

RESOLUTION NO. 10-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LANCASTER, CALIFORNIA, ADOPTING CERTAIN STANDARDIZED CONDITIONS OF APPROVAL FOR TENTATIVE TRACT MAPS

WHEREAS, the Planning Department staff presented to the Planning Commission a list of seventy-seven (77) conditions which are applied to Tentative Tract Maps when they are approved by said Commission; and

WHEREAS, the staff explained to the Commission that since these are standard conditions for almost all tentative maps, it might be more appropriate to adopt them by resolution for reference purposes as it would save time in preparing the reports and Commission time in hearing said reports; and

WHEREAS, it was further explained by staff that adoption of these standard conditions and incorporating by reference would be a more efficient and consistent approach to applying said conditions to the tentative maps approved by the Commission; and

WHEREAS, after discussion, it was the consensus of the Commission that it would be in the best interest of all concerned that the above-mentioned conditions of approval be adopted by resolution and referred to by resolution number for all Tentative Tract Maps;

NOW, THEREFORE THE LANCASTER PLANNING COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND FIND AS FOLLOWS:

The Planning Commission hereby establishes the following conditions of approval as standard conditions to be used by reference in conjunction with all Tentative Tract Map approvals.

GENERAL/ADVISORY

1. The approval of this tentative map shall expire 24 months from the date of conditional approval. The subdivider may file for three one-year extensions of the conditionally approved map prior to the date of expiration for a period of time not to exceed one year. If such extension is requested, it must be filed no later than 60 days prior to expiration.
2. The applicant shall be responsible for notifying the Planning Department in writing of any change in ownership, designation of a new engineer, or a change in the status of the developer, within thirty (30) days of said change.
3. The applicant is hereby advised that this project is subject to development fees at the time of building permit issuance, including, but not limited to, the following as applicable: 1) Los Angeles County Sanitation District Sewer Connection Fee; 2) Interim School Facilities Financing Fee; 3) Installation or Upgrade of Traffic Signals Fee; 4) Planned Local Drainage Facilities Fee; 5) Dwelling Unit Fee; 6) Traffic Impact Fee; 7) Urban Structure Fee (Park Development Fee, Administrative Office Fee, Corporate Yard Fee, and Operations Impact Fee, etc.); and 8) Landscape fee.

4. Comply with all requirements of the Municipal Code and of the specific zoning of the subject property.
5. All construction and/or installation of improvements shall be undertaken to the specifications of the City of Lancaster Municipal Code.
6. Submit a soils report on the properties of soils as detailed in Chapter 18 of the latest edition of the California Building Code and as required by the Public Works Department on all building sites in the proposed subdivision.
7. If the map is to be recorded in phases, the subdivider shall submit a phasing plan to the Planning Department for approval thirty (30) days prior to filing the final map of the first phase.
8. All necessary permits shall be obtained from the City Engineering Division of the Public Works Department prior to any construction, remodeling or replacement of buildings or other structures.
9. An encroachment permit shall be obtained from the Department of Public Works prior to doing any work within the public right-of-way.
10. The subdivider, by agreement with the Director of Public Works, may guarantee installation of improvements as determined by the Director of Public Works through faithful performance bonds, letters of credit or any other acceptable means.
11. The applicant is advised that details shown on the tentative map are not necessarily approved. Any details which are inconsistent with requirements of ordinances, general conditions of approval, or City policies must be specifically approved.
12. All offers of dedication shall be noted by certificate on the face of the final map.
13. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets or highways, access rights, building restriction rights, or other easements until after the final map or Grant of Waiver/Certificate of Compliance is filed with the County Recorder unless such easements are subordinated to the proposed grant or dedication. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
14. Provide letter(s) of slope easement(s) as directed by the Director of Public Works.
15. For subdivisions, the subdivider shall be required to install distribution lines and individual service lines for community antenna television service (CATV) for all new development.

16. The applicant is advised model homes will only be open for inspection by the public after adequate off-street parking is provided, or after the adjoining street improvements have been completed.
17. The applicant is hereby advised that the use of any signs, strings of pennants, banners, or streamers, clusters of flags and similar attention-getting devices are prohibited, except where there has been prior approval from the Planning Department.
18. The subdivider shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul, an approval of the City concerning this subdivision, which action is brought within the time period provided for in Section 66499.37 of the Subdivision Map Act. The City shall promptly notify the subdivider of any claim, action, or proceeding and shall cooperate fully in the defense; this condition shall not be imposed if the City fails to promptly notify the subdivider or fails to cooperate fully in the defense.
19. The Planning Director is authorized to review and approve the elevations of future individual houses proposed within the Tract to ensure that they are compatible with the architectural design guidelines established for the overall development. Design and location of such houses are subject to review and approval of the Planning Director, including but not limited to architectural style, color, exterior materials, material and type of walls. The applicant shall provide 360 degree architectural treatments for all proposed houses. In the event disputes arise between the applicant and the Planning Director regarding elevations, or design of the houses, the matter may be appealed to the Architectural and Design Commission (ADC) and the ADC shall render the final decision.
20. The applicant shall submit a Director's Review application for review and approval of elevations to the Planning Department (30) days prior to issuance of building permits.

STREETS

21. Per the direction of the Director of Public Works, the applicant shall pay traffic impact fees as adopted by City Council (Ordinance 852) to be used for the improvement of off-site streets within the unincorporated areas of Los Angeles County that would be affected by traffic generated by the project (Avenue J-8, Avenue L-8, 40th Street West, and 100th Street West).
22. Prior to grading, the applicant shall provide a 24-hour, 7 days a week, contact name and valid phone number to report the blowing of dust and debris from the site.
23. Per the direction of the Director of Public Works, a Dust Control Plan shall be prepared and submitted to the Antelope Valley Air Quality Management District (AVAQMD) in accordance with Rule 403 of AVAQMD. An approved copy of the Dust Control plan shall be submitted to Public Works prior to issuance of a grading permit within the City for

residential projects of 10 acres and larger and for commercial/industrial projects of 5 acres and larger. In lieu of an approved plan, a letter waiving this requirement shall be submitted.

24. Per the direction of the Director of Public Works, street improvements include pavement, curb, gutter, sidewalk, street lights, undergrounding of utilities, etc. The applicant is to reconstruct the street to centerline if the existing pavement section does not meet the Department of Public Works required structural section. Additional pavement as required to transition to existing pavement, or as needed to provide additional turn lanes opposing new improvements, shall also be included in street plans.
25. Per direction of the Director of Public Works, comply with City Municipal Code, Chapter 13.20, Article II entitled Installation/Relocation for New/Expanded Development of Overhead Utilities (Ordinance No. 361).
26. Per the direction of the Director of Public Works, the Developer shall install conduit, pull rope, and pull boxes along regional, primary and secondary arterials to the nearest arterial intersection to be used for future Traffic Signal Communication Interconnect. The interconnect system shall be installed in accordance with the specifications approved by the Traffic Division.
27. Place above ground utilities including, but not limited to, fire hydrants, junction boxes, and street lights outside sidewalk on local and collector streets.
28. Street grades shall meet the specifications of the Department of Public Works.
29. If determined necessary by the Director of Public Works, testing of the existing pavement section is to be performed prior to submitting street plans for plan checking. The minimum allowable structural section will be per the City requirement or the soil test recommendation whichever is greater based on the City's Traffic Index for the street. Removal and reconstruction to the street centerline may be necessary to meet the required structural section.
30. Per the direction of the Director of Public Works, the asphalt surface course for all arterial streets shall be constructed with rubber modified asphalt. The type of rubber modified asphalt shall be as specified by the City and shall be determined in final design.
31. Construct local and collector streets to the requirements of the Design Guidelines and Municipal Code.
32. Design local residential streets to have a minimum curve length of 100 feet. The length of the curve outside of the BCR is used to satisfy the 100-foot minimum length requirement. A minimum 50-foot tangent is required between two curves. No residential street shall have a centerline radius less than 200 feet. The minimum centerline radius on a residential street with an intersecting residential street on the concave side should comply with minimum design speed sight distances per the current City guidelines.

33. Local street(s) shall be aligned such that the central angles of the right-of-way radius returns do not differ by more than 10 degrees.
34. Align the centerlines of all local streets without creating jogs of less than 150 feet when intersecting a street with a 64-foot right-of-way or less, except that a 1-foot jog may be used where a street changes width from standard 60-foot to standard 58-foot right-of-way.
35. Provide at least 40 feet of frontage at the property line and approximately radial lot lines for all lots fronting on the cul-de-sacs or knuckles.
36. Dedicate the right to restrict direct vehicular access along regional, primary and secondary arterials, in accordance with City policy.
37. Per the direction of the Director of Public Works, a secondary access is required when development reaches 700 feet in urban areas or 1,000 feet in rural areas.
38. Street lights are required per adopted City ordinance or policy.
39. Per the direction of the Director of Public Works, all street lighting systems designed after July 1, 2007, shall be designed as City owned and maintained street lighting systems (LS-3 rate schedule). The Developer's engineer shall prepare all plans necessary to build said street lighting system in accordance with Southern California Edison and City of Lancaster standards.
40. Prior to recordation of the final map, the property shall be annexed into the Lancaster Lighting Maintenance District.
41. In subdivision, mailboxes and posts shall be installed per City standards. Secure approval of U.S. Postal Service prior to installation.
42. Label private streets as "Private Drives and Fire Lanes" on the final map.
43. Pursuant to Section 65089.6 of the Government Code, the project will be subject to the Congestion Management Plan (CMP) mitigation requirements, including mitigation fees.
44. Per the direction of the Director of Public Works, construct ADA "walk arounds" at driveway locations to the specifications of the Director of Public Works and install ADA curb ramps at all intersection.
45. Final map design shall be coordinated with the Antelope Valley Transportation Authority (AVTA) for ADA-compliant sidewalks of sufficient width to accommodate ADA-compliant bus benches and shelters.

DRAINAGE

46. Submittal of an overall drainage plan/hydrology study which shows the surface flow, nuisance water, and mitigation plan is required prior to submittal of final map.
47. A hydrology study shall be submitted and approved prior to the filing of the final map. The hydrology study shall verify, among other things, that the proposed streets and existing downstream streets are able to carry, top of curb to top of curb, the anticipated flow through the subdivision, and/or that potential drainage problems will be mitigated through the installation of drainage structures such as culverts, storm drains, or other improvements.
48. Portions of the property may be subject to sheet overflow and ponding. Per the direction of the Director of Public Works, install any local storm drains necessary to mitigate on-site and off-site drainage.
49. Mitigate onsite nuisance water and developmental storm water runoff to the satisfaction of the Director of Public Works.
50. Provide for contributory drainage from adjoining properties and return drainage to its natural conditions or secure off-site drainage acceptance letters from affected property owners.
51. The project shall comply with the Best Management Practices (BMPs) of the National Pollutant Discharge Elimination System (NPDES) and all NPDES Permit Requirements.
52. Per the direction of the Director of Public Works, if the project is located in Flood Zone AO(1), elevate the building one-foot above the highest adjacent grade.
53. Place note of flood hazard on the final map and dedicate right to restrict buildings or structures in flood hazard area, if applicable.
54. Box culverts or other structures acceptable to the Director of Public Works are required at all intersections with arterial streets to eliminate nuisance water from crossing the street above ground. (No cross gutters allowed.)
55. Per the direction of the Director of Public Works, all drainage facilities are to be constructed and approved prior to occupancy of any dwelling within the project. If the project is phased, all drainage facilities required for each phase will be constructed and approved prior to occupancy of any dwelling within that phase.
56. Prior to recordation of the final map, the property shall be annexed into the Lancaster Drainage Maintenance District.

57. Per the direction of the Director of Public Works, streets shall be designed to avoid creating sump conditions. If a sump condition is unavoidable, a redundant catch basin system shall be installed. Secondary overland overflow shall not be allowed.

WATER AND SEWER

58. All lots shall be served by adequately sized water system facilities, including fire hydrants, of sufficient size to accommodate the total domestic and fire flows required for the land division. Domestic flows required are to be determined by the Director of Public Works. Fire flows required are to be determined by the Fire Chief.
59. There shall also be filed with this subdivision a statement from the water purveyor indicating the water service shall be provided to each lot and that the proposed water mains and any other required facilities will be operated by the purveyor and that under normal operating conditions the system will meet requirements for the land division.
60. Approval of this land division is contingent upon the installation and dedication of local main line sewers and separate house laterals to serve each dwelling unit and/or lot at such time as the permanent buildings are constructed on the site.
61. Per the direction of the Director of Public Works, provide a sewer area study prior to submittal of the final map.
62. Per the direction of the Director's of Planning and Public Works, at the time of project construction, the applicant shall be required to comply with all Ordinances adopted to address the balance of water supply to water demand.

LANDSCAPING

63. The development shall comply with all requirements of Ordinance No. 907.
64. Per the direction of the Director of Public Works and prior to approval, landscape plans shall be prepared in accordance with Ordinance No. 907 and submitted to the Public Works Department, along with required plan check fees, for review and approval prior to the installation of landscaping or irrigation systems. Such plans are to be incorporated into development of the site and shall show size, type, and location of all plants, trees, and irrigation facilities.
65. Prior to occupancy, provide a 10-foot-wide landscape easement and maintenance district along regional, primary and secondary arterials, in accordance with City policy. The irrigation system, landscape plan, and plant materials are subject to approval by the Department of Public Works. The construction materials, color, and design of the decorative (i.e. slump stone, split faced with brick pilasters, and decorative brick cap) masonry wall abutting the landscape maintenance district and entry street is subject to approval of the Planning Director. The irrigation and plant materials shall be installed and

completed to the satisfaction of the Director of Public Works prior to occupancy of any residence within the development. In addition, add a one- to two-course high block wall along the back of the sidewalk is required to protect the landscaping and irrigation, and to prevent runoff.

66. Street trees are required one per house. Corner lots require one tree along the frontage and two trees on the corner side for a total of three trees. Contact City of Lancaster Department of Public Works for street tree location, species and approved method of installation and irrigation.
67. Developer shall install a landscaping and irrigation system in the 6.5-foot right-of-way strip between the front yard and street side yard where alternate street section is used.
68. Developer shall install a parkway planter with landscaping and irrigation where required in accordance with the adopted Design Guidelines.
69. Annexation into the Landscape Maintenance District is required.
70. Per the direction of the Director of Public Works, the Developer shall install a “purple pipe” irrigation system in all landscape maintenance districts to provide for future connection to a recycled water system.

WALLS AND FENCES

71. Prior to occupancy, construct a masonry wall along the perimeter of the subdivision where a rear, side, or street side yard abuts other property, or is adjacent to a street, in accordance with Section 17.28.030.C. of the Municipal Code; color and design to be specifically approved by the Planning Director . If the project is developed in phases, a masonry wall must be provided around the perimeter of each recorded phase in accordance with this condition prior to occupancy of any units in that phase. The requirement for perimeter walls may be waived or modified by the Planning Director in order to prevent the creation of double walls where an adequate wall, which would meet the intent of this condition, is already in existence, or where there will be continuous work in progress on adjacent phases. All walls required by this condition shall meet the structural requirements of the City of Lancaster as specified by the Public Works Director.

ENVIRONMENTAL

72. Pursuant to Section 21089(b) of the Public Resource Code, approval of this Tentative Tract Map will not be valid, and no development right shall be vested, until such times the required fees, as set forth under Section 711.4 of the Fish and Game Code, have been paid. Said fees, in the form of a check made payable to the County of Los Angeles Clerk’s Office shall be submitted to the Planning Department within three (3) days of the Commission’s action.

73. Per the direction of Planning Director, a Phase I Cultural Resource Study is required for any off-site area which will be disturbed by the development, such as staging areas and turn-arounds not covered by the Cultural Resource Study, or all work shall be conducted on the site by installation of a fence to determine limits of development.
74. The applicant shall, prior to or concurrent with the approval of a final map, pay a fee to the City of Lancaster in the sum of \$770.00 per gross acre, to be held in the biological mitigation fund as established by the City Council. Additionally, should the applicant be required to pay mitigation fees under the California Department of Fish and Game, these fees can be deducted from the amount collected by the City of Lancaster.
75. The project shall comply with all mitigation measures adopted in the mitigation monitoring program.

RURAL RESIDENTIAL

76. Prior to occupancy, provide an 18-foot-wide multi-use trail, landscape easement, and landscape maintenance district along regional, primary, and secondary arterials and along the first 100 feet of entry streets into the subdivision, in accordance with City policy. The irrigation system, landscape plan, and plant materials are subject to approval of the Department of Public Works. The construction materials, color, and design of the decorative (slump stone, split-face, and brick pilasters) masonry wall abutting the landscape maintenance district are subject to approval of the Planning Director. The irrigation and plant materials shall be installed and completed to the satisfaction of the Public Works Director prior to occupancy of any residence within the development. In addition, add a one to two-course high block wall along the back of the sidewalk to protect landscaping, irrigation, and to prevent runoff.
77. Per the direction of the Planning Director, prior to occupancy, the applicant will provide a masonry wall along the interior and rear lot lines.

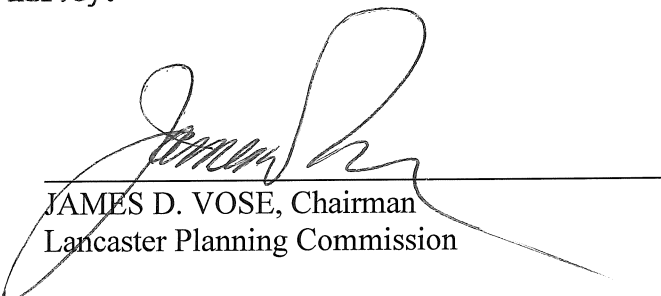
PASSED, APPROVED and ADOPTED this 17th day of May, 2010, by the following vote:

AYES: **Commissioners Haycock, Jacobs and Malhi, Vice Chair Smith, and
Chairman Vose.**

NOES: **None.**


ABSTAIN: **None.**

ABSENT: **Commissioners Burkey and Harvey.**



JAMES D. VOSE, Chairman
Lancaster Planning Commission

ATTEST:



BRIAN S. LUDICKE, Planning Director
City of Lancaster