incentives for property owners who upgrade defective plumbing and/or install water conservation measures and/or fixtures).



---

Status:	Implemented
Responsibility:	Public Works
Time Frame:	Priority 1
Funding Source:	Department budget

---

**Policy 3.2.4:**

Implement the public information/education component of the City's Water Conservation Program in order to develop and maintain public sensitivity to water conservation issues and to encourage voluntary compliance with programs designed to reduce water consumption.

**Specific Actions:**

---

**3.2.4(a)**

Utilize the various media resources as addressed in the City's Communications Master Plan to provide water conservation information. Topics to be addressed could include general awareness information along with notice of community seminars and public service programs. Articles could also describe the success of specific water conservation efforts to reduce consumption.

Status:	Existing program
Responsibility:	Administration (Communications Manager), Public Works Department
Time Frame:	Ongoing
Funding Source:	Department budgets

---

**3.2.4(b)**

Work with other local agencies to develop a concept for a water conservation lecture program to be presented to schools and community organizations.

Status:	Existing program
Responsibility:	Public Works Department
Time Frame:	Ongoing
Funding Source:	Department budget

# PLAN FOR THE NATURAL ENVIRONMENT

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## 3.2.4(c)

Continue to encourage voluntary water conservation programs in local restaurants.

Status: Existing program  
Responsibility: Administration (Communications Manager),  
Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budgets

---

## 3.2.4(d)

Facilitate public information seminars concerning water reuse with other agencies.

Status: Existing program  
Responsibility: Administration (Communications Manager),  
Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budgets

---

## 3.2.4(e)

In coordination with appropriate public/private agencies, conduct a community outreach program for the purposes of informing and receiving feedback from the public regarding water issues to include, but not be limited to:

- potable water
- water recycling
- water reuse
- water conservation
- groundwater recharge

Status: New program  
Responsibility: Administration (Communications Manager),  
Public Works Department  
Time Frame: Priority 2  
Funding Source: Department budgets



---

**Policy 3.2.5:**

Promote the use of water conservation measures in the design of new developments.

**Specific Actions:**

---

**3.2.5(a)**

Periodically examine the provisions of the State Building Code pertaining to interior water conservation measures to ensure compliance.

Status:	Existing program
Responsibility:	Public Works Department
Time Frame:	Ongoing
Funding Source:	Department budget

---

**Policy 3.2.6:**

Continue to provide water conservation leadership by example through implementing the Water Management Component of the City's Water Conservation Program at City facilities.

**Specific Actions:**

---

**3.2.6(a)**

Implement Departmental Policies and Plant Palette to facilitate water conservation in areas maintained by the City.

Status:	Existing program
Responsibility:	Parks, Recreation and Arts, and Public Works Departments
Time Frame:	Ongoing
Funding Source:	Department budgets

---

**3.2.6(b)**

Develop short and long range plans for increased efficiency of irrigation, including technological systems and use of recycled water. The findings could be presented to the public using the various media resources addressed in the City's Communications Master Plan.

# PLAN FOR THE NATURAL ENVIRONMENT

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Status: Existing program  
Responsibility: Administration (Communications Manager),  
Public Works and Parks, Recreation and Arts  
Departments  
Time Frame: Ongoing  
Funding Source: Department budgets

---

## 3.2.6(c)

Provide staff training on policy implementation and monitoring of water use.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

## 3.2.6(d)

Investigate the feasibility of implementing demonstrations of xeriscape, drought tolerant landscaping, etc. in areas of new park development.

Status: Existing program  
Responsibility: Parks, Recreation and Arts Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

## 3.2.6(e)

Retrofit existing City facilities to be water efficient.

Status: New program  
Responsibility: Public Works Department  
Time Frame: Priority 2  
Funding Source: Department budget

---

## Air Resources

Generally, air quality in the high desert and the City of Lancaster is good, with the exception of ozone and total suspended particulates (TSP, PM 2.5 and PM-10). Along with the low cost of housing, clean air is one of the reasons many new residents and businesses choose to relocate here. In addition, good air quality is essential for military aeronautical operations in the Antelope Valley, since optical tracking devices and ground-mounted cameras depend on good visibility to function. From a wider perspective is the growing concern with greenhouse gas



emissions and their affect on climate change. The Global Warming Solutions Act (AB 32) enacted by the State of California in 2006 calls for the reduction of California’s greenhouse gas emissions to 1990 levels by 2020. The Air Resources Board (ARB) has been directed to enforceable measures by January 1, 2010. All cities and counties will be required to comply with these measures.

This section focuses on action which will be undertaken by the City of Lancaster to protect local air quality. However, due to the regional nature of air resource management and the broad list of actions required to properly manage air quality, many of the actions described herein require cooperation with other agencies. As a result, the program's effectiveness will depend on the effectiveness, timeliness, and coordination of actions taken by the City of Lancaster and by other local and regional agencies.

**OBJECTIVE 3.3**

Preserve acceptable air quality by striving to attain and maintain national, state and local air quality standards.

**Policy 3.3.1:**

Minimize the amount of vehicular miles traveled.

**Specific Actions:**

---

**3.3.1(a)**

Encourage the promotion of rideshare, transit use, metrolink and other automobile trip reduction programs for home to work trips.

Status:	Existing program
Responsibility:	Planning and Public Works Departments
Time Frame:	Ongoing
Funding Source:	Department budgets

---

**3.3.1(b)**

Encourage support for State legislative measures which provide incentives to increase the use of vanpools for major employers for work-related trips.

Status:	Existing program
Responsibility:	City Administration
Time Frame:	Ongoing
Funding Source:	Department budget

*For related policies and programs, refer to the Alternative Transportation Modes section of the Plan for Physical Mobility.*



# PLAN FOR THE NATURAL ENVIRONMENT

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## **Policy 3.3.2:**

Facilitate the development and use of public transportation and travel modes such as bicycle riding and walking.

## **Specific Actions:**

---

### **3.3.2(a)**

Utilizing the various media resources as addressed in the City's Communication Master Plan, provide information to the public on transit opportunities, including vanpool and carpool programs.

Status:	Existing program
Responsibility:	Administration (Communications Manager)
Time Frame:	Ongoing
Funding Source:	Department budget

---

### **3.3.2(b)**

Consider providing incentives to the private sector that encourage implementation of air quality programs, such as infrastructure improvements in redevelopment areas, small business development programs, and loan programs to assist in implementing emissions reducing measures such as flex-time, telecommuting, bicycle facilities, and use of public transportation.

Status:	New program
Responsibility:	Planning Department and Redevelopment Agency
Time Frame:	Priority 3
Funding Source:	Department budgets

*For related policies and programs on public transit and alternative transportation modes, refer to the Plan for the Living Environment and the Plan for Physical Mobility.*



---

**Policy 3.3.3:**

Minimize air pollutant emissions generated by new and existing development.

**Specific Actions:**

---

**3.3.3(a)**

Through the environmental review process, evaluate proposed land uses which could contribute significantly to air quality degradation (heavy manufacturing, e.g.), and require mitigation measures to reduce their emissions.

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Department budget

---

**3.3.3(b)**

Through the environmental review process, evaluate the air emissions of industrial uses to ensure that they will not negatively affect adjacent or surrounding uses. If impacts are identified, require that appropriate mitigation measures be implemented.

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Development review fees

---

**3.3.3(c)**

Consider the development of an action plan to address the requirements of the Global Warming Solutions Act of 2006 (AB32) regarding the reduction of greenhouse gas emissions.

Status:	New program
Responsibility:	Planning Department, Administration, City Council in cooperation with the AVAQMD
Time Frame:	Priority 3
Funding Source:	Department budgets

*For related policies and specific actions, refer to the Energy Resources section and the Land Resources section of the Plan for the Natural*

# PLAN FOR THE NATURAL ENVIRONMENT

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## **Policy 3.3.4:**

Protect sensitive uses such as homes, schools and medical facilities, from the impacts of air pollution.

### **Specific Actions:**

---

#### **3.3.4(a)**

Through the development review process, ensure that potential stationary air pollution sources that conflict with residential areas and other sensitive receptors are mitigated.

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Department Budget

---

## **Policy 3.3.5:**

Cooperate with the AVAQMD and other agencies to protect air quality in the Antelope Valley.

### **Specific Actions:**

---

#### **3.3.5(a)**

Work cooperatively with California Department of Transportation traffic engineers to maximize traffic flow improvements where state highways transition into the City's street system.

Status:	Existing program
Responsibility:	Public Works Department
Time Frame:	Ongoing
Funding Source:	Department budget

---

#### **3.3.5(b)**

Coordinate with the County of Los Angeles and Soil Conservation District to monitor the impacts of agricultural uses within the City limits of Lancaster.

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Department budget

---



---

### 3.3.5(c)

Work with the AVAQMD to increase public awareness of air quality issues through an outreach program in the community. Use the various media resources addressed in the City's Communications Master Plan to disseminate information, obtain feedback, and generate additional ideas.

Status: Existing program  
Responsibility: Planning Department and Administration  
(Communications Manager)  
Time Frame: Ongoing  
Funding Source: Department budgets

---

### 3.3.5(D)

Consult with the AVAQMD in reviewing the air quality analysis in environmental impact reports, developing ordinances, and obtaining smog episode information.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

## Biological Resources

The Antelope Valley represents a unique biological environment on the edge of the Mojave Desert and adjacent to the San Gabriel Mountains. Existing and increasing urbanization will place additional pressures on the biological resources in this environment. In the past, federal, state, and local policies have been directed toward protecting individual plant or animal species, rather than the biological system in which they live.

*"The community identified the Poppy Reserve, Prime Desert Woodland Preserve, Joshua trees, and the open space and desert ambiance of Lancaster as key treasures."  
– Community Vision Report*

This section outlines a comprehensive program designed to preserve and protect important biological resources in the Lancaster sphere of influence. Such management of biological resources is a critical part of establishing and maintaining a unique character and identity for the City of Lancaster.

# PLAN FOR THE NATURAL ENVIRONMENT

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## OBJECTIVE 3.4

Identify, preserve and maintain important biological systems within the Lancaster sphere of influence, and educate the general public about these resources, which include the Joshua Tree - California Juniper Woodlands, areas that support endangered or sensitive species, and other natural areas of regional significance.

### Policy 3.4.1:

Ensure the comprehensive management of programs for significant biological resources that remain within the Lancaster sphere of influence.

### Specific Actions:

---

#### 3.4.1(a)

Cooperate with federal, state and local agencies in developing the West Mojave multi-species habitat conservation plan.

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Department budget

---

#### 3.4.1(b)

Through the West Mojave Plan, initiate areawide studies to identify sensitive plants and animals within the study area.

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Department budget

---

#### 3.4.1(c)

In consultation with appropriate local, state and federal agencies, develop a comprehensive management program for significant biological resources.

Status:	New program
Responsibility:	Planning Department
Time Frame:	Priority 3
Funding Source:	Department budget



---

### 3.4.1(d)

Consider designation of environmentally sensitive areas as future park sites or open space resources and pursue acquisition of these sites.

Status: Existing program  
Responsibility: Planning and Parks, Recreation and Arts  
Departments  
Time Frame: Ongoing  
Funding Source: Impact and/or in lieu fees

---

### 3.4.1(e)

Work with Los Angeles County and other public agencies to accept dedication of open space lands of regional significance, including watersheds, wildlife habitats, wetlands, historic sites, and scenic lands. The City shall also encourage private entities to preserve open space lands.

Status: Existing program  
Responsibility: Planning and Parks, Recreation and Arts  
Departments  
Time Frame: Ongoing  
Funding Source: Department budgets

---

### 3.4.1(f)

Periodically review the existing zoning ordinance, subdivision regulations and environmental review process to ensure the preservation of significant environmental areas of the study area. Where necessary, propose amendments to development procedures and regulations encouraging developers to use innovative techniques for preservation of these sensitive areas.

Status: Existing program  
Responsibility: Planning and Public Works Departments  
Time Frame: Ongoing  
Funding Source: Department budgets

# PLAN FOR THE NATURAL ENVIRONMENT

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## **Policy 3.4.2:**

Preserve significant desert wash areas to protect sensitive species that utilize these habitat areas.

## **Specific Actions:**

---

### **3.4.2(a)**

Support the protection of Little Rock Creek as a natural open space area by providing appropriate buffers against intrusion from future surrounding land uses. Recreational uses should be allowed in the park which may be used to enhance the utility of the wash. Hiking, bicycling, and equestrian trails should be encouraged.

Status:	Existing program
Responsibility:	Planning Department and educational institutions
Time Frame:	Ongoing
Funding Source:	Department budget

---

### **3.4.2(b)**

As part of project specific environmental review, evaluate natural desert wash habitats which could be impacted by development to determine their potential to support special status plant and wildlife species. Areas of desert wash habitat considered to be highly important to special status species, or that is occupied by these species, shall be protected.

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Department budget

---

## **Policy: 3.4.3:**

Encourage the protection of open space lands in and around the Poppy Preserve, Ripley Woodland Preserve and other sensitive areas to preserve habitat for sensitive mammals, reptiles, and birds, including raptors.





---

## Specific Actions:

---

### 3.4.3(a)

In consultation with appropriate regional, state and federal agencies, undertake a study to determine the size and configuration of an appropriate preserve area around the Poppy Preserve and Ripley Woodland Preserve. The preserve area should include a buffer to protect the preserve from intrusion by future surrounding land uses. A major wildlife movement corridor should also be provided to the Portal Ridge area to the southwest.

Status:	Existing program
Responsibility:	Planning Department and educational institutions
Time Frame:	Ongoing
Funding Source:	Planning Department, Los Angeles County and State of California budgets

---

### 3.4.3(b)

Investigate the potential for the purchase of land adjacent to established preserved areas as mitigation for development.

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Biological impact fee account

---

## Policy 3.4.4:

Ensure that development proposals, including City sponsored projects, are analyzed for short- and long-term impacts to biological resources and that appropriate mitigation measures are implemented.

## Specific Actions:

---

### 3.4.4(a)

Regularly monitor and review developments proposed within or adjacent to the City's sphere of influence but outside of the City limits. The purpose of this review will be to assess potential impacts on local biological resources, and to recommend measures that the appropriate agency can implement to mitigate the impacts.

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Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing discussions with the staffs of surrounding jurisdictions, and as developments are proposed  
Funding Source: Department budget

---

## **3.4.4(b)**

Require that development occurring adjacent to biologically sensitive areas provide appropriate mitigation for potential impacts.

Status: New program  
Responsibility: Planning Department  
Time Frame: Priority 1  
Funding Source: Department budget

---

## **3.4.4(c)**

In accordance with the provisions of the Lancaster Municipal Code, assess the required City Biological Impact Fee on all development projects on vacant land to address cumulative biological impacts.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget, Biological Impact Fee Account

---

## **3.4.4(d)**

Mitigate the impacts of new development on alkali Mariposa Lily through the acquisition of replacement habitats.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Mitigation fee



---

**Policy 3.4.5:**

Encourage educational programs that:

- promote awareness of local biological resources;
- inform about potential protection and preservation programs;
- foster community attitudes and behaviors that protect local plants and wildlife;
- encourage community involvement in protection programs.

**Specific Actions:**

---

**3.4.5(a)**

Work with local school districts to promote, sponsor, or advertise activities which help protect biological resources, or foster attitudes of protection and concern about these resources.

Status:	Existing program
Responsibility:	Parks, Recreation and Arts Department in conjunction with the Planning Department and educational institutions.
Time Frame:	Ongoing
Funding Source:	Department budgets

## Land Resources

Land in the Lancaster study area is generally suitable for various types of urban and rural development. However, knowledge of soils limitations and the application of appropriate soils management techniques can help avoid soils-related development problems. In addition, land resources such as topography, surrounding open space and agricultural uses in the study area, create a sense of community identity and need to be appropriately managed. This section focuses on actions which must be taken to manage land resources in the Lancaster study area.

**OBJECTIVE 3.5**

Preserve land resources through the application of appropriate soils management techniques and the protection and enhancement of surrounding landforms and open space.

# PLAN FOR THE NATURAL ENVIRONMENT

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## **Policy 3.5.1:**

Minimize erosion problems resulting from development activities.

## **Specific Actions:**

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### **3.5.1(a)**

Concurrent with the submittal of a grading plan, require the submittal and approval by the appropriate City departments of erosion control plans prior to the approval of the grading plan.

- Erosion control plans shall be prepared and shall cover all areas impacted by the proposed grading.
- The erosion control plans shall address methods of control (i.e. detention basins, check dams, sandbagging, etc.), and interim storm drain construction if required.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

### **3.5.1(b)**

Require that erosion control measures be in place prior to the rainy season.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

### **3.5.1(c)**

Require implementation of erosion control measures as soon as possible during the grading operation, and require that they remain in operation until improvement construction has begun within the controlled area.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget



---

### 3.5.1(d)

Periodically review the grading and subdivision ordinances with regard to special precautions that minimize soil erodibility by incorporating provisions relating to surface drainage and restoration of the natural drainage surface, the attenuation of slope instability, reductions in the amount of impermeable surface, and techniques that enhance local water recovery.

Status: Existing program  
Responsibility: Planning and Public Works Departments  
Time Frame: Ongoing  
Funding Source: Department budgets

---

### 3.5.1(e)

Require that grading plans include appropriate and feasible measures to minimize fugitive dust. Potential measures include:

- Regular watering of cleared areas.
- Minimizing the extent of cleared areas at any given time.
- Establishing of vegetative cover as soon as possible after grading is completed.
- Using soil tackifiers, soils stabilization mulches, and/or oil emulsions, where feasible.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget

*For related policies and specific actions refer to the Flooding and Drainage section of the Plan for Public Health and Safety and the Flood Control and Drainage section of the Plan for Municipal Services and Facilities.*

---

### Policy 3.5.2:

Since certain soils in the Lancaster study area have exhibited shrink-swell behavior and a potential for fissuring, and subsidence may exist in other areas, minimize the potential for damage resulting from the occurrence of soils movement.

## Specific Actions:

---

### 3.5.2(a)

As part of the environmental review process, require the applicant to prepare geotechnical/soils studies evaluating the shrink-swell potential of soils and the potential for fissuring or subsidence. If necessary, require implementation of appropriate mitigation measures.

Status:	Existing program
Responsibility:	Planning and Public Works Departments
Time Frame:	Ongoing
Funding Source:	Department budgets

For relating policies and specific actions, refer to the Plan for Physical Development and the Geology and Seismicity section of the Plan for Public Health and Safety.

---

## Policy 3.5.3:

Protect lands currently in agricultural production from the negative impacts created when urban and rural land uses exist in close proximity, while recognizing the possibility of their long-term conversion to urban or rural uses.

## Specific Actions:

---

### 3.5.3 (a)

Condition all new urban residential developments located within 1,500 feet of lands in agricultural production to require the notification of buyers and future residents that the property is subject to agricultural related nuisances.

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Department budget



## Energy Resources

The availability and conservation of energy resources are a growing societal concern. Lancaster's climate provides the opportunity to use alternative energy sources and to reduce energy consumption through the implementation of conservation measures. In addition, new development can be designed to be efficiently served by public transportation systems and to allow people to work and shop in close proximity to their homes. In 2008, the solar power company eSolar selected Lancaster as the flagship location for its new cost-effective, utility-scale, carbon-free solar power plant. It will be advantageous for the City to use its natural setting to attract other innovative alternative energy industries that can help transform Lancaster into a hub for the emerging green energy sector.

### **OBJECTIVE 3.6**

Encourage efficient use of energy resources through the promotion of efficient land use patterns and the incorporation of energy conservation practices into new and existing development, and appropriate use of alternative energy.

#### **Policy 3.6.1:**

Reduce energy consumption by establishing land use patterns which would decrease automobile travel and increase the use of energy efficient modes of transportation.

#### **Specific Actions:**

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##### **3.6.1(a)**

Require the inclusion, where feasible, of provisions for energy efficient modes of transportation and fixed facilities which establish transit, bicycle, equestrian, and pedestrian modes as desirable alternatives.

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Department budget

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##### **3.6.1(b)**

Through appropriate zoning, encourage mixed-use development to locate in proximity to transit connections and facilities in order to promote walking, bicycling and increased transit use.



# PLAN FOR THE NATURAL ENVIRONMENT

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Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Department budget

*See also policies and specific actions relating to opportunities for local employment and improvement of the jobs/housing balance in the Plan for Economic Development and Vitality; policies and specific actions relating to alternative transportation modes in the Plan for Physical Mobility; and policies and specific actions relating to the location of residential uses in close proximity to employment, commercial and recreational opportunities in the Plan for Physical Development.*

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## **Policy 3.6.2:**

Encourage innovative building, site design, and orientation techniques which minimize energy use.

## **Specific Actions:**

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### **3.6.2(a)**

Amend the City's development codes to incorporate, where feasible, the following criteria into the review of all development proposals.

- Provide for clusters of buildings with protected indoor or plaza/open areas within multiple family residential, commercial, and industrial projects to promote wind and sun protection.
- Construct internal roadways at the minimum widths necessary for safe circulation in order to minimize solar reflection and heat radiation.
- Where possible, locate reflective surfaces (i.e. parking lots) on the north and east sides of buildings; alternatively, where parking areas must be located to the south or west of buildings, provide additional landscaping to reduce heat gain.
- Use appropriate building shapes and locations in order to promote maximum feasible solar access of individual units.
- Design individual buildings to maximize natural internal lighting through interior court wells, interior court areas, skylights, clerestory windows, and building shapes.



- Use canopies and overhangs to provide shade to windows during summer months.
- Incorporate the use of deciduous trees in landscaping plans, especially near buildings and around expanses of paved areas.
- Incorporate deciduous vines, trellises and canopies to shade south and westward facing walls, to cool them in summer months.
- Provide wind breaks to protect against strong winds.
- Encourage the implementation of LEED standards or equivalent where appropriate in development.
- Locate trees and hedges close to buildings so as to channel beneficial cooling breezes through openings.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

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### **3.6.2(b)**

Review and revise as necessary development code provisions for the application of energy conservations measures in subdivisions, site plans, conditional use permits and other land use entitlements. The provisions could include solar access through lot size, configuration and orientation; building height, setbacks, and coverages; renewable energy resource systems with permitted and accessory uses; and other innovative measures promoting energy efficiency.

Status: New program  
Responsibility: Planning Department  
Time Frame: Priority 2  
Funding Source: Department budget

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### **Policy 3.6.3:**

Encourage the incorporation of energy conservation measures in existing and new structures.

# PLAN FOR THE NATURAL ENVIRONMENT

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## Specific Actions:

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### 3.6.3(a)

Investigate the feasibility of adopting an Energy Ordinance that will encourage the installation of energy conservation measures on rehabilitation or expansion projects; and retrofitting energy conservation measures on existing structures that require major renovation. Specific measures include, but are not limited to, solar heating systems for pools and other appropriate facilities and provisions for industrial projects that will facilitate the installation of photovoltaic electric generating units.

Status: New program  
Responsibility: Public Works Department  
Time Frame: Priority 2  
Funding Source: Department budget

---

### 3.6.3(b)

Explore the feasibility of requiring solar systems in new residential and non-residential construction. If practical, amend the municipal code to address requirements for solar energy use.

Status: New program  
Responsibility: Public Works Department and City Manager's Office  
Time Frame: Priority 3  
Funding Source: Department budgets

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## Policy 3.6.4:

Support state and federal legislation that would eliminate wasteful energy consumption in an appropriate manner.

## Specific Actions:

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### 3.6.4(a)

Work with federal, state, and utility agencies to identify and support legislation for:

- Utility rate revisions that would provide incentives for the conservation of energy.



- Funding of research and/or the development of alternate energy sources.

Status: New program  
Responsibility: Public Works Department and City Manager's Office  
Time Frame: Priority 3  
Funding Source: Department budgets

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### **3.6.4(b)**

Maintain open communication with other local, regional, state or federal agencies regarding the evaluation of current energy problems and state-of-the-art technologies and practices.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

### **3.6.4(c)**

Promote the application of active solar energy systems by facilitating the efforts of Federal and State entities in the allocation of cost incentive programs.

Status: New program  
Responsibility: Public Works Department  
Time Frame: Priority 2  
Funding Source: Department budget

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### **Policy 3.6.5:**

Reduce the amount of energy consumed by City operations and assist residents and businesses in reducing their energy consumption rates.

### **Specific Actions:**

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#### **3.6.5(a)**

Emphasize fuel efficiency in the acquisition and use of City-owned vehicles, and consider all programs which would serve to enhance or encourage the use of alternative fuel vehicles, non-motorized and public transit systems.

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Status: Existing program  
Responsibility: Parks, Recreation and Arts, and Public Works  
Departments  
Time Frame: Ongoing  
Funding Source: Department budgets

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## **3.6.5(b)**

Periodically review energy usage in all City buildings within Lancaster and continue to implement a program to reduce energy use.

Status: Existing program  
Responsibility: Parks, Recreation and Arts, and Public Works  
Departments  
Time Frame: Ongoing  
Funding Source: Department budgets, General fund

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## **3.6.5(c)**

Utilize the various media resources addressed in the City's Communications Master Plan to increase public awareness of energy conservation technology and practices, provide information regarding practices for community members to follow that encourages ongoing communication and the generation of ideas, plans and programs for the future development of Lancaster as an energy efficient city.

Status: Existing program  
Responsibility: Public Works Department, Administration  
(Communications Manager)  
Time Frame: Ongoing  
Funding Source: Department budgets

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## **Policy 3.6.6:**

Consider and promote the use of alternative energy such as wind energy and solar energy. (Note: Policy 15.2.1 considers the use of waste to energy cogeneration systems as an energy source.)



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## Specific Actions:

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### 3.6.6(a)

Work with utility companies and private enterprises in their efforts to incorporate alternative energy resources including, but not limited to, wind and solar energy. (See also Specific Actions 16.3.4(a) & (b)).

Status: New program  
Responsibility: Public Works Department  
Time Frame: Priority 4  
Funding Source: Department budget

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### 3.6.6(b)

Incorporate where feasible solar energy systems into City capital improvement projects.

Status: New program  
Responsibility: Public Works Department  
Time Frame: Priority 3  
Funding Source: Department budget

## Mineral Resources

The California Government Code requires that a City's mineral resources be identified, and that applicable policies be developed to manage the production of major mineral deposits. Although there are presently no proven mineral deposits in the study area, the following section presents policies and programs which would ensure the protection of any lands within or adjacent to any Mineral Resource Zones within the study area.

### OBJECTIVE 3.7

Ensure the proper management of mineral resources in the Lancaster study area.

#### Policy 3.7.1:

Evaluate opportunities for significant mineral extraction within the General Plan study area.

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## Specific Actions:

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### 3.7.1(a)

Request the State's Division of Mines and Geology to identify potential Mineral Resource Zones (MRZs) and the feasibility for extracting aggregate resources within the study area.

Status:	New program
Responsibility:	Planning Department
Time Frame:	Priority 4
Funding Source:	Department budget

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## Policy 3.7.2:

Minimize the potential negative impact of mineral extraction on adjacent land uses.

## Specific Actions:

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### 3.7.2(a)

Enact development code provisions as necessary to govern the extraction of mineral resources within the City of Lancaster, including standards for their location and performance which will mitigate potential impacts on adjacent lands.

Status:	New program
Responsibility:	Planning Department
Time Frame:	Priority 4
Funding Source:	Department budget

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### 3.7.2(b)

Require any lands within the study area which may be designated MRZ-2 to comply with the provisions of the Surface Mining and Recovery Act of 1975 (SMARA).

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Department budget





## Scenic Resources

Scenic resources are the unique features that provide attractive vistas. For the City of Lancaster, major visual resources include the local views of the surrounding buttes, Quartz Hill, and long distance panoramas of the San Gabriel Mountains and desert expanses. Also addressed is maintaining the character of designated scenic corridors.

This section focuses on policies and programs to create and maintain attractive views. The protection of scenic resources is critical to Lancaster's long-term objective of achieving and maintaining a character and image distinct from the San Fernando Valley.

### **OBJECTIVE 3.8**

Preserve and enhance important views within the City, and significant visual features which are visible from the City of Lancaster.

#### **Policy 3.8.1:**

Preserve views of surrounding ridgelines, slope areas and hilltops, as well as other scenic vistas (see also Policy 19.2.5).

#### **Specific Actions:**

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##### **3.8.1(a)**

Encourage the creation of vistas and view corridors of community or neighborhood value during the development review process, through the siting of buildings to avoid blocking views and view corridors.

Status:	New program
Responsibility:	Planning Department
Time Frame:	Priority 1
Funding Source:	Department budget

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#### **Policy 3.8.2:**

Explore the potential for establishing scenic corridors within the Study Area.

#### **Specific Actions:**

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##### **3.8.2(a)**

Conduct a study to determine the potential for designating certain streets within the Study Area as scenic corridors. If it is determined that certain streets would merit such identification, develop a scenic corridor plan which considers the following:

## PLAN FOR THE NATURAL ENVIRONMENT

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- An emphasis on roadway patterns and grades that fit the natural topography along secondary arterials, collector, and local streets.
- Acquisition of wider rights-of-way than comparable, non-scenic roadways to increase the field of vision along the street and to accommodate appropriate landscaping and street furniture.
- Elimination, to the greatest extent feasible, of unsightly development and outdoor and/or off-site advertisements;
- Provision of vegetative screens for potentially objectionable views;
- Provision of appropriate view corridors; and
- Provision of roadside parking areas and lookouts where warranted.

Status: New program  
Responsibility: Planning and Public Works Departments  
Time Frame: Priority 1  
Funding Source: Department budgets

*For related policies and specific actions, refer to the Community Form section of the Plan for Physical Development.*



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## A. INTRODUCTION

The Plan for Public Health and Safety contains an evaluation of natural and manmade conditions which may pose certain levels of health and safety hazards to life and property within Lancaster, along with a comprehensive program to mitigate those hazards to acceptable levels. Inherent in this plan is a determination of "acceptable risk." Acceptable risk is based on a determination of how safe is safe enough, balancing the cost of hazard mitigation with its benefits. The Plan for Public Health and Safety identifies constraints to urban and rural development which must be considered as part of overall and site-specific development strategies. This plan also addresses existing hazards faced by Lancaster residents and businesses, and provides a program to mitigate those hazards.

The Plan for Public Health and Safety addresses the following issues:

- Geology and Seismicity
- Flooding and Drainage
- Noise
- Air Installation Land Use Compatibility
- Hazardous Materials
- Crime Prevention and Protection Services
- Fire Prevention and Suppression Services
- Disaster Preparedness
- Emergency Medical Facilities

## B. ISSUES, OPPORTUNITIES, AND CONSTRAINTS

### GEOLOGY AND SEISMICITY

- ◇ The City of Lancaster is located within a seismically active area. The San Andreas Fault is located approximately nine miles south of the City, and there are several other significant faults within the region.
- ◇ Groundshaking caused by a major earthquake could result in many casualties, extensive property damage, and other ensuing catastrophes in Lancaster. A disaster preparedness plan must be in place in the event of an earthquake, as it may be several days before outside help could reach the City.
- ◇ Hillside management has not, to date, been an issue for the City of Lancaster, because of the flat nature of its topography. However, as the City expands, hillside areas may be annexed. The desire to retain the natural character of

hillside areas will need to be balanced against the desire to develop upper end, view-oriented housing.

- ◇ Other geologic hazards include ground settlement, landslides, and seiching. In areas prone to these hazards, engineering studies as to the most appropriate design and construction techniques to mitigate these problems are advisable for developments. Seiching studies for water storage tanks and significant water storage areas are often provided by the appropriate agencies.
- ◇ In February 2005, the State of California completed an update of the State Seismic Hazard zones maps for the Antelope Valley. These maps identify the location of potential liquefaction zones and landslide areas within the study area.

## FLOODING AND DRAINAGE

- ◇ The City of Lancaster is subject to periodic flooding, due to a combination of flat topography, nearby mountains, and surrounding washes. The increase in impervious surfaces resulting from development will increase the potential amount of runoff and local flooding.



*Lancaster Drainage Channel*

- ◇ While it may be desirable to capture debris in upstream basins as a means of facilitating the efficiency of flood control works and to establish basins to capture flood waters and recharge the groundwater basin, Edwards Air Force Base has expressed a desire that mud-laden storm waters be allowed to flow onto the dry lake beds located within the base as a means of "recharging" the beds and preserving them as viable landing areas.
- ◇ In May 2005, FEMA updated the Flood Insurance Rate Maps (FIRM) to reflect changes resulting from infrastructure improvements within the City that have been installed since the time of the last update of the maps in 1982.

## NOISE

- ◇ Three airport installations are present within and adjacent to the General Plan study area. These installations -- Edwards Air Force Base, Air Force Plant 42 (Palmdale Regional Airport), and Fox Field -- are each significant noise generators within the study area.

# PLAN FOR PUBLIC HEALTH AND SAFETY

- ◇ In 2002 the Department of the Air Force updated the Air Installation Compatibility Use Zone Study (AICUZ) for Air Force Plant 42. The updated study indicates that currently there are no urban residential land uses designations located within the 65-CNEL noise contour.
- ◇ General Plan Amendments and Rezoning actions have preserved lands under the overflight area of Plant 42 and Edwards AFB for establishment of compatible uses not readily susceptible to noise impacts.
- ◇ Automobile and truck traffic along area roadways and highways are a major source of noise within Lancaster. Numerous residential areas are affected by roadway noise. Increased traffic on the 14 Freeway increases noise levels adjacent to the freeway.
- ◇ Roadway noise impacts on residential neighborhoods have generally been mitigated in the past through the construction of walls and landscaping along the arterial road system.
- ◇ Significant noise is created along the Union Pacific rail line. However, since the rail line passes through predominantly industrial and commercial areas, noise sensitive land uses are generally not impacted.
- ◇ Industrial and construction activities also create noise impacts within the community, although they are primarily intermittent sources.



*New construction of single-family homes*

## **AIR INSTALLATION LAND USE COMPATIBILITY**

- ◇ There are two major Federal Aviation Administration (FAA) recognized air facilities located within, or adjacent to, the study area: Edwards Air Force Base, Air Force Plant 42 (Palmdale Regional Airport). An expansion of Palmdale Regional Airport onto land east of Plant 42 is also possible in the long-term future.
- ◇ People living or working near airports are exposed to various levels of accident potential and increased noise levels that affect their quality of life.



- ◇ In 2004, the Los Angeles County Airport Land Use Commission adopted the Gen. William J. Fox Airfield Land Use Compatibility Plan. This plan sets land use compatibility standards in the vicinity of the airport.
- ◇ Various federal and state laws and guidelines outline the manner in which land uses should be allocated within various safety and noise zones surrounding airport facilities.
- ◇ General Plan and Zoning amendments completed by the City in the early 1990s effectively preclude further urban density residential development within the overflight areas as noted in the 2002 AICUZ Study.
- ◇ The expansion of both new development and the aircraft facilities will require land use compatibility to ensure a high quality of life in the area.

## **HAZARDOUS MATERIALS**

- ◇ The transport, use, storage, and creation of hazardous materials and waste is a necessary by-product of modern industrial society. Regulation of hazardous materials is a shared responsibility between federal, state, county, and local authorities.
- ◇ Hazardous materials are routinely transported through Lancaster. The Union Pacific Railroad (UPRR) transports a variety of hazardous materials, while the Antelope Valley Freeway (State Route 14) and Highway 138 are also routes of toxic and hazardous material transportation.
- ◇ The growth of the City of Lancaster has also increased hazardous materials storage and usage within the City and its General Plan study area. Although there is national, state, and local legislation to keep dangerous contact with hazardous materials at a minimum, the presence of hazardous materials requires careful planning by the City.
- ◇ The California Department of Public Health approved the Hazardous Waste Management Plan for the County of Los Angeles, which describes and defines existing conditions, future conditions, needed management facilities, and recommended action programs on a county-wide basis. To comply with this plan, Lancaster has developed Ordinance No. 560 to establish a comprehensive application and review process as well as siting criteria for hazardous waste facilities.
- ◇ There are no hazardous waste landfills near the study area. Illegal dumping of hazardous wastes in the desert, such as household, commercial, and illegal drug lab wastes, is a problem.



# PLAN FOR PUBLIC HEALTH AND SAFETY

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- ◇ The City outlines hazardous materials emergency response in the February 1995 "Multihazard Functional Plan.
- ◇ The City also has a hazardous Waste Management Plan and Hazardous Waste Contingency Plan (1991) in the Maintenance Yard which is currently being updated. The Los Angeles County Fire Department Health Hazardous Material Division is the response organization on behalf of the City.

## CRIME PREVENTION AND PROTECTION SERVICES

- ◇ The City of Lancaster contracts with the Los Angeles County Sheriff's Department for police services. As the City grows, cooperative work between the City and the Los Angeles County Sheriff's Department must continue to ensure that planned growth takes into account the need for and the needs of protective services.
- ◇ The strategic use of Crime Prevention Through Environmental Design principles (CPTED) can be used to discourage burglaries and other crimes. The inclusion of this concept in the approval process for residential, commercial, and industrial developments is one means of ensuring a safe community.

*"Not only reducing crime, but also developing a sense of safety in the community is essential for the future of the city."*  
– Community Vision Report
- ◇ The City's Code Enforcement Division of the Department of Housing and Neighborhood Revitalization works with all City Departments and local law enforcement officials to address and resolve a wide range of public health and safety issues relating to infractions of the City's Municipal Code including involvement in such efforts as LAN-CAP and Section 8 compliance. The division focuses on education as the most proactive way to address public nuisance problems and on administrative and/or criminal remedies when education is not effective. Between 2006 and 2007, the City increased the staffing of the Code Enforcement Division from four officers to thirteen officers in order to increase the effectiveness of this important City service.
- ◇ Because of the community concern with public safety, the City instituted a Public Safety Officer based at City Hall. The Public Safety Officer works in conjunction with the Los Angeles County Sheriff's station and the City's Department of Housing and Neighborhood Revitalization.
- ◇ The City now oversees the Neighborhood/Business watch programs to engage residents and the business community through awareness, crime prevention and public safety.

## **FIRE PREVENTION AND SUPPRESSION SERVICES**

- ◇ Fire protection for the City is, provided by the County of Los Angeles' Fire Department. Currently, there are eight fire stations located within the City. Fire protection services appear to be adequate at this time. However, additional fire stations will be needed in the future to meet the level of service based on future growth patterns.



*Los Angeles County Fire Truck*

## **DISASTER PREPAREDNESS**

- ◇ The City has in place a cohesive plan of action to respond to emergency situations. The plan of action stems from a statewide Standardized Emergency Management System (SEMS) that links the emergency agencies who will respond during a state-of-emergency and ensures that they can communicate and coordinate their actions effectively.
- ◇ It will be important to continue the practice of conducting SEMS exercises and to keep abreast of best practices and new technology that will better prepare the City to respond to emergency situations.
- ◇ It will be important to continue to provide educational programs and information to the public regarding emergency preparedness.

## **EMERGENCY MEDICAL FACILITIES**

- ◇ The provision of adequate routes to evacuate the local population during a major emergency depends on expanding existing or providing additional regional roadways.
- ◇ Disaster preparedness measures are outlined in the City of Lancaster's Multihazard Functional Plan. Coordination with other local and regional agencies will continue to be a critical aspect of successful emergency planning.
- ◇ There are presently two hospitals and various other medical facilities that serve the residents of Lancaster. This level of service appears adequate for the present, but new full service hospitals or expanded facilities will be needed to serve the projected 2030 population and beyond.

# PLAN FOR PUBLIC HEALTH AND SAFETY

- ◇ Maternity and infant health services are already overburdened in both hospitals, and the need for these services will continue to increase, along with elderly health care needs.
- ◇ As the City's population increases, paramedic and ambulance service will need to be increased.
- ◇ Emergency room services have not kept pace with population growth. It will be necessary to increase these services to meet the long-term needs of the community.



*Antelope Valley Hospital*

## C. GOALS, OBJECTIVES, POLICIES, AND ACTIONS

### 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.*

### Geology and Seismicity

The Lancaster area is prone to significant earthquake activity from nearby faults. The San Andreas Fault is located approximately nine miles south of the City's central core and other major subsidiary faults in the area include the Garlock, Punchbowl, Nadeau, Cemetery, and Littlerock faults. To protect residents from the effects of geologic activity along these faults, the City must take precautions for protecting lives and property prior to, during, and after the occurrence of an earthquake. In addition to hazards from earthquake activity, portions of the Lancaster General Plan study area are subject to hazards from ground settlement (subsidence).

#### OBJECTIVE 4.1

Minimize the potential for loss of life, physical injury, property damage, and social disruption resulting from seismic ground shaking and other geologic events.



**Policy 4.1.1:**

Manage potential seismic hazards resulting from fault rupture and strong ground motion to facilitate rapid physical and economic recovery following an earthquake through the identification and recognition of potentially hazardous conditions and implementation of effective standards for seismic design of structures.<sup>1</sup>

**Specific Actions:**

**4.1.1(a)**

Implement a program for upgrading seismically hazardous (unreinforced masonry) buildings within the City of Lancaster pursuant to the provisions of SB-547.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget

**4.1.1(b)**

Require that all new developments comply with the most recent California Building Code seismic design standards and such other supplemental design criteria.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget

**4.1.1(c)**

Implement the provisions of Title 24 of the State Building Code pertaining to siting, seismic design, and review of Critical, Sensitive, and High-Occupancy structures.

Status: Implemented  
Responsibility: Public Works Department

<sup>1</sup> Groundshaking within the study area is considered to be the greatest potential risk.

---

## 4.1.1(d)

Along with Los Angeles County, the State of California, and other agencies as appropriate, undertake, as necessary, a review of existing Critical and Essential structures for any significant siting, design, or construction problems that would make them vulnerable in an earthquake. Incorporate findings of the review into the Multi-hazard Functional Plan, and address long-term programs for facility upgrading or relocation.

Status: New program  
Responsibility: Public Works Department  
Time Frame: Priority 3  
Funding Source: Department and agency budgets

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## 4.1.1(e)

Provide expedited review of any State seismic-related revisions to the California Building Code for adoption and implementation.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget

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## 4.1.1(f)

Assist and encourage the efforts of the State and local entities responsible for regular maintenance of the California Aqueduct and the Little Rock Dam to reduce the risk of seismic failure and to ensure that water levels are kept at or below the designed safe water levels, thereby reducing the risk of overtopping.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget



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**Policy 4.1.2:**

Require development within hillside areas and areas which potentially have soils or underlying formations that might produce severe building constraints to have engineering studies performed in order to determine appropriate structural design criteria and effective construction standards.

**Specific Actions:**

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**4.1.2(a)**

Require specialized soils reports in areas suspected of having problems with bearing strength and in areas suspected of having problems with expansive soils, soil settlement, and subsidence.

Status:	Existing program
Responsibility:	Public Works Department, Planning Department
Time Frame:	Ongoing
Funding Source:	Department budgets, development review fees

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**4.1.2(b)**

Through the Development Review Process, ensure that any new development proposal located within an area determined by the State of California to be a seismic hazard zone is conditioned for appropriate mitigation.

Status:	Existing program
Responsibility:	Planning and Public Works Departments
Time Frame:	Ongoing
Funding Source:	Department budgets and development review fees

## Flooding and Drainage

Potential damage from flooding within the General Plan study area ranges from inconvenience to property damage and loss of life. The City of Lancaster's and the surrounding area's population reside in low lying areas adjacent to significant mountain ranges. As a result, residents are subject to periodic flooding during and immediately after periods of heavy rainfall. In addition, several portions of the study area are subject to a FEMA 100-year flood.

### **OBJECTIVE 4.2**

Minimize the potential for loss of life, physical injury, property damage, and social disruption resulting from a FEMA 100-year flood.

### **Policy 4.2.1:**

Manage flood hazards to ensure an acceptable level of risk and to facilitate rapid physical and economic recovery following a flood through the identification and recognition of potentially hazardous conditions and implementation of effective standards for location and construction of development.

### **Specific Actions:**

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#### **4.2.1(a)**

In coordination with the City of Palmdale and Los Angeles County, update a regional drainage study, as applicable, and incorporate the results into the City's master drainage plan.

Status: Implemented  
Responsibility: Public Works Department

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#### **4.2.1(b)**

Following completion of the update of the regional drainage study outlined in Action 4.2.1(a), formulate a program for abatement of flood hazards within existing developed areas.

Status: Implemented  
Responsibility: Public Works Department

---

#### **4.2.1(c)**

Ensure that no structure designed for human occupancy is constructed within the 100-year floodplain without complying with the City's flood plain ordinance. Retain undeveloped or vacant land within 100-year floodplains as very low density rural uses or open space where plans for construction of flood control facilities are absent.



---

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget, development review fees

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**4.2.1(d)**

Require, as a prerequisite to development approval within the 100-year floodplain, that information be submitted by a qualified civil or hydrological engineer certifying the 100-year base flood elevation.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget, development review fees

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**4.2.1(e)**

Require, as a prerequisite to development approval, that drainage studies identify the facilities which are required to ensure that proposed development is adequately protected and that such development will not create or increase downstream or upstream flood hazards.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget, development review fees

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**4.2.1(f)**

Through the development review process, encourage the use of pervious paving materials in hardscape areas; swale designs in landscape or grassy areas which slow runoff and maximize infiltration; and the discharge of roof drainage into pervious, greenbelt and seepage pit areas to reduce increases in downstream runoff resulting from new developments.

Status: Existing program  
Responsibility: Public Works and  
Planning Departments  
Time Frame: Ongoing  
Funding Source: Department budgets, development review fees



# PLAN FOR PUBLIC HEALTH AND SAFETY

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## 4.2.1(g)

Require that street and storm drain flood control systems be designed to accommodate identified storm flows.

Status:	Existing program
Responsibility:	Public Works Department
Time Frame:	Ongoing
Funding Source:	Department budget, development review fees

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## 4.2.1(h)

Ensure that major creeks, channels, and basins are kept clear of obstruction, and are regularly maintained.

Status:	Existing program
Responsibility:	Public Works Department and County Flood Control District
Time Frame:	Ongoing
Funding Source:	Department budgets, Drainage Benefit Assessment District

---

## 4.2.1(i)

Coordinate with the Environmental Protection Agency (EPA) to develop an urban storm water management ordinance.

Status:	New program
Responsibility:	Public Works Department
Time Frame:	Priority 3
Funding Source:	Department budget

## Noise

Noise has been an accepted part of modern life and the urbanization process. However, noise has been gaining increasing social attention and concern due to its effects on human health and welfare. Noise analysis is now considered to be an integral part of the planning process designed to protect the quality of life of area residents. Within the Lancaster General Plan study area, major noise sources include air installations (Edwards Air Force Base, Air Force Plant 42, Palmdale Regional Airport and Fox Field); roadways (automobiles and trucks along city streets and state highways); Union Pacific Railroad; and industrial and construction activities. A major focus of this section of the Plan for Public Health and Safety is to define "quiet," and to set standards which will ensure an appropriately quiet environment for the



various land uses proposed within the Lancaster General Plan study area, recognizing the varying noise-sensitivity of these uses.

**OBJECTIVE 4.3**

Promote noise compatible land use relationships by implementing the noise standards identified in Table 3-1 to be utilized for design purposes in new development, and establishing a program to attenuate existing noise problem.

**Table 3-1  
Noise Compatible Land Use Objectives**

Land Use	Maximum Exterior CNEL	Maximum Interior CNEL
Rural, Single Family, Multiple Family Residential	65 dBA	45 dBA
Schools:		
Classrooms	65 dBA	45 dBA
Playgrounds	70 dBA	--
Libraries	--	50 dBA
Hospitals/Convalescent Facilities:		
Living Areas	--	50 dBA
Sleeping Areas	--	40 dBA
Commercial and Industrial	70 dBA	--
Office Areas	--	50 dBA

**Policy 4.3.1:**

Ensure that noise-sensitive land uses and noise generators are located and designed in such a manner that City noise objectives will be achieved.

**Specific Actions:**

**4.3.1(a)**

Where new development is proposed for areas within which the exterior or interior noise levels outlined in Table III-1 of Objective 4.3 are likely to be exceeded by existing or planned land uses, require a detailed noise attenuation study to be prepared by a qualified acoustical engineer, in order to determine appropriate mitigation and ways to incorporate such mitigation into project design.

# PLAN FOR PUBLIC HEALTH AND SAFETY

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Status: Existing program  
Responsibility: Planning and Public Works Departments  
Time Frame: Ongoing  
Funding Source: Developers cost

---

## 4.3.1(b)

Enforce California Noise Insulation Standards which apply to new multiple family development within a 60 CNEL noise contour adjacent to roads, transit lines, and manufacturing areas to ensure that the units have been designed to limit interior noise levels in habitable rooms to 45 CNEL with doors and windows closed.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget, development review fees

---

## 4.3.1(c)

Advise school districts on potential noise conflicts when siting new schools.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

## 4.3.1(d)

When proposed projects include uses that could be potentially significant noise generators, require noise analyses to be prepared by an acoustical expert, including specific recommendations for mitigation when: 1) the project is located in close proximity to noise sensitive land uses or land which is planned for noise sensitive land uses, or 2) the proposed noise source could violate the noise provisions of the General Plan or Municipal Code.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget, development review fees



---

#### 4.3.1(e)

For purposes of consistency, require that noise reports incorporate the following methodology:

- Assume three (3) dBA attenuation with doubling of distance for the natural attenuation of noise emanating from roadways (with the exception of freeways where a 4.5 dBA attenuation with doubling of distance may be utilized).
- Use the daily design capacity of roadways as outlined in the City of Lancaster Transportation Master Plan and the posted speed limit to quantify the design noise levels adjacent to master planned transportation routes for mitigation purposes.

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Department budget, development review fees

---

#### 4.3.1(f)

Minimize motor vehicle noise impacts from streets and highways through proper route location and sensitive roadway design.

- Consideration shall be given to the location of truck routes, effects of truck mix, and future motor vehicle volumes on noise levels adjacent to master planned roadways when improvements to the circulation system are planned.
- Traffic volumes and speed through residential neighborhoods shall be minimized.
- Street or street improvements that exceed the ultimate right-of-way width specified in the City of Lancaster Transportation Master Plan shall be required to evaluate potential noise impacts on existing and future land uses in the area.
- The City will work closely with Caltrans in the early stages of freeway improvements and design modifications to ensure that proper consideration is given to potential noise impacts on the City.

# PLAN FOR PUBLIC HEALTH AND SAFETY

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Status: Expand existing program  
Responsibility: Planning and Public Works Departments  
Time Frame: Ongoing  
Funding Source: Department budgets

---

## 4.3.1(g)

In areas where existing residential development is heavily impacted by noise from various sources which cannot be mitigated, consider alternative land uses as a potential mitigation measure.

Status: Existing program  
Responsibility: Planning and Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: Department budgets

---

## 4.3.1(h)

Ensure that new commercial and industrial activities (including the placement of mechanical equipment) are designed so that activities comply with the maximum noise level standards at the property line of adjacent uses, thereby minimizing impacts on adjacent uses (see Table III-1).

Status: Existing program  
Responsibility: Planning and Public Works Departments  
Time Frame: Ongoing  
Funding Source: Department budgets, development review fees

---

## 4.3.1(i)

Through application of zoning ordinance requirements, ensure that the design and placement of air conditioning units and pool equipment within residential areas is accomplished in a manner which does not intrude upon the peace and quiet of adjacent noise sensitive areas.

Status: Existing program  
Responsibility: Public Works and Planning Departments  
Time Frame: Ongoing  
Funding Source: Department budgets, development review fees



---

**Policy 4.3.2:**

Wherever feasible, manage the generation of single event noise levels (SENL) from motor vehicles, trains, aircraft, commercial, industrial, construction, and other activities such that SENL levels are no greater than 15 dBA above the noise objectives included in the Plan for Public Health and Safety.

**Specific Actions:**

---

**4.3.2(a)**

Review and respond to any proposals from military or civilian air installations involving new flight patterns, more intense operations over the City, or relocation or extension of runways which would create the potential for noise impacts on sensitive land uses within the City in a manner consistent with other noise policies contained herein.

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Department budget

---

**4.3.2(b)**

Work with the Air Force, Los Angeles World Airports, and other appropriate agencies to maintain noise-reducing flight procedures for airplanes and helicopters, such as maintaining predetermined flight altitudes, using less noise sensitive flight paths, or flying during less sensitive hours.

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Department budget

---

**4.3.2(c)**

Participate in the planning activities of SCAG and the Los Angeles World Airports relative to the expansion of activities (and the assessment of their impacts) at Palmdale Regional Airport and the potential development of lands owned by the Los Angeles World Airports east of Plant 42.

# PLAN FOR PUBLIC HEALTH AND SAFETY

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Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Department budget

---

## 4.3.2(d)

As a condition of approval, limit non-emergency construction activities to daylight hours between sunrise and 8:00 pm.

Status:	Existing program.
Responsibility:	Planning and Public Works Departments
Time Frame:	Ongoing
Funding Source:	Department budgets, development review fees

---

## Policy 4.3.3:

Ensure that the provision of noise attenuation does not create significant negative visual impacts.

## Specific Actions:

---

### 4.3.3(a)

In reviewing noise impacts, utilize site and architectural design features to mitigate impacts on sensitive land uses in conjunction with the provision of noise barriers. Design techniques to be considered in mitigating potential noise impacts include:

#### SITE DESIGN

- The use of building setbacks, landscaping and walls and dedication of noise easements to increase the distance between the noise source and receiver.
- The location of uses and orientation of buildings which are compatible with higher noise levels adjacent to noise generators or in clusters to shield more noise sensitive areas and uses.
- The placement of noise tolerant land uses, such as parking areas, between the noise source and receiver.
- The placement of noise tolerant structures such as garages or carports to shield noise-sensitive areas.



- Clustering of office, commercial, or multiple family residential structures to reduce interior open space noise levels.

### **ARCHITECTURAL DESIGN**

- The use of dense building materials.
- Tight fitting doors, ceilings, and floors.
- The use of noise reducing windows and the placement of entry doors on the side of the building facing away from the major roadway.
- Avoid balconies and patio areas facing major transportation routes.

Status:	Existing program
Responsibility:	Planning and Public Works Departments
Time Frame:	Ongoing
Funding Source:	Department budgets, development review fees

---

#### **4.3.3(b)**

Whenever feasible, require the use of noise barriers (walls, berms, or a combination thereof) to reduce significant noise impacts.

- Noise barriers must be massive enough to prevent significant noise transmission and high enough to shield the receiver from the noise source.
- The barrier must be carefully constructed so that there are no cracks or openings.
- The barrier must interrupt the line-of-sight between the noise source and the noise receiver.
- The effects of flanking should be minimized by bending the barrier back from the noise source at the end of the barrier. (Flanking is a term used to describe the manner by which the performance of a noise barrier is compromised by noise passing around the end of the barrier).
- Require landscaping treatment to be provided in conjunction with noise barriers to provide visual relief and to reduce aesthetic impacts.



# PLAN FOR PUBLIC HEALTH AND SAFETY

Status:	Existing program
Responsibility:	Planning and Public Works Departments
Time Frame:	Ongoing
Funding Source:	Department budgets, development review fees

*For related policies and specific actions, refer to the Community Design section of the Plan for Physical Development.*

## Air Installation Land Use Compatibility

The General Plan study area is affected by three air installations. These are U.S. Air Force Plant 42 (Palmdale Regional Airport), Fox Field, and Edwards Air Force Base. Accident potential and aircraft noise are major considerations in the planning process for lands surrounding these facilities.

The major purpose of this section is to ensure the safety of Lancaster residents and workers, as well as those persons using area airport facilities. It is the intent of the City of Lancaster that the Air Installation Land Use Compatibility policies contained herein fulfill State requirements for preparation of airport land use plans.

### **OBJECTIVE 4.4**

Ensure compatibility between land uses in the City of Lancaster and air operations from U.S. Air Force Plant 42 (Palmdale Regional Airport), Fox Field, and Edwards Air Force Base.

### **Policy 4.4.1:**

Limit the type and intensity of development surrounding Air Force Plant 42, consistent with the recommendations of the Joint Land Use Committee's study and the 2002 AICUZ Report for Plant 42.

### **Specific Actions:**

#### **4.4.1(a)**

Limit the intensity of development within the accident potential zone (APZ) consistent with the Joint Land Use Study and the 2002 AICUZ Report for Plant 42.

*Residential Uses:* not to exceed one dwelling unit per two and one-half acres (0.4 du/ac).

*Non-Residential Uses:* no more than an average of 25 persons per acre per hour during a 24 hour period. No more than 50 persons per acre at



any one time. Lot coverage by buildings shall not exceed 40 percent of the site.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

#### **4.4.1(b)**

Evaluate sites within the accident potential zone for redesignation to open space uses which are low intensity in nature, such as Joshua tree preservation areas and nature preserves.

Status: New program  
Responsibility: Planning Department  
Time Frame: Priority 2  
Funding Source: Department budget

---

#### **4.4.1(c)**

Through the development review process, condition approval of projects within the accident potential zone, 65-CNEL contour, and the Overflight Area to require aviation easements.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Development review fees

---

#### **4.4.1(d)**

Require as a condition of approval for tentative maps or parcel maps within the accident potential zone that disclosure statements which declare that the property is located within the accident potential zone and is exposed to aircraft noise be included with any sale or transfer of property in this zone.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

# PLAN FOR PUBLIC HEALTH AND SAFETY

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## 4.4.1(e)

Conduct a study to review currently developed areas within the 65-CNEL contour and the Overflight Area to evaluate the possibility of converting, through the redevelopment process, those uses to airport compatible uses.

Status: New program  
Responsibility: Planning Department and Redevelopment Agency  
Time Frame: Priority 4  
Funding Source: Department budgets

---

## 4.4.1(f)

In order to protect residents from aircraft generated noises, prohibit the redesignation of land within the 65-CNEL contour and the Overflight Area currently designated industrial or commercial on the general plan map to residential or other incompatible land uses.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

## 4.4.1(g)

In order to protect residents from aircraft generated noise, prohibit the redesignation of residential land within the 65-CNEL contour and the overflight area to increased residential densities.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

## 4.4.1(h)

Conduct a study to examine the potential redesignation of existing residential land use designations within the 65-CNEL contour to airport compatible designations.

Status: Implemented  
Responsibility: Planning Department



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#### **4.4.1(i)**

Obtain aviation easements from all properties within the 65-CNEL contour and the Overflight Area.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

#### **4.4.1(j)**

Discourage development of noise sensitive receptors, such as hospitals and schools, within the 65-CNEL contour and the Overflight Area.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

#### **4.4.1(k)**

Discourage higher density residential uses and encourage, in order of priority, industrial, commercial, and low density residential land use designations within the 65-CNEL contour and the Overflight Area.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

#### **4.4.1(l)**

The State Airport Land Use Planning Handbook indicates that standard Accident Potential Zones should be used as safety zones for military airports. Within such safety zones of US Air Force Plan 42, where the zones fall within the City of Lancaster, prohibit the following uses in the Accident Potential Zone:

"Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at U.S. Air Force Plant 42 other than an FAA approved navigational signal light or visual approach slope indicator.

# PLAN FOR PUBLIC HEALTH AND SAFETY

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"Any use which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at US Air Force Plant 42.

"Any use which would generate smoke or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the Accident Potential Zone.

"Any use which would generate electrical or other interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation."

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Department budget

---

## **Policy 4.4.2:**

Limit the uses surrounding airport facilities at Fox Field, Edwards Air Force Base, and Plant 42 to ensure their continued safe operation.

## **Specific Actions:**

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### **4.4.2(a)**

Review and route through appropriate agencies individual development proposals in the vicinity of Fox Field and Air Force Plant 42 for compliance with Federal Aviation Regulations (FAR) Part 77 height limitations; ensure that new development complies with FAR Part 77.

Status:	Existing program
Responsibility:	Planning and Public Works Departments
Time Frame:	Ongoing
Funding Source:	Department budgets, development review fees

---

### **4.4.2(b)**

Work with the Los Angeles County Regional Planning Commission and other affected agencies to revise the zoning ordinance as necessary to bring the City into conformance with California Airport Land Use Planning guidelines.



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Status: New program  
Responsibility: Planning Department  
Time Frame: Priority 2  
Funding Source: Department budget

---

**4.4.2(c)**

Coordinate with the Los Angeles County Airport Land Use Commission regarding land use compatibility standards of the 2004 General William J. Fox Airfield Land Use Compatability Plan for land use proposals within the vicinity of the airport.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

**Policy 4.4.3:**

Ensure that adequate public notification regarding aircraft activities is provided to new residents in areas subject to aircraft overflights around Plant 42, Edwards Air Force Base and Fox Field.

**Specific Actions:**

---

**4.4.3(a)**

As a condition of approval for new residential development (including construction of single family residences on existing lots), require that avigation easements be granted to the following entities in the specific situations specified below:

*To Air Force Plant 42 and the Los Angeles Department of Airports:* Lands within the projected 65 CNEL, the accident potential zone (APZ-II) and the designated Overflight Area.

*To Edwards Air Force Base:* Lands located west of Edwards Air Force Base, north of Avenue D (east of 140th Street West) and north of Avenue E (West of 140th Street West); south of the base, north of Avenue G, between Sierra Highway and 40th Street East; and south of the base, north of Avenue F, east of 40th Street East.

*To Los Angeles County or any successor in interest thereto:* Lands within the projected 65-CNEL noise contour of Fox Field.

# PLAN FOR PUBLIC HEALTH AND SAFETY

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Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget, development review fees

---

## **Policy 4.4.4:**

Support and implement the adopted R-2508 Joint Land Use Study (JLUS) for Edwards Air Force Base as it applies to the City of Lancaster and its sphere of influence.

## **Specific Actions:**

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### **4.4.4(a)**

Participate in the preparation, update and implementation of the JLUS for Edwards Air Force Base.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

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## **Policy 4.4.5:**

Implement the provisions of State regulations addressing airport land use issues.

## **Specific Actions:**

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### **4.4.5(a)**

Review new and/or proposed legislation on airport land use issues to determine the applicability to the City of Lancaster and to implement and provide comment on the legislation as required.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget



## Hazardous Materials

Hazardous materials are widespread today in industrial, business, agricultural, and residential settings. It is essential that regulations controlling the creation, transport, use, storage, and disposal of hazardous materials be enforced to provide the greatest possible protection to the public from accidental incidents of exposure, or releases resulting from improper handling.

To a great extent, the creation, transportation, storage, use, and disposal of hazardous materials is regulated by federal, state, and county agencies, precluding action by the City. There are however, well defined areas within which the City has the responsibility to enforce hazardous material regulations.

### **OBJECTIVE 4.5**

Protect life and property from the potential detrimental effects (short and long term) of the creation, transportation, storage, treatment, and disposal of hazardous materials and wastes within the City of Lancaster.

#### **Policy 4.5.1:**

Ensure that activities within the City of Lancaster transport, use, store, and dispose of hazardous materials in a responsible manner which protects the public health and safety.

#### **Specific Actions:**

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##### **4.5.1(a)**

Implement the goals and policies of the Los Angeles County Certified Unified Program Agency; Health Hazardous Materials Division by:

- ensuring the availability of safe and legal options for the management of hazardous waste generated within the City;
- reviewing all proposals for hazardous waste facility projects within the City for consistency with the adopted Los Angeles County Hazardous Waste Management Plan.
- ensuring that the requirements of the California Environmental Quality Act, as amended, are enforced for siting, operating and closing a hazardous waste facility, as set forth in state law.
- ensuring that sites for specified hazardous waste facilities are located as close to the areas of generation as possible and that residual repository facilities are located in more distant areas as far as possible from urbanized, populated, and congested areas.



# PLAN FOR PUBLIC HEALTH AND SAFETY

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- reviewing annually and updating accordingly the City of Lancaster Hazardous Waste Facilities Ordinance No. 560 for compliance with Assembly Bill 2948 (Tanner), and any subsequent pertinent legislation.
- reviewing legislation as approved by the legislature for its application to the City and implementing it as required by law.

Status: Existing program  
Responsibility: Planning and Public Works Departments,  
Redevelopment Agency (Code Enforcement)  
Time Frame: Ongoing  
Funding Source: Department budgets

---

## 4.5.1(b)

Coordinate with Los Angeles County to ensure that commercial and industrial activities comply with all federal, state, county, and local laws regulating hazardous materials and wastes.

Status: Existing program  
Responsibility: Planning and Public Works Departments,  
Redevelopment Agency (Code Enforcement),  
and Fire Department  
Time Frame: Ongoing  
Funding Source: Department budgets

---

## 4.5.1(c)

Any business that uses, generates, processes, stores, treats, emits, or discharges a hazardous material shall submit a Hazardous Materials Business Plan, including a Hazardous Waste Contingency Plan to Los Angeles County as required by law.

Status: Existing program  
Responsibility: Planning Department, Redevelopment Agency  
(Code Enforcement), and Public Works  
Department  
Time Frame: Ongoing  
Funding Source: Department budgets

---

## 4.5.1(d)

Review the City's Hazardous Waste Management Ordinance annually to ensure that uses which treat hazardous wastes generated off-site and



on-site, as well as uses which may pose a significant risk to public health, safety, and welfare by receiving, utilizing, storing, transporting, or disposing of hazardous waste and materials, are being located in areas which are planned and zoned for industrial use, accessible to the Antelope Valley Freeway without the need to travel through residential areas, and are located at least 2,000 feet from the nearest area planned for residential use.

Status: Existing program  
 Responsibility: Planning and Public Works Departments  
 Time Frame: Ongoing  
 Funding Source: Department budget

**4.5.1(e)**

Conduct a periodic household hazardous waste collection program.

Status: Existing program  
 Responsibility: Public Works Department  
 Time Frame: Ongoing  
 Funding Source: Tipping fees

**Crime Prevention and Protection Services**

The projected population growth for the City of Lancaster and its Sphere of Influence to the year 2030 will require significant expansion of crime prevention and protections services as well as new facilities. The City contracts with the Los Angeles County Sheriff’s Department for police services. Through a cooperative agreement between the City and Los Angeles County, a new 50,000 square foot Sheriff station was constructed in Lancaster and became operative in 1996. Since that time, the City has invested significant resources toward fighting crime and addressing other aspects of community safety.

In March 2004, the City added eight deputies and one sergeant to create the Lancaster Community Appreciation Program (LAN-CAP) team to address crime in rental housing properties. Since January of 2005, the City has provided funding for the hiring of 25 additional deputies some of which were allocated to such programs as the Target Oriented Policing (TOP) team that specifically focuses on Part 1 crimes. The City has also added seven new Community Service officers (CSO’s) to create a City-employee team of fifteen CSO’s who help take crime reports that do not require sworn personnel, thereby providing additional time for deputies to pursue proactive policing. In 2006, a Crime Prevention Officer was added to City staff to work with the citizens and business owners to enhance Neighborhood Watch and Business Watch programs and added a Law Enforcement Technician to City staff to assist with such efforts as LAN-CAP and TOP programs.

# PLAN FOR PUBLIC HEALTH AND SAFETY

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In addition to the services noted above, the City maintains a Code Enforcement Division within the Department of Housing and Neighborhood Revitalization that addresses a range of issues relating to public health and safety and nuisance infractions of the City's Municipal Code. The Code Enforcement Division works closely with all City Departments to resolve problems that adversely affect the quality of life in the City of Lancaster.

These efforts have had a corresponding impact on crime within the community. But the task of creating a safer and stronger community cannot be borne by the City alone. Addressing the issue of crime and public safety successfully will require a long-term commitment by the citizens of Lancaster to take an active role in their community and the welfare of their neighborhoods. In 2008, the City formed the "Safer and Stronger Neighborhood Steering Committee" comprised of representatives from all levels of the organization with the aim of establishing a community dialogue and forming strategic partnerships that will help to encourage greater participation by citizens in the health, safety and welfare of the community.

*In 2008, the City formed the "Safer and Stronger Neighborhood Steering Committee" comprised of representatives from all levels of the organization with the aim of establishing a community dialogue and forming strategic partnerships that will help to encourage greater participation by citizens in the health, safety and welfare of the community.*

## **OBJECTIVE 4.6**

Reduce the risk of crime and provide residents with security through maintenance of an adequate force of peace officers, physical planning strategies that maximize surveillance, minimize opportunities for crimes, and by creating a high level of public awareness and support for crime prevention.

### **Policy 4.6.1:**

Ensure that adequate law enforcement is provided to the citizens and businesses of the City of Lancaster.

### **Specific Actions:**

---

#### **4.6.1(a)**

As part of preparation of the annual budget and development of the multi-year capital improvement program the City Manager with the Public Safety Office will work with the Sheriff's Lancaster Station to conduct an annual assessment of crime prevention law enforcement services.



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Status: Existing program  
Responsibility: City Manager's Office, Administration (Public Safety Office), Los Angeles County Sheriff's Department  
Time Frame: Ongoing  
Funding Source: Department budgets

---

**4.6.1(b)**

In cooperation with the Sheriff's Department, establish methodologies to monitor the effectiveness of public safety programs and to identify sources of funding for such programs.

Status: Existing program  
Responsibility: City Manager's Office, Administration (Public Safety Office), Los Angeles County Sheriff's Department  
Time Frame: Ongoing  
Funding Source: Department budgets

---

**Policy 4.6.2:**

Ensure that the design of new development discourages opportunities for criminal activities to the maximum extent possible.

**Specific Actions:**

---

**4.6.2(a)**

Involve the Public Safety Office and Community Neighborhood Division in the development review process for all new development proposals through participation in the Development Review Committee for review and comment.

Status: Existing program  
Responsibility: Planning, Administration (Public Safety Office) and Redevelopment Agency, Los Angeles County Sheriff's Departments  
Time Frame: Ongoing  
Funding Source: Department budgets, development review fees

# PLAN FOR PUBLIC HEALTH AND SAFETY

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## 4.6.2(b)

Promote public safety through the incorporation of Crime Prevention Through Environmental Design (CPTED) concepts and other methods into the development design.

Status:	Existing program
Responsibility:	Administration (Public Safety Office) and Redevelopment Agency
Time Frame:	Ongoing
Funding Source:	Department budget

---

## Policy 4.6.3:

Promote programs and partnerships that encourage citizens to take a proactive role in community safety and the welfare of their neighborhoods.

## Specific Actions:

---

### 4.6.3(a)

Through the guidance of the Safer and Stronger Neighborhoods Steering Committee, establish community dialogue and strategic partnerships that will serve to stimulate involvement by citizens in community safety and neighborhood welfare.

Status:	Existing Program
Responsibility:	Administration with assistance of all City departments
Time Frame:	Ongoing
Funding Source:	General Fund

---

### 4.6.3(b)

Promote the establishment of Neighborhood Watch and Business Watch programs to engage community participation in public safety awareness.



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Status: Existing program  
Responsibility: Administration (Public Safety Office) and  
Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: Department budget

---

**4.6.3(c)**

Utilize the various media resources as addressed in the City's Communications Master Plan to publish articles on crime prevention.

Status: Existing program  
Responsibility: Administration (Communications Manager),  
Los Angeles County Sheriff's Department  
Time Frame: Ongoing  
Funding Source: Department budgets

---

**4.6.3(d)**

Work with the Lancaster Sheriff's Station, local schools and community based organizations to implement educational programs aimed at intervention and prevention programs for youth.

Status: Existing program  
Responsibility: City Manager's Office, Los Angeles County  
Sheriff's Department, Administration (Public  
Safety Office) and Redevelopment Agency and  
area school districts  
Time Frame: Ongoing  
Funding Source: Agency budgets

---

**4.6.3(e)**

Continue to develop and carry out innovative Crime Prevention programs like the Lancaster Community Appreciation Program (LAN-CAP) and the Target Oriented Policing (TOP) program.

Status: Existing program  
Responsibility: Administration (Code Enforcement), Los  
Angeles County Sheriff's Department  
Time Frame: Ongoing  
Funding Source: Agency budgets

## Fire Prevention and Suppression Services

Fire protection in the City of Lancaster and its General Plan study area is provided by the Los Angeles County Fire Department. Much of the undeveloped area is comprised of dry desert vegetation that is prone to periodic burning, but not to the same extent as the heavily brushed areas of Southern California mountains. Regulation of development within potential natural fire hazard areas and ensuring that adequate fire facilities are available will be important to ensure that life and property are protected to the maximum feasible extent.

### OBJECTIVE 4.7

Ensure that development occurs in a manner that minimizes the risk of structural and wildland fire.

### Policy 4.7.1:

Ensure that an adequate number of fire stations and adequate fire fighting equipment and personnel are provided to protect the citizens and businesses of the City of Lancaster.

### Specific Actions:

#### 4.7.1(a)

In cooperation with the Los Angeles County Fire Department, conduct an annual assessment of fire prevention and suppression services, evaluating adequacy of facilities and equipment serving the City; the status and adequacy of mutual aid agreements; personnel staffing and program needs; and equipment, facility, and staffing needs based on anticipated growth, level of service, and incident rates.

Status:	Existing program
Responsibility:	City Manager's Office, Los Angeles County Fire Department
Time Frame:	Ongoing
Funding Source:	Department budgets

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#### 4.7.1(b)

In cooperation with the Los Angeles County Fire Department, establish a program to monitor the effectiveness of fire prevention and education programs and to identify sources of funding for such programs.

Status:	Existing program
Responsibility:	City Manager's Office, Los Angeles County Fire Department
Time Frame:	Ongoing
Funding Source:	Department budgets



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#### **4.7.1(c)**

Involve fire department personnel in the development review process for all new development proposals through participation in the Development Review Committee and by referring development requests to the Los Angeles County Fire Department for review and comment.

Status:	Existing program
Responsibility:	Planning Department and Los Angeles County Fire Department
Time Frame:	Ongoing
Funding Source:	Department budgets, development review fees

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#### **Policy 4.7.2:**

Ensure that the design of new development minimizes the potential for fire.

#### **Specific Actions:**

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#### **4.7.2(a)**

Require the use of fire resistant roofs in residential developments.

Status:	Existing program
Responsibility:	Public Works Department
Time Frame:	Ongoing
Funding Source:	Department budget

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#### **4.7.2(b)**

In conjunction with the Los Angeles County Fire Department review the adequacy of ordinances requiring fire sprinklers, and continue with the practice of requiring fire sprinklers in residential structures as required by the Los Angeles County Fire Code.

Status:	Existing program
Responsibility:	Public Works Department, Los Angeles County Fire Department
Time Frame:	Ongoing
Funding Source:	Department budgets



# PLAN FOR PUBLIC HEALTH AND SAFETY

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## **Policy 4.7.3:**

Promote community involvement in fire prevention activities.

## **Specific Actions:**

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### **4.7.3(a)**

Publish articles on fire prevention. Utilize the various media resources as addressed in the City's Communications Master Plan.

Status:	Existing program
Responsibility:	Administration (Communications Manager)
Time Frame:	Ongoing
Funding Source:	Department budgets

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### **4.7.3(b)**

Work with the Los Angeles County Fire Department and local school districts to maintain educational programs aimed at preventing fires.

Status:	Existing program
Responsibility:	City Manager's Office, Administration (Communications Manager), Fire Department, area school districts
Time Frame:	Ongoing
Funding Source:	Agency budgets

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## **Goal 5:**

*To provide a system of emergency services that will enable the City to act promptly with appropriate measures in the event of a natural or man-made disaster, to save lives, alleviate human suffering, minimize damage and maintain the capability to effectively continue City operations.*

## **Disaster Preparedness**

The maintenance of a comprehensive disaster preparedness plan and the ability to implement that plan are critical to the safety of residents and businesses during an emergency. The plan defines areas of responsibility, basic policies, and objectives for emergency preparedness planning and for operations under emergency conditions. To ensure the maximum feasible



protection, coordination between numerous agencies in the City and surrounding jurisdictions is necessary.

## **OBJECTIVE 5.1**

Maintain a level of preparedness to respond to emergency situations which will save lives, protect property, and facilitate recovery with a minimum of disruption.

### **Policy 5.1.1:**

Expand access to resources through the coordination and cooperation in planning and operations along multi agency and jurisdictional lines to ensure adequate public services during major emergencies.

### **Specific Actions:**

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#### **5.1.1(a)**

Conduct an annual assessment of the status of the City's Emergency Operations Plan, including preparation of necessary revisions to ensure that the plan is kept up to date.

Status:	Existing program
Responsibility:	Administration (Public Safety Office)
Time Frame:	Ongoing
Funding Source:	Department budget

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#### **5.1.1(b)**

Maintain an effective and properly staffed, trained, and equipped emergency operations center (EOC) for receiving emergency calls, providing initial response, providing for key support to major incidents, meeting the demands of automatic and mutual aid programs as well as major incident and disaster operations, and maintaining emergency incident statistical data.

Status:	Existing program.
Responsibility:	Administration (Public Safety Office)
Time Frame:	Ongoing
Funding Source:	Department budget

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#### **5.1.1(c)**

Maintain ongoing coordination and cooperation with participating jurisdictions, and work closely with emergency responders, community partners and residents to engage in comprehensive disaster

# PLAN FOR PUBLIC HEALTH AND SAFETY

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planning to improve regional capabilities to respond to disaster situations.

Status: Existing program  
Responsibility: Administration (Public Safety Office)  
Time Frame: Ongoing  
Funding Source: Department budget

## Emergency Medical Facilities

The existence of quality medical facilities is a necessary part of the health and safety of residents, and is an important quality of life issue. The continued growth of Lancaster and the Antelope Valley will necessitate a diversity of new facilities to ensure that local emergency services are available to all residents.

### OBJECTIVE 5.2

Promote the provision of quality medical facilities and services to meet the needs of area residents.

#### Policy 5.2.1:

Facilitate the expansion and extension of quality medical and emergency medical facilities to meet the needs of Lancaster residents and businesses.

#### Specific Actions:

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##### 5.2.1(a)

Review zoning ordinance provisions regarding the development of hospitals and emergency medical facilities to identify and remove possible unnecessary constraints on their development.

Status: Implemented  
Responsibility: Planning Department

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##### 5.2.1(b)

Work with health care planning agencies to re-establish a trauma center within the City of Lancaster.

Status: New program  
Responsibility: Administration and Redevelopment Agency  
Departments  
Time Frame: Priority 2  
Funding Source: Health Care Providers



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**5.2.1(c)**

Review zoning ordinance provisions regarding the development of convalescent and nursing facilities to identify and revise possible unnecessary constraints on their development.

Status: New program  
Responsibility: Planning Department  
Time Frame: Priority 2  
Funding Source: Department budget

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**5.2.1(d)**

Work with area medical providers to develop solutions for overcrowding of emergency medical facilities.

Status: New program  
Responsibility: Administration and Redevelopment Agency  
Time Frame: Priority 3  
Funding Source: Department budgets and Health Care Providers



## A. INTRODUCTION

The Plan for Active Living focuses on the components of the community's shelter, culture, and lifestyle. This plan also focuses on the manner in which those in need can be helped so that all may share in achieving a high quality of life.

The State Legislature has declared in California planning law that "...the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." To address these concerns, the City has adopted the Housing Element under separate cover. As part of the General Plan, the Housing Element is intended to evaluate the housing within which the people of Lancaster reside, as well as the various services amenities which are critical to maintaining the type of living environment desired by the citizens of Lancaster.

The Plan for Active Living addresses the following issues:

- Population and Housing
- Provision of School Sites/Facilities
- Park Land
- Pedestrian, Equestrian and Bicycle Trails
- Cultural and Art Programs and Facilities
- Historical, Archaeological and Cultural Resources
- Library Facilities
- Social Service Programs

## B. ISSUES, OPPORTUNITIES, AND CONSTRAINTS

### POPULATION AND HOUSING

- ◇ The SCAG 2004 Regional Transportation Plan (RTP) which provides the long-term population, household and employment projections indicates that the City's population will reach 260,000 by 2030.
- ◇ Increases in population and housing have in part resulted from the relative affordability of local housing. Many former residents of the Los Angeles area who had been priced out of that market have moved to Lancaster and the Antelope Valley to purchase a home. This trend continues at the present time.
- ◇ A large percentage of working households commute to job locations in the Los Angeles Basin. Thus, the rate of housing and population growth has



exceeded the rate of local employment growth. A number of environmental and social consequences can be attributed to this jobs/housing imbalance:

- Long commutes contribute to an increase in regional air pollutant emissions. A decrease in air quality impacts the local Air force bases which depend on clean air for their missions. The Air force bases represent one of the major employers of the local work force. It also contributes to rising greenhouse gas emissions which are of increasing concern regarding climate change.
  - Area roadways and the Antelope Valley Freeway suffer significant congestion from high rates of peak hour traffic in the a.m. going toward Los Angeles and in the p.m. traveling toward the Antelope Valley.
  - Commuters have little time for family life, let alone community involvement.
  - The combination of commuting and double income households results in a significant need for child care services which might not be affordable to all who need them.
  - Rising fuel costs have added a significant economic burden to households forced to commute long distances for employment.
  - A significant amount of sales tax dollars which might otherwise be spent in Lancaster are spent outside of the City near distant places of employment.
- ◇ There is a substantial number of young families with children and young adults moving into Lancaster. In addition there are many people residing in the City who are at or near the household formation age. As a result, in addition to a need for housing to accommodate people moving into the area for affordable housing, there is and will be a need for housing to accommodate the City's own "baby boom."
- ◇ There will continue to be a need to supply a range of housing and living arrangements for the elderly as the baby boomers enter old age.
- ◇ The majority of housing in the Lancaster General Plan study area is composed of detached single family homes. However, changing demographics and lifestyles (baby boomers, empty nesters, and generation x/millennium households) are anticipated to increase the demand for alternative forms of housing including mixed-use development and transit oriented development.

- ◇ A variety of housing needs to be provided for all economic segments of the population.
- ◇ Housing prices in the City of Lancaster are significantly lower than in the Los Angeles basin making Lancaster and the Antelope Valley an attractive market for affordable housing.
- ◇ The City is currently using a variety of programs to increase low and very low income units and to protect units that are currently affordable and at risk of conversion to market rate rents.
- ◇ There is a need to provide for special needs populations, such as the elderly, female-head-of-households, handicapped households, large family households, minority households, military households, farm worker households, and the homeless. The needs of these populations require special consideration, as they often experience difficulty in obtaining housing.
- ◇ Vacancy rates in the City of Lancaster have historically been moderate to fairly low for both single and multi-family dwellings, but recently have risen considerably due to adverse economic circumstances that have affected the nation, state and Southern California in particular. Recent increases in foreclosures will have further impact on the vacancy rates over the short term.
- ◇ The majority of housing in Lancaster has been built within the last twenty years, and is in good condition; however some units in the downtown area require some repairs. Programs are available for housing units in need of repair are often inhabited by the elderly and low income persons who cannot afford to pay for rehabilitation.
- ◇ Goals, objectives, policies and action programs to address these issues are contained under separate cover in the Housing Element.

### **SCHOOLS**

- ◇ The City of Lancaster and its General Plan study area are served by portions of four different school districts and one community college district.
- ◇ Many schools are presently overcrowded as the result of recent rapid growth. This will continue into the future, unless new schools are built or alternatives are found. Between 1996 and 2006 inclusive, student populations increased by 34.5% within the four public school districts. Increases in student populations are expected to continue with the general growth of the population, making it necessary to plan now for future school facilities.

- ◇ Funding for construction of new schools will continue to be scarce. Cooperative problem solving between area school districts and the City will be necessary to attempt to solve school overcrowding problems.
- ◇ The Antelope Valley College has experienced a steady average annual growth increase of approximately 4% over the past ten years. In the fall of 2006 enrollment exceeded 12,000 students. This growth has required facility expansion. In 2002, a three story education building was completed, followed by a 17,180 square foot technical education building in 2003. Other expansion plans are also underway. With the extensive growth in the service area, enrollment is expected to increase by an additional 8,000 students within the next decade which will most likely necessitate further expansions.
- ◇ The development process for a second campus of Antelope Valley Community College located in Palmdale is underway.
- ◇ There will also be a need for a four-year college within the Antelope Valley.

## **PARKS AND RECREATION**

- ◇ In January 2003 the City amended the General Plan to increase the park standard of 3 acres per thousand population to 5 acres per thousand population.
- ◇ In 2007, the City adopted the Parks, Recreation, Arts and Cultural Facilities Master Plan. The Master Plan will be used as a guide to implement an array of parks and recreational needs throughout the City and represents an important implementation program for the General Plan.



*Eastside Pool*

- ◇ Currently, there are substantial recreational opportunities within the City of Lancaster; however, the facilities are concentrated around the central area.
- ◇ The City has concentrated on providing quality park and recreational facilities for its residents. As a result of recent actions, most notably the development of the Lancaster Municipal Stadium and the Regional Soccer Complex, Lancaster residents enjoy substantial recreational facilities, but there is a continuing need to supply new parkland and recreational facilities to meet the needs of a growing community.



- ◇ According to recent surveys conducted by the City the provision of park facilities (particularly neighborhood parks) is a high community priority.
- ◇ As the price of purchasing and maintaining parks continues to rise, a clear method to finance park acquisition and development is still needed. It may be desirable to acquire park land well in advance of need to reduce acquisition costs.

## PEDESTRIAN, EQUESTRIAN, AND BICYCLE TRAILS

- ◇ A multi-purpose urban and rural trails system has been requested by residents for many years. This continues to be an important community priority, as indicated by residents in recent surveys for both the Parks Master Plan and General Plan Update. A proposed trails plan is needed to incorporate pedestrian, bicycle, and equestrian trails. The purpose of the trails system is to provide various means of exercise and relaxation, and to provide alternative modes of transportation. These trails would link recreational facilities, schools, commercial areas and places of local employment within the City together, and link the City and its sphere of influence to regional trails systems.

*“Link existing communities to new developments with walking/biking lighted and landscaped pathways.”*  
– Comment from Community Vision Workshop participant
- ◇ There are several major utility lines found in the study area which are necessary, but may inhibit scenic views. It is important to provide adequate buffers between surrounding land uses and rights-of-way owned by utility companies. These utility corridors may offer opportunities for recreational trails and other uses.
- ◇ The open areas and scenic resources in the study area afford Lancaster the opportunity to provide an interesting and functional trails system. However, as development continues to absorb open space, the opportunity to develop trails declines.
- ◇ The General Plan requires the adoption of a Master Plan of Trails. Such a plan will require a multi-discipline approach involving all City Departments, outside agencies and the community.



*Bike lane in Lancaster*

- ◇ Assembly Bill 1358, which took effect on January 1, 2009, requires municipalities to identify how the jurisdiction will provide for the routine accommodation of all users of the roadway including motorist, pedestrians, bicyclists, individuals with disability, seniors, and users of public transportation.

## **CULTURAL AND ART PROGRAMS AND FACILITIES**

- ◇ The Lancaster Parks, Recreation, Open Space and Cultural Master Plan adopted in 2007 identifies needs and provides policies and programs for the implementation of cultural programs and facilities within the City.
- ◇ The Lancaster Performing Arts Center (LPAC) is in many ways the focus and driving force of Lancaster’s cultural arts scene. Other cultural facilities within the downtown include the Lancaster Museum Art Gallery (LMAG) and the Western Hotel Museum. Implementation of the Downtown Revitalization Specific Plan will result in additional cultural amenities for Downtown Lancaster.



*Lancaster Performing Arts Center*



*Example of public art*

## HISTORICAL, ARCHAEOLOGICAL, AND CULTURAL RESOURCES

- ◇ Lancaster has a rich history, stretching from ancient Indian settlements to pioneer settlements and turn of the century farms and ranches. However, only a few structures remain. These buildings have become focal points for historical societies and preservationists.
- ◇ Within many parts of the study area, especially in the areas adjacent to the foothills and along washes and other areas, it is possible that artifacts from the past might be found. Archaeological investigations prior to development will be important, along with the continued preservation of remaining historic buildings in the City.
- ◇ The City has several facilities, primarily located in the central area, that provide excellent programs and are the focus of cultural activities in the City.
- ◇ The Lancaster Performing Arts Center (LPAC) is in many ways the focus and driving force of Lancaster's cultural arts scene. Other cultural facilities within the downtown include the Lancaster Museum Art Gallery (LMAG) and the Western Hotel Museum area. Implementation of the Downtown Revitalization Specific Plan will result in additional cultural amenities for Downtown Lancaster.

## SOCIAL SERVICES

- ◇ There are a variety of social services in the City of Lancaster, but with the changing population structure, there is a need in Lancaster to increase social services for children and special needs populations.
- ◇ Individual needs include comprehensive social programs for young children, facilities for teens and seniors; services to assist in helping residents cope with "commuteritis" problems, such as child and domestic abuse; a local safe house for runaways and additional homeless shelters; additional medical services for the increasing population of elderly and pediatric services for the growing number of infants and children in Lancaster.



*Lancaster Senior Center*

- ◇ In 2006, a new 14,000 square foot facility was constructed in the north downtown to serve as a new location of the Children’s Center of the Antelope Valley. This center is a non-profit organization that assists child abuse victims, and offers child abuse prevention and other related services. The facility location was approved as part of the North Downtown Transit Village Plan.



*Children’s Center of Antelope Valley*

- ◇ A 23,500 square foot facility is currently under construction in the north downtown area which when completed will comprise the new location for the Los Angeles County Mental Health Association. This facility approved as part of the North Downtown Transit Village Plan, is projected to have a staff of 34 people providing multiple services (homeless assistance, supportive adult services, transitional youth services, etc.) to over 900 clients.
- ◇ In February 2008, the City Council approved an expansion of the Lancaster shelter. When completed, this expansion will provide 14 family residential units that will add 42 additional beds.
- ◇ A new veteran’s medical care facility is currently under construction within the City at the northwest corner of Avenue I and 30th Street West. When completed, this new facility will provide important and much needed services to address the needs of veterans.
- ◇ The primary responsibility for providing social services within Lancaster falls to agencies other than the City. As a result, the City’s primary role in the provision of social services is as an advocate for its citizens, and not as a service provider.

## C. GOALS, OBJECTIVES, POLICIES, AND ACTIONS

*Goal 6, 7, and 8 and their related Objective, Policies and Action programs are contained in the Housing Element under separate cover.*

### Goal 9:

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

### Provision of School Sites/Facilities

The availability of quality local educational facilities and services is of paramount importance to the people of Lancaster, and is a leading indicator of residents' quality of life. A focus on education and youth in order to provide expanded educational opportunities for life-long learning in Lancaster is one of the community's vision priorities for the General Plan. The high priority placed on schools by area residents is reflective of the family-oriented nature of the community and the community's commitment to its most important resource, its children.

It is a priority of the Lancaster community and the aim of the General Plan to provide high quality educational facilities from preschools through college. The establishment of adequate preschool facilities, as well as the establishment of a State university within the City of Lancaster is an important aspect of the City's desire to become a full-service community, independent of the Los Angeles basin.

With the rapid growth of the City, schools continue to face overcrowding problems. School demographics have also changed in the last decade, particularly within the last three years (2003 – 2006). Similar to the City's population, Lancaster schools have experienced an increase in minority populations, as well as an increase in single-parent households.

Overall, Lancaster schools have also experienced an increase in demand for programs that deal with behavioral and family life issues, after school programs to keep kids engaged in positive activities, heightened security on school grounds, and an overall need for well trained and adequately compensated teachers to provide a positive learning environment despite behavioral and social challenges in the classrooms.

School districts are under the jurisdiction of State government; therefore, communication and cooperation between the school districts and City government is essential to fulfill the needs of students in the community. The City has little authority over school funding and the use of funds. School facility funds come from State funding, State bonds and local developer fees. General Obligation Bonds have to be put on the ballot and passed with a majority vote. The required 55 percent majority vote can be difficult to achieve and can make it nearly impossible for a school district to provide adequate facilities and resources.



The State of California has traditionally been responsible for the funding of local public schools. To assist in providing facilities to serve students generated by new development projects, the State passed Assembly Bill 2926 (AB 2926) in 1986. This bill allowed school districts to collect impact fees from developers of new residential and commercial/industrial building space. Development impact fees were also referenced in the 1987 Leroy Greene Lease-Purchase Act, which required school districts to contribute a matching share of project costs for construction, modernization or reconstruction.

Senate Bill 50 (SB 50) and Proposition 1A, both of which passed in 1998, provided a comprehensive school facilities financing and reform program, in part by authorizing a \$9.2 billion school facilities bond issue, school construction cost containment provisions and eight-year suspension of the Mira, Hart and Murrieta court cases. Specifically, the bond funds are to provide \$2.9 billion for new construction and \$2.1 billion for reconstruction/modernization needs. The provisions of SB 50 prohibit local agencies from denying either legislative or adjudicative land use approvals on the basis that school facilities are inadequate, and reinstates the school facility fee cap for legislative actions (e.g., general plan amendments, specific plan adoption, zoning plan amendments) as was allowed under the Mira, Hart and Murrieta court cases. According to Government Code Section 65996, the development fees authorized by SB 50 are deemed to be “full and complete school facilities mitigation.”

As a result of State imposed conditions, the inevitable time lag between applications for State funds and construction of a school, and the uncertainty of continued availability of State funds, the City has incorporated policies and programs to enhance the prospects that adequate public school facilities are available, or will be available, to meet the needs of all proposed development when that development is sending children into the school system.

Although the construction of schools is the responsibility of local school districts and not of the City, municipal development policies, combined with the ups and downs of the housing market, significantly affect the rate at which schools must be built. The result is a significant need for cooperative and innovative programs carried out between the City and local school districts. The following outlines such a program.

### **OBJECTIVE 9.1**

Cooperate with local educational entities in their acquisition of sites and the construction of schools in such a manner to ensure the availability of adequate school facilities to serve the needs of Lancaster residents at all levels, including location of a four year university within the City of Lancaster.

#### **Policy 9.1.1:**

Work with area school districts to identify funding programs for school site acquisition and facilities construction which recognize chronic shortfalls in traditional funding programs, and to ensure that schools are appropriately located.



## Specific Actions:

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### 9.1.1(a)

In conjunction with area school districts and interested organizations, investigate the potential for alternative methods of school construction financing, and reestablishing the State's ability to fulfill its legal responsibility to fund school construction.

Status: New program  
Responsibility: Administration (City Manager's Office)  
Time Frame: Priority 2  
Funding Source: Department budget, combined with funding from other involved organizations

---

### 9.1.1(b)

Through the development review process, identify conditions to mitigate the impact on local public educational systems. Develop fee structures and/or other options to offer project sponsors appropriate mechanisms to participate in school impact mitigation.

Status: Existing program  
Responsibility: Planning and Public Works Departments, in coordination with school districts and project proponent  
Time Frame: Ongoing  
Funding Source: Department budgets

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### 9.1.1(c)

Assist local school districts in setting up Mello-Roos Community Facilities Districts or other financial programs on vacant residential properties as a means of interim financing of school construction to reduce delays in receiving funding from traditional state sources.

Status: Existing program  
Responsibility: Public Works and Finance Departments and area school districts  
Time Frame: Ongoing  
Funding Source: Department budgets



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**9.1.1(d)**

Require large scale residential developments which will generate a population sufficient to support one or more schools to integrate such schools into project design, and to reserve such land for acquisition by the applicable school district.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget, development review fees

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**9.1.1(e)**

Ensure that all new development projects are conditioned as appropriate to pay school facilities mitigation fees as required by SB 50 and Proposition 1A.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department review fees

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**9.1.1(f)**

Work with area school districts to ensure that new public school facilities are located in such a manner as to facilitate the primary educational purpose of the facility; protect the health, safety, and welfare of students attending the school; and function as community gathering places.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

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**Policy 9.1.2:**

Maintain ongoing, open communication with area school districts, and take a proactive role to ensure that communication is maintained.



## Specific Actions:

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### 9.1.2(a)

Provide area school districts with data regarding the projected growth forecasts of the Lancaster General Plan.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

### 9.1.2(b)

Provide area school districts with the Development Summary Activity Report prepared by the Planning Department.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

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### 9.1.2(c)

Submit residential development proposals to applicable school districts for their review and comment.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget, development review fees

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### 9.1.2(d)

Request that area school districts provide the City with regular information regarding the capacity of area schools, as well as information regarding school sites which have been or are in the process of being acquired and provide the City with a regular update of generation factors.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget



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**9.1.2(e)**

Utilize regular meetings of the School Facilities Planning Committee as a means of ensuring ongoing communication between the City of Lancaster and area schools.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

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**9.1.2(f)**

Utilize the provisions of the Government Code to review the capital improvements programs of area school districts as a means of ensuring consistency between the Lancaster General Plan and the programs of area school districts.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

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**Policy 9.1.3:**

Facilitate the establishment of a four-year university within the City of Lancaster.

**Specific Actions:**

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**9.1.3(a)**

Maintain ongoing communications with the University of California and California State University systems with the aim of maintaining local awareness of system expansion plans and university locational criteria, as well as providing the State systems with information as to why Lancaster meets their criteria and would be a desirable location for a university (also see Specific Actions 9.13(b)(c), 16.2.5(a), 16.5.1(a) and 17.1.5(b)).

Status: Existing program  
Responsibility: Administration (City Manager's office)  
Time Frame: Ongoing  
Funding Source: Department budget

## 9.1.3(b)

Work with the Antelope Valley Board of Trade to help attract a four-year university to Lancaster (also see Specific Actions 9.13(a)(c), 16.2.5(a), 16.5.1(a), and 17.1.5(b)).

Status:	Existing program
Responsibility:	City Council, Administration (City Manager), Planning Department, Redevelopment Agency
Time Frame:	Ongoing
Funding Source:	City General Fund, Redevelopment Agency budget

## 9.1.3(c)

Through the development review process, encourage the dedication of a suitable site in Lancaster for a possible four-year university campus (also see Specific Actions 9.13(a)(c), 16.2.5(a), 16.5.1(a), and 17.1.5(b)).

Status:	Existing program
Responsibility:	City Council, Administration (City Manager), Planning Department, Redevelopment Agency
Time Frame:	Ongoing
Funding Source:	City General Fund, Redevelopment Agency budget

## Goal 10:

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

## Park Land

Along with schools, the provision of parks is a high community priority and important indicator of the area's quality of life. A key community vision priority of the General Plan states: "Promote active living by providing recreation and amenities to all residents." A significant



*Parks are important Lancaster resources*



emphasis has been placed in the existing park development program on the provision of facilities and the quality of individual parks. The City of Lancaster currently boasts a high quality park and recreation system. The General Plan seeks to balance the provision of park land with the provision of facilities by establishing a clear standard defining the required amount of park land in relation to City population. In addition, the General Plan required the adoption of a Master Plan of Parks. In response to this requirement, the City adopted the Lancaster Parks, Recreation, Open Space and Cultural Master Plan in 2007.

**OBJECTIVE 10.1**

Provide sufficient neighborhood and community park facilities such that a rate of 5.0 acres of park land per 1,000 residents is achieved and distributed so as to be convenient to Lancaster residents.

**Policy 10.1.1:**

Provide opportunities for a wide variety of recreational activities and park experiences, including active recreation and passive open space enjoyment within a coordinated system of local, regional, and special use park lands areas.

**Specific Actions:**

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**10.1.1(a)**

Implement the programs and policies of the Parks, Recreation, Open Space and Cultural Master Plan.

Status:	Existing program
Responsibility:	Parks, Recreation and Arts Department
Time Frame:	Ongoing
Funding Source:	Department budget

---

**10.1.1(b)**

Maintain ordinance provisions requiring that proposed residential development provide land and improvements for park land (or payment of in-lieu fees) consistent with the provisions of the Parks, Recreation, Open Space and Cultural Master Plan. Conduct an annual review of the fee structure to ensure that fees keep pace with the cost of acquisition and construction of new parks and recreation facilities.

Status:	Existing program
Responsibility:	Parks, Recreation, and Arts Department
Time Frame:	Ongoing
Funding Source:	Department budget

---

## 10.1.1(c)

Where an individual development is of sufficient size to support one or more neighborhood or community parks, consider the dedication of such land for park use and developed as part of the project or payment of in-lieu fees may be made, subject to the policies, programs and standards of the Parks, Recreation, Open Space and Cultural Master Plan.

Status: Existing program  
Responsibility: Parks, Recreation, and Arts Department  
Time Frame: Ongoing  
Funding Source: Department budget

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## 10.1.1(d)

Maintain an inventory of surplus federal, state, County, and local land within and adjacent to the City; as funding becomes available, acquire such lands either through purchase or long-term lease agreements to provide park land where such lands are consistent with the Parks, Recreation, Open Space and Cultural Master Plan.

Status: Existing program  
Responsibility: Parks, Recreation, and Arts Department  
Time Frame: Ongoing  
Funding Source: Department budget

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## 10.1.1(e)

In accordance with the provisions of the Parks, Recreation, Open Space and Cultural Master Plan, ensure that the Prime Desert Woodland Preserve is maintained and preserved as a unique open space environment for the use and education of the community.

Status: Existing program  
Responsibility: Parks, Recreation and Arts Department  
Time Frame: Ongoing  
Funding Source: Department budget

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## 10.1.1(f)

Promote the use of the RPD (Residential Planned Development) provisions of the zoning ordinance to provide density transfers for the development of land-intensive active recreational facilities such as golf courses when provided privately as part of a residential development.



Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

### 10.1.1(g)

Continue to inform citizens of available recreation programs through media sources outlined in the Lancaster Communications Master Plan.

Status: Existing program  
Responsibility: Parks, Recreation and Arts Department,  
Administration (Communications Manager)  
Time Frame: Ongoing  
Funding Source: Department budgets

*Reference the Parks, Recreation, Open Space and Cultural Master Plan for details of policies and programs pertaining to parks, open space and cultural facilities.*

## Pedestrian, Equestrian, and Bicycle Trails

In addition to parks, the Lancaster General Plan calls for the development of a comprehensive master planned trails system. This system would include multiple use trails for pedestrian, bicycle, and equestrian riding. The trail system would be intended to provide links between residential areas and major recreational facilities, and schools, as well as commercial and industrial employment areas in the City. Within urban areas, the provision of bicycle trails provides not only a recreational opportunity, but also provides an alternative to the use of automobiles, thereby improving local air quality. Within rural areas, the provision of trails provides an important recreational opportunity. The provision of trails within rural areas also recognizes a basic tenant that the residents of equestrian oriented residential developments need places to ride other than on local streets and private property. The development, adoption and implementation of a Master Plan of Trails remains a high priority with the community as reflected in recent surveys for both the Parks, Recreation, Open Space and Cultural Master Plan and the General Plan update. During the visioning workshops for the Parks, Recreation, Open Space and Cultural Master Plan, and the General Plan, residents called for walking and biking paths and trails throughout the City. Citizens also desire hiking trails and greenbelts to provide opportunities for the use and enjoyment of the natural open space and desert ambiance.

*A vision for Lancaster... "Lots of walking, biking areas, green belts, desert belts with trails."  
– Comment from Community Vision Workshop participant*

## **OBJECTIVE 10.2**

Through the adoption and implementation of a Master Plan of trails, establish and maintain a hierarchical system of trails (including equestrian, bicycle, and pedestrian trails) providing recreational opportunities and an alternative means of reaching schools, parks and natural areas, and places of employment, and connecting to regional trail systems.

### **Policy 10.2.1:**

Establish and maintain a Master Plan of Trails which designates trail status and approximate locations, providing for the following types of trails:

- *Urban Trails:* multi-purpose pedestrian/ bicycle trails which connect residential areas to other residential areas, regional and community parks, schools, and commercial and industrial employment areas.
- *Rural Trails:* multi-purpose equestrian/ pedestrian/ bicycle trails which connect residential areas to other residential areas, regional and community parks, schools, and commercial and industrial employment areas.
- *Bicycle Right-Of-Way:* integrates with the urban and rural trails and provides additional access to residential, recreational, educational, and commercial/industrial employment areas.

### **Specific Actions:**

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#### **10.2.1(a)**

Establish and maintain trails construction standards for master planned trails.

Status:	New program
Responsibility:	Planning and Public Works, Parks, Recreation and Arts Departments,
Time Frame:	Priority 2
Funding Source:	General Fund, Department Budgets



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**Policy 10.2.2:**

Establish and acquire rights-of-way for master planned trails.

**Specific Actions:**

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**10.2.2(a)**

Pursue agreements with public and private utilities for the use and maintenance of utility corridors and rights-of-way for trail purposes.

Status: New program  
Responsibility: Planning, Public Works, and Parks, Recreation and Arts Departments  
Time Frame: Priority 2  
Funding Source: Department budgets, parks fees

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**10.2.2(b)**

Where consistent with the Master Plan of Trails, require all new development within the City of Lancaster to provide dedication of rights-of-way or easements, along with improvements.

Status: New program  
Responsibility: Planning, Public Works and Parks, Recreation and Arts Departments  
Time Frame: Priority 2  
Funding Source: Department budgets

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**10.2.2(c)**

Coordinate with Los Angeles County to require that new development within the unincorporated portions of the City of Lancaster General Plan study area also be approved in accordance with the intent of the Lancaster Master Plan of trails, providing dedication of rights-of-way or easements, as well as trail improvements, where consistent with the master plan.

Status: New Program  
Responsibility: Planning and Parks, Recreation and Arts Departments  
Time Frame: Priority 2  
Funding Source: Department budgets



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## 10.2.2(d)

Cooperate with other local agencies in coordination of the extension of the trail system between jurisdictions.

Status: Existing program  
Responsibility: Planning, Public Works and Parks, Recreation and Arts Departments  
Time Frame: Ongoing  
Funding Source: Department budgets

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## 10.2.2(e)

In identifying specific trail routes for both urban and rural primary trails, consider the dedication of, or granting of easements for existing informal pedestrian and equestrian trail access and traditional travel routes through the property.

Status: New program  
Responsibility: Planning, Public Works and Parks, Recreation and Arts Departments  
Time Frame: Priority 2  
Funding Source: Department budgets

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## 10.2.2(f)

Where feasible, utilize drainage flood control channels for trail purposes (see also Specific Action 15.1.3(e)).

Status: Existing program  
Responsibility: Public Works and Parks, Recreation and Arts Departments  
Time Frame: Ongoing  
Funding Source: Department budget

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## Policy 10.2.3:

Ensure that trail construction takes into consideration the safety and convenience of the trail users as the primary concern.



## Specific Actions:

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### 10.2.3(a)

Incorporate the following guidelines into trail location and construction, wherever feasible:

- Incorporate street trees and landscaping which is non-toxic to animals into the design of primary and collector trails.
- Within nonurban residential subdivisions intended for occupancy by users of the equestrian trails, require that all residential lots have access to local equestrian trails either directly or through other public rights-of-way or private easements.
- Minimize the number of switchbacks in hillside areas to minimize the amount of required grading; utilize topographic features as a turning point or provide vegetative screening.
- Avoid, where possible, areas of heavy traffic congestion and hazardous topographic conditions.
- Design staging areas and trail entrances to provide for intended equestrian, bicycle, and/or hiking use, and discourage motor vehicle access.
- For the protection of the trail user and the rights of the private land owner, provide fencing when a trail bisects or borders private property or concrete drainage channels; in the instance of local feeder trails, standard residential fencing may be substituted.
- Ensure provision of consistent fencing styles and materials, giving preference to concrete fencing because of its durability and ease of maintenance, or other styles as acceptable to the City.
- Where community trails cross existing or proposed drainage channels maintain the continuity of the trail by built-up areas or ramps for fording, or by bridges for major crossings.
- Provide signing for trail identification.
- Provide standard signs along the entire length of the trail, constructed of materials which minimize maintenance and which blend into the natural environment.

- Where community trails cross local streets provide street crossings at grade with appropriate striping and signing, where warranted. In cases of heavy equestrian usage, textured paving is desirable.
- Where community trails cross expressways and major arterials, provide grade separated crossings, where feasible.
- Where feasible, mitigate hazards to trail users such as drainage grates, manholes, potholes, or uneven road surfaces.

Status: Existing program  
Responsibility: Public Works and Parks, Recreation and Arts  
Departments  
Time Frame: Ongoing  
Funding Source: Department budgets

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### 10.2.3(b)

Explore various alternative funding and trail maintenance methods, to include:

- Extend the trails system in an orderly, staged process, evaluating projected maintenance expenses for each trail extension.
- Contract labor with the California Conservation Corps, California Youth Conservation Corps, or the California Youth Authority.
- Promote an "adopt-a-trail" program among civic and youth organizations.
- Participate in the annual statewide California Trail Days to solicit clean-up crews from community and civic organizations.

Status: Existing program  
Responsibility: Public Works and Parks, Recreation and Arts  
Departments  
Time Frame: Ongoing  
Funding Source: Department budgets

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### Policy 10.2.4:

Facilitate the use of bicycles as an alternative form of transportation, as well as a form of recreation (see also Policy 14.4.3 and related Specific Actions of the Plan for Physical Mobility).



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## Specific Actions:

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### 10.2.4(a)

Incorporate bicycle routes into the City roadway system as appropriate.

Status: Existing program  
Responsibility: Planning and Public Works Departments  
Time Frame: Ongoing  
Funding Source: Department budgets

---

### 10.2.4(b)

Prepare and adopt standard roadway cross-sections which incorporate adequate and safe space for bicycle lanes/routes.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

### 10.2.4(c)

Design bicycle routes and pathways to allow access to local and regional transit stops and locations.

Status: New program  
Responsibility: Planning and Public Works Departments  
Time Frame: Priority 2  
Funding Source: Department budgets

## Goal 11:

*To enhance the quality of life for Lancaster residents by providing opportunities for social interaction and participation in a wide range of cultural activities.*

## Cultural and Art Programs and Facilities

The people of Lancaster and the Antelope Valley have made a significant commitment to the arts. This commitment is apparent in the number of museums and cultural facilities existing in the valley. The General Plan seeks to emphasize the downtown area as a cultural center for valley life, and to ensure that new and expanded facilities are available to serve a growing

population throughout the City. To address these needs, the City adopted the Lancaster Parks, Recreation, Open Space and Cultural Master Plan in 2007.

## **OBJECTIVE 11.1**

Pursuant to the direction of the Parks, Recreation, Open Space and Cultural Master Plan, promote and provide cultural and art programs, as well as the availability of public and private cultural facilities, museums, and (indoor and outdoor) performing arts facilities to meet the needs of Lancaster residents.

### **Policy 11.1.1:**

Emphasize the downtown area as the cultural center of the City of Lancaster and the Antelope Valley by maintaining and expanding existing cultural facilities. (See also Objective 16.5 and related policies and specific actions).

### **Specific Actions:**

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#### **11.1.1(a)**

Implement the provisions of the Parks, Recreation, Open Space and Cultural Master Plan and the Downtown Lancaster Specific Plan relating to Cultural Facilities.

Status:	Existing Program
Responsibility:	Planning Department and Redevelopment Agency
Time Frame:	Ongoing
Funding Source:	Department budgets

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### **Policy 11.1.2:**

Encourage a wide variety of performing and visual arts programs, productions and exhibits within the City of Lancaster.

### **Specific Actions:**

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#### **11.1.2(a)**

Through the quarterly *Outlook* publication, consistent with the Communications Master Plan, provide a listing/calendar of City sponsored cultural arts activities.



Status:	Existing program
Responsibility:	Parks, Recreation and Arts Department, Administration (Communications Manager)
Time Frame:	Ongoing
Funding Source:	Department budgets

*Reference the Parks, Recreations, Open Space and Cultural Master Plan for details of policies and programs pertaining to parks, open space and cultural facilities.*

## Goal 12:

*To promote community appreciation for the unique history of the Antelope Valley and the City of Lancaster and to promote community involvement in the protection, preservation, and restoration of the area's significant cultural, historical, or architectural features.*

## Historical, Archaeological, and Cultural Resources

Lancaster and the Antelope Valley have a rich history. Unfortunately, many of the physical reminders of that history have been destroyed. If Lancaster is to reaffirm its own identity and image as being a desirable place to live, it is important that residents have an appreciation of the community's history. The General Plan therefore seeks to preserve remaining physical reminders of the area's history and prehistory.

### OBJECTIVE 12.1

Identify and preserve and/or restore those features of cultural, historical, or architectural significance.

#### Policy 12.1.1:

Preserve features and sites of significant historical and cultural value consistent with their intrinsic and scientific values.

#### Specific Actions:

##### 12.1.1(a)

As part of the CEQA review process, require site-specific historical, archaeological, and/or paleontological studies when there exists a possibility that significant environmental impacts might result or when

there is a lack of sufficient documentation on which to determine potential impacts.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget, project review fees

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## 12.1.1(b)

Include a condition of approval on all development projects that addresses State and Federal regulations with respect to the disposition of cultural resources.

Status: Existing program (expansion of existing program)  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

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## 12.1.1(c)

Process requests for inclusion in state and federal historic registers those historic and prehistoric sites and features which meet state or federal criteria.

Status: Existing program  
Responsibility: Parks, Recreation and Arts Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

## 12.1.1(d)

Prior to permitting demolition of any historic structure, require that an evaluation of the condition of the structure, potential adaptive reuse of the structure, and the cost of rehabilitation be undertaken.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget, processing fees



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### 12.1.1(e)

Work with area school districts and historical/archaeological/paleontological preservation support groups to establish educational programs related to all phases of Lancaster's cultural and historical heritage.

Status: New program  
Responsibility: Parks, Recreation and Arts Department  
Time Frame: Priority 3  
Funding Source: Department budget

## Library Facilities

Adequate library facilities are important to the quality of life and education of Lancaster residents. While the provision of library facilities and services in the City of Lancaster is the responsibility of the County of Los Angeles Public Library system, the City can assist in the provision of library facilities by incorporating availability of library facilities into the general considerations of the adequacy of public services and facilities.

### OBJECTIVE 12.2

Promote the availability of local library facilities; book, audiovisual and other material reserves; computer databases; Internet access and programs in accordance with the standards of the American Library Association.

#### Policy 12.2.1:

Promote the construction of libraries or expansion of existing libraries as required to meet the needs of existing and future residents.

#### Specific Actions:

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### 12.2.1(a)

In conjunction with the County of Los Angeles Public Library, periodically review existing Library facilities to determine the need for the construction or expansion of facilities and resources based on the service criteria contained in Objective 15.1.

Status: Existing program  
Responsibility: Administration and the Los Angeles County Public Library  
Time Frame: Ongoing  
Funding Source: Department budget



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**Policy 12.2.2:**

Promote the acquisition of library materials, databases and programs that reflect the needs and interests of the City residents.

**Specific Actions:**

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**12.2.2(a)**

In cooperation with the County of Los Angeles, conduct a survey of Lancaster residents to determine types of library services, facilities, and materials desired by the population.

Status:	New program
Responsibility:	Administration
Time Frame:	Priority 2
Funding Source:	Department budget

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**Policy 12.2.3:**

Encourage the provision of library outreach services for residents who cannot visit library facilities.

**Specific Actions:**

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**12.2.3(a)**

Work with the County of Los Angeles Public Library to ensure that the County Library system provides book mobile service to the unincorporated portions of the Lancaster sphere of influence and provides paperbacks and large print materials to the elderly, handicapped and shut-ins through the Books-By-Mail program.

Status:	New program
Responsibility:	Parks, Recreation and Arts Department, and Administration
Time Frame:	Priority 2
Funding Source:	Department budgets



**Goal 13:**

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

**Social Service Programs**

The majority of a community's General Plan deals with the creation of a desirable living environment for the general population and with physical features, both natural and man-made. Discussion of public services and facilities commonly focuses on water, sewer, schools, police and fire protection, and recreation. However, in order to achieve a truly desirable community, it is also important to consider services to those in need. Caring about the less fortunate is one of the hallmarks of a community in which residents take pride and have a sense of belonging.

In addition to issues of social services to the less fortunate, the General Plan addresses the issue of child care. The provision of affordable child care will be one of the pressing social issues in the future as increasing numbers of households with children have only one adult present or have both adults in the full-time work force. Child care provision also takes on a special significance in Lancaster, since, at least for the short-term future, a large proportion of the work force will commute to distant job centers.

**OBJECTIVE 13.1**

Promote social service programs that will meet the needs of children, the elderly, teens, the handicapped, the homeless and other special needs populations.

**Policy 13.1.1:**

Ensure that child care facilities are available to meet the needs of Lancaster residents.

**Specific Actions:**

**13.1.1(a)**

Review zoning ordinance provisions related to child care facilities to ensure that such facilities are allowed uses within various residential, commercial, and industrial zones, as appropriate.

Status: Implemented  
Responsibility: Planning Department

---

## 13.1.1(b)

Based on available resources continue to administer to the needs of children through the provisions of the CARES program which is a cooperative effort between City and public schools.

Status:	Existing program
Responsibility:	Parks, Recreation and Arts Department
Time Frame:	Ongoing
Funding Source:	CDBG, General Fund

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## 13.1.1(c)

Investigate incentives to encourage large employers to provide child care programs and/or set aside space for on-site facilities.

Status:	New program
Responsibility:	Planning Department
Time Frame:	Priority 2
Funding Source:	Department budget

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## Policy 13.1.2:

Assist in establishing programs to provide a humane social service policy which addresses the needs of a diverse population, including but not limited to senior citizens, children, handicapped individuals, immigrants, the mentally ill, and other special needs groups.

## Specific Actions:

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### 13.1.2(a)

Inform the State and Federal legislatures of the City's support for increased funding of social service programs for special needs groups.

Status:	Existing program
Responsibility:	City Council, Administration
Time Frame:	Ongoing
Funding Source:	None required



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### **13.1.2(b)**

Monitor county, state and federal legislation related to the provision of social services; where desirable, take an active role in supporting/opposing legislation which positively/negatively impacts social service provision.

Status: Existing program  
Responsibility: City Manager's Office  
Time Frame: Ongoing  
Funding Source: Department budget

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### **13.1.2(c)**

In cooperation with area service providers, conduct annual needs assessments to aid in determining City and agency priorities in targeting appropriate needs groups.

Status: Existing program  
Responsibility: Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: Agency budget

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### **13.1.2(d)**

Maintain that a sufficient number of City employees who provide services directly to the public are bilingual; to ensure that the city's growing non-English speaking populations continue to receive necessary services.

Status: Existing program  
Responsibility: All departments  
Time Frame: Ongoing  
Funding Source: Department budgets

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### **13.1.2(e)**

Incorporate handicapped ramps in curb and sidewalk designs within the City of Lancaster, and require that Building Code provisions related to accessibility for the handicapped are enforced.

Status: Existing program  
Responsibility: Public Works Department (Building Official)  
Time Frame: Ongoing  
Funding Source: Various fees and construction funds

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## 13.1.2(f)

Encourage Los Angeles County to establish and maintain a drug and substance abuse rehabilitation program and psychiatric services for youth and adults.

Status: New program  
Responsibility: City Manager's Office  
Time Frame: Priority 3  
Funding Source: Department budget

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## 13.1.2(g)

Utilize the provisions of the City's Communications Master Plan to provide bilingual information to the Community's non-English speaking populations through media services such as the City's Spanish language website and local media services.

Status: Existing program  
Responsibility: Administration (Communications Manager)  
Time Frame: Ongoing  
Funding Source: Department budget



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## A. INTRODUCTION

Physical Mobility -- how goods and people move about in a community -- is one of the most pervasive issues a locality must address. This issue affects land use, urban design, energy consumption, air quality, and the city's infrastructure. Addressed not only at the local level, circulation decisions must be coordinated with regional, state, and federal agencies, as well as with neighboring communities. In this section, transportation facilities are discussed, as well as alternative modes of transportation.

Future growth in the Lancaster area will impact existing roadways and air transportation, and will require close attention to avoid exacerbating already existing problems.

Major sections within the Plan for Physical Mobility are:

- Streets and Highways
- Parking Facilities
- Alternative Transportation Modes
- Commodity Movement
- Air Transportation

## B. ISSUES, OPPORTUNITIES, AND CONSTRAINTS

### STREETS AND HIGHWAYS

- ◇ The City is currently in the process of preparing a Transportation Master Plan that will address the long-term transportation needs under build out conditions of the General Plan and will provide the primary strategies for implementation of the General Plan goals.
- ◇ The Cities of Lancaster, Palmdale, Santa Clarita and the County of Los Angeles constitute the North L.A. County Subregion under SCAG for identifying and addressing regional transportation issues.
- ◇ The North County Transportation Coalition (NCTC) was formed to coordinate regional transportation issues in the North County. This coalition works with Metro, SCAG, Caltrans and other regional and state entities to identify and promote and secure funding for priority projects that address the transportation needs of North County. The NCTC is composed of representatives from the cities of Lancaster, Palmdale and Santa Clarita and Los Angeles County.

◇ To relieve congestion on city streets, a regional arterial system is proposed that will allow limited access and more efficient movement of vehicles around the City and to surrounding areas.



*Arterial street*

◇ In Lancaster, the minimum acceptable Level of Service (LOS) used to define roadway segments is LOS D during peak hour traffic. With few exceptions, the City's arterial network currently operates at acceptable levels of service.

◇ To determine when roadways will begin to experience increased traffic congestion and lower levels of service, there is a need to anticipate future development and associated increased demands that will be placed on roadway capacities.



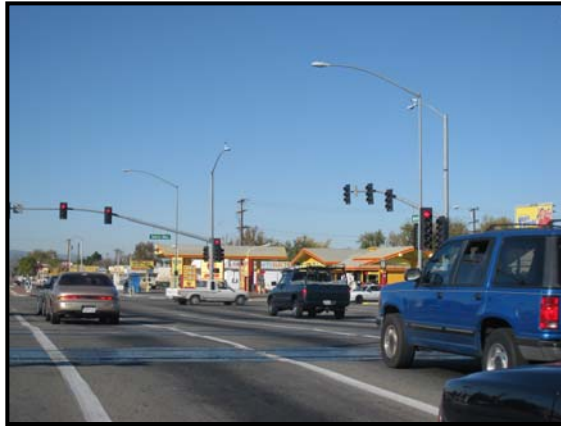
*Signal at Division Street*

◇ Although the City of Lancaster projects increases in employment opportunities within the area, many residents will continue to commute to the San Fernando Valley and Los Angeles area for jobs. Regional and subregional planning programs that promote a jobs/housing balance must be continued.

◇ In addition to providing alternate roadways to reduce congestion, measures are necessary to maximize the capacity of existing roadways to accommodate future demands. These measures include but are not limited to improving existing facilities, limiting direct access to arterials, ensuring better land use relationships, promoting Transportation System Management (TSM) techniques, developing regional systems enhancement and insuring better coordination with affected agencies. The Lancaster Transportation Master Plan will examine these issues.



- ◇ In order to ensure efficient movement of traffic around the City and to surrounding areas, a regional arterial system will be proposed in the Lancaster Transportation Master Plan.



*Sierra Highway*

- ◇ Provisions of the Plan for Physical Mobility and programs to mitigate traffic impacts of new development are subject to the provisions of the Los Angeles County Congestion Management Plan (CMP). In simple terms, the CMP requires that new developments provide adequate analysis and mitigation of their traffic impacts on the regional arterial and State highway system, including analysis and mitigation across jurisdictional boundaries.

- ◇ In addition to maintaining existing facilities and providing new facilities, there is a need to continue to identify intersections with unacceptable levels of service, to analyze their characteristics, and to propose and prioritize improvements to these intersections, such as signalization and additional turn lanes.

- ◇ The Avenue L and H overpass improvements that take traffic over the railroad right-of-way have alleviated the impediment of east/west movement of emergency vehicles that existed in the past.

- ◇ As Lancaster developed and traffic volumes increased, many of the on-street bike lanes along arterial streets were removed to provide additional vehicle lanes. Over the past several years, new on-street bicycle lanes have been added. However, additional lanes are needed to provide city-wide circulation for bicycles. The



*Dedicated lanes can encourage more bicycling*

Transportation Master Plan will examine the need for bicycle lanes within the right of way. However, the adoption of a Master Plan of Trails will also be necessary to address the system Citywide.

## PARKING FACILITIES

- ◇ The City has adopted a Specific Plan for the revitalization of Downtown Lancaster. This plan calls for readdressing parking within this area to accommodate more opportunities for walking and transit ridership.
- ◇ The commercial, residential, and industrial parking requirements need to be reexamined to ensure that they reflect the specific needs of Lancaster.
- ◇ With the recent focus on community design, parking lot landscaping is now more of a priority in Lancaster than in the past.
- ◇ The City will need to investigate innovative ways to address the issues of demand for parking and the desire to create alternatives to the use of the private automobile.

## ALTERNATIVE TRANSPORTATION MODES

- ◇ Lancaster residents have several alternative modes of transportation available to them, including van pooling, local and regional bus service, and Metrolink commuter rail service to the Los Angeles basin. However, the enhancement of existing modes as well as the development of additional transit services should be explored.

- ◇ As the City continues to develop, it will be important to focus on providing fixed route transit services within the Urbanizing Area where the demand will be greatest and the provision of services most cost effective, while deemphasizing fixed route services in the lower density areas. The City should investigate cost effective alternatives for demand response services such as volunteer driver programs and taxi voucher systems and other similar programs.



*Metrolink train at the Lancaster Station*

- ◇ In 1994, Metrolink rail service was brought to Lancaster and the Antelope Valley. Since then, a new Station has been established and ridership is increasing. This system provides an important regional transportation link to employment locations in the Los Angeles metropolitan area and provides an

alternative to the automobile, which helps reduce congestion on the 14 Freeway. As the community continues to grow, there will be a need to expand these services.

- ◇ It will be important to examine the opportunities for establishing a major multi-modal hub within the City that will provide for connectivity between local and regional transportation services.
- ◇ Presently, there are over 1,390 new park and ride spaces in five separate facilities in the City. As the City continues to grow, additional facilities may be needed.
- ◇ Opportunities exist to encourage walking and bicycling, as well as public transit, as alternative modes of transportation within Lancaster. The design of new development should allow for safe and convenient pedestrian, bicycle, and public transit access.
- ◇ In 2001, the City amended the General Plan to add the Transit Village District overlay which encompasses the area surrounding the Metrolink commuter rail station and much of downtown Lancaster. This was done in order to take advantage of the unique opportunity to promote the development of transit oriented land uses within the downtown area with increased density and intensity of uses and improve transit use. At the time of adoption, the Transit Village District was seen as a catalyst for new infill development and improved cost-effectiveness through the reuse of existing infrastructure. Since that time, the City has undertaken various revitalization efforts, including the North Downtown Transit Village Plan and the Downtown Lancaster Revitalization Specific Plan. Both of these project areas are now active with several projects completed or currently under construction or planned in the future.

### **COMMODITY MOVEMENT**

- ◇ To serve new industries, the City will continue its efforts to attract rail extensions into industrial areas.
- ◇ Currently, there are no truck routes designated within the Lancaster study area. Projected future development of industry will increase the use of trucks, which could result in congestion and land use conflicts. The Transportation Master Plan will address these issues as well as the SCAG North County Truck Study Phase II, which is currently underway.
- ◇ It will be important for the City in conjunction with other agencies to continue to support the High Desert Corridor bypass system.



## **AIR TRANSPORTATION**

- ◇ Two commercial aviation facilities are located in and around the City of Lancaster: Fox Field and Palmdale Regional Airport. Both facilities have significant direct and indirect economic impacts on the region.
- ◇ Palmdale Regional Airport will likely expand in daily operations to the year 2030.
- ◇ Fox Field will likely remain a general aviation airport, with the number of based aircraft anticipated to increase by 2030.
- ◇ A Specific for the Fox Field area was adopted in 1995 to ensure that surrounding land uses are compatible. Recent industrial growth in the Fox Field Specific Plan and changing conditions will warrant a re-examination of the Specific Plan in the near future.

## **C. GOALS, OBJECTIVES, POLICIES, AND ACTIONS**

### **Goal 14:**

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

### **Streets and Highways**

Past development within the City of Lancaster has generally occurred within a well defined and compact area. However, approvals for residential development in outlying areas of the City during the 1980's lead to the beginning of a more dispersed pattern of development. This type of development places a significant strain on the ability of the roadway network to support new residential, commercial and industrial development and increases the cost of infrastructure and services to maintain these roadways. Under a dispersed pattern of development, roads would be required to traverse many miles of undeveloped land in order to link projects in outlying areas to each other and the urban core. To prevent this, it is necessary for the City to consider a more orderly form of urban growth which promotes infill development and allows for expansion into areas which are contiguous to the existing urban core where infrastructure can easily be extended to serve new projects.

Unlike other urban areas within Southern California, the Antelope Valley is characterized by a lack of freeway facilities. The valley's only freeway, State Route 14, is designed more to move traffic into and out of the valley than it is to facilitate traffic movement within the valley. This lack of freeway facilities results in an increasing reliance on the surface roadway system to provide for local and regional trips within the valley.

The following outlines Lancaster's program to address these problems and ensure the adequacy of its road and highway system to accommodate projected growth.

## **OBJECTIVE 14.1**

Maintain a hierarchical system which balances the need for free traffic flow with economic realities, such that streets are designed to handle normal traffic flows with tolerances to allow for potential short-term delays at peak hours, (reference the Transportation Master Plan for details).

### **Policy 14.1.1:**

Design the City's street system to serve both the existing population and future residents.

### **Specific Actions:**

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#### **14.1.1(a)**

Adopt and implement the Transportation Master Plan for the study area and review and update, as necessary.

Status:	New program
Responsibility:	Planning and Public Works Departments
Time Frame:	Priority 2
Funding Source:	Department budgets

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#### **14.1.1(b)**

Utilize the Transportation Master Plan to identify and prioritize capital improvements including road widening, paving and intersection improvements.

Status:	Existing program
Responsibility:	Public Works Department
Time Frame:	Ongoing
Funding Source:	Department budget



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### 14.1.1(c)

As part of the development review process, continue to analyze the potential impacts of traffic generated by projects and the effects on adjacent land uses and surrounding neighborhoods. This information shall be used to determine appropriate mitigation measures for the project and will be added to the citywide traffic data base.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Development review fees

---

### 14.1.1(d)

As part of the development and environmental review process, ensure that new development meets the provisions of the Los Angeles County Congestion Management Program (CMP) by requiring preparation of Traffic Impact Analyses and provision of mitigation as outlined in the CMP.

Status: Existing program  
Responsibility: Public Works and Planning Departments  
Time Frame: Ongoing  
Funding Source: Department budgets

---

### 14.1.1(e)

Establish an ongoing traffic monitoring program for the City's roadway network.

Status: New program  
Responsibility: Public Works Department  
Time Frame: Priority 2  
Funding Source: Department budget

---

### Policy 14.1.2:

Maintain and improve the operation of the roadway network by adhering to the circulation system improvements of the Transportation Master Plan for the development and operation of the system, while providing the flexibility to allow consideration of innovative design solutions.

# PLAN FOR PHYSICAL MOBILITY

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## Specific Actions:

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### 14.1.2(a)

Review and revise the Subdivision Ordinance of the Municipal Code to conform with the Transportation Master Plan.

Status: New Program  
Responsibility: Public Works and Planning Departments  
Time Frame: Priority 1  
Funding Source: Department budgets

---

### 14.1.2(b)

As a condition of approval for new development, require, at a minimum, that all internal roadways be constructed to the Transportation Master Plan requirements.

Status: Existing program  
Responsibility: Public Works and Planning Departments  
Time Frame: Ongoing  
Funding Source: Development review fees

---

### 14.1.2(c)

Maintain roadway standards which protect the rural character of areas designated for long-term non-urban use ( $\geq 2.0$  du/ac).

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

### 14.1.2 (d)

Review and revise as necessary alternative standards for all arterial streets in rural areas.

Status: New program  
Responsibility: Public Works Department  
Time Frame: Priority 1  
Funding Source: Department budget



---

**Policy 14.1.3:**

Require that the fair and equitable cost of constructing arterials which connect outlying urban development to the City core be borne by developments which create the need for them.

**Specific Actions:**

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**14.1.3(a)**

Establish a procedure to determine road construction needs generated by a proposed development, to assign costs and to arrange for reimbursement by future developments.

Status:	New program
Responsibility:	Public Works and Finance Departments
Time Frame:	Priority 2
Funding Source:	Department budgets

---

**Policy 14.1.4:**

Encourage the design of roads and traffic controls to optimize safe traffic flow by minimizing turning movements, curb parking, uncontrolled access, and frequent stops.

**Specific Actions:**

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**14.1.4(a)**

Coordinate signal timing along the major corridors of the City's arterial system.

Status:	Implemented
Responsibility:	Public Works Department

---

**Policy 14.1.5:**

Provide adequate levels of maintenance for all components of the circulation system, such as roadways, sidewalks, bicycle facilities, roadway drainage systems, pedestrian, recreational trails, and similar facilities (see also related policies and specific actions in the Pedestrian, Equestrian and Bicycle Trails' subsection of the Plan for Active Living).



## Specific Actions:

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### 14.1.5(a)

As part of the Capital Improvement Program, implement roadway maintenance and expansion programs as required to accommodate land use development and the traffic generated.

Status:	Existing program
Responsibility:	Public Works Department
Time Frame:	Ongoing
Funding Source:	Department budget, Capital Improvements fund

---

## Policy 14.1.6:

Work with regional partners to ensure that the regional circulation system provides adequate connections across the Antelope Valley for convenient circulation and rapid emergency access.

## Specific Actions:

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### 14.1.6(a)

Work with Caltrans, City of Palmdale, and County of Los Angeles to coordinate circulation plans including the Transportation Master Plan, between jurisdictions in order to maintain consistency and continuity where feasible.

Status:	New program
Responsibility:	Public Works Department
Time Frame:	Ongoing
Funding Source:	Department budget

---

### 14.1.6(b)

Continue to participate in regular meetings of the North County Transportation Coalition (NCTC) to identify, promote and secure funding for priority projects that address transportation needs of the City and North County.

Status:	Existing program
Responsibility:	Public Works Department
Time Frame:	Ongoing
Funding Source:	Department budget



---

### **14.1.6(c)**

In cooperation with members of the North County Transportation Coalition (NCTC), promote the implementation of projects contained within the North County Combined Highway Corridor Study. (See also Policy 14.2.4 and Specific Action 14.2.4(a) and 14.2.4(b)).

Status: Existing program  
Responsibility: Public Works and Planning Departments  
Time Frame: Ongoing  
Funding Source: Department budgets

---

### **14.1.6(d)**

Coordinate roadway system improvements and signalization, and operations with regional and jurisdictional transportation plans.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

## **OBJECTIVE 14.2**

Promote a roadway system which balances the need to move vehicles while protecting environmental, aesthetic, and quality of life issues.

### **Policy 14.2.1:**

Support and improve a roadway network that is sensitive to environmental issues such as, biological, land, and water resources, as well as air quality, while permitting continued development within the study area.

### **Specific Actions:**

---

#### **14.2.1(a)**

Continue implementation of state environmental requirements mandated by the California Environmental Quality Act (CEQA) to mitigate, to the extent feasible, significant environmental impacts associated with traffic and circulation improvements.

# PLAN FOR PHYSICAL MOBILITY

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Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Development review fees

*For related policies and specific actions, refer to the Air Resources section of the Plan for the Natural Environment.*

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## **Policy 14.2.2:**

Manage the City's roadway network so that it is aesthetically pleasing through the development and maintenance of streetscapes.

## **Specific Actions:**

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### **14.2.2(a)**

Through the implementation of the Transportation Master Plan and the Community Design subsection of the Plan for Physical Development, establish typical street landscaping sections for each street type and require through the development review process, the installation of parkway and median landscaping, street furniture and other streetscape enhancements.

Status: New program  
Responsibility: Public Works and Planning Departments  
Time Frame: Priority 2  
Funding Source: Department budgets and development review fees

---

### **14.2.2(b)**

Through the development review process, require the installation of street trees in new developments.

Status: Existing program  
Responsibility: Public Works and Planning Departments  
Time Frame: Ongoing  
Funding Source: Development review fees

*For related policies and specific actions, refer to the Scenic Resources section of the Plan for the Natural Environment.*



---

**Policy 14.2.3:**

Support a roadway network that takes into consideration noise and safety issues, along with other quality of life issues.

**Specific Actions:**

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**14.2.3(a)**

When considering the design of subdivisions, circulation patterns and street layouts, traffic flow requirements shall be balanced against their effect on pedestrian access and the livability of both existing and proposed neighborhoods. Where conflicts arise between motorist convenience and the livability and wellbeing of neighborhoods, the latter concerns shall have priority.

Status:	Existing program
Responsibility:	Public Works and Planning Departments
Time Frame:	Ongoing
Funding Source:	Development review fees

*For related policies and specific actions, refer to the Noise section of the Plan for Public Health and Safety.*

---

**Policy 14.2.4**

Promote the creation of a high desert transportation corridor which will provide a direct connection between Interstate 5 and Interstate 15 to the City of Lancaster.

**Specific Actions:**

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**14.2.4(a)**

Continue to participate in efforts between Lancaster, Palmdale, Los Angeles and San Bernardino Counties, and affected Caltrans districts to promote the construction and financing of a high desert transportation corridor.

Status:	Existing program
Responsibility:	Public Works and Planning Departments
Time Frame:	Ongoing
Funding Source:	Department budgets and SCAG

## 14.2.4(b)

Require/encourage all affected land use proposals to consider potential conflicts between future uses of property and transportation activities within the High Desert Corridor.

Status:	New program
Responsibility:	Planning Department, and City Council, and other land use entitlement agencies
Time Frame:	Priority 3
Funding Source:	Department budgets

## Parking Facilities

The role of parking facilities in the overall scheme of traffic improvements has been changing over the past several years. Traditionally, cities attempted to maximize the amount of off-street parking provided within residential, commercial, and industrial developments. Through this action, the capacity of roadway systems could be maximized by using "parking" lanes as travel lanes. In recent years, recognition has grown that large suburban parking facilities encourage the use of single occupant vehicle travel and discourage carpooling and the use of public transit. In addition, large open parking facilities reflect summer heat onto buildings, requiring greater amounts of energy for building cooling. Finally, the existence of very large parking facilities designed to meet Christmas peak demands have also been found to have negative economic consequences for the businesses they serve. Shoppers tend to gravitate toward centers which appear to be successful. Large, vacant parking lots tend to create an unsuccessful image, thereby discouraging some shoppers. The City will continue to examine new innovative approaches to address the issues of parking demand and to explore alternatives to the use of the private automobile.

### Objective 14.3

Achieve a balance between the supply of parking and demand for parking, recognizing the desirability and availability of alternatives to the use of the private automobile.

#### Policy 14.3.1:

Maintain an adequate supply of parking that will support the present level of automobiles and allow for the expected increase in alternative modes of transportation.



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**Specific Actions:**

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**14.3.1(a)**

Periodically conduct parking occupancy counts to analyze the adequacy of existing on and off-street parking facilities within the City and to help identify potential issues associated with future parking needs.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

**Policy 14.3.2:**

Provide safe and convenient parking that has minimal impacts on the natural environment, the community image, and quality of life.

**Specific Actions:**

---

**14.3.2(a)**

Review individual development projects to ensure that parking areas are designed to minimize visual disruption of the overall project design and are screened from streets to the extent consistent with police surveillance needs through a combination of mounding, landscaping, low profile walls (not to exceed three feet), and/or grade separations.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Development review fees

---

**14.3.2(b)**

Through the development review process, encourage parking area designs that minimize auto noise, glare, and the “heat island effect” through the use of sound walls, screening with fences and/or landscaping.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Development review fees

# PLAN FOR PHYSICAL MOBILITY

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## 14.3.2(c)

Review and revise parking facility development criteria to improve internal circulation, enhance pedestrian access, and increase the attractiveness and functionality of parking facilities in new development.

Status: New program  
Responsibility: Planning Department  
Time Frame: Priority 2  
Funding Source: Department budget

---

## 14.3.2(d)

Through the development review process, review individual developments to ensure that driveway placement is designed to simplify traffic flow patterns within parking areas, and to minimize potential traffic conflicts.

Status: Existing program  
Responsibility: Planning and Public Works Departments  
Time Frame: Ongoing  
Funding Source: Development review fees

---

## 14.3.2(e)

Encourage the development of centralized parking lots and structures, where feasible, to promote walking rather than driving between individual businesses.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

## 14.3.2(f)

As part of the update of the zoning ordinance, review the current City requirements to ensure that adequately sized and functioning loading areas are properly placed and appropriately screened.

Status: New program  
Responsibility: Planning and Public Works Departments  
Time Frame: Priority 2  
Funding Source: Department budgets



## Alternative Transportation Modes

Despite the funds committed to roadway and highway construction, Southern California still suffers from significant traffic congestion. Although the City of Lancaster does not experience the degree of traffic congestion of other communities, it is not immune from these problems. If Lancaster continues to rely primarily on the private automobile, congestion problems will mount, and desired levels of service may not be maintained. After conducting significant research on roadway needs, the Southern California

*“Community members expressed the need to provide for a city-wide interconnecting system of paths and trails that will allow residents to commute by walking or bicycling to residential, commercial, employment and open space areas.”*  
– Community Vision Report

Association of Governments (SCAG) and Caltrans have concluded that Southern California cannot build its way out of severe traffic congestion. While the construction of new roadways is critical, roadway construction must be balanced with the expansion of alternatives to the use of the private automobile, including carpooling, public transit, bicycles, and walking. The following presents Lancaster's program to facilitate such alternatives.

### OBJECTIVE 14.4

Reduce reliance of the use of automobiles and increase the average vehicle occupancy by promoting alternatives to single-occupancy auto use, including ridesharing, non-motorized transportation (bicycle, pedestrian), and the use of public transit.

#### Policy 14.4.1:

Under the guidance of the Transportation Master Plan, support and encourage the various public transit companies, ridesharing programs and other incentive programs, that allow residents to utilize modes of transportation other than the private automobile, and accommodate those households within the Urbanizing Area of the City that rely on public transit.

#### Specific Actions:

##### 14.4.1(a)

Promote programs to increase Metrolink ridership, to lessen traffic congestion on SR14 and to improve local air quality.

Status:	Existing program
Responsibility:	Public Works Department
Time Frame:	Ongoing
Funding Source:	Department budget



---

## 14.4.1(b)

Work with the California High-Speed Rail Authority and other agencies to support the development of a high speed rail system through the Antelope Valley.

Status: Existing program  
Responsibility: Administration, Planning and Public Works  
Departments  
Time Frame: Ongoing  
Funding Source: State and private resources

---

## 14.4.1(c)

Support and encourage the development of an efficient transportation system for the entire community, emphasizing the particular needs of the transit dependent individuals in the City, such as senior citizens, the handicapped, and students through such actions as:

- Assisting the local transit providers in the coordination, location and scheduling of public transit services and facilities.
- Working with Palmdale, Los Angeles County, and other agencies to maintain and enhance local transit service routes and schedules into a linked, valley-wide system.
- Urging the timely extension of public transit between urban residential areas and industrial employment centers.
- Examining alternatives to fixed route transit services within rural areas, such as demand response services, volunteer driver programs and taxi voucher programs.

Status: Existing program  
Responsibility: Lancaster Public Works Department, Los Angeles Metro City of Palmdale, AVTA and other agencies  
Time Frame: Ongoing  
Funding Source: Department budgets



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#### **14.4.1(d)**

Utilize various media resources as addressed in the City's Communications Master Plan to highlight transportation alternatives.

Status: Existing program  
Responsibility: Administration (Communications Manager),  
Public Works Department  
Time Frame: Ongoing  
Funding Source: General fund

---

#### **14.4.1(e)**

Implement the recommendations of the Transportation Master Plan to the Transit System.

Status: New program  
Responsibility: Public Works  
Time Frame: Priority 3  
Funding Source: Department budget

---

#### **Policy 14.4.2:**

Promote the use of alternative modes of transportation through the development of convenient and attractive facilities that support and accommodate the services.

#### **Specific Actions:**

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#### **14.4.2(a)**

Through the development review process, ensure that new developments make adequate provision for bus stop and turnout areas as necessary for both public transit and school bus service, as well as park-and-ride facilities identified as necessary.

Status: Existing program  
Responsibility: Planning and Public Works Departments  
Time Frame: Ongoing  
Funding Source: Development review fees

---

## 14.4.2(b)

Investigate the potential for development of a transportation hub within the City, providing for connectivity between local and regional transportation services and destinations.

Status: New Program  
Responsibility: Public Works and other agencies  
Time Frame: Ongoing  
Funding Source: Department budgets

---

## 14.4.2(c)

Through the Capital Improvement program, implement maintenance and improvement programs to improve bus stop facilities.

Status: New Program  
Responsibility: Public Works Department and AVTA  
Time Frame: Priority 3  
Funding Source: Department budget and Capital Improvement Fund

---

## Policy 14.4.3:

Encourage bicycling as an alternative to automobile travel for the purpose of reducing vehicle miles traveled (VMT), fuel consumption, traffic congestion, and air pollution by providing appropriate facilities for the bicycle riders (see also Policy 10.2.4 and subordinate specific actions of the Plan for Active Living).

## Specific Actions:

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### 14.4.3(a)

Revise the zoning ordinance to require commercial and industrial developments to provide reasonable and secure bicycle storage space for both patrons and employees.

Status: New program  
Responsibility: Planning Department  
Time Frame: Priority 2  
Funding Source: Department budget



---

### 14.4.3(b)

Provide bicycle racks at public facilities and at convenient locations along major public streets as resources allow.

Status: Existing program  
Responsibility: Public Works and Parks, Recreation and Arts Departments  
Time Frame: Ongoing  
Funding Source: Department budgets

---

### 14.4.3(c)

Through the adoption and implementation of a Master Plan for Trails, require bikeways to link residential neighborhood areas with parks, scenic areas, and other points of interest. These bikeways also should be designed to encourage intra-city travel to employment areas, civic and commercial areas, and schools.

Status: New program  
Responsibility: Planning and Public Works Departments  
Time Frame: Priority 2  
Funding Source: Development review fees

---

### Policy 14.4.4:

Encourage commuters and employers to reduce vehicular trips by implementing Transportation Demand Management strategies.

### Specific Actions:

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#### 14.4.4(a)

As part of the development and environmental review process, require implementation of transportation demand management programs for new commercial and industrial development based on local government responsibilities in the Los Angeles County Congestion Management Plan as applicable.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget, development review fees

---

## 14.4.4(b)

Work with local and regional transportation agencies to identify and promote a variety of trip reduction programs.

Status:	Existing program
Responsibility:	Public Works Department
Time Frame:	Ongoing
Funding Source:	Department budget, Capital Improvements Fund

---

## Policy 14.4.5:

Design transportation facilities to encourage walking, provide connectivity, ADA accessibility, and safety by reducing potential auto/pedestrian conflicts.

## Specific Actions:

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### 14.4.5(a)

Require ramps and other design features which comply with Federal and State regulations regarding transportation accessibility for the disabled in new developments, and, where practical, construct these facilities in existing urban areas.

Status:	Existing program
Responsibility:	Public Works Department
Time Frame:	Ongoing
Funding Source:	Development review fees

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### 14.4.5(b)

Through the development review process, require developers to include pedestrian access ways to buildings to encourage pedestrian activity.

Status:	Existing
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Department budget, development review fees



### **14.4.5(c)**

Encourage transit supportive uses in close proximity to the Metrolink station (see also related policies and Specific Actions under Objective 16.4).

Status:	New program
Responsibility:	Redevelopment Agency and Planning Department
Time Frame:	Priority 2
Funding Source:	General Fund, Planning and Redevelopment Agency budgets

## **Commodity Movement**

In addition to the movement of people within a community, a major function of a city's transportation system is to facilitate the movement of commodities. If the City of Lancaster is to successfully expand its industrial base, the establishment and maintenance of truck routes and rail access to industrial areas will be critical. In addition, it is essential that utility companies have the necessary infrastructure and capacity to transport sufficient energy to serve the needs of the community. It is also important for Lancaster to promote the construction of new alternative energy systems and infrastructure that can produce energy for local demand as well as transport energy for regional use. The following outlines the General Plan's program to facilitate the movement of commodities within the City.

### **OBJECTIVE 14.5**

Ensure the ability to safely move commodities within and through the City of Lancaster, including availability of truck routes, pipelines, and other utility corridors, in such a manner as to minimize impacts on adjacent land uses and enhance Lancaster residents' quality of life.

#### **Policy 14.5.1:**

Provide adequate roadways and a support system to accommodate both automobile and truck traffic.

## Specific Actions:

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### 14.5.1(a)

Under the guidance of the Transportation Master Plan conduct a study examining the interface between truck routes, the complete roadway network, and adjacent land uses including the potential impacts on the circulation system from truck traffic generated by the location of an inland port within the Antelope Valley (see also Specific Action 16.2.1(e)).

Status:	New program
Responsibility:	Planning and Public Works Departments
Time Frame:	Priority 3
Funding Source:	Department budgets

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### 14.5.1(b)

Review the zoning ordinance to evaluate the appropriateness of current standards for off-street truck parking facilities.

Status:	New program
Responsibility:	Planning Department
Time Frame:	Priority 2
Funding Source:	Department budget

---

## Policy 14.5.2:

Encourage the continued development of pipeline and utility corridors and rail freight lines, while minimizing the impacts on adjacent land uses and the roadway network.

## Specific Actions:

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### 14.5.2(a)

Through the development review process ensure that new development respects easements for existing pipes and utility lines.

Status:	Existing program
Responsibility:	Planning and Public Works Departments
Time Frame:	Ongoing
Funding Source:	Development review fees



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### 14.5.2(b)

Through the development review process encourage undergrounding of utilities within street rights-of-way and transportation corridors.

Status:	Existing program
Responsibility:	Planning and Public Works Departments
Time Frame:	Ongoing
Funding Source:	Development review fees

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### Policy 14.5.3:

Ensure that appropriate rail access is provided to accommodate the needs of industrial development.

### Specific Actions:

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### 14.5.3(a)

Conduct a study analyzing the feasibility of creating additional spur access to appropriate industrial developments.

Status:	New program
Responsibility:	Planning and Public Works Departments, and Redevelopment Agency
Time Frame:	Priority 3
Funding Source:	Department budgets

## Air Transportation

Convenient, commercial air transportation is a prerequisite to urban development. However, the conflict between commercial and residential uses and the noise and safety hazards associated with air traffic can be significant. The provision of modern air transportation facilities must be balanced by measures to safeguard the general welfare of the people and land uses located in the vicinity of those facilities.

### OBJECTIVE 14.6

Promote the expansion of air transportation services for passengers and cargo.



# PLAN FOR PHYSICAL MOBILITY

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**Policy 14.6.1:**

Support and encourage the addition of and accessibility to regional air transportation services at air installations in the vicinity, while acknowledging necessity for land use coordination between the City and the air installations regarding land surrounding these facilities (see also policies and programs in the Air Installation and Land Use Compatibility subsection of the Plan for Public Health and Safety and the Interagency Land Use Coordination subsection of the Plan for Physical Development).

**Specific Actions:**

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**14.6.1(a)**

Work with the City of Palmdale and Los Angeles World Airports on ways to encourage additional regional air flights.

Status: New program  
Responsibility: Administration  
Time Frame: Priority 3  
Funding Source: Department budget

*For related policies and specific actions, refer to the Air Installation and Land Use Compatibility section of the Plan for Public Health and Safety, and the Interagency Land Use Coordination section of the Plan for Physical Development.*



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# PLAN FOR MUNICIPAL SERVICES AND FACILITIES

## A. INTRODUCTION

Communities cannot exist without basic infrastructure and services. However, the provision of services varies from city to city. Some communities are the primary service providers; in other communities, like Lancaster, many of the municipal services, such as water, sewage treatment, and solid waste management are provided by other agencies or private companies.

The Plan For Municipal Services and Facilities sets forth policies and programs for the rational and cost-efficient provision and extension of public services, infrastructure and facilities to serve the existing community and support planned development and protect natural resources.

Major sections within the Plan For Municipal Services and Facilities are:

- Levels of Service
- Water Facilities
- Flood Control and Drainage
- Wastewater Facilities
- Solid Waste Management
- Coordination of Development and Public Services

## B. ISSUES, OPPORTUNITIES, AND CONSTRAINTS

### LEVELS OF SERVICE

- ◇ Public services act as a gauge of satisfaction with the City felt by businesses and members of the community. Decreases in levels of service or increases in service costs can significantly affect how people feel about local government and development trends. To ensure that services do not deteriorate, it is necessary to define what levels of service are acceptable.

### WATER FACILITIES

- ◇ The two primary sources of water for the Lancaster area are local groundwater and the State Water Project. The primary source of imported water is the California Aqueduct. Water is purchased by the Antelope Valley-East Kern Water Agency (AVEK), a regional water importer and water wholesale supply organization. AVEK sells and distributes water to retail public and private water agencies, who in turn sell the water directly to consumers.

- ◇ There are eleven retail water districts or mutual water companies serving the Lancaster area. Areas not served by these agencies receive water by individual wells or by truck. Except in emergencies, there is little need for cooperation between the eleven separate companies due to different types of systems.



*Retention basin in Lancaster*

- ◇ State water for the Antelope Valley is treated by AVEK at four water treatment plants: Quartz Hill, Rosamond, Acton and Eastside. The Quartz Hill Treatment Plant treats all of the imported water currently used in the Lancaster area,
- ◇ In order to meet water resources demands the following strategies will need to be implemented:
  - Improve utilization of available water supply.
  - Manage the groundwater basin.
  - Protect groundwater quality.
  - Reduce long-term water demands.
  - Improve State Water Project reliability.
  - Obtain additional imported water supplies.
  - Develop ground water recharge and groundwater banking programs.
  - Utilize recycled water to maximum extent feasible.
- ◇ The existence of many separate water companies has resulted in conflicting reports on the water table level. The process of adjudication is currently underway.

# PLAN FOR MUNICIPAL SERVICES AND FACILITIES

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- ◇ Water conservation is an important issue in a desert community, regardless of the existence of a drought. Permanent water conservation methods are important for the preservation of water as a vital resource. The use of recycled water is one method to supplement water supplies.

## **FLOOD CONTROL AND DRAINAGE**

- ◇ A portion of the study area is subject to flooding, caused by uncontrolled runoff from the San Gabriel foothills. Many localized drainage problems are associated with natural tributaries and increased runoff resulting from urbanization. Drainage channels of greatest concern are:
  - Amargosa Creek
  - Anaverde Creek
  - Little Rock Creek
- ◇ The 1987 "Antelope Valley Master Plan of Drainage" was designed to be a comprehensive plan for flood control facilities in the Los Angeles County portion of the Antelope Valley, north of Avenue S. The plan includes floodplain management techniques and describes needed expansions to the existing system, including detention basins, retention basins, channelization, planned flow paths, and groundwater preserves.
- ◇ Lancaster's Master Plan of Drainage, dated January 2005, combined the previous drainage plans and incorporates elements of the County Master Plan. The City established drainage impact fees to help fund the Master Planned drainage facilities.
- ◇ In May 2005, FEMA updated the Flood Insurance Rate Maps (FIRM) to reflect changes resulting from infrastructure improvements within the City and study area that have been installed since the time of the last update.

## **WASTEWATER FACILITIES**

- ◇ Wastewater flows from the City are treated at the Lancaster Water Reclamation Plant. This plant has a current capacity of 16 mgd; capacity needs by the year 2020 are estimated at 26.0 mgd.
- ◇ Effluent from the LWRP, that is not used for agricultural irrigation or conveyed to Apollo Park, is discharged to Amargosa Creek, which formerly terminated at Rosamond Dry Lake.

- ◇ Additional development will generate more wastewater and impact the existing wastewater collection, treatment, and disposal facilities.
- ◇ The City of Lancaster began construction of a recycled water system for use along Division Street and as part of the backbone system for a Valley-wide recycled water system.

## **SOLID WASTE MANAGEMENT**

- ◇ Waste Management of Antelope Valley is currently the sole franchise private hauler serving the incorporated areas and in the study area for waste collection. The Lancaster Landfill and Antelope Valley Landfill are two landfill sites located in the Antelope Valley. Both sites are in the process of expanding to accommodate increasing waste generation. Nearly 100 percent of Lancaster's solid waste is taken to both landfills; however, other regional landfills in Los Angeles County also accept solid waste from the City.



*Waste Management provides solid waste disposal*

- ◇ Increased development in the study area will generate additional volumes of solid waste. In addition to the expanded capacity of the present landfills, new waste disposal sites or alternate methods of waste disposal may need to be developed.
- ◇ AB 939 requires cities and counties to divert 25 percent of their wastes by 1995 and 50 percent by 2000 through source reduction, recycling, and composting. More recent legislation requires the 50 percent diversion requirement to be achieved each year. Lancaster has established recycling and resource recovery programs in accordance with the requirements of AB 939.

## **COORDINATION OF DEVELOPMENT OF PUBLIC SERVICES**

- ◇ City Hall was expanded in 1989 and a records center expansion was added in 2006. As the City grows, City services and the accompanying facilities will be needed. New space planning to accommodate staffing needs is currently underway.

# PLAN FOR MUNICIPAL SERVICES AND FACILITIES

## C. GOALS, OBJECTIVES, POLICIES, AND ACTIONS

### Goal 15:

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

### Levels of Service

One of the primary concerns of businesses and residents is the level of service offered by a City -- is water pressure adequate, do the streets drain quickly. The policies and specific actions below establish guidelines for urban services. They are designed to ensure that infrastructure facilities adequately serve both present and future development.

#### OBJECTIVE 15.1

Achieve and maintain the following levels of service:

Facility/Service	Performance Objective
Streets	Level of Service "C" wherever possible; Level of Service "D" during peak hours.
Sanitary Sewers	Restricted flow only during peak day, peak hour conditions.
Sewage Treatment	Remain within the rated capacity of the treatment facility.
Water Systems	Adequate fire flow as established by the County Fire Department; sufficient storage for emergency situations.
Flood Control	Provision of protection of structures for human occupancy from the FEMA 100-year flood.
Police Protection	Reduce part one crimes* to below three hundred (300) crimes per 10,000 population.
Fire Protection	Five (5) minute average response time from receipt of alarm at station to time of arrival on scene.
Paramedic Services	Eight (8) minutes average response time from alert at station to arrival on scene.
Parks and Recreation**	Five (5) acres per 1,000 population.
Libraries	.35 square feet of library space per capita and 2.0 loanable material items per capita.
Schools and other Public Buildings and Facilities	Sufficient number and size to provide required services.

\* FBI Uniform Crime Report

\*\* For specific criteria pertaining to Parks, Recreation and Cultural Facilities, refer to the Lancaster Parks, Recreation, Open Space and Cultural Master Plan.



**Policy 15.1.1:**

Promote continued coordination between the City of Lancaster and local service providers.

**Specific Actions:**

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**15.1.1(a)**

Provide area public service providers with the Development Summary Report prepared pursuant to the Housing Element, Specific Action 6.1.1(a).

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Department budget

---

**15.1.1(b)**

Through the development review process, continue to coordinate with service providers in evaluating development proposals.

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Development review fees

---

**15.1.1(c)**

Review development proposals within the City of Palmdale and unincorporated areas with regard to potential impacts that such development will have within the City of Lancaster. Work with the City of Palmdale and Los Angeles County to establish and implement a mitigation mechanism to ensure that development within one jurisdiction will not impact services and facilities within other jurisdictions.

Status:	Existing program
Responsibility:	Planning and Public Works Departments
Time Frame:	Ongoing
Funding Source:	Department budgets



# PLAN FOR MUNICIPAL SERVICES AND FACILITIES

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## 15.1.1(d)

Coordinate with other local government agencies (including L.A. County, the school districts, and other special districts) to periodically share information regarding projects of regional and subregional concern.

Status:	Existing program
Responsibility:	Administration, Planning and Public Works Departments
Time Frame:	Ongoing
Funding Source:	Department budgets

## Water Facilities

The two primary sources of water for the Lancaster area are local groundwater and water from the State Water Project. The primary source of imported water is the California Aqueduct. Water is purchased by the Antelope Valley-East Kern Water Agency (AVEK). AVEK is a wholesale water distributor that sells and distributes water to local retail (public and private) water agencies. Treatment of the imported water by AVEK occurs at the Quartz Hill, Eastside, Rosamond and Acton treatment plants. With the capacity to treat 65 million gallons of water per day, the Quartz Hill Water Treatment Plant supports a majority of the City of Lancaster. In addition to the treatment plants, AVEK distribution facilities include over 100 miles of pipelines, four eight million gallon storage reservoirs and one three million gallon reservoir. There are eleven retail water districts and mutual water companies serving the Lancaster area. The two largest retail water purveyors within the Lancaster area are Los Angeles County Waterworks District No. 40 and the Quartz Hill Water District. Following are the General Plan policies and programs that address water facilities.

### Policy 15.1.2:

Cooperate with local water agencies to provide an adequate water supply system to meet the standards for domestic and emergency needs.

### Specific Actions:

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## 15.1.2(a)

Cooperate with the Integrated Regional Water Management Plan (IRWMP) Board to develop programs and obtain funding for water resource projects within the region that benefit all stakeholders.

Status:	Existing program
Responsibility:	Public Works Department
Time Frame:	Ongoing
Funding Source:	Department budget



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### **15.1.2(b)**

Conduct a study to identify users who could potentially substitute the uses of recycled water in their operations and examine alternatives for the use of tertiary treated water (see also Specific Action 3.1.3(a)).

Status: Implemented  
Responsibility: Public Works Department, and local water purveyors

---

### **15.1.2(c)**

Periodically evaluate the adequacy of existing water facilities, consumption patterns and the need for new facilities, and include this information in the comparison of services and facilities for performance criteria listed in Objective 15.1.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Department budget

For related policies and specific actions, refer to the Water Resources section of the Plan for the Natural Environment.

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### **15.1.2(d)**

Continue to work with local purveyors to evaluate the need for additional storage capacity/facilities to meet the long-term growth needs of the City.

Status: New program  
Responsibility: Public Works Department  
Time Frame: Priority 2  
Funding Source: Department budget

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### **15.1.2(e)**

Investigate the feasibility of developing groundwater recharge facilities and participation in groundwater banking efforts.

Status: New program  
Responsibility: Public Works Department  
Time Frame: Priority 2  
Funding Source: Department budget, State funding

# PLAN FOR MUNICIPAL SERVICES AND FACILITIES

## Flood Control and Drainage

Like other desert communities, portions of the City are subject to flooding because of the relatively flat topography of the area and uncontrolled runoff from the San Gabriel and Sierra Pelona Mountains. The Antelope Valley drainage basin consists of alluvial fans extending north from these mountains to the dry lakebeds at Edwards Air Force Base. In many areas, City streets are designed to accommodate storm water flows within the right-of-way, however, several areas of the City have recurring flood problems during the rainy season. In 2005, the City adopted its current Master Plan of Drainage based on the Antelope Valley Comprehensive Plan. The City funds all Master Plan facilities through drainage impact and maintenance fees. Major drainage improvements have helped to reduce flooding problems but storm water runoff and control remains an issue that will need to be addressed as the City continues to grow and undeveloped lands are covered or paved over. Following are the General Plan policies and programs that address flood control and drainage:

### **Policy 15.1.3:**

Ensure that adequate flood control facilities are provided, which maintain the integrity of significant riparian and other environmental habitats in accordance with Biological Resources policies.

### **Specific Actions:**

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#### **15.1.3(a)**

In conjunction with the preparation of the Capital Improvements Program, annually review available sources used to fund local flood control improvements.

Status:	Existing program
Responsibility:	Public Works Department
Time Frame:	Ongoing
Funding Source:	Department budget

---

#### **15.1.3(b)**

Review current drainage improvement design standards to ensure that important biological communities and groundwater recharge areas in natural drainage channels are not negatively impacted by existing or proposed facilities.

Status:	Existing program
Responsibility:	Public Works and Planning Departments
Time Frame:	Ongoing
Funding Source:	General fund



---

### **15.1.3(c)**

Periodically evaluate the adequacy of existing drainage facilities and the need for new facilities in accordance with performance criteria listed in Objective 15.1.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing.  
Funding Source: Department budget

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### **15.1.3(d)**

Designate and protect such lands as will be needed for master planned drainage facilities.

Status: Existing program  
Responsibility: Public Works and Planning Departments  
Time Frame: Ongoing  
Funding Source: Development fees

---

### **15.1.3(e)**

Consider drainage and flood control facilities for joint use with recreation facilities, where feasible (see also Specific Action 10.2.2(f)).

Status: Existing program  
Responsibility: Public Works and Planning Departments and Parks, Recreation and Arts Department  
Time Frame: Ongoing  
Funding Source: Development fees

For related policies and specific actions, refer to the Flooding and Drainage section of the Plan for Public Health and Safety.

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### **Policy 15.1.4:**

Ensure that mitigation is provided for all development in recognized flood prone areas. Any mitigation of flood hazard in one area shall not exacerbate flooding problems in other areas.

# PLAN FOR MUNICIPAL SERVICES AND FACILITIES

## Specific Actions:

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### 15.1.4(a)

As part of the development review process, require individual developments to install sufficient drainage facilities to provide all-weather access and protection as per FEMA requirements.

Status:	Existing program
Responsibility:	Public Works Department
Time Frame:	Ongoing
Funding Source:	Development fees

## Wastewater Facilities

The collection, treatment, and disposal of wastewater within the City of Lancaster and adjacent unincorporated areas are under the jurisdiction of District No. 14 of the Sanitation Districts of Los Angeles County. District No. 14 owns and maintains the trunk sewers and Lancaster Wastewater Reclamation Plant (LWRP), which convey and treat wastewater generated by residential, commercial and industrial areas of the City. The City of Lancaster owns, operates and maintains local wastewater conveyance within the City. Wastewater generated within the City initially flows through the City's local collection system and then flows to regional truck sewer pipelines of District No. 14 to be treated at the LWRP located north of the City. Wastewater generated within the Antelope Valley has historically been disposed of through treatment and spreading. Recently much focus has been directed toward the recycling of wastewater. In January 2006, the City produced the Recycled Water Facilities and Operations Master Plan which details ways of increasing the use of recycled water for urban and agricultural use as well as for groundwater recharge. Following are the General Plan policies and programs that address wastewater and wastewater facilities:

### Policy 15.1.5:

Ensure sufficient infrastructure is built and maintained to handle and treat wastewater discharge.

## Specific Actions:

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### 15.1.5(a)

Research State and Federal financing programs for sewer infrastructure needs.

Status:	Existing program
Responsibility:	Public Works Department
Time Frame:	Ongoing.
Funding Source:	General fund



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### 15.1.5(b)

Periodically evaluate the hydraulic condition and adequacy of existing sewer facilities and the need for new facilities, in accordance with performance criteria listed in Objective 15.1.

Status:	Existing program
Responsibility:	Public Works Department
Time Frame:	Ongoing
Funding Source:	Department budgets

## Solid Waste Management

Solid waste management -- what to do with our garbage -- is an issue communities throughout California, as well as in other parts of the country, are being forced to face. Increased volumes accompanied by an expanding number of regulations are creating real concerns for many cities and counties. Increased development in the study area will generate additional volumes of solid waste and a continuing need for effective recycling and resources recovery programs and practices. The following policies and specific actions represent Lancaster's program for managing solid waste.

### OBJECTIVE 15.2

Minimize the negative impacts of solid waste disposal using a variety of methods including mitigating the disposal of waste from outside the Antelope Valley.

#### Policy 15.2.1:

Consider the use of conversion technologies at appropriate facilities.

#### Specific Actions:

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### 15.2.1(a)

Work with disposal franchises in their efforts to study the feasibility of waste to energy conversion systems at local landfills and the potential funding sources for installation and operation.

Status:	Existing Program
Responsibility:	Public Works Department
Time Frame:	Ongoing
Funding Source:	General fund

# PLAN FOR MUNICIPAL SERVICES AND FACILITIES

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## **Policy 15.2.2:**

Minimize the generation of solid wastes as required by State law (AB-939) through an integrated program of public education, source reduction, and recycling.

## **Specific Actions:**

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### **15.2.2(a)**

Continue to support the city-wide recycling program.

Status:	Existing program
Responsibility:	Public Works Department
Time Frame:	Ongoing
Funding Source:	General fund

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### **15.2.2(b)**

Per the provisions of the Communications Master Plan, publicize recycling programs and locations, disposal sites for household hazardous solid waste, and conduct recycling education programs.

Status:	Existing program
Responsibility:	Administration (Communications Manager)
Time Frame:	Ongoing
Funding Source:	General fund

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### **15.2.2(c)**

Continue to support the operation of a curbside collection program for mixed recyclables.

Status:	Existing program
Responsibility:	Public Works Department, Waste Management of the Antelope Valley
Time Frame:	Ongoing
Funding Source:	General fund



## Coordination of Development and Public Services

Historically, development within the City of Lancaster has generally occurred within a well defined urban core. However, approvals for residential development in outlying areas of the City during the 1980's led to the beginning of a more dispersed pattern of development. This type of development places a significant strain on the ability of the City to provide public services in a cost effective manner. While the City has implemented many new development impact fees to help offset these costs, they do not replace the need for a well designed land use plan which promotes a more orderly form of urban growth. New development should be encouraged into those areas that are within the Urbanizing Area where infrastructure can easily be extended to serve new projects. The following details Lancaster's program to accomplish these objectives.

### **OBJECTIVE 15.3**

Ensure the coordination of development activity with the provision of public services and facilities in order to eliminate gaps in service provision, provide economical public services, and achieve the equitable sharing of the cost of such facilities and services.

### **Policy 15.3.1:**

Direct growth to areas with adequate existing facilities and services, areas which have adequate facilities and services committed, or areas where public services and facilities can be economically extended.

### **Specific Actions:**

#### **15.3.1(a)**

Utilize the performance criteria contained in Objective 15.1 to determine the adequacy of public services and facilities, and to establish requirements, fees, and exactions to be provided by new development within the City of Lancaster.

- Maintain a development review process which places the ultimate responsibility on the project sponsor for ensuring that necessary infrastructure (including system-wide improvements) needed to support new development are available at the time they are needed.
- Revise City applications and/or environmental forms as necessary to require that applicants for new development provide sufficient information to permit the City and other responsible agencies to determine the significance of potential impacts on existing services and facilities, and to determine the specific facilities and services



# PLAN FOR MUNICIPAL SERVICES AND FACILITIES

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which will be necessary to support project buildout consistent with Objective 15.1.

Status: Existing program  
Responsibility: Planning and Public Works Departments  
Time Frame: Ongoing  
Funding Source: Department budgets, development review fees

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## 15.3.1(b)

As a condition of approval for new development, require that improvements be made, or mitigation measures be implemented to ensure that the performance of services and facilities to existing development will not fall below the performance objectives identified in Objective 15.1.

Status: Existing program  
Responsibility: L.A. County Fire Department, Public Works Department or appropriate water purveyor  
Time Frame: Ongoing  
Funding Source: Development fees

---

## 15.3.1(c)

As part of the development and environmental review process, ensure that all public services and facilities needed to support development as outlined in Objective 15.1 will be available.

Status: Existing program  
Responsibility: Planning and Public Works Departments  
Time Frame: Ongoing  
Funding Source: Department budgets, development review fees

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## 15.3.1(d)

As a condition of approval for new development, require that improvements be made as necessary to ensure that the performance of services and facilities to existing development will not fall below the performance objective identified in Objective 15.1.

Status: Existing program  
Responsibility: Planning and Public Works Departments  
Time Frame: Ongoing  
Funding Source: Department budgets, development review fees



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### 15.3.1(e)

If services or facilities are operating below the performance criteria contained in Objective 15.1 due to needs created by existing development, implement the following actions:

- Adopt in or concurrent with the City Capital Improvement Plan a program to ensure that the performance criteria will be met at the earliest feasible date.
- Require that new proposed developments provide such facilities as are necessary to ensure that performance criteria are met for public services and facilities to be provided to the proposed development, and that existing public service facility and service performance is not further downgraded.

Status: Existing program  
Responsibility: Planning and Public Works Departments  
Time Frame: Ongoing  
Funding Source: Department budgets

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### 15.3.1(f)

Unless otherwise approved by the City, require that public water, sewer, drainage and other basic infrastructure needed for a project phase be constructed prior to or concurrent with initial development within that phase at a level sufficient to meet the needs of the entire project.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Development fees

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### 15.3.1(g)

When the City determines that there may not be adequate public water, sewer, drainage, or other basic infrastructure readily available to serve a proposed development, the project proponent shall prepare a study demonstrating that it is both technically and fiscally feasible for the development to provide the necessary infrastructure. The study shall, at a minimum, contain the following information:

- An analysis of the additional infrastructure demand that will be created by the proposed development.

# PLAN FOR MUNICIPAL SERVICES AND FACILITIES

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- An analysis of the existing capacity of the infrastructure in the vicinity of the proposed development.
- A plan of how the additional needed infrastructure will be provided, including size, location, cost, and method of financing.

A study that indicates that the proposed development cannot provide the necessary infrastructure may constitute grounds for denial of the project.

Status: Existing program  
Responsibility: Public Works and Planning Departments  
Time Frame: Ongoing  
Funding Source: Development review fees

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## 15.3.1(h)

Update and maintain a mapping system that indicates the location of full urban services and infrastructure.

Status: Existing program  
Responsibility: Planning and Public Works Departments  
Time Frame: Ongoing  
Funding Source: City General Fund

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## 15.3.1(i)

Develop interim facilities only in areas where the City has determined that such interim facilities will not interfere in any way with the development of master planned public facilities.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Development fees

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## 15.3.1(j)

Periodically inventory service capabilities of public service providers within the City.

Status: New program  
Responsibility: Public Works and Planning Departments  
Time Frame: Priority 3  
Funding Source: Department budgets



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### **15.3.1(k)**

Assist in the County's Deficiency Study, conducted every two years, to identify needed improvements for the County budget.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: Development fees

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### **15.3.1(l)**

Adopt a multi-year Capital Improvements Program each year, as provided by State law.

Status: Existing program  
Responsibility: Public Works and Finance Departments  
Time Frame: Ongoing  
Funding Source: Department budgets

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### **15.3.1(m)**

Annually compare services and facilities to the performance criteria listed in Objective 15.1. If public services and facilities and performance criteria have not been met, structure Capital Improvement Plans to work toward a remedy of the situation and implement necessary development review procedures.

Status: Existing program  
Responsibility: Public Works and Finance Departments  
Time Frame: Ongoing  
Funding Source: Department budgets

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### **15.3.1(n)**

Periodically review user charges and development impact fees to ensure that the fees accurately reflect the City's costs.

Status: Existing program  
Responsibility: Public Works, Planning and Finance  
Departments and Parks, Recreation and Arts  
Department  
Time Frame: Ongoing  
Funding Source: Department budgets

# PLAN FOR MUNICIPAL SERVICES AND FACILITIES

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## 15.3.1(o)

Monitor the need for satellite city facilities as growth extends out from the City center.

Status: New program  
Responsibility: Public Works and Planning Departments  
Time Frame: Priority 4  
Funding Source: Department budgets

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## Policy 15.3.2:

Ensure that the City is proactive in addressing the infrastructure and service needs of the wireless communications industry.

## Specific Actions:

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## 15.3.2(a)

Develop and administer a wireless master plan that will provide the foundation for addressing the future wireless communications infrastructure and service needs within Lancaster.

Status: New program  
Responsibility: Administration, Planning, Public Works, Parks, Recreation and Arts and Information Technology Departments  
Time Frame: Priority 1  
Funding Source: General funding

*For related policies and specific actions, refer to Provisions of Municipal Revenue Generating Land Uses section and the Financing of Public Services and Facilities for New Development section of the Plan for Economic Development and Vitality, and the Land Use Patterns section of the Plan for Physical Development.*



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# PLAN FOR ECONOMIC DEVELOPMENT AND VITALITY

## A. INTRODUCTION

Local economic development and vitality consists of the ways in which people and businesses contribute to a city's economy through consumption, production, investment, and job creation. Thus, the economic development process involves the linkages between population, area businesses and industry, and the financial health of City government. The Lancaster Plan for Economic Development and Vitality addresses:

*"Visioning participants felt that Lancaster should be a place where people can live, work, shop, and play."  
– Community Vision Report*

- Creation and retention of local employment
- Provision of municipal revenue-generating land uses
- Role of downtown Lancaster in the future of the City
- Establishment of Lancaster as a center for regional activities
- Financing public services and facilities

## B. ISSUES, OPPORTUNITIES, AND CONSTRAINTS

### CREATION AND RETENTION OF LOCAL EMPLOYMENT

- ◇ Continued population growth in Lancaster will also increase the size of the local labor force. This could worsen the jobs/housing balance if new employment opportunities do not keep pace with the rate of population growth.
- ◇ In the face of continued population and labor force growth, unless new jobs are continually added, the proportion of the labor force which commutes to work outside of the Antelope Valley region will increase.
- ◇ According to the Southern California Association of Governments (SCAG) 2004 Regional Transportation Plan (RTP), the City's jobs/housing balance is expected to decline through the year 2030. SCAG indicates that employment opportunities in the City of Lancaster will increase to over 71,816 by 2030 which will generate a jobs/housing balance factor of 0.88 jobs per household. However, during the same period households will increase to 81,403.



- ◇ In order to retain existing firms, help start up new firms, and attract relocating firms, intensified economic development efforts will be needed which include improved infrastructure and facilities, more diverse development site availability, targeted labor force training, financial and technical assistance, increased levels of marketing, and better access to the Los Angeles basin market area.
- ◇ The Lancaster Economic Development Redevelopment Strategic Plan, adopted in 2006 represents the primary framework for implementation of the General Plan goals relating to economic development and vitality.

### **PROVISION OF MUNICIPAL REVENUE-GENERATING LAND USES**

- ◇ If the City is to provide the services, facilities, amenities and programs identified in the General Plan, it must depend on an expanding revenue base.
- ◇ Under the present system of municipal finance, cities primarily depend on sales tax revenue generated by industrial and commercial development. Therefore, the ability of Lancaster to achieve its vision for the future largely depends on the City's ability to attract new industry and commercial activities to serve the community.
- ◇ The development of innovative alternative energy systems holds great promise for the creation of 21st century industry and jobs. In 2008, the solar power company, eSolar, selected Lancaster as the flagship location for its new cost-effective, utility-scale, carbon-free solar power plant. It will be advantageous for the City to use its natural setting and environment to attract other innovative alternative energy industries like eSolar that can help transform Lancaster into a hub for the emerging green energy sector and provide for new 21st century employment opportunities.

### **ROLE OF DOWNTOWN LANCASTER IN THE FUTURE OF THE CITY**

- ◇ Downtown Lancaster has traditionally served as the heart of the community but over the years has experienced decline. In recent years, the City began a comprehensive examination of the downtown area in an effort to reverse the pattern of deterioration and recapture the sense of place once inherent in Downtown.
- ◇ During the 1990s, the City focused reinvestment in the downtown area with the construction of the Los Angeles County Sheriff's Station, the Los Angeles County Public Library and the Lancaster Performing Arts Center. Following the Northridge Earthquake, Metrolink passenger rail lines were extended to Lancaster and a new Metrolink commuter rail station was constructed at Sierra Highway and Lancaster Boulevard.



# PLAN FOR ECONOMIC DEVELOPMENT AND VITALITY

- ◇ The proximity of the Downtown Lancaster to the Metrolink Station provided the opportunity to revitalize the downtown with transit oriented development. In 2001, the City amended the General Plan to create the Downtown Transit Village District. In June 2003, the City adopted the North Downtown Transit Village Plan to create the framework for the revitalization of North Downtown. In August 2005, the City initiated a comprehensive planning process for the downtown business district to create the Downtown Lancaster Revitalization Specific Plan which was adopted in 2008.



*Lancaster Market Place*

- ◇ The City will continue revitalization efforts within the downtown area and may find it advantageous to expand the Transit Village to incorporate other areas in need of revitalization within this area.

## ESTABLISHMENT OF LANCASTER AS A CENTER FOR REGIONAL ACTIVITIES

- ◇ Recreational, cultural, entertainment and educational facilities are essential components of a balanced, self-sufficient community. With the construction of the Lancaster Performing Arts Center, the Clear Channel Stadium and the Lancaster National Soccer Center as well as the relocation of the new State Fair Grounds to the Fox Field Industrial Corridor, the City has made important strides toward achieving the objective of becoming a center for regional activities.



*Clear Channel Stadium*



*Apple Valley Fairgrounds*

- ◇ It will be important for the City to continue its efforts to attract a four-year university as well as other educational, recreational, cultural and entertainment venues to the City.

## **FINANCING PUBLIC SERVICES AND FACILITIES**

- ◇ The financial implications of any future land use strategy must be carefully weighed against the public service costs to maintain it. Inefficient land use patterns create the need for new and costly infrastructure and ongoing public service costs that must be borne by the community.
- ◇ Continued population growth in Lancaster will erode the City's ability to pay for municipal service costs due to limited projected growth of municipal revenues from traditional sources.

- ◇ The City budget may not be able to help finance many needed capital improvement projects such as public facilities and infrastructure because there will be limited availability of funds after paying annual operating expenses.



*New construction in Lancaster*

- ◇ To maintain fiscal balance in light of the projected growth, the City must shift more of the responsibility for public facility and infrastructure improvement financing to the new developments creating the need.
- ◇ The City budget includes a 10-year financial forecast for both operating and capital budgets. These long-term forecasts are intended to ensure financial sustainability through various market cycles.
- ◇ To ensure fiscal solvency in light of the projected growth, the City must limit municipal service cost growth by providing more efficient services. Wherever possible, the City must also set program fees for fee-based services to ensure recovery of the total cost of providing the services.
- ◇ Municipal capital improvement needs for public facilities and infrastructure will rise dramatically with new development and population growth. The ability of the municipal budget to finance such improvements is increased if

# PLAN FOR ECONOMIC DEVELOPMENT AND VITALITY

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that growth is located where infrastructure is already in place or can be readily extended.

- ◇ The ongoing operating impact of new capital improvement projects must also be factored into long-term outlooks to ensure sustainability of new and existing infrastructure.
- ◇ The City budget will be confined to maintaining existing facilities and infrastructure and adding new capital improvements only as capital improvement funds become available or as the City incurs long-term debt to finance needed projects.
- ◇ The City will continue to rely upon the Redevelopment Agency, state and Federal grants and public/private partnerships to provide financial assistance to fund qualifying public facilities, housing and infrastructure projects within the redevelopment project areas as a means to stimulate economic development.
- ◇ Coordinated and innovative capital financing for all public facilities and infrastructure needs will be required to ensure the timely provision of schools, parks, roadways, storm drainage, sewers, water, utilities, fire stations and related improvements.

## C. GOALS, OBJECTIVES, POLICIES, AND ACTIONS

### Goal 16:

*To promote economic self-sufficiency and a fiscally solvent and financially stable community.*

### Creation and Retention of Local Employment

One of the most important issues facing the growth of Lancaster is the expansion of local job opportunities and the diversification of the City's employment base in order to achieve economic self sufficiency. Moreover, if Lancaster is to achieve its desire to become a financially stable community, it must attain a balance between local employment and local housing (jobs/housing balance); and develop a 21<sup>st</sup> Century work force, which are two of the Strategic Pillars of The Lancaster Economic Development/Redevelopment Strategic Plan. The LEDR Strategic Plan represents the primary implementation framework for the long-term goals of the General Plan relating to economic development and vitality. The following outlines the General Plan program to achieve economic self sufficiency.



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**OBJECTIVE 16.1**

Implement the four Pillars of the Lancaster Economic Development/Redevelopment Strategic Plan in order to achieve a more vibrant, energetic and prosperous Lancaster.

**Policy 16.1.1:**

Promote a jobs/housing balance that places an emphasis on the attraction of high-paying jobs which will enable the local workforce to achieve the standard of living necessary to both live and work within the community.

**Specific Actions:**

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**16.1.1(a)**

Implement the initiatives of the Lancaster Economic Development/Redevelopment Strategic Plan pertaining to jobs/housing balance and local job creation.

Status: New program  
Responsibility: Redevelopment Agency  
Time Frame: Priority 1  
Funding Source: Department budget

**Specific Actions:**

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**16.1.1(b)**

Continue to promote the employment generating and marketing activities of Greater Antelope Valley Economic Alliance (GAVEA).

Status: Existing program  
Responsibility: City Council, Redevelopment Agency and GAVEA  
Time Frame: Ongoing  
Funding Source: Combination of City General Fund, Redevelopment Agency budget, any special Federal, State or County funds as may be applicable

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**16.1.1(c)**

Continue to support economic development related activities within Lancaster municipal departments and the Redevelopment Agency. Staff to coordinate with the Greater Antelope Valley Economic Alliance (GAVEA) and Redevelopment Agency.

# PLAN FOR ECONOMIC DEVELOPMENT AND VITALITY

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Status: Existing program  
Responsibility: City Council, Redevelopment Agency, and Department Directors  
Time Frame: Ongoing  
Funding Source: Combination of City General Fund and Agency budget

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## 16.1.1(d)

Target annual marketing and promotion efforts to industries with higher economic multiplier effects which can help attract and support more local jobs.

Status: Existing program  
Responsibility: Redevelopment Agency and GAVEA  
Time Frame: Ongoing  
Funding Source: City General Fund, Redevelopment Agency and GAVEA budget

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## 16.1.1(e)

Develop business relocation programs designed to assist the employees of companies that relocate to the City.

Status: Existing program  
Responsibility: Redevelopment Agency  
Time Frame: Ongoing.  
Funding Source: Redevelopment Agency budget

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## 16.1.1(f)

Facilitate the development of industrial and commercial projects which provide greater job opportunities for residents of Lancaster by providing financial, processing and negotiations assistance.

Status: Existing program  
Responsibility: Planning, Public Works Departments and the Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: Redevelopment Agency budget



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### **16.1.1(g)**

Periodically review available information on labor market and local employment characteristics to better anticipate economic development problems and opportunities and as a means of tracking the performance and diversity of the local economy.

Status: Existing program  
Responsibility: Redevelopment Agency and GAVEA  
Time Frame: Ongoing  
Funding Source: Agency budgets

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### **Policy 16.1.2:**

Promote the development of a local high-skilled 21<sup>st</sup> Century workforce that will meet the needs of existing and prospective employers.

### **Specific Actions:**

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#### **16.1.2(a)**

Implement the workforce initiatives of the Lancaster Economic Development/Redevelopment Strategic Plan pertaining to development of a competitive 21<sup>st</sup> Century labor force.

Status: New program  
Responsibility: Redevelopment Agency  
Time Frame: Priority 1  
Funding Source: Redevelopment Agency budget

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#### **16.1.2(b)**

Continue to address the major economic development issues facing the city including economic diversification and employment growth, a skilled labor force, development opportunities and fiscal stability.

Status: Existing program  
Responsibility: City Council, Redevelopment Agency and GAVEA  
Time Frame: Ongoing  
Funding Source: City General Fund Redevelopment Agency budget

# PLAN FOR ECONOMIC DEVELOPMENT AND VITALITY

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## 16.1.2(c)

Participate in periodic economic and labor market studies which measure the City's progress toward economic self-sufficiency.

Status: Existing program  
Responsibility: Redevelopment Agency and GAVEA  
Time Frame: Ongoing  
Funding Source: City General Fund, GAVEA and Redevelopment Agency budget

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## 16.1.2(d)

Monitor the implementation of programs to better train Lancaster's labor force to meet the skill and education requirements of local firms. Support the regional Career Preparation Council as the implementation strategy to improve the area's labor force productivity.

Status: Existing program  
Responsibility: Redevelopment Agency and area schools  
Time Frame: Ongoing  
Funding Source: Redevelopment Agency, Planning Department budget, school budgets, State and Federal funding sources

---

## 16.1.2(e)

Encourage joint cooperation between local schools, colleges, and the business community to establish educational programs geared toward job skills training/re-training to meet the needs of current and future technical, industrial, and service employers to develop a 21<sup>st</sup> Century workforce.

Status: Existing program  
Responsibility: Administration, in cooperation with local schools, institutions of higher learning, GAVEA, Redevelopment Agency, Chamber of Commerce, Board of Trade, and the business community  
Time Frame: Ongoing  
Funding Source: Individual budgets



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### **Policy 16.1.3**

Promote economic self-sufficiency through the application of programs and efforts that help to revitalize local commerce and create a sustainable and prosperous marketplace.

#### **Specific Actions:**

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##### **16.1.3(a)**

Implement the commerce initiatives of the Lancaster Economic Development/Redevelopment Strategic Plan pertaining to the revitalization of local commerce.

Status: New Program  
Responsibility: Redevelopment Agency  
Time Frame: Priority 2  
Funding Source: Redevelopment Agency budget

---

##### **16.1.3(b)**

Use the business licensing process requirement as a means to inventory and monitor changes among businesses.

Status: Existing program  
Responsibility: Finance, Redevelopment Agency and Planning Departments  
Time Frame: Ongoing  
Funding Source: City General Fund

---

##### **16.1.3(c)**

Provide for the expeditious processing of applications and plans.

Status: Existing program  
Responsibility: Redevelopment Agency, Planning and Public Works Departments  
Time Frame: Ongoing  
Funding Source: Department budgets



# PLAN FOR ECONOMIC DEVELOPMENT AND VITALITY

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## 16.1.3(d)

To revitalize and enhance local commerce, encourage the establishment and expansion of local businesses and development of commercial and industrial properties which produce retail sales taxes, transient occupancy taxes and assessed valuation by providing assistance with financing, processing and negotiating.

Status: Existing program  
Responsibility: Redevelopment Agency in cooperation with GAVEA and the Lancaster City Council  
Time Frame: Ongoing  
Funding Source: Redevelopment Agency and GAVEA budgets and other sources as may be made available

---

## 16.1.3(e)

Identify in detail the specific retail markets which are currently underserved, and encourage the expansion of existing retail businesses and the attraction of new retail businesses which provide goods and services that are experiencing large amounts of leakage.

Status: Existing program  
Responsibility: Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: Department budget

---

## 16.1.3(f)

By providing financing, processing negotiating assistance, and streamlining of the development review process as feasible, encourage the attraction of desirable retail uses that offer goods and services not now locally available.

Status: Existing program  
Responsibility: Redevelopment Agency and Planning Departments.  
Time Frame: Ongoing  
Funding Source: Redevelopment Agency budget, City General Fund



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### **16.1.3(g)**

Encourage development of usable commercial uses so that there are retail stores ready to provide needed local goods and services in newly developing areas.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: City General Fund and organizational budget

---

### **16.1.3(h)**

Take the necessary steps to encourage the early phasing of retail development in mixed-use developments to accommodate all local needs as growth occurs.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: City General Fund

---

### **16.1.3(i)**

Take the necessary steps to encourage the attraction of retail stores, restaurants and services that will meet the needs of a growing and diverse community.

Status: Existing program  
Responsibility: Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: Redevelopment Agency budget

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### **Policy 16.1.4:**

Encourage new forms of civic engagement at all levels in order to achieve pride, goodwill and a strong sense of place within the community.

# PLAN FOR ECONOMIC DEVELOPMENT AND VITALITY

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## Specific Actions:

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### 16.1.4(a)

Implement the community initiatives of the Lancaster Economic Development/Redevelopment Strategic Plan pertaining to the promotion of community identity and a strong sense of place.

Status: New program  
Responsibility: Redevelopment Agency  
Time Frame: Priority 1  
Funding Source: Redevelopment Agency budget

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### 16.1.4(b)

Initiate a community branding process that will help Lancaster identify a unique and authentic public image.

Status: Implemented  
Responsibility: City Council, Redevelopment Agency

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### 16.1.4(c)

Carry out the recommendations of the Lancaster BrandPrint for implementation of the City's branding campaign.

Status: Existing program  
Responsibility: Redevelopment Agency and all City departments  
Time Frame: Ongoing  
Funding Source: Department budgets

---

### 16.1.4(d)

Promote the creation of a "Clear Choice" coalition comprised of community stakeholders to promote the image and positive aspects of Lancaster.

Status: New program  
Responsibility: Redevelopment Agency and Administration  
Time Frame: Priority 1  
Funding Source: Department budgets

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## **OBJECTIVE 16.2**

Promote programs that stress the retention and expansion of existing businesses within the City and for the recruitment of new businesses to Lancaster.

### **Policy 16.2.1**

Stress the retention and expansion of basic industries to maximize economic growth.

### **Specific Actions:**

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#### **16.2.1(a)**

Facilitate the provision of special assistance to retain and expand existing basic industries, particularly those in the military and civilian aerospace sectors of the local economic base.

Status:	Existing program
Responsibility:	City Council, Redevelopment Agency, Antelope Valley Board of Trade
Time Frame:	Ongoing
Funding Source:	City General Fund and Redevelopment Agency budget

---

#### **16.2.1(b)**

Monitor the labor force, development and regulatory needs of local aerospace, aerospace related firms, existing industry clusters, and military installations in order to assist in their retention and expansion.

Status:	Existing program
Responsibility:	Redevelopment Agency, GAVEA and Antelope Valley Board of Trade
Time Frame:	Ongoing
Funding Source:	Respective budgets

---

#### **16.2.1(c)**

Encourage the attraction of firms which can serve as high employment back-office operations including insurance and credit processing, internet based businesses and federal government processing centers.

# PLAN FOR ECONOMIC DEVELOPMENT AND VITALITY

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Status: Expand existing program  
Responsibility: GAVEA and Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: GAVEA, Redevelopment Agency budget, City General Fund

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## 16.2.1(d)

Continue to provide financial assistance, land assembly services and negotiations assistance, as feasible, to promote the retention, expansion and attraction of target industries and businesses which will help attain the goal of economic diversity and self-reliance.

Status: Expand existing program  
Responsibility: GAVEA and Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: Redevelopment Agency and GAVEA budgets

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## 16.2.1(e)

Support the local efforts of the Antelope Valley Inland Port Taskforce to lobby the state and federal government for the location of a regional distribution hub within the Antelope Valley (see also Specific Action 14.5.1(a)).

Status: New program  
Responsibility: City Council, Administration and Redevelopment Agency  
Time Frame: Priority 1  
Funding Source: Department and Agency budgets

---

## Policy 16.2.2:

Provide local businesses with access to financial, technical, labor and regulatory assistance when feasible in order to promote business success.

## Specific Actions:

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### 16.2.2(a)

Continue to participate with local, State and Federal economic development officials to identify beneficial assistance programs. Support, through referrals, such programs as the Lancaster Incubator, the Small Business Development Center, Antelope Valley Economic



Development Center, Lancaster Business Technology Center, and the Service Core of Retired Executives (SCORE).

Status: Existing program  
Responsibility: Redevelopment Agency and GAVEA  
Time Frame: Ongoing  
Funding Source: Local agencies and Redevelopment Agency budgets

---

**Policy 16.2.3:**

Ensure that there are sufficient and suitable finished sites to accommodate managed commercial and industrial growth.

**Specific Actions:**

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**16.2.3(a)**

Continue to encourage the preparation of suitably sized and improved industrial, office, retail, hotel and institutional sites by providing financing and parcel consolidation assistance as feasible.

Status: Existing program  
Responsibility: Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: Redevelopment Agency budget

---

**16.2.3(b)**

Develop and maintain an updated inventory of improved non-residential development sites and stimulate creation of improved sites as necessary to maintain a diversified inventory of potential development sites.

Status: Existing program  
Responsibility: Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: Redevelopment Agency and Planning budgets

# PLAN FOR ECONOMIC DEVELOPMENT AND VITALITY

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## 16.2.3(c)

When it is determined to be in the best interests of the City of Lancaster, participate in the development of commercial and industrial projects through making bond and/or assessment district financing available, or redevelopment agency participation in infrastructure development or land cost write-down.

Status:	Existing program
Responsibility:	Redevelopment Agency
Time Frame:	Ongoing
Funding Source:	Redevelopment Agency budget, tax increments, and development review fees

---

## Policy 16.2.4:

Promote the advantages and opportunities for businesses and industries to locate within Lancaster due to the establishment of the Enterprise Zone and the Redevelopment Agency's various business attraction programs.

## Specific Actions:

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### 16.2.4 (a)

Establish a monitoring program to determine the effectiveness of the business attraction efforts.

Status:	Ongoing
Responsibility:	City Manager, Redevelopment Agency
Time Frame:	Priority 1
Funding Source:	City General Fund, Redevelopment Agency budget

---

### 16.2.4(b)

Lobby the Legislature to extend the Enterprise Zone designation past the current sunset date of 2012.

Status:	New program
Responsibility:	Redevelopment Agency and City Council
Time Frame:	Priority 3
Funding Source:	City General Fund, Redevelopment Agency



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**Policy 16.2.5:**

Encourage the attraction of public and quasi-public uses to locate in Lancaster.

**Specific Actions:**

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**16.2.5(a)**

Continue to work with local groups demonstrating community support to acquire property which would attract important public and quasi-public institutions including university and college campuses, hospitals and other medical facilities, offices and yards for public utilities, post office, and State and Federal offices and facilities (also see Specific Actions 9.1.3(a), 9.1.3(b), 9.1.3(c), 16.5.1(a) and 17.1.5(b)).

Status:	Existing program
Responsibility:	City Council, City Manager, Antelope Valley Board of Trade, GAVEA and Redevelopment Agency
Time Frame:	Ongoing
Funding Source:	Various organizational budgets

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**Policy 16.2.6:**

Ensure that a variety of sites are available for a diversity of industrial and commercial users.

**Specific Actions:**

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**16.2.6(a)**

Periodically provide a listing of improved development sites for a broad range of industrial and commercial users including business parks, office parks, research and development parks, industrial and office condominiums, rail-served industrial parks and incubator facilities, and flex space and industrial planned unit developments (PUDS).

Status:	Existing program
Responsibility:	Redevelopment Agency and GAVEA
Time Frame:	Ongoing
Funding Source:	GAVEA and Redevelopment Agency budgets



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## 16.2.6(b)

Facilitate the development of industrial and commercially designated areas by exploring methods of providing a backbone infrastructure system using financing vehicles such as special assessment districts and community facility districts.

Status:	Existing program
Responsibility:	Planning, Public Works, Finance Departments and Redevelopment Agency
Time Frame:	Ongoing
Funding Source:	Individual budgets

## Provision of Municipal Revenue-Generating Land Uses

If the City of Lancaster is to provide the services, facilities, amenities, and programs, identified throughout the General Plan, expansion of its revenue base is required. Under the present system of municipal finance in the State, cities depend on commercial and industrial development, particularly, sales tax-generating uses, to supply the revenues necessary to fund day-to-day operations of city government. Because these uses are limited in number, significant competition exists between municipalities to entice commercial and industrial uses into a community. The ability of the City of Lancaster to achieve its vision of the future largely depends on the City's ability to successfully attract new industry and commerce to serve the community. The following outlines Lancaster's intended program to attract revenue-generating uses into the City.

### OBJECTIVE 16.3

Foster development patterns and growth which contributes to, rather than detracts from net fiscal gains to the City.

#### Policy 16.3.1:

Promote development patterns which will minimize the costs of infrastructure development, public facilities development and municipal service cost delivery.

#### Specific Actions:

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##### 16.3.1(a)

Promote the development patterns designed to reduce municipal infrastructure and facility improvements and maintenance costs.



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Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: City General Fund

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**16.3.1(b)**

Utilize the Redevelopment Agency to facilitate in the aggregation of small lots into larger size parcels suitable for commercial and industrial site development where feasible, particularly at Fox Field.

Status: Existing program  
Responsibility: Redevelopment Agency  
Time Frame: Ongoing.  
Funding Source: Redevelopment Agency budget

---

**16.3.1(c)**

Evaluate new development with regard to its financial impact upon the City budget and make provisions to mitigate any negative fiscal impacts prior to project approval.

Status: Existing program  
Responsibility: Planning and Finance Departments and Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: City General Fund, Redevelopment Agency budget

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**Policy 16.3.2:**

Provide sufficient amounts of land zoned for each type of major revenue generating land use to allow for competitive development opportunities among many potential sites with a broad range of site features and land uses.

**Specific Actions:**

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**16.3.2(a)**

Assist in land assembly and processing of suitably planned, sized and improved industrial sites at various locations throughout Lancaster including sites within the City's heavy industrial areas, at or near

# PLAN FOR ECONOMIC DEVELOPMENT AND VITALITY

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Lancaster Business Park, the Highway 14 corridor, Fox Field, north of Plant 42, which may develop consistent with the General Plan.

Status: Existing program  
Responsibility: Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: Redevelopment Agency budget, City General Fund

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## 16.3.2(b)

Continue the current program of promoting the availability of suitably planned, sized and improved retail and office sites at various locations throughout Lancaster in order to stimulate the timely development of supportable retail enterprises.

Status: Existing program  
Responsibility: Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: Redevelopment Agency budget, City General Fund

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## Policy 16.3.3:

Encourage and assist in the early development of certified non-residential sites to promote the expansion of revenue-generating land uses, particularly those which service the entire Antelope Valley area.

## Specific Actions:

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### 16.3.3(a)

Actively utilize the Redevelopment Agency to facilitate and assist in the development of certified sites for regional commercial uses.

Status: Existing program  
Responsibility: Redevelopment Agency  
Time Frame: Ongoing.  
Funding Source: Redevelopment Agency budget



---

### 16.3.3(b)

Utilize the Redevelopment Agency to assist retail development by providing sites, site consolidation, off-site improvements, financing assistance and other means, as feasible, to attract new stores to Lancaster to fill underserved regional retail demand.

Status: Existing program  
Responsibility: Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: Redevelopment Agency budget

---

### Policy 16.3.4:

Promote business development in those industrial sectors which are underrepresented in the Antelope Valley area economy.

### Specific Actions:

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#### 16.3.4(a)

Actively promote, through continued marketing, the attraction of new firms which can help diversify the economic base including alternative energy industries, expansion of construction related industries, back-office, financial and service firms, volume warehousing, manufacturing and assembly plants and related uses.

Status: Existing program  
Responsibility: GAVEA, Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: Organizational budgets

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#### 16.3.4(b)

Continue marketing efforts to attract renewable energy industries like eSolar, Inc. that will enable Lancaster to emerge as a hub of the green energy sector (see also Policy 3.6.6 and Specific Action 3.6.6(a)).

Status: Existing program  
Responsibility: Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: City General Fund, Redevelopment Agency budget

## Role of Downtown Lancaster in the Future of the City

Downtown Lancaster has traditionally served not only as the community's center for cultural, government, and financial activities, but also as the major commercial hub. However, as the population expanded outward from the traditional city center, much of the commercial activity was drawn away from downtown until it no longer functioned as the community center. This trend has been established for some time with major commercial development located along or near the Antelope Valley Freeway. The shift has left in its wake an economically struggling downtown with vacant stores, deteriorating infrastructure, aging residential areas and rising crime.

The Downtown Central Business District is surrounded by some of the City's oldest and most traditional neighborhoods. Historically, this area contained attractive and vibrant neighborhoods, unique architecture, and well-cared for residences, all located within walking distance from the downtown shopping and businesses. In essence, it exhibited a "sense of place" so common to downtown neighborhoods of an earlier period. It was the heart of the community. However, as businesses moved away from the downtown and neighborhoods began to decline, Downtown Lancaster lost much of its identity as a livable area. In many locations, this was replaced by an image of blight, increasing crime and a general lack of neighborhood pride. If Lancaster was to avoid the continuation of the problems faced by many traditional downtowns, it was critical for the City to establish a new and enhanced role for its downtown area.

In recent years, the City began a comprehensive examination of the downtown area in an effort to reverse the pattern of deterioration and recapture the sense of place that has been lying dormant. From the outset, the goal has been to increase the livability and vitality of downtown and its environs and rekindle a sense of pride among residents for this very unique part of Lancaster. In some respects this effort has been underway since the early 1990s with the establishment of major civic and governmental functions on Lancaster Boulevard like the Los Angeles County Sheriff's Station, and Public library and the Lancaster Performing Arts Center.

However, the real opportunity for change followed the construction of the Metrolink Commuter Rail Station on Sierra Highway at Lancaster Boulevard. The City recognized that the Metrolink station, located adjacent to the downtown and in easy walking distance to it, offered an excellent opportunity to create a transit village development district which could encompass the downtown area. Not only could such a district provide the fulcrum for downtown revitalization, but it would have a positive effect on the City's transportation and circulation system through increased transit use and by promoting a safe, attractive pedestrian-friendly environment.



In 2001, the City took the initial step in this process when it amended the General Plan to establish the Downtown Transit Village Development District. Shortly following this, the City focused on the northern portion of the Downtown Transit Village District and adopted in June 2003 the North Downtown Transit Village Plan. With the involvement of local stakeholders, the NDTVP was created to provide the framework for expanding and locating new institutional uses in the area, providing adequate locations for various service providers, rehabilitating or replacing deteriorated housing stock and providing recreational amenities. With many elements of the plan currently completed or under construction, the NDTVP represents a significant component of the City's long-term program to retain and revitalize the historic downtown.

The City next initiated a comprehensive planning process for Downtown Lancaster in August 2005, with the intent of revitalizing the Downtown to create a corridor that is a place of historic, cultural, social economic and civic vitality for the Lancaster Community. Creation of the Downtown Lancaster Specific Plan was a community-based process which created the vision for its long-term revitalization. The purpose of the Downtown Lancaster Specific Plan is to guide change in an appropriate manner compatible with the existing character and to encourage quality development that is compatible with the surrounding area and the community. The Specific Plan provides a framework for quality planning and established development standards and design criteria.

- Revitalize and improve the Downtown as a place of historic, cultural, social and economic and civic vitality.
- Create a Destination Place with a mix of commercial, retail, dining, entertainment, residential, and transit uses.
- Create a pedestrian-friendly environment.
- Create tools to implement community goals for Downtown.

The Specific Plan aims to revitalize the Downtown Lancaster economy and sense of place through:

- A clearly stated vision for the future;
- Design concepts and illustrations depicting the desired future;
- Appropriate design guidelines and regulations;
- Strategies to encourage desired redevelopment and business; and
- An implementation program identifying action steps, organizations and resources.

# PLAN FOR ECONOMIC DEVELOPMENT AND VITALITY



*Downtown Lancaster*

The following policies and action programs supplement and provide support for the implementation of the various planning efforts in the downtown area:

## **OBJECTIVE 16.4**

Promote the revitalization of Downtown Lancaster as the Urban Center of the Antelope Valley creating a mix of cultural, recreational, social, economic and residential activities.

### **Policy 16.4.1:**

Continue to promote the creation of a transit village development district around the Metrolink commuter rail station to provide opportunities for transit-oriented development, including mixed-use housing, shopping, public services, employment opportunities and cultural/recreational activities within a safe, pedestrian-friendly environment.

### **Specific Actions:**

#### **16.4.1(a)**

Establish a transit village development district around the Metrolink commuter rail station to help support the downtown and develop a concept plan and guidelines to implement quality development within the Transit Village District.

Status:	Existing program
Responsibility:	Planning, Redevelopment Agency
Time Frame:	Ongoing
Funding Source:	Department budget



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### **16.4.1(b)**

Amend the Zoning Ordinance and Subdivision Ordinance to create Transit Village Development standards to adhere to the established Transit Village District of the General Plan.

Status: New program  
Responsibility: Planning and Public Works Departments  
Time Frame: Priority 2  
Funding Source: Department budgets

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### **16.4.1(c)**

Periodically review the boundaries of the Transit Village District and consider expansion or modification of the district as appropriate.

Status: New program  
Responsibility: Planning Department and Redevelopment Agency  
Time Frame: Priority 3  
Funding Source: Department budgets

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### **16.4.1(d)**

Consider the identification of new specific plan areas within the Transit Village District as appropriate to encourage transit oriented development.

Status: Existing program  
Responsibility: Planning Department and Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: Department budgets

---

### **16.4.1(e)**

Facilitate the development of transit oriented mixed uses in close proximity to Metrolink station.

Status: New program  
Responsibility: Redevelopment Agency, property owners, merchants.  
Time Frame: Ongoing  
Funding Source: Redevelopment Agency



# PLAN FOR ECONOMIC DEVELOPMENT AND VITALITY

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## 16.4.1(f)

Provide pedestrian amenities in and around the Metrolink station to encourage increased pedestrian activity within the transit village area.

Status: New program  
Responsibility: Planning Department and Redevelopment Agency  
Time Frame: Priority 2  
Funding Source: General Fund, Redevelopment Agency budget

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## Policy 16.4.2:

Address and carry out revitalization programs and efforts within the Downtown area consistent with the adopted Downtown Specific Plan/Vision Plan.

## Specific Actions:

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### 16.4.2(a)

Continue to provide Redevelopment Agency assistance to promote the improvement and development of the downtown Lancaster area.

Status: Existing program  
Responsibility: Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: Redevelopment Agency budget

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### 16.4.2(b)

Coordinate City and Redevelopment Agency activities with local merchants, property owners, businesses and the Lancaster Old Town Site Committee to promote business retention, expansion and attractive programs. Prepare concept master plans to identify development opportunities and guide future development in a phased approach in concert with the City's redevelopment strategy.

Status: Expand existing program  
Responsibility: Redevelopment Agency, Downtown Parking and Business Improvement District, Old Town Site Committee, Chamber of Commerce  
Time Frame: Ongoing  
Funding Source: Redevelopment Agency budget, City General Fund, and PBID organization budgets



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### **16.4.2(c)**

Promote the development of high density/mixed use housing in the downtown Lancaster area to help support and attract retail and commercial activities with Redevelopment Agency assistance consistent with any affordable housing development strategy.

Status: Existing program  
Responsibility: Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: Redevelopment Agency budget

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### **16.4.2(d)**

Revise the zoning ordinance as necessary to provide for development criteria appropriate and necessary to address the revitalization efforts within Downtown Lancaster.

Status: New program  
Responsibility: Planning, Redevelopment Agency  
Time Frame: Priority 2  
Funding Source: Department budgets

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### **Policy 16.4.3:**

Encourage the development of cultural facilities including museums, public spaces and related businesses in the downtown area.

### **Specific Actions:**

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#### **16.4.3(a)**

Implement the provisions of the Downtown Specific Plan relating to cultural facilities including museums and art galleries in the Downtown.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budgets

# PLAN FOR ECONOMIC DEVELOPMENT AND VITALITY

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## **Policy 16.4.4:**

Support Redevelopment Agency efforts to encourage appropriate professional offices, medical offices and services and related uses and commercial development in downtown Lancaster.

## **Specific Actions:**

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### **16.4.4(a)**

Promote the attraction of professional offices, medical offices and service related uses to downtown Lancaster as feasible by making Redevelopment Agency assistance available.

Status:	Existing program
Responsibility:	Redevelopment Agency, Chamber of Commerce
Time Frame:	Ongoing
Funding Source:	Department budget, Agency budget

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## **Policy 16.4.5:**

Periodically examine the need to expand government/civic related uses within the Downtown area to accommodate changing community needs.

## **Specific Actions:**

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### **16.4.5(a)**

As part of the City's capital improvement and facilities planning program, ensure that all current administrative municipal government facility needs are considered for location in the downtown Lancaster area.

Status:	Existing program
Responsibility:	City Manager, Community Development Planning and Public Works Departments
Time Frame:	Ongoing
Funding Source:	City General Fund



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### **16.4.5(b)**

Monitor County, State, Federal, and other non-municipal jurisdictional facility needs and work with these agencies to encourage them to locate in downtown Lancaster.

Status:	Existing program
Responsibility:	City Manager's Office, Lancaster Redevelopment Agency
Time Frame:	Ongoing
Funding Source:	Organizational budget and City General Fund

## **Establishment of Lancaster as a Center for Regional Activities**

An important part of Lancaster's quest to become a balanced, self-sufficient community will be the establishment of recreational, cultural, entertainment, and educational facilities serving the Antelope Valley communities. It is the intent of the City of Lancaster to become the regional center for those activities.

### **OBJECTIVE 16.5:**

Promote a sense of community by establishing Lancaster as a regional center for recreational, cultural, entertainment and educational facilities.

### **Policy 16.5.1:**

Promote the attraction of regional public institutions to the Lancaster area.

### **Specific Actions:**

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#### **16.5.1(a)**

Participate actively with the Antelope Valley Board of Trade, Greater Antelope Valley Economic Alliance (GAVEA), the area's County, State and Federal agencies and others to identify, promote and secure commitments to develop regional public institutions, such as airport facilities, training facilities, courts, university campus offices and research facilities in Lancaster.

Status:	Existing program
Responsibility:	City Council, Administration (City Manager), and Redevelopment Agency
Time Frame:	Ongoing
Funding Source:	City General Fund, Redevelopment Agency budget

# PLAN FOR ECONOMIC DEVELOPMENT AND VITALITY

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## Policy 16.5.2:

Encourage the development of recreational uses which can stimulate economic growth and provide for local recreational needs.

## Specific Actions:

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### 16.5.2(a)

Pursue attracting additional professional or semi-professional sport teams.

Status: Existing program  
Responsibility: Parks, Recreation and Arts Department,  
Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: Redevelopment Agency budget

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### 16.5.2(b)

Promote the construction of public access golf courses.

Status: Existing program  
Responsibility: Planning and Parks, Recreation and Arts  
Departments  
Time Frame: Ongoing  
Funding Source: City General Fund

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### 16.5.2(c)

Consider the feasibility of providing a multi-purpose arena to accommodate regional indoor sports and live entertainment events.

Status: Existing program  
Responsibility: Parks, Recreation and Arts Department  
Time Frame: Ongoing  
Funding Source: Department budget



---

**Policy 16.5.3:**

Promote the development of entertainment uses and businesses which can stimulate tourism to the area and serve local needs.

**Specific Actions:**

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**16.5.3(a)**

Undertake a marketing program designed to attract potential recreational amusement parks.

Status: New program  
Responsibility: Parks, Recreation and Arts Department  
Time Frame: Priority 2  
Funding Source: Department budget

---

**16.5.3(b)**

Initiate a study introducing some form of auto or horse race track to Lancaster as a means to attract large event visitors.

Status: New program  
Responsibility: Parks, Recreation and Arts Department  
Time Frame: Priority 3  
Funding Source: Department budget

---

**16.5.3(c)**

Provide for the relocation of the existing State Fair Grounds as provided in the Fox Field Specific Plan.

Status: Implemented  
Responsibility: Planning Department

---

**16.5.3(d)**

Promote the development of a conference center with a supporting hotel in Lancaster.

Status: Revised existing program  
Responsibility: Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: Department budget

# PLAN FOR ECONOMIC DEVELOPMENT AND VITALITY

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## 16.5.3(e)

Encourage and assist the development of a convention and business bureau to promote tourism and convention related uses on sites within Lancaster.

Status: Existing program  
Responsibility: Redevelopment Agency  
Time Frame: Ongoing.  
Funding Source: Redevelopment Agency budget, City General Fund

## Financing Public Services and Facilities for New Development

Lancaster's growth has come in significant but short periods of development activity. New development impact fees have been refined over the years to more accurately reflect the cost of adding the necessary infrastructure and facilities specifically related to that growth. The fees target the infrastructure and the facilities that need to grow proportionally with the growth of the City to provide a livable community. Such fees include lighting, storm drains, sewer, fire impact, traffic signals and parks.

### OBJECTIVE 16.6

Ensure that new development pays for its fair and equitable infrastructure and public facilities costs.

#### Policy 16.6.1:

Require new development to construct and/or pay for new on-site capital improvements necessitated by their project, consistent with performance criteria identified in Objective 15.1.

#### Specific Action:

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### 16.6.1(a)

Continue to apply existing policies and regulations regarding City financial assistance for any on-site capital improvement.

Status: Existing program  
Responsibility: Public Works Department  
Time Frame: Ongoing  
Funding Source: No funding required



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**Policy 16.6.2:**

Require new development to ensure that all new off-site capital improvements necessitated by their project are available, consistent with performance criteria identified in Objective 15.1.<sup>(1)</sup>

**Specific Actions:**

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**16.6.2(a)**

Apply Policy 16.6.2 consistently for all development projects seeking approval upon adoption of the General Plan.

Status:	Existing program
Responsibility:	Planning and Public Works Departments and Redevelopment Agency
Time Frame:	Ongoing.
Funding Source:	Organizational budgets and Redevelopment Agency budget

---

**Policy 16.6.3:**

Encourage the planning and development of large scale self-sufficient, mixed use communities with integrated phasing and financing of infrastructure improvements, public facilities and municipal service costs.

**Specific Actions:**

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**16.6.3(a)**

Promote a development pattern concept by working with potential new community developers to ensure that only financially self-supporting plans are approve (see also Policy 18.2.3 and Specific Action 18.2.3(a)).

---

<sup>(1)</sup> Project shall construct and/or pay for new off-site capital improvements. Reimbursement agreements may be established to allow the original developer to recover the cost of providing capital improvements in that area, above (or beyond) that which will be required for a project. Where a project is too small to incur the cost of constructing necessary improvements, even when such costs are subject to reimbursement, the City may accept payment of the project's fair share of capital improvement costs.



# PLAN FOR ECONOMIC DEVELOPMENT AND VITALITY

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Status:	New program
Responsibility:	Planning Department
Time Frame:	Priority 2
Funding Source:	Development fees



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## A. INTRODUCTION

The purpose of the Plan for Physical Development is to organize the City's physical environment into a logical, functional, and aesthetic pattern consistent with the Community's long-term vision. This plan meets the California Government Code land use element mandate to designate the proposed general distribution, general location, and extent of the uses of land for housing, business, industry, and open space. Beyond that requirement, the Plan for Physical Development is also a summary of the manner in which other General Plan issues affect the arrangement and design of development within the City of Lancaster General Plan study area. The plan focuses on understanding current land uses, the design and form of present developments, identifies land use constraints to development, land use trends for the future, and agency coordination to ensure compatible land uses.

Major sections within the Plan for Physical Development are:

- Define Land Categories
- Land Use Patterns
- Community Design
- Interagency Land Use Coordination

## B. ISSUES, OPPORTUNITIES, AND CONSTRAINTS

### DEFINE LAND USE CATEGORIES

- ◇ The General Plan defines thirteen land use designations of which the "mixed-use" designation is the most recent addition. The mixed-use designation will allow more flexibility in the development of infill properties particularly within the urban core where most of the revitalization efforts will be focused.

### LAND USE PATTERNS

- ◇ The incorporated area of the City consists of two distinct land use density components: urban density which includes urban residential, commercial, industrial and public land uses, contained within the Urbanizing Area; and rural density which includes rural residential land uses located outside of the Urbanizing Area primarily in the outlying east and west portions of the incorporated area.
- ◇ The establishment of clear and stable buffer areas between urban and rural uses has been and will continue to be a critical community concern.
- ◇ Present urbanized development is concentrated in the central area of Lancaster and in the area surrounding the Quartz Hill Community. The approval of large

developments during the late 1980s in the northwest portions of the study area would permit the development of an urban area that would be isolated from the urban core. There is a considerable amount of undeveloped land between this development area and the urbanized area of the City. This undeveloped rural residential land is generally divided into 2.5 and 5.0 acre parcels which makes it difficult to assemble and uneconomical for large scale development. Thus, infill between the Urbanizing Area and this area would be difficult.



*New residential construction*

- ◇ The provision of services and infrastructure to the Del Sur area would allow development of adjacent lands thereby creating large, but discontinuous areas of urban development which would increase the cost of city services.

- ◇ The unincorporated community of Quartz Hill has a definite character distinct from the balance of Lancaster. Quartz Hill residents have expressed a strong desire to retain the distinct character of their community.



*Lincoln Elementary School*

- ◇ It is important to recognize that the long-term cost for the maintenance of infrastructure (e.g. streets, sewer, and water systems, etc.) is borne by the community. As such, General Plan policy promotes the efficient use of vacant land within the Urbanizing Area (infill development to accommodate 2030 growth projections) prior to the conversion of rural designated land to urban densities in areas outside the Urbanizing Area. Moreover, General Plan Policy recognizes the benefit to the community of the reuse of existing infrastructure through redevelopment/revitalization efforts to achieve and maintain sustainable economies.

# PLAN FOR PHYSICAL DEVELOPMENT

- ◇ General Plan Policy discourages the annexation of new land to the City unless the need for such annexation is clearly demonstrated and represents a benefit to the community.
- ◇ The current trend toward alternative development concepts may offer opportunities for Lancaster to reduce dependence on the automobile, improve pedestrian access, and create livable community neighborhoods.

## LAND USE INVENTORY

- ◇ The Lancaster General Plan contains ten broad land use categories and thirteen land use designations. The most recent addition to these is the “Mixed Use” (MU) category. The mixed-use category was added as a way to encourage the efficient use of infill development and to take advantage of innovative development concepts to encourage transit oriented development.



*Example of mixed-use style development*

- ◇ Urban residential development is currently the primary land use within the developed portions of the Lancaster General Plan.
- ◇ There is a considerable amount of undeveloped urban density land in the study area. This provides Lancaster with the opportunity to plan for the future development of residential, commercial, and industrial projects which can be both functional and creative.
- ◇ There are seven redevelopment project areas in Lancaster, the most active of which is in the downtown area. These redevelopment project areas allow the City to assist in rehabilitating existing structures, as well as assembling underutilized land for development and revitalization efforts.

## MAJOR LAND USES

- ◇ Edwards Air Force Base, Plant 42, Fox Field, the Mira Loma Detention Center and the California State Prison are located in or adjacent to the Lancaster General Plan study area, and present unique land use challenges, due to noise, employment, traffic, and other related issues.

## MAJOR PLANNING EFFORTS

- ◇ In 2001, the City amended the General Plan to create the Downtown Transit Village Development District which encompasses the Metrolink commuter rail station and much of the downtown area. This was done in order to promote the revitalization of Downtown Lancaster as a safe, attractive pedestrian – friendly environment and for the positive effect on the City’s transportation and circulation system through increased transit use.

- ◇ In 2003, the City adopted the North Downtown Transit Village Plan to provide a framework for expanding and locating new institutional uses in the area, providing adequate locations for various service providers, rehabilitating or replacing deteriorated housing stock and providing recreational uses in the north downtown area. Many elements of this plan are completed or currently under construction.



*New residential development*

- ◇ Also in 2003, the City began planning on the Northeast Gateway Corridors Project which consists of approximately 501 acres generally encompassing the area located between Avenue H and Avenue I and from 10th Street West to Challenger Way. The intent of the plan is to create a vision for the project area that would incorporate and enhance development currently planned in the area including the former



*Existing Lancaster transit stop*

Antelope Valley Fairgrounds, enhance the aesthetics of Avenue I, Sierra Highway, Division Street and other major streets, improve the stability of existing neighborhoods and stimulate residential infill opportunities and new and revitalized commercial and industrial areas. Additionally, the proximity of the Downtown Transit Village District provided opportunities to place complimentary land uses accessible to rail and street transportation.

- ◇ In 2004, the City initiated a comprehensive planning process for the revitalization of 77.4 acres located on the eastside of 15th Street West opposite

# PLAN FOR PHYSICAL DEVELOPMENT

the Antelope Valley Hospital known as the Lowtree Neighborhood Project, the intent of this effort is to provide the creation of a mixed-used district that has a strong sense of community, economic vitality and a focus on learning and wellness.

- ◇ In 2005, the City initiated a comprehensive planning process for Downtown Lancaster with the intent to revitalize the downtown central business district to create a corridor that is a place of historic, cultural, social, economic, and civic vitality for the Lancaster Community. A community-based specific plan for the Downtown revitalization effort was adopted in September 2008.



*Banners*

- ◇ In 2006, the City created the Department of Housing and Neighborhood Revitalization. The Department of Housing and Neighborhood Revitalization provides a range of services, housing programs and projects designed to assist in the maintenance and improvement of the quality of life in Lancaster. The Department is composed of three divisions which include Code Enforcement, Housing, and Neighborhood Community Building as well as the Mobile Home Park Inspection Program. The intent of the Department of Housing and Neighborhood Revitalization is to reverse the pattern of deterioration and recapture a sense of place; increase the livability and vitality of neighborhoods and rekindle a sense of pride in community among the residents of Lancaster.



*Lancaster Entry Monument*

- ◇ In 2007, the City adopted the Amargosa Creek Specific Plan for a 152-acre site located on the east side of 10th Street West between Avenue K-8 and Avenue L. The intent of this specific plan is to provide the guidelines for the development of a high-quality commercial development. Located at the nexus of three commercial corridors, development of the project site has the opportunity to function as a high-profile southern gateway to the City. As such, the



development of the Amargosa Creek Specific Plan site is regarded as critical to Lancaster’s future commercial growth and development.

## COMMUNITY DESIGN

- ◇ The City of Lancaster has not achieved a distinct urban design character. Development within the General Plan study area is generally typified by generic architectural forms.

*“Neighborhood communities within city with services, schools, front-porch neighborliness, and pocket parks within each neighborhood”  
– Comment from Community Vision Workshop participant*

- ◇ Lancaster residents have expressed significant concern that their community not be permitted to become another San Fernando Valley with its cluttered strip commercial corridors, monotony and lack of a sense of place, unimaginative subdivision pattern, and general lack of design quality. Modifications to conventional streetscapes and subdivision design can help alleviate some of these aesthetic concerns.

- ◇ The 1997 General Plan added the “Community Form” sub-section to the Plan For Physical Development as an early effort to address community design issues. In December 2005 the City Council formed the Ad Hoc Design Committee to provide guidance and recommendations for the development of a new Community Design component. This Committee presented their recommendations to the City Council in



*Public Art*

December 2006. In 2008 the Mayor nominated and the City Council approved a seven member Architectural Design and Planning Commission for the purpose of developing and recommending design standards and reviewing projects for conformity with those standards when necessary.

- ◇ Under the 1997 General Plan the Community Form sub-section contained within the Plan For Physical Development has been restructured as the new Community Design subsection which establishes long-term goals and objectives to address community-wide design issues and provides policy and direction for the development, adoption and implementation of comprehensive community design guidelines.



## INTERAGENCY LAND USE COORDINATION

- ◇ When planning decisions affect more than one agency or jurisdiction, it is important to jointly analyze issues. In the Lancaster study area, Los Angeles County, Kern County, the City of Palmdale, and the military installations, are the primary agencies that affect land use compatibility and circulation issues in the study area.
- ◇ Cooperation with regional agencies is also critical to the land use decision making process. These agencies have regional input on a variety of planning issues that affect local and land use policy.

## C. GOALS, OBJECTIVES, POLICIES, AND ACTIONS

### 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.*

### Define Land Use Categories

Along with the text of the Lancaster General Plan is a map of proposed land uses, representing the mix of uses described in Objective 17.1. A description of the categories utilized in the General Plan land use map is included in Table VIII-1. Together, the map and table illustrate the overall land use pattern desired by the City for its future. Because the land use map is a graphic illustration of General Plan's goals, objectives, policies, and actions, *development within the City of Lancaster must not only be consistent with the land use map, but also with the provisions of the General Plan text.*

### OBJECTIVE 17.1

Designate adequate land for a balanced mix of rural and urban residential and non-residential uses.

**Table 8-1  
General Plan Land Use Categories**

Designation	Land Use	Type and Intensity of Use
NU	Non-urban Residential	Density ranges from one dwelling unit per 2.5 acres to two dwelling units per acre.
UR	Urban Residential	Density ranges from 2.1 to 6.5 dwellings per acre except where modified pursuant to Specific Action 18.2.1(c).
MR1	Multiple Family Residential • Medium Density	• Density ranges from 6.6 to 15 dwelling units per acre.
MR2	• High Density	• Density ranges from 15.1 to 30.0 dwelling units per acre.
C	Commercial • Commercial	• Includes a broad spectrum of uses, including regional, community, neighborhood, and highway-oriented uses with floor area ratios ranging from 0.5 to 1.0.
OP	• Office Professional	• Includes office and professional uses and supporting commercial uses with maximum floor area ratios of 0.75.
LI	Employment • Light Industry	• Clean, non-polluting industrial and office uses with support commercial. Maximum floor area ratios of 0.5.
HI	• Heavy Industry	• Includes a range of industrial uses in a less restrictive setting. Maximum floor area ratios of 0.5.
H	Public and Quasi-Public Facilities • Health Care	• Includes public and private hospitals, health care facilities, and related independent or assisted-living residential facilities.
P	• Public	• Uses and lands in public ownership, including governmental administration and service facilities. Maximum floor area ratio of 1.0. Includes public schools and educational institutions.
O	• Open Space	• Includes publicly owned parks and recreation facilities. Existing parks are specifically delineated; future parks may be represented symbolically. Includes cemeteries, funeral homes, mausoleums, crematoriums, and columbariums.

# PLAN FOR PHYSICAL DEVELOPMENT

Designation	Land Use	Type and Intensity of Use
SP	<ul style="list-style-type: none"> <li>Specific Plan</li> </ul>	<ul style="list-style-type: none"> <li>Specific Plans and planned developments.</li> </ul>
MU	<ul style="list-style-type: none"> <li>Mixed Use</li> </ul>	<ul style="list-style-type: none"> <li>The mixed-use land use category combines retail, service and office uses with higher density residential uses in the same building or on the same site with residential potentially located above commercial activities. Mixed-use development typically functions as the center of activity for the surrounding area and emphasizes integrated design with strong pedestrian/transit connections.</li> <li>Areas considered for mixed-use development will typically require development under the guidance of a specific plan. Unit density and floor area ratios may vary depending on the purpose and design but the average density and FAR would be as follows:  Average density:       21 dwelling units/acre Average FAR:            1.0</li> </ul>

**Policy 17.1.1:**

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

**Specific Actions:**

**17.1.1(a)**

Through the development review process, ensure that all proposed development is consistent with the General Plan text, land use map, and the intensity standards outlined in Table VIII-1.

Status:                               Existing program  
 Responsibility:                   All City departments  
 Time Frame:                       Ongoing  
 Funding Source:                 Department budgets, development review fees

**17.1.1(b)**

Periodically review the General Plan to assess the following:

- The appropriateness of the mix, location, and relationships between proposed land uses on the General Plan Land Use Map;
- Status of vacant land and land use absorption by type of proposed land use (see also Specific Action 17.1.1(c));



- The appropriateness of General Plan goals, objectives, and policies in relation to the Community Vision Priorities;
- Status of specific actions undertaken to implement the General Plan; and
- Recommendations for revisions to the General Plan.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

### **17.1.1(c)**

Establish and maintain systematic procedures to monitor vacant land and the rate of land absorption by the type of proposed use.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

### **17.1.1(d)**

Through the development review process, discourage premature fragmentation to minimize the need for parcel assembly for future significant land use development.

Status: Existing program  
Responsibility: Planning Department and Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: Department budgets

---

### **Policy 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.

# PLAN FOR PHYSICAL DEVELOPMENT

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## Specific Actions:

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### 17.1.2(a)

Periodically evaluate the General Plan land use map to ensure that there are sufficient residential land inventories to provide housing opportunities for all economic segments of the community at densities consistent with provisions of the General Plan.

Status:	Existing program
Responsibility:	Planning Department and Redevelopment Agency
Time Frame:	Ongoing
Funding Source:	Department budgets

*For related policies and specific actions, refer to the Housing Element.*

---

### Policy 17.1.3:

Provide a hierarchical pattern of attractive commercial developments which serve regional, community, and neighborhood functions with maximum efficiency and accessibility.

## Specific Actions:

---

### 17.1.3(a)

Review the land uses and development requirements of commercial zones to ensure that they are consistent with the objective of creating a functional hierarchy of neighborhood, community, and regional commercial centers, along with appropriate freestanding commercial uses.

Status:	New program
Responsibility:	Planning Department
Time Frame:	Priority 1
Funding Source:	Department budget



---

### **17.1.3(b)**

Periodically compare demand estimates for commercial land to population growth patterns, and if necessary revise the General Plan land use map to ensure that there are adequate amounts of appropriately designated commercial land to accommodate the needs of the community as it grows.

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Department budget

---

### **Policy 17.1.4:**

Provide for office and industrial-based employment-generating lands which are highly accessible and compatible with other uses in the community.

### **Specific Actions:**

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#### **17.1.4(a)**

Periodically review and revise as necessary the municipal code pertaining to special performance standards for industrial uses regarding industrial odors, air pollution, noise pollution, vibrations, dust, hours of operation, exterior storage, and other nuisances.

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Department budget

---

#### **17.1.4(b)**

Encourage the utilization of public/private funds to install capital improvements in redevelopment project areas.

Status:	Existing program
Responsibility:	Redevelopment Agency
Time Frame:	Ongoing
Funding Source:	Redevelopment Agency budget

---

## 17.1.4(c)

In cooperation with Los Angeles County revise the Fox Field Corridor Specific Plan to incorporate changes that reflect new development standards and criteria that apply to the entire plan area. The specific plan should focus not only on land use and development regulation issues, but also on the infrastructure, financing, and other implementation actions necessary to facilitate creation of employment-generating land uses within this area.

Status:	New program
Responsibility:	Redevelopment Agency, Public Works and Planning Developments
Time Frame:	Priority 3
Funding Source:	Department budgets

---

## 17.1.4(d)

Review and revise as necessary the permitted land uses and development requirements of industrial zones for consistency with General Plan land use categories as appropriate, including commercial uses which support industrial development.

Status:	Existing program
Responsibility:	Planning Department and Redevelopment Agency
Time Frame:	Ongoing
Funding Source:	Department budgets

---

## Policy 17.1.5:

Provide sufficient lands for the conduct of public, quasi-public, institutional, cultural, educational, and recreational activities.

## Specific Actions:

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### 17.1.5(a)

Cooperate with local school districts to identify appropriate new school site locations. After these sites are purchased, designate these sites on the General Plan land use map.



---

Status: Existing program  
Responsibility: Planning Department and Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: Department budget

---

**17.1.5(b)**

Support efforts to encourage a four-year university in Lancaster (see also Specific Actions 9.1.3(a), 9.1.3(b), and 9.1.3(c), 16.6.1(a), 16.2.6(a)).

Status: Existing program  
Responsibility: City Administration  
Time Frame: Ongoing  
Funding Source: Department budget

---

**Policy 17.1.6:**

Revise the zoning ordinance to conform with the General Plan text and map and to address changing conditions with new concepts that will allow both flexibility in application as well as a pleasing and attractive built environment.

**Specific Actions:**

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**17.1.6(a)**

Revise the zoning ordinance and zoning map to achieve consistency with the provisions of the General Plan text and land use map. Among other items, this revision shall consider the application of form-based codes, and necessary provisions for the application of community design guidelines. The requirement to update the zoning ordinance to include provisions for mixed-use development is addressed by Specific Action 17.1.6(b).

Status: New program  
Responsibility: Planning department  
Time Frame: Priority 1  
Funding Source: City General Fund or department budget



# PLAN FOR PHYSICAL DEVELOPMENT

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## 17.1.6(b)

Amend the zoning ordinance to include land use and development regulations in conformance with the new mixed-use General Plan land use category.

Status: New program  
Responsibility: Planning Department  
Time Frame: Priority 1  
Funding Source: Department budget

---

## 17.1.6(c)

Encourage the use of innovative and/or mixed use developments, which allow for the flexibility of design and siting standards such as setbacks, yards, and building relationships.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Development review fees

---

## 17.1.6(d)

Implement development regulations and standards that allow developments and neighborhoods based on livable, sustainable community principles within the City.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Development review fees

---

## 17.1.6(e)

When new master planned communities and/or specific plans are proposed, encourage, as an alternative design theme, the development of these projects utilizing livable, community/sustainable development community design principles that encourage pedestrian activity, reduce automobile dependence, and provide for mixed-use neighborhoods. Incentives could include, among others:

- Relaxation of standard zoning ordinance or development requirements that are incompatible with design principles as noted above.



- Introduction of Form Based Codes.
- Reduction in standard street widths.
- Modifications in improvement requirements if the project will result in reduced impacts on roads, parks, or other public facilities as compared to a conventionally developed project.

Status: Existing program  
Responsibility: Planning, Public Works Departments  
Time Frame: Ongoing  
Funding Source: Department budgets

---

### **17.1.6(f)**

Where feasible, concentrate new developments in close proximity to existing development and pedestrian areas in order to facilitate walking and to reduce vehicular trips.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budgets

---

### **Policy 17.1.7**

Ensure that development proposed within hillside areas is tailored to the terrain and preserves natural hillside characteristics.

### **Specific Action:**

---

### **17.1.7(a)**

All hillside development shall be developed under the provisions of a residential planned development.

Status: Existing program  
Responsibility: Planning, Public Works Departments  
Time Frame: Ongoing  
Funding Source: Department budgets

## Goal 18:

*To manage development by planning the location and intensity of urban and rural uses to create a comprehensive structure.*

## Land Use Patterns

Land use patterns, how different land uses interface and how they work together to form a community, is one of the important concerns any general plan must address. Since they impact municipal services, circulation, housing, noise, public safety, and the natural environment, they must be addressed in every mandated element of a general plan. In addition, land use patterns have economic and urban design implications. In the Urban and Non-Urban land use categories, different zone classifications have been identified to enable the City to establish a transitional or graduated zoning pattern which will provide for the highest degree of compatibility to mitigate the interface between higher and lower intensity land uses. The General Plan also advocates the development of infill land within the Urbanizing Area prior to conversion of rural residential land to urban density use in order to promote orderly, efficient and fiscally sound land use patterns and to conserve resources and open space. The following comprises Lancaster's program for creating a comprehensive, well-structured pattern of urban development.

### OBJECTIVE 18.1

Prevent future discordant land uses, and where possible reconcile existing discordant land uses, by establishing appropriate interface among conflicting uses and functions.

### Policy 18.1.1:

Cooperate with other jurisdictions and communities in developing compatible land uses on lands adjacent to the Lancaster General Plan study area.

### Specific Actions:

---

#### 18.1.1(a)

Continue to monitor environmental assessments for project areas within and adjacent to the study area to ensure that appropriate mitigation measures are applied to reduce potential land use conflicts.

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Development review fees



---

### 18.1.1(b)

Monitor developments in Palmdale, Los Angeles County and Kern County to ensure that development standards are compatible with Lancaster General Plan land use designations.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

### 18.1.1(c)

Through the project review process and lobbying efforts with the County, support the Quartz Hill and Antelope Acres communities to encourage development consistent with the area's character.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

### Policy 18.1.2:

Encourage development that is compatible with the City's designated rural and non-urban areas.

### Specific Actions:

---

### 18.1.2(a)

Continue project review of County proposals within or adjacent to the General Plan study area to ensure that approved projects are consistent with the City of Lancaster's Non-Urban (NU) land use designation.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

## 18.1.2(b)

Monitor updates to the Palmdale, Los Angeles County and Kern County General Plans to ensure that land use designations adjacent to the Lancaster General Plan study area complement Non-Urban uses, where these uses exist.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

## 18.1.2(c)

Through the development review process, require appropriate perimeter treatments at the boundaries between urban and rural development areas.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Development review fees

---

## Policy 18.1.3:

Ensure that land use map designations are compatible with adjacent proposed land uses, surrounding developments, existing infrastructure, the roadway system, and Redevelopment Project Areas.

## Specific Actions:

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### 18.1.3(a)

Prohibit areas designated for rural development from being converted to urban designations unless the need can be adequately demonstrated for such conversion and until the infrastructure, facilities, and public services required of urban development have been provided or assured consistent with the provisions of the General Plan.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Development review fees



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### **18.1.3(b)**

Review Redevelopment Project Areas and the General Plan land use map for inconsistency and amend documents as necessary.

Status: Existing program  
Responsibility: Planning and Redevelopment Agency.  
Time Frame: Ongoing  
Funding Source: Department budget and Redevelopment Agency funds

---

### **18.1.3(c)**

Respond to citizen complaints concerning nuisance or illegal uses, structures, and activities in a timely manner.

Status: Existing program  
Responsibility: Redevelopment Agency (Code Enforcement)  
Time Frame: Ongoing  
Funding Source: Department budget

---

### **18.1.3(d)**

Develop standards and codes that promote compatibility with adjacent land uses and community character.

Status: Revised existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

### **18.1.3(e)**

Require a disclosure for all real estate transactions of properties within 1,000 feet of the California State Prison site, providing to the purchaser notice of the nearby prison and correctional detention facilities, and possible future expansion of these uses.

Status: New program  
Responsibility: Planning Department  
Time Frame: Priority 1  
Funding Source: Department budget

---

**Policy 18.1.4:**

Encourage the long-term maintenance of new residential development.

**Specific Actions:**

---

**18.1.4(a)**

Incorporate various techniques in new residential projects to ensure their long-term appearance, maintenance and viability, including, as appropriate, the formation of homeowner associations, on-site management, use of durable construction materials, and use of CPTED design principles.

Status:	New program
Responsibility:	Planning Department
Time Frame:	Priority 2
Funding Source:	Department budget

---

**Policy 18.1.5:**

Employ transitional or graduated density zoning patterns, alternative development standards, or design techniques to mitigate the interface between higher and lower intensity land uses.

**Specific Actions:**

---

**18.1.5(a)**

Amend the zoning ordinance to provide for appropriate transitions between new urban residential development and non-urban residential zones utilizing graduated density zoning patterns, alternative development standards, and design techniques on a case by case basis. These techniques may include, but are not limited to, the following:

- Placement of larger urban residential lots adjacent to non-urban residential areas where suitable.
- Use of open space in transitional design.
- Clustering of residential development.
- Perimeter treatments along the boundaries between urban and rural development.
- Increased landscape setbacks



- Modification of the zoning ordinance or development requirements, where suitable, to achieve a more rural character within a transitional area.
- Reduced building heights within transitional areas.

Status: New program  
Responsibility: Planning Department  
Time Frame: Priority 1  
Funding Source: Department budget

---

### **18.1.5(b)**

When a high intensity land use abuts or is adjacent to a less intensive residential land use, additional setbacks, transitional building heights, landscape treatment, walls or fencing, and other techniques shall be required as a condition of project approval to the extent dictated by individual circumstances in order to provide an appropriate buffer between land uses (see also Specific Action 19.2.4(a)).

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

## **OBJECTIVE 18.2**

Encourage the location of new urban growth so that the provision of services to new development is not a burden to existing residents.

### **Policy 18.2.1:**

Encourage appropriate infill development.

### **Specific Actions:**

---

#### **18.2.1(a)**

Assist the Redevelopment Agency in efforts to assemble and develop vacant lots by providing needed information on surrounding land uses and proposed projects, as well as the overall development concept of specific areas.

- Identify parcels within the City which are considered "infill" sites.
- Promote reduced processing time for "infill" projects



# PLAN FOR PHYSICAL DEVELOPMENT

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Status: Existing program  
Responsibility: Planning Department and Redevelopment Agency  
Time Frame: Ongoing  
Funding Source: Planning Department and Redevelopment Agency budgets

---

## 18.2.1(b)

Encourage the efficient use of infill parcels in neighborhood revitalization efforts.

Status: Existing Program  
Responsibility: Redevelopment Agency and Planning Department  
Time Frame: Ongoing  
Funding Source: Department budgets

---

## 18.2.1(c)

Amend the Zoning Ordinance to allow and encourage the development of housing on infill sites designated and zoned for urban density single family residential use through the residential planned development (RPD) process. The provisions of the Zoning Ordinance shall establish development requirements to ensure the integration of the infill housing with the surrounding area and allow for development at a density of up to eight dwelling units per acre without requiring an amendment of the land use map or a zone change.

Status: New program  
Responsibility: Planning Department  
Time Frame: Priority 1  
Funding Source: Department budget

---

## 18.2.1(d)

Amend the zoning ordinance to allow for alternative congregate living facilities, frail elderly care, assisted living developments and similar uses within the (H) Hospital Zone, within the commercial zones, and within the residential zones at appropriate locations (see also Policy 8.1.1 and related specific actions within the Housing Element).

Status: New program  
Responsibility: Planning Department  
Time Frame: Priority 1  
Funding Source: Department budget



---

**Policy 18.2.2:**

Encourage appropriate development to locate so that municipal services can be efficiently provided.

**Specific Actions:**

---

**18.2.2(a)**

During the development review process, encourage adjoining small proposals, which are unable to incur the costs for all needed capital improvements, to combine their applications in order to realize economies of scale.

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Development review fees

---

**Policy 18.2.3:**

Consider more intense urban development in outlying portions of the Urbanizing Area only if designed as self-sufficient planned communities.

**Specific Actions:**

---

**18.2.3(a)**

Through the development review process consistent with the provisions of the General Plan, proposals for more intense urban development located in outlying areas designated on the General Plan for urban density land uses may be considered for approval pursuant to preparation of a specific plan or equivalent method of contract zoning that demonstrates the adequacy of urban services and infrastructure necessary to support the planned density of each phase of the development to the satisfaction of the City. Factors to consider in such development should include, but would not be limited to, the following (see also Policy 16.6.3 and Specific Action 16.6.3(a)):

- Inclusion of a mix of land uses
- Strategies to reduce reliance on the automobile and encourage walking or transit use

# PLAN FOR PHYSICAL DEVELOPMENT

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- The provision of services necessary to support daily needs in proximity to neighborhoods
- The incorporation of energy efficient design and technology into development
- The application of resource conserving measures in project design

Status: Revised Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Development review fees

---

## 18.2.3(b)

Incorporate into the Zoning Ordinance criteria for the development of specific plans and the review and possible update of specific plan regulations.

Status: Revised existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

## OBJECTIVE 18.3

Establish and maintain City boundaries which are logical in terms of service capabilities, social and economic interdependencies.

### Policy 18.3.1:

Require annexation proposals to demonstrate a positive relationship between facility and service costs and generated revenues and that there is a demonstrated need for such proposal.

### Specific Actions:

---

#### 18.3.1(a)

Require annexation proposals to prove to the City's satisfaction that the project will generate sufficient revenues to finance, maintain and operate facilities and services required by the project.

Status: Existing program  
Responsibility: Planning, Public Works, and Finance  
Departments, City Manager's office  
Time Frame: Ongoing  
Funding Source: Department budgets



---

### **18.3.1(b)**

Require all requests for annexation to the City to address the following criteria to the City's satisfaction:

- There is an insufficient supply of developable land within the current boundaries of the City to meet General Plan long-term growth projections.
- The territory proposed for annexation will not compete with or adversely affect the ability to develop land already within the boundaries of the City.
- Approval of the proposed annexation will promote the economic provision or extension of infrastructure and City services to the area.
- That the proposed annexation constitutes a reasonable and logical extension of the City boundaries.
- The proposed annexation would be beneficial to the community as a whole.

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Department budget

---

### **18.3.1(c)**

Require requests for annexation to the City be accompanied by a report that demonstrates that the proposed annexation:

- will not result in a negative economic impact to the City,
- will not result in any long-term diminution of City services to existing residents,
- will not create a need for new or expanded City services without offsetting compensation, and,
- will promote more efficient delivery of City services.

# PLAN FOR PHYSICAL DEVELOPMENT

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Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

## **18.3.1(d)**

Require all requests for annexation of vacant or uninhabited territory be accompanied by a firm commitment for development of a project determined to have an economic benefit to the City.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

## **Policy 18.3.2:**

Consider the detachment of incorporated areas that do not meet the intent of Objective 18.3.

## **Specific Actions:**

---

### **18.3.2(a)**

Conduct a review of the incorporated boundaries to determine if there are areas which could be considered for detachment per the provisions of the Local Agency Formation Commission (LAFCO).

Status: New program  
Responsibility: Planning Department  
Time Frame: Priority 2  
Funding Source: Department budget



## Goal 19:

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

### Community Design

The image of a community, or the way in which it is viewed and remembered by citizens and visitors is reflected in its physical form and attributes. Ideally, a city's physical attributes should match the values, heritage, and aspirations of its citizens, as well as reflect respect for the natural setting and local environment. A strong framework for community design is essential in achieving the desired image. The following sub-section defines the components of

*"History, desert ambiance, rural heritage, and the prosperous aerospace industry were identified by a number of participants as character-defining elements of the community."*

*– Community Vision Report*

Lancaster's community design framework, and establishes goals, objectives, policies and specific actions to enhance the livability of the City by ensuring the highest level of quality in the design and re-design of the community's physical form. While the Community Design sub-section provides the framework, it does not attempt to set specific design guidelines, but rather calls for the adoption of such guidelines as the means by which to implement the General Plan goals, and objectives. The Community Design sub-section addresses the following topics:

- Adoption of Community Design Guidelines
- Community Form
- City Image

### COMMUNITY DESIGN GUIDELINES

#### OBJECTIVE 19.1

Promote the long-term image and livability of Lancaster as a unique community with a strong sense of place through the development and application of comprehensive community design guidelines.

#### Policy 19.1.1

Develop and apply a comprehensive set of community design standards and guidelines in conformance with the goals, objectives, policies and action programs contained in the Community Design subsection of the Plan for Physical Development.

# PLAN FOR PHYSICAL DEVELOPMENT

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## Specific Actions:

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### 19.1.1(a)

Adopt and implement comprehensive community design guidelines.

Status:	New Program
Responsibility:	Planning Department
Time Frame:	Priority 1
Funding Source:	General Fund

## COMMUNITY FORM

### OBJECTIVE 19.2

Integrate new development with established land use patterns through quality infill to enhance overall community form and create a vibrant sense of place.

### Neighborhoods

#### Policy 19.2.1

Promote a diversity of neighborhood environments, from the traditional downtown core to well-integrated new growth areas.

## Specific Actions:

---

### 19.2.1(a)

Through the development review process, apply Community Design guidelines in a manner that would allow for the creation of visual identity and character in new growth areas and the preservation of such in existing neighborhoods.

Status:	New Program
Responsibility:	Planning Department
Time Frame:	Priority 1
Funding Source:	Department budget

---

#### Policy 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.



---

**Specific Actions:**

---

**19.2.2(a)**

Through the development review process, apply Community Design guidelines, implementing sustainable design principles in neighborhoods and commercial districts. These principles will provide a mix of uses, inviting gathering spaces, attractive architecture, and walkable streets.

Status:	New Program
Responsibility:	Planning Department
Time Frame:	Priority 1
Funding Source:	Department budget

---

**Policy 19.2.3**

Encourage the rehabilitation and revitalization of declining development, in a manner consistent with community design and development objectives.

**Specific Actions:**

---

**19.2.3(a)**

Through the development review process, apply Community Design guidelines that support redevelopment efforts to rehabilitate and revitalize declining districts and neighborhoods.

Status:	New Program
Responsibility:	Planning Department, Redevelopment Agency
Time Frame:	Priority 1
Funding Source:	Development review fees, department budget

---

**Policy 19.2.4**

Provide buffers to soften the interface between conflicting land uses and intensities.



## Specific Actions:

---

### 19.2.4(a)

Through the development review process, incorporate buffers that transition between conflicting land uses (see also Specific Action 18.1.5(b)).

Status: New Program  
Responsibility: Planning Department  
Time Frame: Priority 1  
Funding Source: Development review fees, department budget

## Corridors

### Policy 19.2.5

Create a network of attractive paths and corridors that encourage a variety of modes of transportation within the city (see also Policy 3.8.1).

## Specific Actions:

---

### 19.2.5(a)

Review and update all street standards, as appropriate, to support design features that will create an attractive and safe environment for pedestrians, transit users, and bicyclists.

Status: New Program  
Responsibility: Planning and Public Works Departments  
Time Frame: Priority 1  
Funding Source: Development review fees, department budget

---

### 19.2.5(b)

Through the development review process, in conformance with Community Design criteria, the Master Plan of Trails, the Transportation Master Plan and the Parks, Recreation, Open Space and Cultural Master Plan, create linkages between separate districts with bike paths, pedestrian trails, medians and parkway landscaping in connecting streets and other physical improvements (see also policies and action programs in the Plan for Physical Mobility and the Plan for Active Living).

Status: New Program  
Responsibility: Planning and Public Works Departments  
Time Frame: Priority 1  
Funding Source: Development review fees, department budget



---

**Policy 19.2.6**

Minimize the visual impacts of utility corridors and their associated equipment.

**Specific Actions:**

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**19.2.6(a)**

Work with all utility providers to determine the best location for utility cabinets and other associated hardware, with preference in areas where visual impacts are minimized.

Status:	New Program
Responsibility:	Planning Department
Time Frame:	Priority 1
Funding Source:	Development review fees, department budget

**Edges****Policy 19.2.7**

Provide for and protect outlying lands designated rural residential, providing a distinct interface between urban and rural uses.

**Specific Actions:**

---

**19.2.7(a)**

Revise the zoning and subdivision ordinances to develop standards for an appropriate interface for developments abutting or adjacent to rural communities.

Status:	New Program
Responsibility:	Planning Department
Time Frame:	Priority 1
Funding Source:	Development review fees, department budget

---

**Policy 19.2.8**

Enhance the interface between development and natural resource/open space areas.

## Specific Actions:

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### 19.2.8(a)

Through the development review process, incorporate open space as a function of design in new developments.

Status: New Program  
Responsibility: Planning Department  
Time Frame: Priority 1  
Funding Source: Development review fees, department budget

## **Urban Efficiency**

### Policy 19.2.9

Promote the neighborhood as the basic building block of urban design to achieve a sustainable community form, providing for the needs of existing residents and businesses while preserving choices for future generations.

## Specific Actions:

---

### 19.2.9(a)

Apply Community Design guidelines that implement sustainable development and land use planning practices, including green building and other conservation methods (also see related policies in the Plan for Natural Environment and Physical Development).

Status: New Program  
Responsibility: Planning Department  
Time Frame: Priority 1  
Funding Source: Department budget

## CITY IMAGE

### OBJECTIVE 19.3

Improve the city's visual identity by utilizing design standards that instill a sense of pride and well-being in the community.

## **Design Quality**

### Policy 19.3.1

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



---

## **Specific Actions:**

---

### **19.3.1(a)**

Establish architectural and siting design themes as part of the Community Design guidelines that enhance existing, surrounding, and planned developments.

Status: New Program  
Responsibility: Planning Department  
Time Frame: Priority 1  
Funding Source: Development review fees, department budget

---

### **19.3.1(b)**

Apply Community Design guidelines to ensure that signage is well-designed, will complement the development, and not result in visual clutter.

Status: New Program  
Responsibility: Planning Department  
Time Frame: Priority 1  
Funding Source: Development review fees, department budget

---

### **19.3.1(c)**

Integrate appropriate landscape design in the site planning process that emphasizes aesthetics, function, and water conservation.

Status: New Program  
Responsibility: Planning Department  
Time Frame: Priority 1  
Funding Source: Development review fees, department budget

## **Focal Points**

### **Policy 19.3.2**

Enhance the livability of Lancaster by creating attractive, safe, and accessible gathering spaces within the community.

## **Specific Actions:**

---

### **19.3.2(a)**

Investigate opportunities for the creation of public gathering places as neighborhood and district focal points.

# PLAN FOR PHYSICAL DEVELOPMENT

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Status: New Program  
Responsibility: Planning, Parks, Public Works and  
Redevelopment Departments  
Time Frame: Priority 2  
Funding Source: Development review fees, department budget

---

## Policy 19.3.3

Establish a system of gateways and landmarks that will contribute to the character and image of Lancaster.

### Specific Actions:

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#### 19.3.3(a)

Through the application of Community Design guidelines, include entry treatments that create a visual sense of arrival into the city, as well as major districts and neighborhoods.

Status: New Program  
Responsibility: Planning Department  
Time Frame: Priority 1  
Funding Source: Department budget

---

#### 19.3.3(b)

Identify and preserve existing landmarks and encourage the creation of new buildings and monuments that will function as neighborhood and district landmarks.

Status: New Program  
Responsibility: Planning department  
Time Frame: Priority 2  
Funding Source: Department budget

---

#### 19.3.3(c)

Within new developments, encourage civic, public, or religious buildings to have prominent design features so that they function as landmark structures. These buildings should be placed in central locations or at highly visible focal points.

Status: New Program  
Responsibility: Planning department  
Time Frame: Priority 2  
Funding Source: Department budget



## **Historic Resources**

### **Policy 19.3.4**

Preserve and protect important areas of historic and cultural interest that serve as visible reminders of the City's social and architectural history.

#### **Specific Actions:**

---

##### **19.3.4(a)**

Through the development review process, apply Community Design guidelines that incorporate site-sensitive building design techniques into developments that shall integrate harmoniously into the community to preserve areas of historic and cultural interest.

Status:	New Program
Responsibility:	Planning department
Time Frame:	Priority 2
Funding Source:	Department budget

## **Public Art**

### **Policy 19.3.5**

Enhance the image and character of the city by embracing public art to promote the history, heritage, and culture of Lancaster.

#### **Specific Actions:**

---

##### **19.3.5(a)**

Develop an Art in Public Places Program. The program should promote local artists and themes related to Lancaster's history, people, desert environment, or other special attributes.

Status:	New Program
Responsibility:	Planning and Parks Departments
Time Frame:	Priority 2
Funding Source:	Department budgets, non-profit foundation and public donations

## Goal 20:

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

## Interagency Land Use Coordination

Planning or land use decisions that affect more than one agency or jurisdiction cannot be analyzed in a vacuum. Many of the issues communities currently face transcend political and geographic boundaries. For effective decision-making to occur, these issues must be resolved in a coordinated fashion, working with other concerned agencies or jurisdictions. In the Lancaster study area, Los Angeles County, Kern County, San Bernardino County, the City of Palmdale, Southern California Association of Governments, various water agencies and the local military installations are the primary agencies concerned. The following is Lancaster's program to coordinate with other agencies on regional issues.

### OBJECTIVE 20.1

Coordinate planning efforts and development decisions between Lancaster, Palmdale, Los Angeles County, Kern County, San Bernardino County, including County unincorporated areas, regional, state and federal agencies and representative town councils.

### Policy 20.1.1:

Promote harmonious and mutually beneficial uses of land between the City of Lancaster, the City of Palmdale, the Counties of Los Angeles, Kern and San Bernardino, and the United States Air Force (see also Policy 18.1.1 and related specific actions).

### Specific Actions:

---

#### 20.1.1(a)

Continue to refer major planning and land use proposals to all affected jurisdictions for review, comment and recommendation.

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Develop review fees



---

### **20.1.1(b)**

Solicit comments from the United States Air Force at Plant 42 and Edwards Air Force Base on projects which are proposed within the Overflight Area, the 65 CNEL contour line, or the Alpha Corridor.

Status: Expand existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget and development review fees

---

### **20.1.1(c)**

Periodically review the land use plans of jurisdictions adjacent to the City's incorporated boundaries and sphere of influence for incompatible designations and address these areas of incompatibility during General Plan updates.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

### **20.1.1(d)**

Through the development review process, solicit comments from the Mira Loma Detention Facility and Los Angeles County/State Department of Corrections on land use decisions within a one-mile radius of the institution.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget

---

### **20.1.1(e)**

Solicit comments from the Los Angeles County Airport Land Use Commission (LALUC) and representatives of Fox Field on development proposals within the vicinity of the airport.

Status: Existing program  
Responsibility: Planning Department  
Time Frame: Ongoing  
Funding Source: Department budget



# PLAN FOR PHYSICAL DEVELOPMENT

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## **Policy 20.1.2:**

Maintain active participation in the regional planning programs intended to serve the Southern California Association of Governments (SCAG).

## **Specific Actions:**

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### **20.1.2(a)**

Continue participation in the subregional planning programs for the preparation of a Regional Comprehensive Plan and Guide, the Regional Transportation Plan and other important regional planning efforts with particular emphasis on the growth management, mobility, air quality and economic elements.

Status:	Existing program
Responsibility:	Planning and Public Works Departments
Time Frame:	Ongoing
Funding Source:	Department budget and SCAG

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### **20.1.2(b)**

Coordinate with the County of Los Angeles in their efforts to update the Antelope Valley area wide General Plan.

Status:	Existing program
Responsibility:	Planning Department
Time Frame:	Ongoing
Funding Source:	Department budget



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## **APPENDICES**

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Adjudication, Groundwater	3.1.2(a)			4.4.1(k)
Agriculture	<b>Pol. 3.5.3</b>			4.4.1(l)
	3.5.3(a)			4.4.3(a)
<b>Air Installations</b>	<b>Pol. 4.4.1</b>		Air Installations, Overflight Area	<b>Pol. 4.4.3</b>
	4.4.2(a)			4.4.3(a)
Air Installations, Aircraft Activities	<b>Pol. 4.4.3</b>		Air Installations, Surrounding Land Use	<b>Pol. 4.4.2</b>
Air Installations, Airport land Use	<b>Pol. 4.4.5</b>			4.4.1(k)
	<b>Pol. 4.4.2</b>		Air Installations, Transportation	<b>Pol. 14.6.1</b>
	4.4.2(a)			14.6.1(a)
	4.4.2(b)		<b>Air Quality</b>	<b>Pol. 3.3.5</b>
	4.4.2(c)			3.3.5(a)
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	4.4.1(l)			<b>Pol. 14.4.3</b>
	4.4.3(a)		<b>Air Quality: AVAQMP</b>	<b>Pol. 3.3.5</b>
Air Installations, JLUS	<b>Pol. 4.4.4</b>			3.3.5(c)
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Air Installations, Land Use Compatibility	<b>Pol. 4.4.1</b>		Air Quality, Green House Gas Emissions	3.3.3(c)
	4.4.1(a)		Air Quality, Pollution	<b>Pol. 3.3.3</b>
	4.4.1(b)			3.3.3(a)
	4.4.1(c)			3.3.3(b)
	4.4.1(d)			<b>Pol. 3.3.4</b>
	4.4.1(e)			3.3.4(a)
	4.4.1(f)		Air Quality, Public Information	3.3.5(c)
	4.4.1(g)		Air Quality, Roadways	<b>Pol. 14.2.1</b>
	4.4.1(h)			14.2.1(a)
	4.4.1(i)		Airport Land Use	<b>Pol. 4.4.5</b>
	4.4.1(j)			4.4.2(c)
	4.4.1(k)			4.4.5(a)
	4.4.1(l)		Pol. 4.4.1	20.1.1(e)
Air Installations, Noise	4.3.2(a)		<b>Annexations</b>	<b>Pol. 18.3.1</b>
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	4.4.1(d)			18.3.1(b)
	4.4.1(e)			18.3.1(c)
	4.4.1(f)			18.3.1(d)
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	4.4.1(h)		<b>APZ (See Air Installations)</b>	
	4.4.1(i)		<b>Archaeological Sites, (See Cultural Resources)</b>	
	4.4.1(j)		<b>Architectural Design</b>	<b>Pol. 19.3.1</b>



	19.3.1(a)	Biological Resources, Sensitive Areas	3.4.1(c)
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Architectural Design, Crime Prevention	4.6.2(b)		<b>Pol. 3.4.4</b>
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	19.3.3(a)	Biological Resources, Sensitive Species	<b>Pol. 3.4.3</b>
Architectural Design, Noise Attenuation	4.3.3(a)	Biological Resources, West Mojave Plan	3.4.1(a)
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Assessment District Financing	16.2.3(c)	Buffer Areas, Urban-Rural	<b>Pol. 18.1.2</b>
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	4.4.3(a)		18.1.2(c)
<b>Bicycles</b>	<b>Pol. 10.2.4</b>		<b>Pol. 18.1.5</b>
Bicycles, Racks/Storage	10.2.4(c)		18.1.5(a)
	14.4.3(a)		18.1.5(b)
	14.4.3(b)		19.2.4(a)
Bicycles, Transportation	<b>Pol. 14.4.3</b>		<b>Pol. 19.2.7</b>
Bikeways	<b>Pol. 10.2.4</b>		19.2.7(a)
	10.2.4(a)	Business Licensing	16.1.3(b)
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	14.4.3(c)		17.1.4(b)
Bilingual Services	13.1.2(g)	Capital Improvement Costs, Development	<b>Pol. 18.2.2</b>
<b>Biological Resources</b>	<b>Pol. 3.4.1</b>		18.2.2(b)
	3.4.1(a)	Capital Improvement, Off-Site	<b>Pol. 16.6.2</b>
	3.4.1(c)		16.6.2(a)
	3.4.1(d)		16.6.2(b)
	3.4.1(e)	Capital Improvement, On-Site	<b>Pol. 16.6.1</b>
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	<b>Pol. 6.1.6</b>				6.1.6(f)
	6.1.6(a)				6.1.6(g)
	6.1.6(b)				6.1.6(h)
	6.1.6(c)				6.1.6(i)
	6.1.6(d)				6.1.6(j)
	6.1.6(e)				6.1.6(k)
	6.1.6(f)				8.1.1(a)
	6.1.6(g)				<b>Pol. 18.1.4</b>
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	6.1.6(j)				Housing, Extremely Low Income Households
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					Housing, Farmworkers
					8.1.2(f)
					Housing, First-time Home Buyer Program
					7.2.1(j)
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					6.1.4(c)
					7.2.1(i)
					Housing, General Plan Annual Review
					6.1.1(b)
					Housing, Homeless Shelters, Services
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	8.1.2(b)		7.2.1(k)
	8.1.2(c)		7.2.1(l)
	8.1.2(d)		8.1.2(e)
	8.1.2(e)		8.1.3(a)
	8.1.2(g)	Housing, Maintenance	<b>Pol. 7.3.1</b>
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	<b>Pol. 6.1.5</b>		7.3.1(d)
	16.5.1(a)		<b>Pol. 7.3.2</b>
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	18.2.1(b)	Housing, Military	<b>Pol. 8.1.4</b>
	18.2.1(c)		8.1.4(a)
Housing, Land	6.1.1(b)	Housing, Mix	<b>Pol. 6.1.1</b>
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Housing, Low & Moderate Income	6.1.1(b)	Housing, Mobile Home Parks	<b>Pol. 7.1.2</b>
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	6.1.6(b)		6.1.6(f)
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	6.1.6(d)		6.1.6(h)
	6.1.6(e)		6.1.6(i)
	6.1.6(f)		6.1.6(j)
	6.1.6(g)		6.1.6(k)
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	7.2.1(f)	Housing, Physically Handicapped	<b>Pol. 7.2.1</b>
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	7.2.1(i)	Housing, Redevelopment Agency	6.1.2(a)
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	7.2.1(c)		8.1.2(f)
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	8.1.1(e)	Interagency Coordination, Air Transportation	14.6.1(a)
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	20.1.1(c)	Interagency Coordination, SCAG	<b>Pol. 20.1.2</b>
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	12.2.2(a)	<b>Noise</b>	<b>Pol. 4.3.1</b>
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	15.1.1(a)	Noise, Air Installations	4.3.2(a)
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<b>Maintenance</b>		Noise, Aircraft	4.4.1(d)
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	<b>Pol. 14.1.5</b>	Noise, Attenuation	4.3.1(a)
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	5.2.1(d)	Noise, Site Design	<b>Pol. 4.4.3</b>
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Zoning Ordinance, Bicycle Storage	14.4.3(a)	
Zoning Ordinance, Building & Parking Area	3.1.1(c)	
Zoning Ordinance, Child Care	13.1.1(a)	
Zoning Ordinance, Commercial	17.1.3(a)	
Zoning Ordinance, Duplex/Triplex	<b>Pol. 18.1.4</b>	
	18.1.4(a)	
	18.1.4(b)	
Zoning Ordinance, Form Based Codes	17.1.6(a)	
	17.1.6(b)	
	17.1.6(e)	
Zoning Ordinance, Industrial	17.1.4(d)	
Zoning Ordinance, Landscaping	3.2.1(b)	
Zoning Ordinance, Medical Facilities	5.2.1(a)	
	5.2.1(d)	
Zoning Ordinance, Mixed Use	17.1.6(b)	
Zoning Ordinance, Nuisances	17.1.4(a)	
Zoning Ordinance, Parking	3.6.2(b)	
	14.3.2(c)	
	14.3.2(f)	
	14.5.1(b)	
Zoning Ordinance, Revisions	<b>Pol. 17.1.6</b>	
	17.1.6(a)	
	17.1.6(b)	
	18.1.4(b)	
	18.1.5(a)	
	18.2.1(c)	
	18.2.3(b)	
	19.2.7(a)	
Zoning Ordinance, Specific Plans	18.2.3(a)	
	18.2.3(b)	
	<b>Pol. 16.6.3</b>	
	16.6.3(a)	



## STATE MANDATED ISSUES

STATE GUIDELINES	The Natural Environment	Public Health and Safety	Active Living	Physical Mobility	Municipal Services and Facilities	Economic Development and Vitality	Physical Development	Housing Element
<b>Land Use</b>								
Distribution of Housing							Policies: 17.1.1, 17.1.2, 18.1.2, 18.1.5, 18.2.1, 19.2.1-19.2.3	Policies: 6.1.1-6.1.2, 6.1.5
Distribution of Business						Policies: 16.1.1-16.1.3, 16.2.1-16.2.6, 16.3.1-16.3.4, 16.4.1-16.4.4, 16.5.1-16.5.3	Policies: 16.6.3, 17.1.1, 17.1.4, 18.2.1, 18.2.2, 18.2.3, 19.2.1-19.2.3	
Distribution of Industry						Policies: 16.1.1-16.1.3, 16.2.1-16.2.6, 16.3.1-16.3.4, 16.4.1-16.4.4	Policies: 17.1.1-17.1.4, 18.1.3, 18.2.2, 19.2.1-19.2.3	
Distribution of Open Space and Scenic Resources	Policies: 3.5.3, 3.8.1-3.8.2, 19.2.5, 19.2.6		Policy 10.1.1					
Distribution of Mineral Resources	Policies: 3.7.1-3.7.2							
Distribution of Recreation Facilities			Policies: 10.1.1, 10.2.1-10.2.4			Policies: 16.5.2-16.5.3	Policies: 17.1.1, 17.1.5, 19.3.2	
Distribution of Educational Facilities			Policies: 9.1.1-9.1.3			Policies: 16.2.5, 16.5.1	Policy 17.1.5	



## STATE MANDATED ISSUES

STATE GUIDELINES	The Natural Environment	Public Health and Safety	Active Living	Physical Mobility	Municipal Services and Facilities	Economic Development and Vitality	Physical Development	Housing Element
Location of Public Buildings and Grounds			Policies: 11.1.1, 12.1.1, 12.2.1-12.2.3		Policy 15.1.1	Policies: 16.2.5, 16.4.5	Policies: 17.1.5, 19.3.2, 19.3.5	
Location of Future Solid and Liquid Waste Facilities					Policies: 15.1.5, 15.2.1-15.2.2		Policy 17.1.5	
Agricultural Resources	Policy 3.5.3							
Population Density							Objective 17.1 and Table VIII-1	
Land Use Diagram							Objective 17.1 and Table VIII-1	
Building Intensity		Policies: 4.4.1-4.4.2					Objective 17.1 and Table VIII-1	
Identification of Areas Subject of Flooding		Policy 4.2.1			Policies: 15.1.3-15.1.4			
Provision of Infrastructure				Policy 14.1.5	Policies: 15.3.1-15.3.2	Policies: 16.3.1-16.3.3	Policies: 16.6.3, 18.2.2-18.2.3, 18.3.1-18.3.2	
<b>Circulation</b>								
Major Thoroughfares				Policies: 14.1.1-14.1.6, 14.2.1-14.2.4			Policy 19.2.5	



## STATE MANDATED ISSUES

STATE GUIDELINES	The Natural Environment	Public Health and Safety	Active Living	Physical Mobility	Municipal Services and Facilities	Economic Development and Vitality	Physical Development	Housing Element
Transportation Routes	Policy 3.8.2	Policy 4.5.1	Policy 10.2.4	Policies: 14.1.1-14.1.6, 14.2.1-14.2.4, 14.5.1			Policy 19.2.5	
Terminals				Policies: 14.3.1-14.3.2, 14.4.1-14.4.2, 14.4.5, 14.6.1				
Other Local Public Utilities and Facilities				Policies: 14.5.2, 14.6.1		Policy 16.5.1		
<b>Housing</b>								
Preservation of Housing								Policies: 7.1.1-7.1.2, 7.2.1
Maintenance of Housing								Policies: 7.3.1-7.3.2, 18.1.4
Improvement & Conservation of Housing								Policies: 7.2.1, 7.3.1
Development of Housing								Policies: 6.1.1-6.1.2, 6.1.4-6.1.6, 8.1.1-8.1.5
Adequate Sites for Housing							Policies: 17.1.1-17.1.2	Policies: 6.1.1-6.1.2, 6.1.5-6.1.6



## STATE MANDATED ISSUES

STATE GUIDELINES	The Natural Environment	Public Health and Safety	Active Living	Physical Mobility	Municipal Services and Facilities	Economic Development and Vitality	Physical Development	Housing Element
Adequate Provision for Housing for Projected Needs								Policies: 6.1.1-6.1.2, 6.1.4-6.1.6, 8.1.1-8.1.5
Promotion of Equal Housing Opportunities								Policies: 8.1.1-8.1.3, 8.2.1
<b>Conservation</b>								
Water	Policies: 3.1.1-3.2.6				Policy 15.1.2			
Soils	Policies: 3.5.1-3.5.3							
Wildlife	Policies: 3.4.1-3.4.5				Policy 15.1.3			
Minerals	Policies: 3.7.1-3.7.2							
Other Natural Resources	Policies: 3.3.1-3.3.5, 3.5.3, 3.6.1-3.6.6, 3.8.1-3.8.2		Policy 10.2.4					
Prevention of Pollution of Streams and Other Waters	Policy 3.1.1	Policy 4.5.1						
Regulation of Land in Stream Channels		Policy 4.2.1						
Flood Control					Policies: 15.1.3-15.1.4			





## STATE MANDATED ISSUES

STATE GUIDELINES	The Natural Environment	Public Health and Safety	Active Living	Physical Mobility	Municipal Services and Facilities	Economic Development and Vitality	Physical Development	Housing Element
Protection of Native Vegetation	Policies: 3.4.1-3.4.5							
<b>Open Space</b>								
Open Space for Preservation of Natural Resources	Policies: 3.4.2-3.4.5			Policies: 14.2.1-14.2.2				
Open Space for Managed Production of Resources	Policies: 3.5.3, 3.7.2							
Open Space for Outdoor Recreation			Policies: 10.1.1, 10.2.1-10.2.2					
Open Space for Public Health and Safety	Policy 3.1.1	Policies: 4.1.1-4.1.2, 4.2.1, 4.4.1-4.4.5						
Trail-Oriented Recreational Uses			Policies: 10.2.1-10.2.4	Policy 14.4.3				
Identification of Agricultural Land	Policy 3.5.3							
<b>Noise</b>								
Major Noise Sources		Policies: 4.3.1-4.3.2, 4.4.1-4.4.5		Policy 14.2.3				
Existing and Projected Noise Contours		Policies: 4.3.2, 4.4.1						
Determination of Noise Problems		Policy 4.3.2						



## STATE MANDATED ISSUES

STATE GUIDELINES	The Natural Environment	Public Health and Safety	Active Living	Physical Mobility	Municipal Services and Facilities	Economic Development and Vitality	Physical Development	Housing Element
Noise Attenuation		Policies: 4.3.1, 4.3.3					Policy 19.2.4	
<b>Safety</b>								
Seismic Hazards		Policy 4.1.1						
Slope Instability and Mudslides		Policy 4.1.2						
Subsidence and Geologic Hazards	Policy 3.5.2	Policies: 4.1.1-4.1.2						
Flooding		Policy 4.2.1			Policies: 15.1.3-15.1.4			
Wild land and Urban Fires		Policies: 4.7.1-4.7.3						
Evacuation Routes		Policy 5.1.1						
Water Supply Requirements	Policies: 3.1.1-3.2.6				Policy 15.1.2			
Minimum Road Widths				Policies: 14.1.1-14.1.2, 14.1.4, 14.2.3, 14.5.1				
Clearance Around Structures		Policies: 4.1.2, 4.7.2						