COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: W-0

May 19, 2005

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY
ANNEXATION 40-30 (34-29)
SUPERVISORIAL DISTRICT 5
3 VOTES

IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY:

1. Consider the Negative Declaration certified by the City of Palmdale (Exhibit "C") on April 12, 2001, together with the environmental findings adopted by the City contained therein; and certify that you have independently considered and reached your own conclusions regarding the environmental effects of the proposed project and have determined that the Negative Declaration and environmental findings adequately address the environmental impacts of the proposed annexation.

2. Adopt the enclosed Resolution of Application to Initiate Proceedings for the annexation of the property located at the northwest corner of Rancho Vista Boulevard and 20th Street West in the City of Palmdale, designated as Annexation 40-30 (34-29), into Los Angeles County Waterworks District No. 40, Antelope Valley (District).

3. Approve and authorize the Acting Director of Public Works to file with the Local Agency Formation Commission (LAFCO) the required application for the proposed annexation to the District and to take any other steps necessary to assist LAFCO in processing the application.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This recommended action is for your Board to adopt the enclosed Resolution requesting LAFCO to initiate proceedings for the annexation of territory described and shown on the enclosed Exhibits "A" and "B," respectively, into the District.

LAFCO requires a Board-adopted Resolution to initiate proceedings for such a change of organization and the filing of an application.

Implementation of Strategic Plan Goals

This action meets the County's Strategic Plan Goal of Organizational Effectiveness as it will provide effective and efficient delivery of water to future customers within the annexed area.

FISCAL IMPACT/FINANCING

New revenue will be generated in the form of standby charges paid by the property owners to the District for operation and maintenance of the water system and capital improvement projects.

The property owners requesting the proposed annexation will pay all required fees associated with this project.

A portion of the annual property tax increment from the affected taxing entities will be transferred to the District.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The boundary of the proposed annexation has been reviewed and approved by Public Works and the County Assessor. The enclosed Resolution requesting LAFCO to initiate proceedings for the change of organization has been approved by County Counsel as to form. Copies of the diagram showing the boundary of the annexation territory are included with the Resolution.

ENVIRONMENTAL DOCUMENTATION

The City of Palmdale, in its role as a lead agency in matters pertaining to compliance with the California Environmental Quality Act, has certified the Negative Declaration and adopted certain findings contained therein with respect to the environmental effects of the proposed annexation. In its role as a responsible agency, your Board must independently consider the environmental document prepared by the lead agency and reach your own conclusions regarding the environmental effects of the proposed annexation. After having done so, it is recommended that your Board determine that the Negative Declaration and environmental findings adequately address the environmental impacts of the proposed annexation.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no negative impact on current County services or projects during the performance of the recommended action.

CONCLUSION

Please return one approved copy of this letter and the signed Resolution to Public Works, Waterworks and Sewer Maintenance Division, for processing to LAFCO and forward one approved copy of the letter and Resolution to the County Assessor.

Respectfully submitted,

DONALD L. WOLFE
Acting Director of Public Works

MR:lm
BDL2178

Enc.

cc: Chief Administrative Office
County Assessor
County Counsel

RESOLUTION OF APPLICATION TO INITIATE PROCEEDINGS BY THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY, REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO INITIATE PROCEEDINGS FOR THE ANNEXATION OF TERRITORY DESIGNATED AS "ANNEXATION 40-30 (34-29)"

BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles as the governing body of the Los Angeles County Waterworks District No. 40, Antelope Valley (District), that:

WHEREAS, the District desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for a change of organization that would annex territory to the District; and

WHEREAS, this annexation is being proposed based upon a petition filed by the property owner requesting said annexation; and

WHEREAS, the territory proposed to be annexed is uninhabited; and

WHEREAS, the boundaries of the proposed area are described in Exhibit "A," and depicted on the corresponding map, Exhibit "B," which by this reference are incorporated herein; and

WHEREAS, on April 12, 2001, the City of Palmdale, in its role as lead agency in matters pertaining to compliance with the California Environmental Quality Act (CEQA), certified a Negative Declaration (ND) and adopted certain findings with respect to the environmental effects of the proposed project; and

WHEREAS, this Board has determined that this proposal meets the criteria for waiver of protest proceedings as set forth in Government Code Section 56663(c).

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles, acting as the governing body of the District, that:

1. The Board of Supervisors, in its role as a responsible agency under CEQA, has considered the ND certified by the City of Palmdale on April 12, 2001, together with the environmental findings adopted by the City; and hereby certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and has determined that the ND and environmental findings adequately address the environmental impacts of the proposed annexation.

2. Application and a proposal is hereby made to the Local Agency Formation Commission of Los Angeles County for a change of organization as follows:

   a. This proposal is made pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 commencing with Section 56000, Government Code, State of California.

   b. The nature of the proposed change of organization is the annexation of the territory to the District.

   c. The territory proposed to be annexed is uninhabited and its boundaries are described in Exhibits “A” and “B” attached hereto.

   d. It is desired that the proposed annexation provide for and be made subject to the following terms and conditions:

      i. The annexed territory shall be subject to the payment of such service charges, assessments, or taxes as the District may legally impose.

      ii. The Board of Supervisors shall be the governing body of the District.

      iii. Any taxes, fees, charges, or assessments for the District may be collected by the County of Los Angeles Tax Collector in the same manner as ad valorem property taxes or as otherwise allowed by law.

   e. The reason for this proposal is as follows:

      i. The owners of the proposed annexation request water service from the District. However, the territory is not currently within the boundaries of the District and requires annexation into the District before water service can be provided.

3. This Resolution of Application to Initiate Proceedings is hereby adopted and approved by the Board of Supervisors, and the Local Agency Formation Commission of Los Angeles County is hereby requested to initiate proceedings for the annexation of territory as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and the District hereby consents to the waiver of protest proceedings in accordance with Section 56663(c) of the Government Code.

The foregoing Resolution was adopted on the _____ day of _____, 2005, by the Board of Supervisors of the County of Los Angeles as the governing body of the District.

VIOLET VARONA-LUKENS
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.
County Counsel

By _____
Deputy

EXHIBIT "A"

GEOGRAPHICAL DESCRIPTION OF JURISDICTIONAL BOUNDARY CHANGE

PARCEL A:

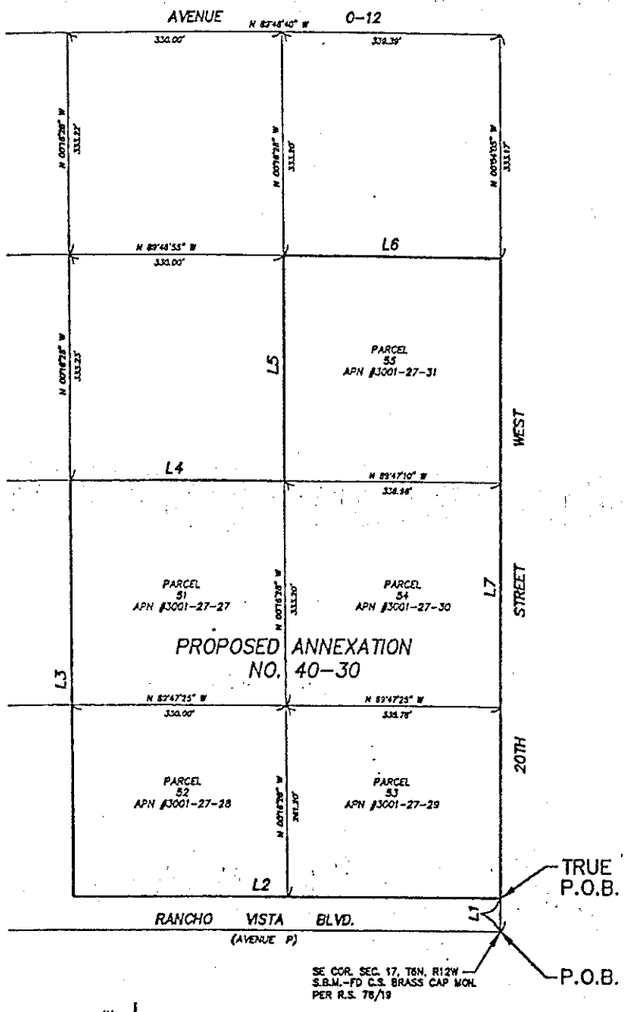
PARCELS 51 THROUGH 55 OF RECORD OF SURVEY FILED IN BOOK 78, PAGE 19 OF SURVEYS, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 12 WEST, S.B.M., BEING THE CENTER LINE OF RANCHO VISTA BLVD. (AVENUE P) AND 10TH STREET WEST; THENCE ALONG THE EASTERLY LINE OF SAID SECTION 17 NORTH 00°04'05" WEST A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 53, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 53, SAID LINE ALSO BEING PARELLEL TO AND 50.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SECTION 17 NORTH 89°47'40" WEST A DISTANCE OF 664.76 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 52; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 52 NORTH 00°16'28" WEST A DISTANCE OF 616.45 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 51; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 51 NORTH 89°47'10" WEST A DISTANCE OF 330.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 51, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL 55; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 55 NORTH 00°16'28" WEST A DISTANCE OF 333.20 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 55; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 55 NORTH 89°46'55" WEST A DISTANCE OF 338.18 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 55, SAID CORNER BEING A POINT ON A LINE, SAID LINE BEING THE EASTERLY LINE OF SAID SECTION 15; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 55, AND SAID EASTERLY SECTION LINE SOUTH 00°04'05" EAST A DISTANCE OF 949.51 FEET TO THE POINT OF BEGINNING

CONTAINS 12.0± ACRES

EXHIBIT "B"
ANNEXATION 40–30 TO LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY

A PORTION OF THE SOUTHEAST QUARTER
OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 12 WEST, SBM.
PER RECORD OF SURVEY, BOOK 78, PAGES 17–19



NOT TO SCALE

ANNEXATION MAP

LINE TABLE		
COURSE	BEARING	DISTANCE
L1	N 00°04'05" W	80.00'
L2	N 89°47'40" W	664.76'
L3	N 00°16'28" W	816.45'
L4	N 89°47'10" W	330.00'
L5	N 00°16'28" W	333.20'
L6	N 89°48'55" W	338.18'
L7	S 00°04'05" E	942.51'

LEGAL DESCRIPTIONS:

PARCEL A
INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL
VACANT
APN 3001-027-027
PARCEL 51, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 78 OF RECORD OF SURVEY, PAGES 17 THROUGH 19, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B
INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL
VACANT
APN 3001-027-028
PARCEL 52, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 78 OF RECORD OF SURVEY, PAGES 17 THROUGH 19, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

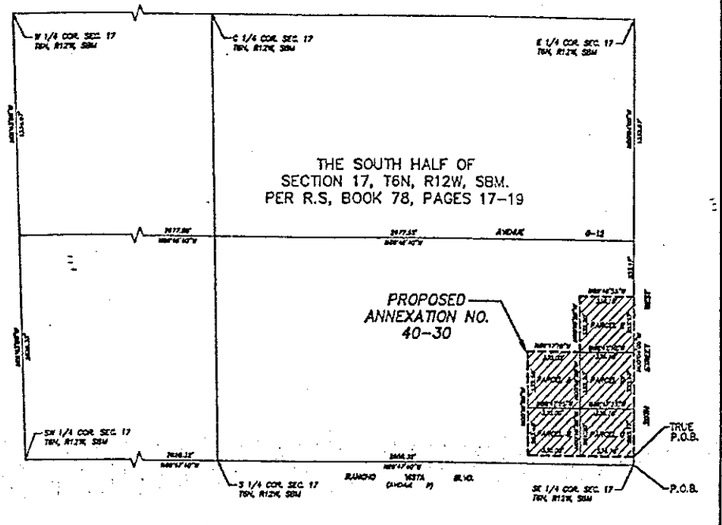
PARCEL C
INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL
VACANT
APN 3001-027-029
PARCEL 53, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 78 OF RECORD OF SURVEY, PAGES 17 THROUGH 19, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL D
INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL
VACANT
APN 3001-027-030
PARCEL 54, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 78 OF RECORD OF SURVEY, PAGES 17 THROUGH 19, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL E
INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL
VACANT
APN 3001-027-031
PARCEL 55, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 78 OF RECORD OF SURVEY, PAGES 17 THROUGH 19, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 00°04'05" WEST BEING THE CENTER LINE OF 20TH STREET WEST AS SHOWN ON RECORD OF SURVEY, FILED IN BOOK 78, PAGE 19, OF SURVEYS.



NOT TO SCALE

VICINITY MAP

CONTAINING 12.00 ACRES
BOUNDARY OF PROPOSED ANNEXATION

REVISIONS	DATE

REGISTERED PROFESSIONAL ENGINEER — CHARLES J. BECK — C19389 EXP. 9-30-2005 — 6/21/04 — CIVIL — STATE OF CALIFORNIA

OWNER
THE HIGHLANDS
ANTELOPE VALLEY
FOURSQUARE CHURCH
40015 SIERRA HWY., # B-170
PALMDALE, CA 93550
PHONE: (661)273-1000

PROJECT
ANNEXATION No. 40–30
L.A. CO. WATERWORKS
DISTRICT NO. 40,
ANTELOPE VALLEY

SHEET TITLE
ANNEXATION No. 40–30
ANNEXATION MAP
AND VICINITY MAP

PLANS PREPARED BY:
antelope valley engineering inc.
129 WEST PONDERA STREET
LANCASTER, CA. 93534
(661) 948-8805

DRAWN:	HL
DATE:	06/21/04
JOB No.:	00050
SHEET:	A1
	1 OF 1 SHEETS

EXHIBIT “C”

ANNEXATION 40-30

NEGATIVE DECLARATION AND ENVIRONMENTAL FINDINGS

PLANNING STAFF REPORT

HEARING DATE: May 3, 2001
REPORT PREPARED BY: Richard Kite

CASE NO.: Conditional Use Permit 00-10, Minor Exception 01-02

PROPOSAL: An application of Antelope Valley Foursquare Church to construct a church use in multiple phases which will ultimately include primary assembly areas, a daycare facility, classrooms, office uses, and an outdoor amphitheater in two buildings of 56,090 and 12,200 square feet with a total square footage of 68,290. The project will also include an interim modular office facility totaling 3,600 square feet and required site and street improvements for the project. A Minor Exception to exceed the allowable building height of 35 feet by an additional 3 feet is also requested.

LOCATION: Located on 9.5 acres at the northwest corner of the intersection of Rancho Vista Boulevard and 20th Street West

APPLICANT: Pastor Dana Bisantz, Associate Pastor
Antelope Valley Foursquare Church
40015 Sierra Highway, Suite B-170
Palmdale, CA 93550-2105

APN: 3001-027-027, 028, 029, 030, and 031

77 HEARING NOTICES SENT ON APRIL 13, 2001

==========

TERRAIN: Relatively level draining to the north

VEGETATION: Native vegetation exists on site including Joshua and Junipers. Site has been disturbed by human encroachment.

EXISTING LAND USE: Vacant

EXISTING ZONING/
GENERAL PLAN: R-1-20,000/ SFR-1 (Single Family Residential; 0-2 du/ac)

SURROUNDING LAND USE/ZONING/GENERAL PLAN:

NORTH: Vacant residential property/ R-1-20,000/ SFR-1 (Single Family Residential; 0-2 du/ac)

SOUTH: Single family residences across Rancho Vista Boulevard / R-1-7,000/ SFR-3 (Single Family Residential; 3.1-6 du/ac)

EAST: Vacant residential property/ R-1-20,000/ SFR-1 (Single Family Residential; 0-2 du/ac)

WEST: Vacant residential property/ R-1-20,000/ SFR-1 (Single Family Residential; 0-2 du/ac)

	AGENCY	COMMENTS
WATER SERVICE:	LA. COUNTY WATERWORKS	The project site is located outside the jurisdictional boundaries of the district and will require annexation into the district prior to connection.
SCHOOL DISTRICT:	PALMDALE SCHOOL DISTRICT	No comments.
SEWER SERVICE	L. A. COUNTY SANITATION	Project site is located outside the jurisdictional boundaries of the district and will require annexation into District No. 20 prior to connection. Wastewater will be conveyed to District's Trunk "C" sewer at 10th and P
PHONE SERVICE	PACIFIC BELL	Facilities located on Avenue P but not in project site area.

PROJECT DATA

	Spaces
Parking Required:	
Phase I	210
Phase II	5
Phase III	26
Phase IV	18
Total Parking Required	259
Parking Provided:	
Phase I & II	217
Phase III	31
Phase IV	96
Total Parking Provided	344

	Square Feet	Percent of Lot
Building Areas:		
Main Building	49,690	7.43% (30,745 sf 1st Floor)
Phase III Offices	6,400	.77% (3,200 sf 1st Floor)
Phase IV Classroom	12,200	1.47% (6,100 sf 1st Floor)
Total Building Area	68, 290	9.68% (40,045 sf 1st Floor)
Paved Impervious Area:	194,138	46.92%
Landscaping/Open Space:	179,567	43.40%

CITY OF PALMDALE
OFFICE OF THE
PLANNING DEPARTMENT

MEMORANDUM

TO: Members of the Planning Commission

FROM: Laurie Lile, Director of Planning

PREPARED BY: Richard Kite, Associate Planner

SUBJECT: Conditional Use Permit 00-10 and Minor Exception 01-02

DATE May 3, 2001

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions with respect to the above-referenced projects: 1) Adopt Resolution No. PC-2001-023, approving Conditional Use Permit 00-10 and Minor Exception 01-02, based on the findings contained within said Resolution and subject to the Conditions of Approval; and 2) adopt the Negative Declaration prepared for the project and direct staff to file a Notice of Determination.

PROJECT DESCRIPTION

Conditional Use Permit 00-10 and Minor Exception 01-02 are applications by the Antelope Valley Foursquare Church to construct a church use in multiple phases which will ultimately include primary assembly areas, a daycare facility, classrooms, office uses, and an outdoor amphitheater in two buildings of 56,090 and 12,200 square feet with a total square footage of 68,290. The project will also include an interim modular office facility totaling 3,600 square feet and required site and street improvements for the project. A Minor Exception to exceed the allowable building height of 35 feet by an additional 3 feet is also requested.

Phase I of the development will include construction of the main building shell which totals 49,690 square feet and full construction of the first floor improvements. First floor improvements include the 800 seat auditorium, classrooms, daycare facilities, basement area and related facilities for the church use totaling 35,605 square feet. Phase I of the project will also include construction of site improvements to support the first phase as well as all street improvements along 20th Street West, Rancho Vista Boulevard and 21st Street West.

Phase II of the project will consist of the tenant improvement buildout of the 14,085 square foot second floor classroom facilities of the main building. Phase III of the project will consist of a 6,400 square foot office expansion to be located at the northwest corner of the primary building and construction of additional parking. Phase IV of the project will consist of the construction of a multiple story 12,200 square foot classroom building located north and east of the primary building as well as additional on-site parking. Until the construction of Phase IV, this area will contain two temporary modular buildings for office use.

BACKGROUND

The applicant has submitted two Pre-Applications in the last 1½ years for review by the Development Advisory Board (DAB) in analyzing sites for the proposed church use. Pre-Application 10-99-2 was reviewed by the DAB in November of 1999 for a site at the southeast corner of 3rd Street East and Rancho Vista Boulevard. Pre-Application 3-00-4 was reviewed by the Development Advisory Board on April 13, 2000, for the subject site at Rancho Vista Boulevard and 20th Street West. The formal application for Conditional Use Permit 00-10 was submitted on December 1, 2000, and deemed incomplete by the Development Advisory Board on December 27, 2000. The application was then re-submitted on March 1, 2001, including the application for the Minor Exception 01-02 and was deemed complete by the DAB on March 27, 2001. The project was then scheduled for the May 3, 2001, Planning Commission hearing. An Initial Study was prepared and posted on April 13, 2001, and draft Conditions of Approval provided to the applicant on April 11, 2001.

ANALYSIS

CUP 00-10

General Plan/ Zoning Ordinance Consistency

The Palmdale General Plan Land Use Map designates the subject property as SFR-1 (0-2 du/ac) and is located within the R-1-20,000 zoning designation. The proposed church use including an accessory daycare facility is a permitted use in the R-1 zone designation subject to approval of a Conditional Use Permit and the Special Development Regulations provided in Zoning Ordinance Section 94.01. The Conditional Use Permit does not include approval for a school use for purposes other than religious instruction as provided in Condition No. 99.

The maximum permitted building height within the R-1 zone designation is thirty-five feet as specified in Zoning Ordinance Section 41.09(E)(1). As currently proposed, the building height for the proposed church use is 37"2", exceeding the permitted height by 2'2", and requiring approval of a Minor Exception in conjunction with the project. The Minor Exception will allow no more than a 10%, or 3'6", increase in height as specified by Zoning Ordinance Section 23.0(B)(8).

Setbacks

The Zoning ordinance requires a minimum 30 foot building setback from Rancho Vista Boulevard and 20th Street West as well as a minimum 20 feet of landscaping within the setback which is being provided for the proposed use as required by Condition No. 18.1. Due to the adjacent residentially designated properties located to the north, Condition No. 18.1 also requires a minimum 20 foot building setback with a minimum 10 feet of landscaping be provided where institutional development is proposed to be constructed adjacent to residential uses. The site plan provides the required twenty-foot building setback and ten-foot landscaping which is to be landscaped and shall include a 48" box tree for every 200 square feet of landscaping as required by Zoning Ordinance Section 83.03(C).

The project is also conditioned to provide masonry walls along the north and west property line adjacent to the residentially designated property as required by Condition No.'s 21.1 and 21.2. These two conditions allows the applicant to relocate the masonry wall along the west and north property lines by a Minor Modification if the applicant obtains fee ownership of APN 3001-027-026. The applicant would still be required to obtain a Major Modification to the CUP in order to develop the property other than the construction of perimeter masonry walls.

Access/Circulation/Parking

The proposed church use will be accessed by a total of three driveway entrances including two on 20th Street West and one access driveway located on 21st Street West. The project has been conditioned to provide full right-of-way improvements across the project frontage on 20th Street West and Rancho Vista Boulevard, and partial improvements on 21st Street West which is a private street (see Condition No.'s. 42, 43, 44). The project is also conditioned to provide for intersection widening at Rancho Vista Boulevard and 20th Street West as well as left-turn lanes on 20th Street West and traffic

signal modifications at 20th Street West and Rancho Vista Boulevard as required by Condition No's. 45, 46, 75, 76, 77, and 78.

The site has been designed in compliance with all zoning ordinance standards for on-site drive aisles which provide adequate vehicle circulation and access to the proposed buildings. Final site plans are required for each building showing full compliance with all Zoning Ordinance standards as required by Condition No. 18.

Parking for the proposed use has been provided in accordance with Zoning Ordinance standards which require a minimum of one space for every thirty-five square feet of primary assembly area and one space for each classroom. In addition, parking is being provided for the office use in Phase III at the required ratio of one parking space for each two-hundred fifty (250) square feet of office area. Based upon these calculations, the total required parking for all four phases of the development is 259 spaces with 344 spaces proposed for the ultimate buildout of the project (Condition No. 18.7).

Pedestrian access to the buildings will be provided from Rancho Vista Boulevard. A handicapped accessible entry and parking area is provided adjacent to the primary building entry on the south side. A drop-off area is also proposed on the site adjacent to the daycare facility as required by the Zoning Ordinance.

Building Elevations

The proposed building design incorporates multiple roof types and levels as architectural enhancements including gable features to enhance the building elevations. A metal tube space frame has been provided on the south and north elevations of the primary building to enhance the building entrances. Building materials for the project include a lighter cream colored exterior stucco and a tan split face masonry veneer. A "Forest Green" standing seam metal roof and solar green glazing is also proposed for the exterior elevations. Column features are provided on various elevations providing additional articulation to the design. The proposed classroom building in Phase IV has been designed with the same materials as the primary building providing a uniform design for the project.

As required by the Zoning Ordinance, all roof mounted equipment is to be screened from view of the public right-of-way including Rancho Vista Boulevard and 20th Street West by use of the building parapet. Condition No. 18.4 is included in the Conditions of Approval requiring compliance with the roof equipment screening. An additional

parapet is proposed on top of the building to provide the screening of the roof mounted equipment.

Walls

The applicant is required to provide a six (6) foot high decorative block wall on the north and west property lines adjacent to the unimproved residential properties at these locations. Condition No. 21 allows the applicant to modify the block wall location to include a parcel located adjacent to the northwest corner of the site which may be purchased by the applicant in the near future for future expansion purposes.

Operations

The applicant shall comply with all Special Regulations relating to the operation of the church use as provided in Section 94.01 of the Zoning Ordinance and as required by Condition No. 97. The Conditional Use Permit does not include approval of amplified sound in the outdoor amphitheater; and therefore, a Temporary Use Permit shall be required for all outdoor activities using amplified sound as required by Condition No. 98.

Proposed Day Care Use

The applicant is proposing a day care use as an accessory use to the church use. The establishment and operation of the daycare is regulated by Zoning Ordinance Section 92.12 as required by Condition No. 99. The site plan indicates that 2,885 square feet of fenced outside play area is provided for the proposed 38 children at 75 square feet per child.

Development Fees

The applicant has requested that the City waive a portion of the Traffic and Drainage Impact Fees for the project which are required by Condition No.'s 79 and 82. City staff is reviewing the applicant's request at this time. Any waiver or reduction of impact fees will be done in accordance with the provisions of the applicable ordinance requiring the payment of the impact fee.

Minor Exception 01-02

The maximum permitted building height within the R-1 zone designation is thirty-five feet as specified in Zoning Ordinance Section 41.09(E)(1). As currently proposed, the

building height (as measured to the middle of the roof) for the proposed church use is 37"2", exceeding the permitted height by 2'2", and requiring approval of a Minor Exception in conjunction with the project. The Minor Exception will allow no more than a 10%, or 3'6", increase in height as specified by Zoning Ordinance Section 23.03(B)(8). The actual height of the highest point of the proposed church roof is 44'5". However, Zoning Ordinance Section 16.02, "Building Height" provides that building height is calculated as the vertical distance from the average site grade to a midway point between the highest and lowest points of the roof. This calculation results in the building height of 37'2", exceeding the permitted height by 2'2".

In approving the Minor Exception, the Planning Commission must find that the request for a Minor Exception satisfies the requirements of Section 23.03(B). as well as the findings for approval as listed in Section 23.06(C). The findings for approval of the Minor Exception are provided in Resolution No. PC-2001-023.

ENVIRONMENTAL REVIEW

An environmental initial study was prepared in accordance with the California Environmental Quality Act, which determined that the construction of the proposed church use and accessory daycare facility would result in no significant adverse effect on the environment and a Negative Declaration was prepared for the project.

CONCLUSION

Conditional Use Permit 00-10 and Minor Exception 01-02 are consistent with the City of Palmdale General Plan and the applicable development standards of the City Zoning Ordinance. Therefore, based on the analysis contained in this report, staff recommends approval of the Conditional Use Permit and Minor Exception subject to the findings contained within the Resolution and the Conditions of Approval.

Attachments:

1. Graphics:
    a. Vicinity Map
    b. General Plan Land Use Map
    c. Zoning Map
    d. Assessors Parcel Map
2. Initial Study/Negative Declaration
3. Resolution No. PC-2001-023

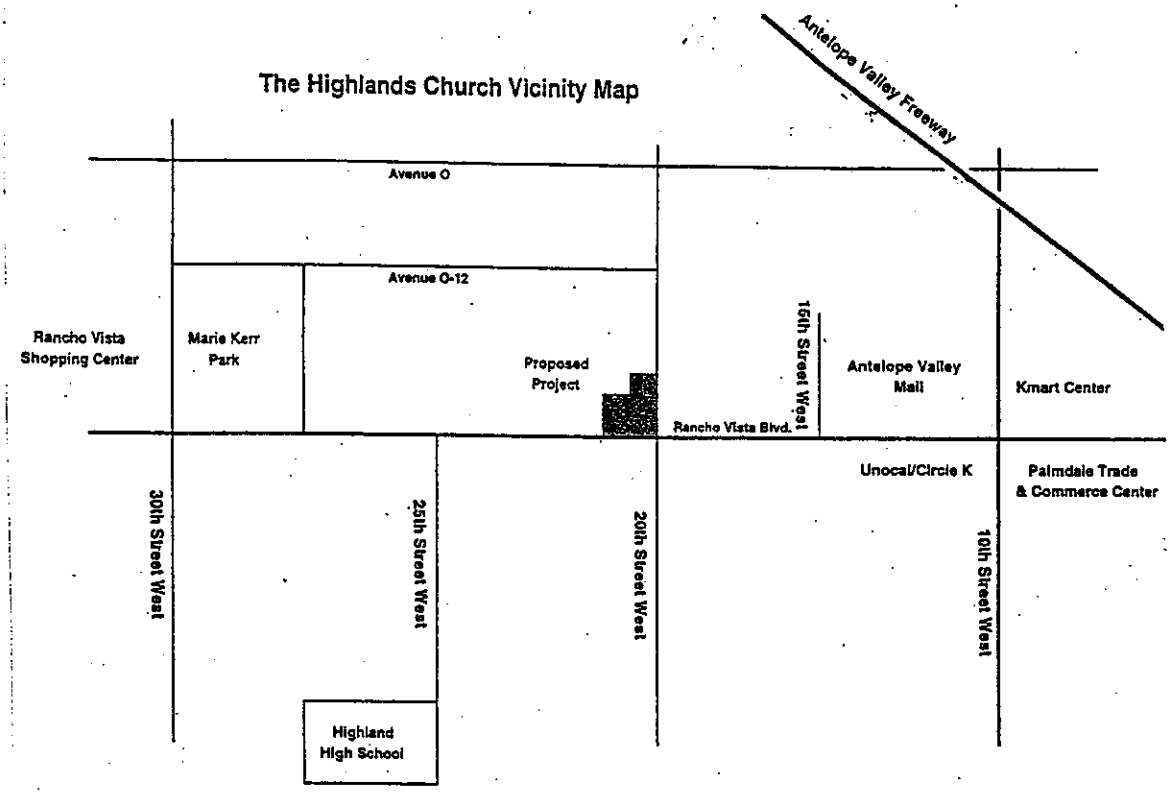
10

VICINITY MAP

North

CASE NO. CUP 00-10 / ME 01-02

NOT TO SCALE



City of Palmdale

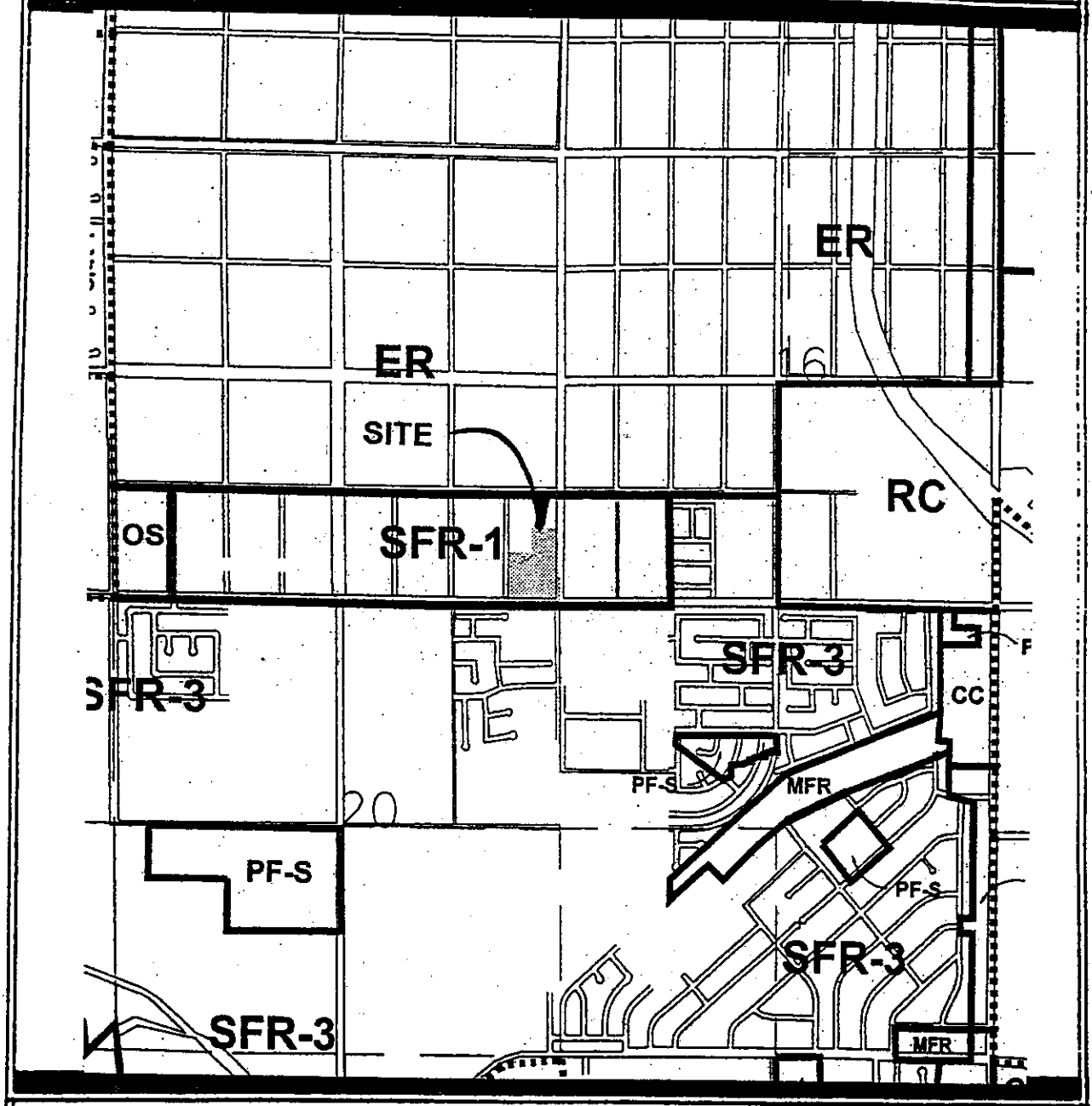
PLANNING DEPARTMENT
38300 9th Street East
Palmdale, CA 93550

GENERAL PLAN MAP

North

CASE NO. CUP 00-10 / ME 01-02

NOT TO SCALE



City of Palmdale

PLANNING DEPARTMENT

38300 9th Street East

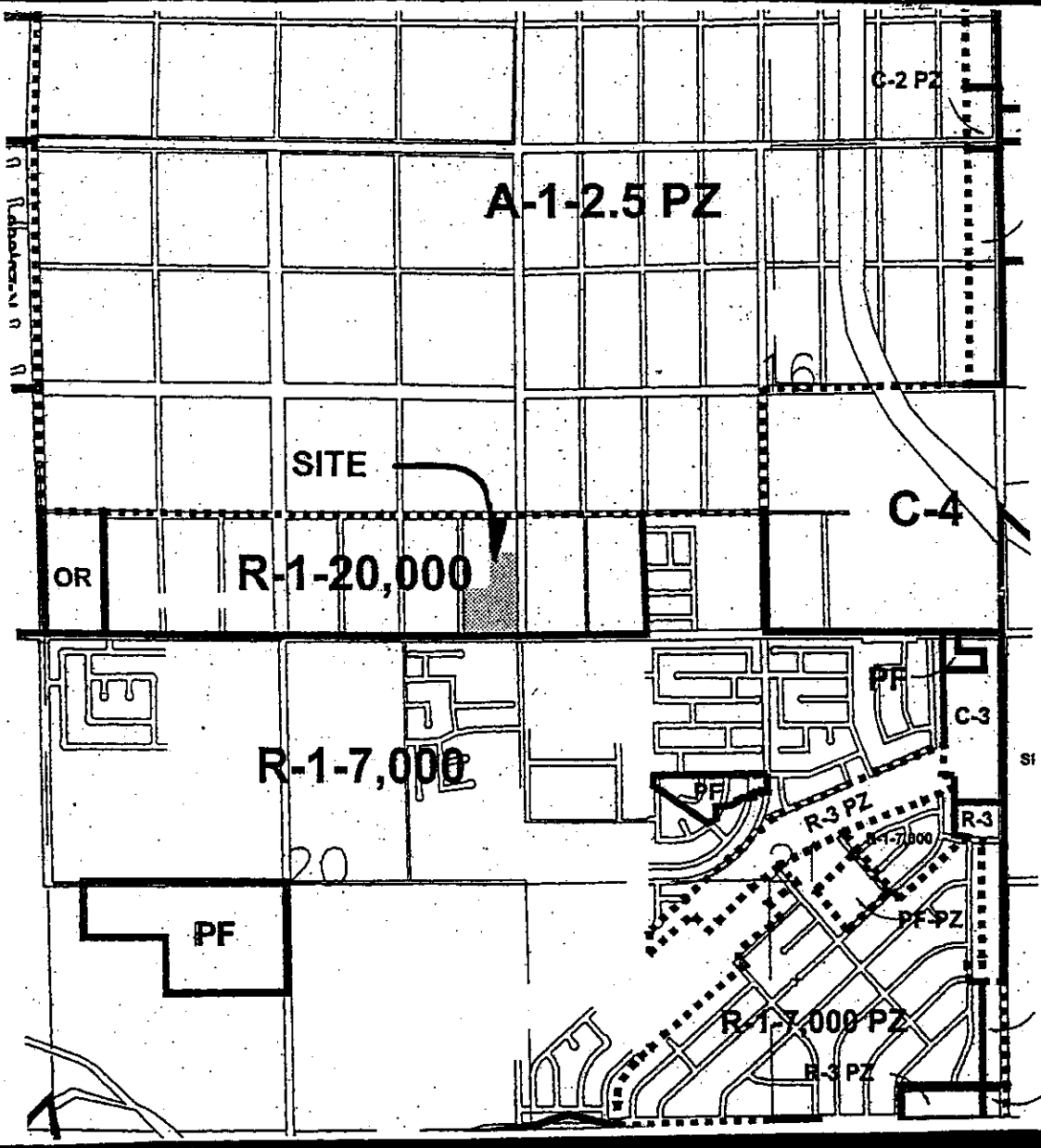
Palmdale, CA 93550

ZONING MAP

North

CASE NO. CUP 00-10 / ME 01-02

NOT TO SCALE



City of Palmdale

PLANNING DEPARTMENT

38300 9th Street East

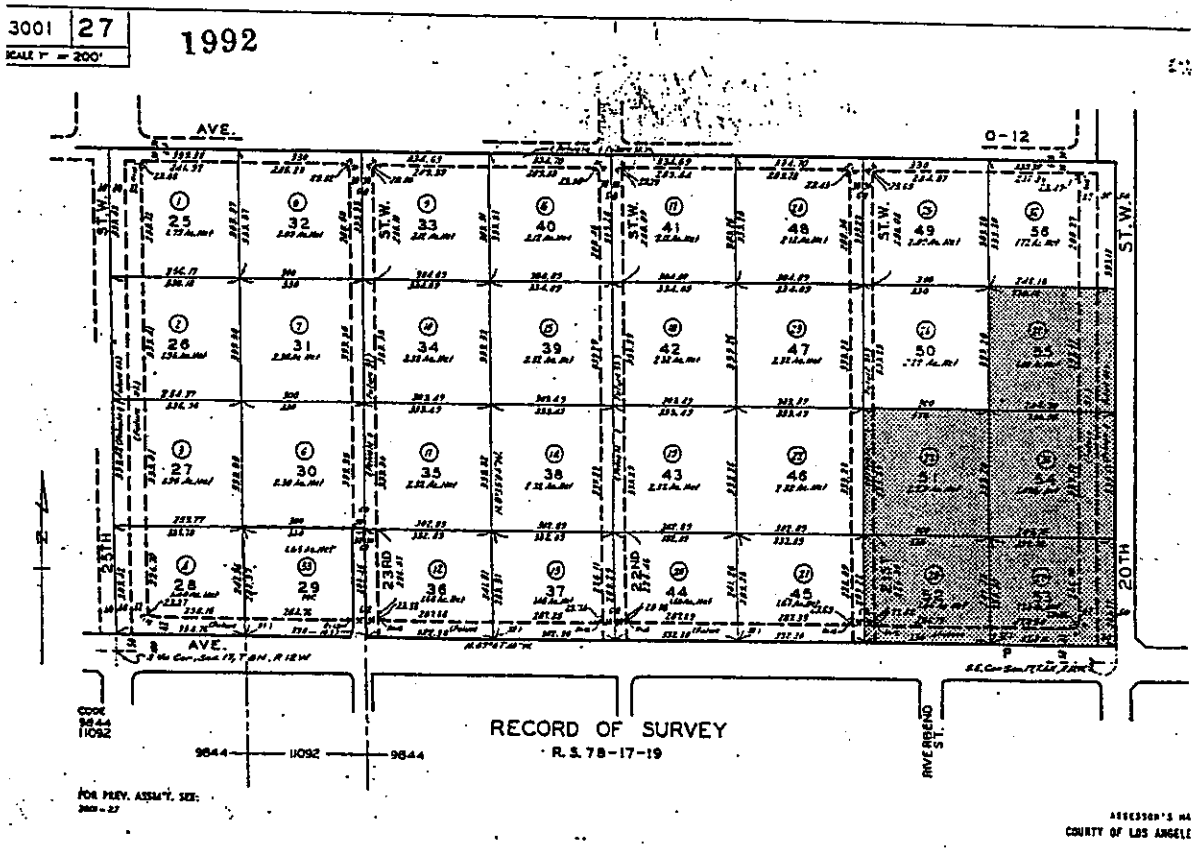
Palmdale, CA 93550

ASSESSOR'S PARCEL MAP

North

CASE NO. CUP 00-10 / ME 01-02

NOT TO SCALE



City of Palmdale

PLANNING DEPARTMENT

38300 8th Street East

Palmdale, CA 93550

ATTACHMENT 2

CITY OF PALMDALE

NEGATIVE DECLARATION

38250 Sierra Highway
Palmdale, California 93550

Case Number:	Conditional Use Permit 00-10, Minor Exception 01-02
Applicant:	Antelope Valley Foursquare Church
Address:	40015 Sierra Highway, Suite B-170 Palmdale, CA 93550-2105
Project Description:	A proposal to construct a church use in multiple phases which will ultimately include primary assembly areas, a daycare facility, classrooms, office uses, and an outdoor amphitheater in two buildings of 56,090 and 12,200 square feet with a total square footage of 68,290. The project will also include interim modular office facilities totaling 3,600 square feet and required site and street improvements for the project. A Minor Exception to exceed the allowable building height of 35 feet by an additional three feet is also requested.
Project Location:	Located at the northwest corner of the intersection of Rancho Vista Boulevard and 20th Street West.

On the basis of the Initial Study prepared for the project, it has been determined that the project would not have a potential for a significant effect on the environment. A copy of said Initial Study is available for review at the Palmdale Planning Department, 38250 Sierra Highway, Palmdale, California 93550. This document constitutes a Negative Declaration.

RESPONSIBLE AGENCIES: None

TRUSTEE AGENCIES: None

Notice Pursuant to Section 21092.5 of the Public Resources Code:

A Public Hearing will be held by the Planning Commission of the City of Palmdale in the Palmdale Council Chambers, 38300 Sierra Highway, Suite B, Palmdale, California on May 3, 2001, at 7:00 p.m. to consider this project. At that time, any interested person is welcome to attend and be heard on this matter.

Prior to the Public Hearing, the public is invited to submit written comments on this Negative Declaration to the Palmdale Planning Department, Attention: Richard Kite, 38250 Sierra Highway, Palmdale, California 93550; or phone (661)267-5200. Please refer to the Case Number listed above.

Laurie Lile — 4-12-01

Laurie Lile
Director of Planning

Date

CITY OF PALMDALE

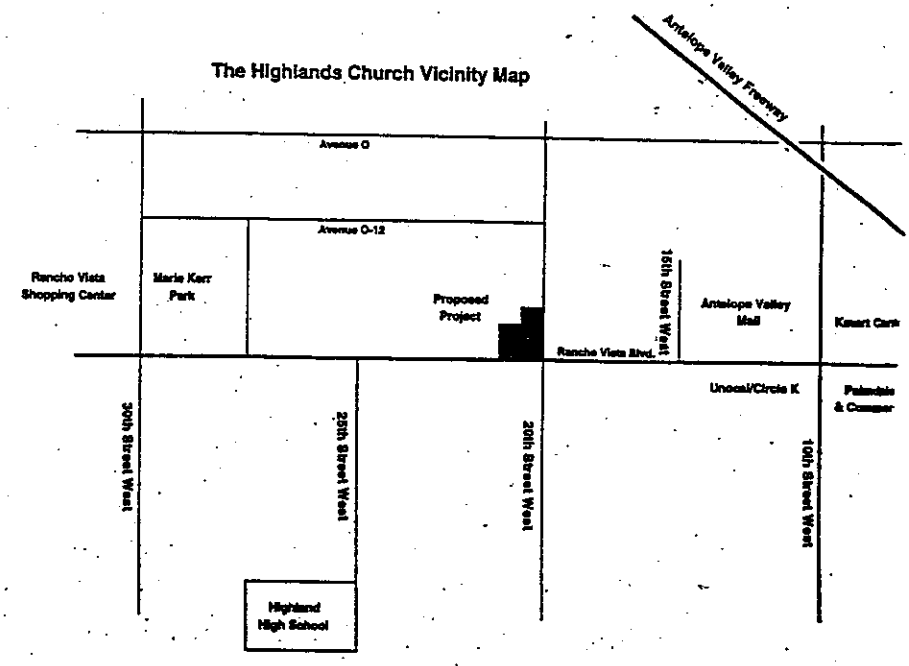
PLANNING DEPARTMENT

INITIAL STUDY

QUESTIONNAIRE

APPLICATION NO:	Conditional Use Permit 00-10 and Minor Exception 01-02
NAME OF APPLICANT:	Antelope Valley Foursquare Church
LOCATION OF PROJECT:	Northwest corner of Rancho Vista Boulevard and 20th Street West
EXISTING GENERAL PLAN LAND USE DESIGNATION:	SFR-1 (Single Family; 0-2 du/ac)
PROPOSED GENERAL PLAN LAND USE DESIGNATION:	Same
EXISTING ZONING:	R-1-20,000 (Single Family Residential; 20,000 sf lot size minimum)
PROPOSED ZONING:	Same
PRESENT LAND USE:	Vacant

LOCATION MAP:



I. APPLICABILITY OF THE INITIAL STUDY

A. Is the proposed action a "project" as defined by CEQA?
_X_ Yes ___ No

1. If the project qualifies for one of the Categorical Exemptions listed in Section 6.C. of the City's CEQA Guidelines, is there a reasonable possibility that the activity will have a significant effect due to special circumstances? ___ Yes ___ No _X_ N/A

II. INITIAL STUDY REVIEW

A. Does the project require a 30-day State Clearinghouse review?
___ Yes _X_ No

III. PROJECT ASSESSMENT

A. Project Description: A proposal to construct a church use in multiple phases which will ultimately include primary assembly areas, a daycare facility, classrooms, office uses, and an outdoor amphitheater in two buildings of 56,090 and 12,200 square feet with a total square footage of 68,290. The project will also include interim modular office facilities totaling 3,600 square feet and required site and street improvements for the project. A Minor Exception to exceed the allowable building height of 35 feet by an additional three feet is also requested.

B. Description of the Project Site: The subject site is a 9.5 acre vacant site containing 21 Joshua Trees and some sparse native shrubs and grasses. The site topography includes a gentle slope of approximately 1% from the south to the north/northeast. The southerly boundary of the site is located adjacent to Rancho Vista Boulevard which is a designated major arterial in the General Plan and single family residential development to the south across Rancho Vista Boulevard.

C. Surrounding Land Uses:

North: Vacant R-1-20,000 (Single Family Residential; 20,000sf)
East: Vacant R-1-20,000 (Single Family Residential; 20,000sf)
South: Existing single family homes
West: Vacant R-1-20,000 (Single Family Residential; 20,000sf)

D. Is the proposed project consistent with:

	Yes	No	N/A
City of Palmdale General Plan	X		
Applicable Specific Plan			X
City of Palmdale Zoning Ordinance	X		
Air Quality Management Plan	X		
Congestion Management Plan	X		
Regional Comprehensive Plan			X

E. Have any of the following studies been submitted?

X	Geology Report		Historical Report
X	Hydrology Report		Archaeological Report
X	Soil Report		Paleontological Study
	Traffic Study		Line of Sight Exhibits
	Noise Study		Visual Analysis
	Biological Study		Slope Map
X	Native Vegetation Preservation Plan		Fiscal Impact Analysis
			Air Quality Report
	Solid Waste Generation Report		Hazardous Materials/ Waste
	Public Services/ Infrastructure Report		

(Studies may be reviewed by contacting the case planner at (661) 267-5200.)

IV. DETERMINATION

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

This initial study was prepared by:

Richard Kite

4-12-01
Date

Asoka Herath
Assistant Director of Planning

4-12-01
Date

Laurie Lile
Director of Planning

V. EARLIER ANALYSIS

City of Palmdale General Plan FEIR, (SCH No. 87120908) prepared for the City of Palmdale by Michael Brandman Associates, and certified by the Palmdale City Council (Resolution No. 93-10) on January 25, 1993. This document was prepared to analyze the potential impacts from full build-out of the City's General Plan, including the provision of roadways, infrastructure and development of urban uses. The General Plan EIR anticipated that significant impacts to air quality, loss of open space, seismic related risks, biological resources, jobs/housing balance, traffic impacts at 11 roadway links and cumulative impacts to groundwater resources would occur with implementation of the City's General Plan. All other impacts were found to be mitigatable to level of insignificance through the mitigation measures imposed under the EIR and implementation measures contained within the General Plan. A copy of this EIR is available for review at the City of Palmdale Planning Department.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

VI. EVALUATION OF ENVIRONMENTAL IMPACTS

A. Earth:

Based on the geotechnical or soils study for the project, review by the City's Engineering Department, and/or the General Plan Update:

1. Soils

a. Are there any areas of potential differential settlement on the project site which could significantly impact development of the proposed project?

___ ___ ___ X

b. Is the site in an area of high shrink/swell (hydrocompaction) potential which could significantly impact development of the proposed project?

___ ___ ___ X

c. Is the site in an area of potential subsidence?

___ ___ ___ X

d. Will the project result in a significant increase in wind or water erosion of soils, either on- or off-site?

___ ___ ___ X

e. Could the project result in siltation deposition, or erosion which may modify a stream channel, or adversely affect downstream flood control facilities?

___ ___ ___ X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

The site is in an area of low shrink/swell potential, moderate erosion potential and unclassified subsidence potential according to Exhibits S-10, S-11 and S-14 of the Palmdale General Plan. A soils and geotechnical report was prepared for the project by Earth Systems Southern California dated October 25, 2000. The report does not identify any significant geotechnical issues that would affect the proposed development with the implementation of standard grading practices. The report did indicate that the upper two to three feet of the on-site soils had a high tendency to hydrocompress. Special or unusual soils conditions beyond this were not identified or encountered on site. Therefore, shrink/swell potential, subsidence, erosion, siltation deposition, and differential settlement will not constitute the potential for a significant impact on the environment.

2. Earthquakes

Based on the Alquist-Priolo Earthquake Fault Zoning Map (as amended 1994) and California Division of Mines and Geology Special Publication 42 (1997), or the geotechnical report for the project site:

a. Is the site in a fault rupture hazard zone? ☐ Yes ☒ No

If yes:

i. Is there an active or potentially active fault on the project site? ☐ Yes ☐ No

ii. Does the project include a school, emergency or public facility, day care center, nursing home, or high rise building? ☐ Yes ☐ No

b. Is the site in a zone subject to seismic ground shaking, ground failure, or liquefaction?

___	___	X	___

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

The project site is located approximately 2.0 miles northeast of the San Andreas fault and is not located within a fault-rupture special study hazard zone as shown in the Earthquake Fault Zone map of the General Plan. Since a church use would not be considered a critical facility in the event of a major seismic event, there is no potential for a significant impact on the environment due to seismic hazards. The soils report prepared for the project indicates that the site is not subject to liquefaction because the depth to ground water in this area exceeds 100 feet. Building design requirements for Seismic Zone 4 as required by the Uniform Building Code will minimize potential damage due to shaking. Therefore, fault rupture, ground shaking and liquefaction do not constitute the potential for a significant impact on the environment.

3. Slopes

Based on the U.S.G.S. Topographic Map, the slope map submitted for the project, the geotechnical report for the project, and/or a site inspection:

a. Does the project site contain slopes of 10% or greater?

___	___	___	X

b. Is any significant modification of major landforms proposed?

___	___	___	X

c. Is the project in an area of landslide risk, or are landslides present on the project site?

___	___	___	X

d. Will project grading create slopes, on- or off-site, that could be subject to landslides, mud slides, or erosion?

___	___	___	X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

The project site is relatively flat and has no major landforms or areas with landslide potential existing on the site. Grading proposed on site will not create any slopes with potential for slides or erosion according to the preliminary grading plan submitted for the project. Therefore, there is no potential for a significant effect on the environment due to intrusion into slopes over 10%, major landform modification, landslides or project grading.

4. Quarry Zone

Based on a site inspection, the City's General Plan Land Use Map, and/or the Significant Gravel Resource Area Maps of the State Department of Mines and Geology:

a. Would development of the project impede the extraction of significant mineral resource deposits?

___	___	___	X

The project site is not located within an area containing significant mineral resources according to the State of California Division of Mines and Geology map and the General Plan and therefore, this does not constitute the potential for a significant impact on the environment.

B. Air:

Based on the criteria in the South Coast Air Quality Management Handbook for the Preparation of EIRs (1987), the Air Quality Study prepared for the proposed project, the South Coast Air Quality Management Plan, and EIR (1991), and/or the land use proposed:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Emissions				
a. Will the project result in significant air emissions or deterioration of ambient air quality either from stationary or mobile sources?	___	___	___	X
b. Could the proposed project produce potentially toxic air emissions?	___	___	___	X
c. Will the project potentially result in the creation of objectionable odors?	___	___	___	X
d. Could the project result in the alteration of air movement, moisture or temperature, or any change in climate either locally or regionally?	___	___	___	X

The proposed church use and related site and street improvements is not expected to produce any emissions or significant air pollutants. During construction grading on windy days significant dust could be generated contributing to particulates which degrade air quality. Particulates can be significantly reduced by site watering and suspension of grading operations during periods of high winds which are standard requirements of grading permit issuance. Therefore, there is no potential for a significant impact on the environment or to air quality.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

C. Water:

1. Natural Streams, Springs, and Wetlands

Based on the type of project, the U.S.G.S. Topographics Maps, the exhibits and studies submitted for the project, and/or a site inspection:

a. Does the project site contain a blue-line stream, spring, seep, or wetland?

___ ___ ___ X

b. Will the project include changes in the course or volume of water in a local stream or wetland which require Department of Fish and Game or Army Corps of Engineers permits?

___ ___ ___ X

c. Will the project result in the loss of, or changes to, significant stands of riparian vegetation?

___ ___ ___ X

A review of the U.S.G.S. map and inspection of the site revealed that no blueline streams, natural drainage areas, springs, slopes or wetland areas exist on the site. Therefore, these items do not constitute the potential for a significant impact on the environment.

2. Other Surface Waters

Based on a site inspection, and review of the Map of Aqueduct Facilities (Dept. of Water Resources, East Branch Hydrology Palmdale Area), and/or the General Plan:

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

If the project is adjacent to or near the California Aqueduct:

a. Could the project result in a significant increase in runoff of storm or nuisance water toward the aqueduct?

___ ___ ___ X

b. Will the project be significantly affected by storm or nuisance water runoff flowing through aqueduct culverts or pools?

___ ___ ___ X

The project site is located approximately two miles northeast and downstream from the California Aqueduct as indicated by General Plan Exhibit S-6 and is not expected to be impacted by runoff flowing through aqueduct culverts. Therefore, construction of the project will not result in significant impacts as a result of its proximity to the aqueduct.

Based on a review of the General Plan and/or a site inspection:

c. Is the project located above Lake Palmdale where urban runoff could significantly impact the lake?

___ ___ ___ X

d. Is the project located in an inundation area below Lake Palmdale dams, or Littlerock Dam?

___ ___ ___ X

The project site is not located within the Lake Palmdale drainage basin or inundation area below Lake Palmdale or Littlerock Dam according to Exhibit S-6 of the General Plan. Therefore, this project does not have the potential for a significant impact on the environment.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Based on review of the FIRM Map, the Master Plan of Drainage and/or review by the Department of Public Works/Engineering:

e. Is the site in an area of flood hazard as shown on the FIRM Map, or as identified by the Engineering or Public Works Departments?

___ ___ ___ X

f. Will the project result in a significant increase in peak runoff that could increase flood hazard off-site?

___ ___ ___ X

g. Would development of the project impede the implementation of the City's Master Plan of Drainage or Drainage Management Plan?

___ ___ ___ X

The project site is located approximately 1 mile north of the Amargosa Creek and associated flood plain. A review of the FIRM map, and review by the Public Works Department, indicates that the project is located in Zone X outside the 500 year flood plain as indicated on Flood Insurance Rate Map, Community Panel Number 060144 0010 dated March 30, 1998. The project as proposed will increase run-off within the development but is not of sufficient size to create a significant increase in peak runoff increasing the flood hazard off-site and will not interfere with implementation of the City's Master Drainage Plan. A detention basin is proposed on-site to mitigate impacts related to storm and nuisance water run-off. Therefore, this project does not have the potential for a significant impact on the environment.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
h. Will any aspect of the project result in discharge of materials into surface waters, or in any alteration of surface water quality, including but not limited to, temperature, dissolved oxygen, or turbidity?	___	___	___	X
i. Will the project result in the significant alteration of the direction or rate of flow of groundwater?	___	___	___	X

The project is not expected to result in discharge of materials into surface waters. The possibility of altering the direction or rate of flow of groundwater is unlikely given that the groundwater level is a minimum of 100 feet below the site. Therefore, this does not constitute the potential for significant impacts to the environment.

Based on the type of project, project submittals and exhibits, and/or a site inspection:

j. Could the project result in a change in the quantity or quality of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	___	___	___	X
k. Could the project result in a substantial reduction in the amount of water otherwise available for public water supplies?	___	___	___	X

The proposed project is a 68,290 square foot church use with assembly areas, classrooms, office uses, outdoor amphitheater, site and off-site improvements and a proposed increased in building height which will not

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

result in a change in the quantity of groundwater because the project will not, in itself, result in a significant use of groundwater resources. Based upon plans submitted for the project, grading necessary for the development will not intercept any aquifers based upon the anticipated depth of excavations for foundations. Therefore, this does not constitute the potential for a significant impact to the environment.

D. Plant Life:

Based on a site inspection, the biological report, and/or the Native Vegetation Preservation Plan submitted for the project:

1. Is there a significant stand of desert vegetation on the site which will be adversely impacted by the project?

___	___	X	___

2. Will the project result in a reduction of the numbers of any unique, rare, or endangered species of plants?

___	___	X	___

3. Will the project result in the introduction of invasive, non-native species of plants into an area; or will the project create a barrier to the normal replenishment of existing native plant species?

___	___	X	___

4. Will the project result in a significant reduction in acreage of native vegetation?

___	___	X	___

A site inspection conducted by Planning staff revealed the presence of Joshua trees on the site and a Native Plant Report was prepared for the project which identified 21 Yucca brevifolia existing on the 9.5 acre site which would not be considered a significant stand of these trees. Local

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

ordinance (Joshua Tree and Native Desert Vegetation Preservation) identifies Joshua tree species (Yucca brevifolia) as a significant plant species requiring the preparation of a Desert Vegetation Preservation Plan. The developer is required to preserve two Joshua trees per gross acre or pay an in lieu fee when preservation is not possible, under this ordinance. Other on-site vegetation consisted of typical desert shrubs and grasses and no riparian vegetation associated with the site was observed. Therefore, this does not constitute the potential for a significant impact to plant life.

E. Animal Life:

Based on the biology report submitted for the project and/or a site inspection: Will the proposal result in:

1. Will the project result in a significant loss of biological diversity?

___	___	___	X

2. Will the project result in the reduction of the numbers of any unique, rare, or endangered species of animals?

___	___	___	X

3. Is the project located in a Significant Ecological Area where the introduction of animals associated with urbanization could adversely affect native species; or where the project will result in a barrier to the migration or movement of animals?

___	___	___	X

4. Will the project cause significant deterioration of, or loss of, existing fish or wildlife habitat?

___	___	___	X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

A site inspection revealed no significant vegetation to provide habitat for animal species. The project site is traversed by dirt roads, and human encroachment from surrounding urbanization. Because of the site's degraded habitat, the possibility of rare or endangered animal species living or foraging is significantly reduced. Therefore, development of the subject site will not result in a significant adverse impact to wildlife.

F. Noise:

1. If the project is residential or noise sensitive, will it expose people to severe noise levels because it is located:

   a. adjacent to the Freeway?

   ___ ___ ___ X

   b. within 200 feet of the railroad?

   ___ ___ ___ X

   c. adjacent to an existing or future arterial street?

   ___ ___ ___ X

The project site is located adjacent to Rancho Vista Boulevard and 20th Street West which are designated Major and Secondary arterial roadways respectively in the General Plan. The proposed use will be located partially within the 65 dB CNEL noise contour on Rancho Vista Boulevard. However, based upon the proposed building setbacks for the project and type of construction for the building, impacts from roadway noise is expected to be less than significant for this use.

2. Is the proposed project within the Plant 42 over-flight area, or the 65 CNEL boundary?

   ___ ___ ___ X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Based upon review of the General Plan Overlay and Noise Maps, the project site is not located within the Plant 42 over-flight area. Therefore, this does not constitute the potential for a significant impact due to noise.

3. Will the project generate a noise level exceeding 65 CNEL at the project boundary after construction that could significantly impact an adjoining land use?

___	___	___	X

The proposed church use will include an outdoor amphitheater which will not include the use of amplified sound. Therefore, the proposed project does not have the potential to generate noise levels exceeding 65 CNEL after construction that would adversely impact adjoining land uses.

G. Light or Glare:

Based on the type of project, and/or project submittals and exhibits:

1. Will the project produce significant new sources of light or glare that would disturb neighboring uses or significantly change the light environment visible from other areas of the City?

___	___	___	X

The use will introduce new sources of light or glare that could potentially disturb neighboring uses. However, in accordance with standard City Zoning Ordinance requirements, the applicant must submit a photometric lighting plan showing compliance with the City's Zoning Ordinance which limits the height of light standards within 150 feet of residential property to a height of fourteen feet and requires light fixtures to possess sharp cut-off qualities at the property lines. Therefore, this does not constitute the potential for a significant impact to the environment.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

H. Land Use:

1. Will the project result in a substantial alteration of the present or planned land use of an area?

___ ___ ___ X

2. Are adjoining or planned land uses greatly different from that of the proposed project so that a potentially substantial interface problem would be created?

___ ___ ___ X

3. If the project is located within the Plant 42 AICUZ zone, does it conflict with the joint land use policies established for those zones?

___ ___ ___ X

The proposed church use will not result in a substantial alteration of present or planned land uses or create an interface problem because the proposed use is a permitted use in the SFR-1 (Single Family Residential 0-2 du/ac) land use designation. Also, the surrounding area consists of vacant land also designated for single family residential uses and existing single family homes. The project does not conflict with joint land use policies established for the Plant 42 AICUZ because the project area is not located within the AICUZ. Therefore, this does not constitute the potential for a significant impact on the environment.

I. Natural Resources:

1. Will the project result in a significant increase in the rate of use of any natural resources?

___ ___ ___ X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

2. Will the project result in the substantial depletion of any non-renewable natural resources?

___ ___ ___ X

The proposed project will result in the construction of a 68,090 sf church use which will require the use of natural resources such as natural gas for heating purposes. This facility will be constructed under Title 24 energy requirements and the ultimate use of the natural resources have been allocated by the applicable provider and is not considered significant. Therefore, construction of the proposed use will not result in significant adverse impacts to natural resources.

J. Risk of Upset:

1. Will the project result in a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation) in the event of an accident or upset condition?

___ ___ ___ X

The proposed project will result in the construction of a church use which does not include development which has the potential for explosion or release of hazardous substances. Review of the General Plan Safety Element, Exhibit S-8 (Gas and Power Transmission Lines), identifies no gas or power transmission lines with the potential of explosion or release of hazardous substances during construction within the vicinity of the project site. Therefore, development of this project would not result in a significant adverse impact to the environment from explosion or release of hazardous substances.

2. Will the project result in possible interference with any emergency response plan or emergency evacuation plan?

___ ___ ___ X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

The proposed project site is located adjacent to a designated evacuation routes according to Exhibit S-1 (Evacuation Routes) of the General Plan Safety Element. However, right-of-way improvements required for the project will improve the roadway conditions and therefore, the use not expected to result in interference with the City's emergency response and/or evacuation plans. Therefore, development of this project will not result in a significant impact to the environment.

3. Is the site included on any known State Hazardous Waste Site list?

___	___	___	X

The subject site is not listed in the State of California Hazardous Waste and Substances Sites List dated April 22, 1998 and the parcel owner has verified that to the best of his knowledge there are no hazardous wastes located on the site. Therefore, there is no potential for significant impact on the environment due to hazardous waste storage existing on this site.

4. Is the project within or adjacent to a high fire hazard area as shown in the General Plan, identified by the Los Angeles County Fire Department or based on a site inspection?

___	___	___	X

According to Exhibit S-16 (Wildfire Hazard Zones) of the Palmdale General Plan Safety Element, the subject site is not located within or adjacent to a high fire hazard area. Therefore, this does not constitute the potential for significant impact on the environment.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

K. Population:

Based on the type of project:

1. Will the project significantly alter the location, distribution, density, or growth rate of the human population of an area?

___ ___ ___ X

This project will not alter the location, distribution, density or growth rate of the human population because the proposed church use is consistent with the SFR-1 (Single Family; 0-2 du/ac) General Plan land use designation of the site and the project itself is intended to serve the existing community and is not of sufficient size to impact human population. Therefore, this does not constitute the potential for a significant impact on the environment.

L. Housing:

Based on the type of project?

1. Will the project create a significant demand for additional housing?

___ ___ ___ X

2. Will the project result in displacement of people from existing housing on the site?

___ ___ ___ X

The proposed church use will not result in the displacement of people since no housing exists on the site. The building use will not create demand for additional housing since the church use exists within the Antelope Valley with the congregation based within the Antelope Valley. Therefore, this project does not create the potential for a significant impact to the housing supply.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

M. Transportation/Circulation:

Based on review of the type of project, project exhibits, a site inspection, and/or review of the Institute of Transportation Engineers, Trip Generation or the applicant's traffic study:

1. What is the estimated number of average daily vehicle trips, and a.m. and p.m. peak hour trips, generated by the proposed project?

   1,794 Sunday ADT: 431 a.m. Sunday peak,

2. Will the traffic generated by this project cause a reduction of Level of Service at an intersection or on a street segment?

   ___ ___ ___ X

Rancho Vista Boulevard is designated as a major arterial roadway and 20th Street West is designated as a secondary arterial roadway. With proposed right-of-way improvements for the project, both have the capacities to accommodate the projected maximum usage of the site, including the Sunday total and a.m. peak hour periods. Therefore, the project will not have a significant impact on the environment.

3. Does circulation within the project prevent the safe and orderly flow of people and vehicles, including emergency vehicles?

   ___ ___ ___ X

   See response to M.3.

4. Will the project create or experience access problems as designed, or create any obstruction to the safe flow of traffic?

   ___ ___ ___ X

   The project has been designed to provide a circulation pattern which promotes safe and orderly flow of people and vehicles

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

through the site by use of multiple access locations provided to the project from 20th Street West and 21st Street West. Therefore, construction of the proposed project does not create an significant adverse impact with regards to vehicular, pedestrian or emergency vehicle access.

5. Could the project result in a significant alteration to rail or air traffic?

___ ___ ___ X

The project site is not adjacent to or near a railroad right-of-way, nor will it affect air traffic in the area. Therefore, the project does not have the potential to impact rail or air traffic.

6. Will the project create a significant shortage of parking?

___ ___ ___ X

Parking for the project is being designed and provided in accordance with the off-street parking standards of the Zoning Ordinance to accommodate church uses and will promote safe vehicular flow and provide adequate off-street parking. Therefore, this does not constitute the potential for a significant impact to the environment.

N. Public Services:

1. Fire Protection

What is the roadway distance and location of the nearest fire station: 1 mile east on Rancho vista Boulevard

a. Will the project result in a need for significant additional fire protection services?

___ ___ ___ X

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Los Angeles County Fire Department Station # 24 is located approximately one mile east of the project site at 11th Street West and Rancho Vista Boulevard and will serve this project. The City of Palmdale has worked with the Los Angeles County Fire Department in identifying and securing sites for new fire facilities and has adopted a Fire Facilities Impact Fee Ordinance. Compliance with the ordinance presumed to mitigate impacts to fire protection services resulting from incremental growth in the City. Further, the applicant will be required to provide public hydrants which provide the required fire flows as specified by the Los Angeles County Fire Department. Therefore, implementation of the proposed project is not expected to create a significant adverse impact to fire services.

2. Police Protection

Are there any aspects of the project that would create a significant impact to police protection?

___	___	___	X

The project is located within the existing boundaries of the City in which contract services are obtained from the Los Angeles County Sheriff's Department. No additional impacts are anticipated as a result of the project. Therefore, this does not constitute the potential for a significant impact to the environment.

3. Schools

a. In what elementary and high school attendance area is the project? Palmdale School District and Antelope Valley Union High School District

b. Approximately how many students will the project generate? None

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

c. Would the students generated by the project significantly contribute to the affected schools exceeding their designed capacity?

___ ___ ___ X

The proposed project is a 68,090 square foot church use and will not generate any students and will not contribute directly or indirectly to school populations and capacities. Therefore, no impacts to schools are anticipated as a result of this project.

4. Parks and Recreation

Will the proposed project result in an impact on the quality or quantity of existing parks or recreational facilities, including trails or bicycle paths?

___ ___ ___ X

There are no existing parks in the surrounding area of the project site that would be impacted as a result of this project. Therefore, this does not create the potential for a significant impact to parks and recreation.

5. Public Facilities

Will the proposed project have a significant impact on maintenance of public facilities, including roads, drainage facilities, slopes, open space and trails?

___ ___ ___ X

No portion of this project is expected to have a significant impact on maintenance of public facilities because the project will be assessed drainage, sewer, and traffic impact fees to offset such impacts. Therefore, this does not create the potential for a significant impact to the environment.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

6. Library Services

Will the project result in a significant impact to library services due to increased population?

___ ___ ___ X

The proposed church use is not expected to substantially increase the population base of the City of Palmdale; therefore, no impact to library services is expected as a result of this project.

7. Other Governmental Services

Will the project have a significant impact on a government service or agency not listed above?

___ ___ ___ X

The project proposes the construction of a 68,090 square foot church use which will not directly generate additional residents and therefore, there will be no direct impact on other governmental services as a result of this project.

O. Energy:

1. Will the project result in the use of substantial amounts of fuel or energy?

___ ___ X ___

2. Will the project result in a substantial increase in demands upon existing sources of energy, or require the development of new sources of energy?

___ ___ ___ X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

The proposed church use will require electric and natural gas resources. At this time, the availability of electric and natural gas resources may be limited on a statewide basis. However, the energy requirements of this specific development proposal are not significant enough to impact local, regional or statewide availability of these energy resources and therefore, does not have the potential for a significant impact on the environment.

P. Utilities:

Will the proposal result in a need for new systems, or substantial alterations to the following utilities:

1. Power or natural gas? ___ ___ ___ X
2. Communications systems? ___ ___ ___ X
3. Water? ___ ___ ___ X
4. Sanitary sewer? ___ ___ ___ X
5. Solid waste disposal? ___ ___ ___ X

All utilities required for the proposed project are existing in the immediate vicinity of the project and will not require the installation of any new systems in order to provide utility services to the site. Therefore, there is no potential for a significant impact to the

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

environment due to new or relocation of existing public utility facilities.

Q. Human Health:

Based on the type of project:

1. Will the project create any heaith hazard or potential health hazard (excluding mental health)?

___	___	___	X

2. Will the project result in the exposure of people to potential health hazards?

___	___	___	X

There is no aspect of the proposed church use project that would pose a potential health hazard to the public.

R. Aesthetics:

1. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

___	___	___	X

The proposed church use has been designed to integrate with the surrounding development by incorporating architectural design elements and landscaping design common to adjacent development resulting in an aesthetically enhanced project. In addition, the project is not situated in a location that will interfere with any scenic vistas even with an increased height of the proposed building. Therefore, this does not have the potential for a significant impact on the environment.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

S. Cultural Resources:

1. Will the proposal result in the alteration or destruction of a prehistoric or historic archaeological site, or historic structure(s)?

___ ___ ___ X

Site inspection performed by: Richard Kite

2. Will the proposal result in potential adverse impacts on paleontological resources?

___ ___ ___ X

According to the General Plan exhibits, the subject site is not located in an area of high probability of significant archaeological or paleontological resources.

T. Public Controversy:

1. Is the project or action environmentally controversial in nature or can it reasonably be expected to become controversial upon disclosure to the public?

___ ___ ___ X

The proposed development of the site is not expected to become controversial upon disclosure to the public due to the type of use proposed for the project, its location adjacent to large residential lots along a major arterial roadway, and existing infrastructure. Therefore, the existence of public controversy will not be based on environmental issues, and will not in itself form the basis for requiring an Environmental Impact Report.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

VII. MANDATORY FINDINGS OF SIGNIFICANCE

A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

___	___	___	X

The proposed development does not have the ability to degrade the environment because the project site is located within a highly urbanized area that has been previously disturbed by human encroachment, and provides no fish or wildlife habitat and supports no fish or wildlife species on the site. Therefore, there is no potential for a reduction in fish or wildlife habitat or population and no potential impact on rare or endangered species of plant or animal species. The project site does not have any historical structures or resources from California history or pre-history: therefore, there is no potential impact to California history or pre-history. Based on this initial study, the construction of the proposed project will not result in a significant impact on the environment.

B. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

___	___	___	X

The project does not have any limited impacts that would be cumulatively considerable because standard conditions imposed upon the project will reduce any potential individual impacts to less than significant levels, and infrastructure improvements are to be sized to accommodate the proposed church development. Therefore, the proposed project will not

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

create cumulatively considerable impacts and will not require preparation of an Environmental Impact Report.

C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

___	___	___	X

There are no aspects of the proposal that will have a substantial adverse effect on human beings directly or indirectly after compliance with all standard City, County and State codes applicable to the project. Therefore, there is no substantial adverse effect on human beings and the project will not require the preparation of an Environmental Impact Report.

ATTACHMENT 3

CITY OF PALMDALE
LOS ANGELES COUNTY, CALIFORNIA
RESOLUTION NO. PC-2001-023

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALMDALE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00-10 TO CONSTRUCT A CHURCH USE IN MULTIPLE PHASES TO INCLUDE A DAYCARE FACILITY, CLASSROOMS, OFFICE USES, AND AN OUTDOOR AMPHITHEATER IN TWO BUILDINGS OF 56,090 AND 12,200 SQUARE FEET WITH A TOTAL SQUARE FOOTAGE OF 68,290. THE PROJECT WILL ALSO INCLUDE AN INTERIM MODULAR OFFICE FACILITY TOTALING 3,600 SQUARE FEET. A MINOR EXCEPTION TO EXCEED THE ALLOWABLE BUILDING HEIGHT OF 35 FEET BY AN ADDITIONAL 3 FEET IS ALSO REQUESTED FOR THE PROPERTY LOCATED ON A 9.5 ACRE SITE AT THE NORTHWEST CORNER OF RANCHO VISTA BOULEVARD AND 20TH STREET WEST. (CUP-00-10/ ME 01-02)

A. RECITALS

(i) Antelope Valley Foursquare Church has filed an application requesting the approval of Conditional Use Permit (CUP) 00-10 and Minor Exception (ME) 01-02 described herein (hereinafter referred to as "Application").

(ii) The Application applies to 9.50 acres within the R-1-20,000 zone district, referred to on the County Assessor's roles as APN's 3001-027-027, 028, 029, 030, and 031 legally described on Attachment I hereto and shown on the map attached hereto as Attachment II.

(iii) The Application, as contemplated, proposes to construct a church use in multiple phases which will ultimately include primary assembly areas, a daycare facility, classrooms, office uses, and an outdoor amphitheater in two buildings of 56,090 and 12,200 square feet with a total square footage of 68,290. The project will also include an interim modular office facility totaling 3,600 square feet and required site and street improvements for the project. A Minor Exception to exceed the allowable building height of 35 feet by an additional 3 feet is also requested.

(iv) The subject site is located on a vacant parcel with native vegetation which has been degraded by human activity. Adjacent land uses consist

of vacant residential properties to the north, east and west and single family residences to the south across Rancho Vista Boulevard.

(v) Zone designations on adjacent properties are R-1-20,000 (Single Family Residential; 20,000 sf minimum lot size) to the north, east and west and R-1-7,000 (Single Family Residential; 7,000 sf minimum lot size) to the south.

(vi) An environmental Initial Study for the Application was completed on April 13, 2001, and no significant adverse impacts were identified.

(vii) On May 3, 2001, the Planning Commission of the City of Palmdale conducted a duly noticed public hearing on the Application, and concluded said hearing on that date.

(viii) All legal prerequisites to the adoption of this Resolution have occurred.

B. RESOLUTION

NOW THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Palmdale, as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A of this Resolution, are true and correct.

2. Based upon substantial evidence presented to this Commission during the above-referenced May 3, 2001, public hearing, including public testimony, and written and oral staff report, this Commission specifically finds as follows:

   (a) Based upon the Environmental Initial Study and the conditions which have been applied to the project, the project will not have a significant adverse effect on the environment.

   (b) The proposed church use with an accessory day care facility is consistent with the goals, policies, and objectives of the General Plan because the General Plan Land Use Map identifies the project area as Single Family Residential which permits the establishment of church uses and accessory day care facilities serving the residences of the adjacent community and complies with the

special development standards established for church and daycare facilities because it is separated from adjacent residential uses by existing and proposed streets and is in a location that will have minimal impact on adjacent residential uses. Further, the use and the project will not, in itself, preclude ultimate development of regional infrastructure and circulation systems in the vicinity.

Further, the project as conditioned is designed in accordance with the General Plan and Zoning Ordinance in that the project design provides buildings with architectural features and materials compatible with the surrounding area, a site lay-out with convenient vehicular circulation and pedestrian access, required building and landscaped setbacks, and parking facilities in compliance with current standards.

(c) The proposed church use and day care facility is beneficial and desirous to the community and is consistent with the purpose, intent, and standards of the Zoning Ordinance and other applicable ordinances and codes adopted by the City of Palmdale because the Zoning Ordinance identifies the project area as a R-1-20,000 zone which permits the uses proposed under this Conditional Use Permit subject to the applicable special development regulations in Article 92 and 94 of the Zoning Ordinance.

Further, the proposed project design and site plan meet all current applicable and special development standards contained in the Zoning Ordinance with regards to building and landscape setbacks, building heights except as requested under the Minor Exception 01-02, parking spaces and lot design requirements.

(d) The site for the proposed use is adequate in size and shape to accommodate all yards, open spaces, setbacks, walls and fences, parking areas, fire and building code considerations pertaining to the application because the parcel meets the minimum lot size required by the Zoning Ordinance and the site design, subject to the Conditions of Approval is in compliance with the Zoning Ordinance with respect to building and landscape setbacks, interior landscaping, and required parking facilities. The project has been reviewed with regards to fire and building code considerations by the representative departments and found to be satisfactory.

(e) The proposed use including church use with an outdoor amphitheater and day care facility will not have a substantial adverse effect on abutting property or the permitted use thereof, and will not generate excessive noise, vibration, traffic, or other disturbances, nuisances, or hazards because the proposed project is consistent in its design, appearance, and size with existing development in the immediate vicinity and the Conditions of Approval applied to the project will ensure compliance with the special regulations pertaining to church uses and the use of outdoor activities.

(f) The site for the proposed use has adequate access, meaning that the site design incorporates street and highway limitations because the General Plan allows for direct access on 20th Street West as well as 21st Street West, a designated major arterial and local street, respectively, which are to be fully improved across the projects frontages and provide for the ultimate buildout of these roadways.

(g) The design of the project and the conditions of approval require dedication and improvement of publicly-owned rights-of-way. The public improvements required for this project are proportional to the impacts caused by the proposed development and are necessary in order to provide adequate and safe vehicular access to the project and promote the safety of the general public along the arterial and local roadways fronting the project site.

3. Based upon substantial evidence presented to this Commission during the above-referenced May 3, 2001, public hearing, including public testimony, and written and oral staff report, this Commission specifically finds as follows with respect to Minor Exception 01-02 approving the request to exceed the allowable building height of 35 feet by an additional 3 feet:

(a) There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, so that the strict application of the Zoning Ordinance would deprive such property of privileges enjoyed by other properties in the vicinity and under identical land use district classification because the project site is surrounded by an area zoned for large lot development which will not be significantly impacted by the minor increase in building height. Further, the site has proposed roadway

improvements on three project frontages which separates the use from adjacent properties further reducing the impact on the future adjacent development. Further, the height of the structure is compatible with the existing church use located southwest of the site.

(b) Granting this minor exception is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and denied to the subject property because the height increase will allow the church use to construct a multiple story building, similar to other properties in the vicinity and extending the privileges that are enjoyed by the other property owners within the same vicinity to the subject property owner.

(c) Granting this Minor Exception will not be materially detrimental to the public health, safety, or welfare or injurious to the properties or improvements in the vicinity because the minor exception applies to a height increase of less than 10% on a portion of the proposed structure which will not be detrimental to the public health, safety, or welfare or injurious to the properties or improvements in the vicinity.

(d) Granting this Minor Exception allowing a less than 10% increase to the building height to a portion of the roof structure of a multiple story church will not constitute a special privilege because the City has allowed exemptions to various development standards in the past when it has been demonstrated that a particular aspect of the physical component of the project be accommodated in order to reasonably establish the use. Further, the proposed church use is not of any greater height or mass than other similar church uses within the City.

4. The Planning Commission hereby finds that the proposed Negative Declaration prepared in connection with CUP 00-10 and ME 01-02 was prepared in compliance with the California Environmental Quality Act, has been reviewed and considered by the Planning Commission and reflects the independent judgment of this Planning Commission, and that based on the Initial Study and the entire record of proceedings, there is no substantial evidence that the proposed project as conditioned will have a significant effect on the environment. Therefore, the Planning Commission hereby adopts the Negative Declaration for the project as

included in the agenda packet for the May 3, 2001, Planning Commission hearing. The Director of Planning is hereby designated as the custodian of the documents and other materials which constitute the record of proceedings in this matter. The documents and other materials are on file at the City of Palmdale Planning Department, 38250 Sierra Highway, Palmdale, California.

5. Based on the findings and conclusions set forth in paragraphs 1, 2, 3, and 4 above, this Commission hereby approves Conditional Use Permit (CUP) 00-10 and Minor Exception (ME) 01-02 subject to the Conditions of Approval as set forth in Attachment III.

6. The Deputy City Clerk shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED this 3rd day of May, 2001

AYES: _____

NOES: _____

ABSENT: _____ ABSTAIN: _____

_____
John Mayfield, Chairman
Planning Commission

ATTEST:

_____
Kathy Inman, Deputy City Clerk

LL:REK:CUP 00-10 RESO

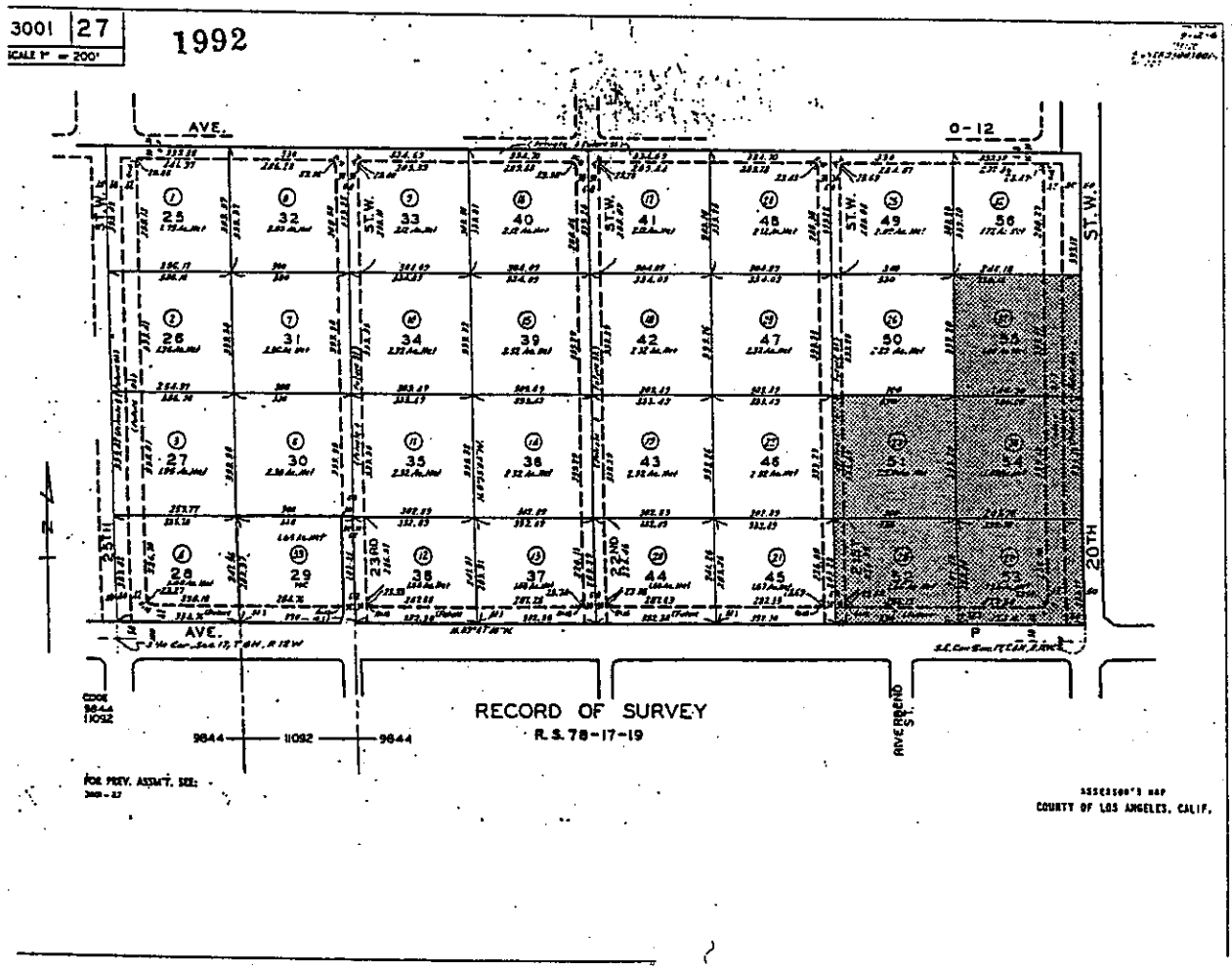
ATTACHMENT I

LEGAL DESCRIPTION
FOR
CUP 00-10

PARCELS 51 THROUGH 55 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 78 OF PARCEL MAPS, PAGES 17 TO 19, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

ATTACHMENT II

ASSESSORS MAP
FOR
CUP 00-10



ATTACHMENT III

DRAFT

CONDITIONS OF APPROVAL FOR
CONDITIONAL USE PERMIT 00-10 / MINOR EXCEPTION 01-02

APPROVAL DATE: MAY 3, 2001
EFFECTIVE DATE: MAY 15, 2001
EXPIRATION DATE: MAY 15, 2004

These conditions of approval apply to Conditional Use Permit 00-10 / Minor Exception 01-02 to construct a church use in four phases which will ultimately include primary assembly areas, a daycare facility, classrooms for religious studies, office uses, and an outdoor amphitheater in two buildings of 56,090 and 12,200 square feet with a total square footage of 68,290. The project will also include an interim modular office facility totaling 3,600 square feet and required site and street improvements for the project. Also included is a Minor Exception to exceed the allowable building height of 35 feet by an additional 3 feet. Located on 9.5 acres at the northwest corner of the intersection of Rancho Vista Boulevard and 20th Street West. Any proposed change of use or expansion of the area, or modifications to the site plan or structures shall be submitted to the City Planning Department, along with the required application and fee, for review. For the purpose of these conditions, the term "applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

GENERAL CONDITIONS:

1 Conditional Use Permit 00-10 / Minor Exception 01-02 shall be inaugurated within three (3) years or it shall automatically expire on May 15, 2004. This approval is based on the site plan date stamped March 1, 2001, and building elevations date stamped March 1, 2001. The Conditional Use Permit shall be considered inaugurated if applicable grading and building permits have been issued, internal infrastructure installed, foundations poured and above ground construction initiated and on-going. Cessation of construction activity for over 180 days will result in lapse of Conditional Use Permit. (P)

2 Conditional Use Permit 00-10 is approved for a total of four phases as identified on the site plan date stamped March 1, 2001, and building elevations date stamped March 1, 2001. The project approval also includes the establishment of an interim modular office facility totaling 3,600 square feet which shall be removed upon completion of the office area identified as Phase III. (P)

3 Should this Conditional Use Permit not be inaugurated during the initial approval period, a request for an extension of time may be filed with the Planning Department. Applications for time extensions must be filed a minimum of ninety

(90) days prior to the expiration date. Requests for time extension must be accompanied by a formal application, all required exhibits and plans, and required application fees. (P)

4 Sign approval for the project is a separate process requiring the issuance of a sign permit and building permits, and is subject to review and approval by the Planning Department and Building and Safety Department. (P)(B&S)

5 Within five days after approval of this project, the applicant shall remit to the City a cashier's check, payable to the County Clerk, in the amount of $25 for a documentary handling fee in connection with Fish and Game Code requirements. Furthermore, if the Department of Fish and Game determines that this project is not exempt from a filing fee imposed pursuant to Fish and Game Code Section 711.4 because the project has more than a de minimis impact on fish and wildlife, then the applicant shall also pay to the Department of Fish and Game any fee and any fine which the Department determines to be owed. (P)

6 The applicant shall defend, indemnify, and hold harmless the City of Palmdale its elected and appointed officials, officers, employees, and agents from and against any claim, action, or proceeding against the City of Palmdale, its elected and appointed officials, officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City of Palmdale concerning this Conditional Use Permit, including but not limited to any approval or condition of approval of the City Council, Planning Commission, or Planning Director. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the Conditional Use Permit and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its elected and appointed officials, officers, employees, and agents in the defense of the matter. (P)

7 The applicant shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements in the Palmdale Municipal code, including the requirement that a business license be obtained by all entities doing business in the City. (P)

8 The use shall meet the standards and shall be developed within the limits established by the Municipal Code as related to emissions of noise, odor, dust,

vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the establishment or operation. (P)

9 The applicant shall be responsible for the on-going maintenance and upkeep of undeveloped portions of the site, in accordance with the City of Palmdale's Property Maintenance Ordinance No. 1028. (P)

10 When exhibits and written conditions of approval are inconsistent, the written conditions shall prevail. (P)(E)

11 Off-site public improvements may be necessary to adequately serve this development. If off-site public easements are required, this Conditional use Permit approval is subject to the applicant's acceptance of the City of Palmdale requirements for acquisition of off-site easements including applicant's financial responsibility. (E)

12 The applicant shall participate in such on-site and off-site water service improvements as may be required by the serving water purveyor. (E)

13 Coordination with utility companies by the applicant's engineer during design shall be required in order to ensure that required public improvements are not in conflict with existing or proposed utilities. (E)

14 The applicant shall comply with all requirements of the Congestion Management Program for the County of Los Angeles and any related City of Palmdale requirements. These shall include, but are not limited to: trip reduction, deficiency plan, traffic and public transportation requirements and improvements, and impact fee requirements. (TE)

15 Left-turn ingress and/or egress at all access locations is subject to approval of the Traffic/Transportation Engineer and may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered. (TE)

16 All plans, specifications, studies, reports, calculations, maps, notes, legal documents, and designs, shall be prepared, signed, and stamped (when required) only by those individuals legally authorized to do so. Plans for public improvements must be prepared, signed, and stamped by a California Registered Civil Engineer. (E)

17 Pursuant to Government Code section 66020(a), any party may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this development project. Required fees must be paid in full or arrangements must be made to pay the fee when due. Written notice of payment under protest must be filed with the City at the time of approval or conditional approval of this project or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions imposed on this project. (P)(E)

THE FOLLOWING CONDITIONS SHALL BE ADDRESSED WITH THE SUBMITTAL OF GRADING PLANS OR PRIOR TO ISSUANCE OF A GRADING PERMIT:

18 The applicant shall submit four (4) sets of final site plans, floor plans, building elevation(s), and photometric lighting plans to the Planning Department for review and approval along with required fee(s) for plan check review. Such plans shall be fully dimensioned and in substantial conformance with those approved by the Planning Commission/Director of Planning. Plans shall address the following: (P)(B&S)(TE)(F)

18.1 A 30 foot building setback along with a 20 foot landscaped area shall be provided along Rancho Vista Boulevard and 20th Street West. A 20 foot building setback along with a 10 foot landscaped area shall be provided along 21st Street West. Said setbacks shall be measured from the ultimate property line. Also, a 20 foot building setback along with a 10 foot minimum landscaped area shall be provided along the north property line adjacent to the residentially designated property. Said setbacks shall be measured from the property line. Landscaping is to be installed along the entire length of this property line and shall comply with the applicable provisions of Zoning Ordinance Article 83, Transition between Land Uses and Zones. Such landscaping shall be installed prior to occupancy of any phase of this development.

18.2 Location and enclosure details of refuse containment areas. Such areas are to be enclosed by a six foot (6') decorative masonry block wall/material compatible with the main structure(s). A self closing gate constructed of solid metal materials and attached to metal posts embedded in concrete and a decorative roof treatment shall be provided. Refuse enclosures shall be designed to meet or exceed the minimum

capacity requirements of the development as determined by the Building & Safety Department and shall be located to provide unobstructed 24 hour access to refuse vehicles.

18.3 Location and screening materials for all utility and transformer boxes, backflow devices, and other similar equipment. Such facilities shall be placed underground, unless otherwise specified and approved. Screening shall be compatible with main structures and include landscaping where appropriate.

18.4 Location and method of screening for all equipment shall be demonstrated, including but not limited to air conditioning and heating units. All equipment shall be screened from public view. No push-through air conditioning units are permitted. All roof mounted equipment shall be screened from view by parapet walls or other architectural means. The applicant shall demonstrate to the satisfaction of the Director of Planning that no roof mounted equipment will be visible from the public right-of-way.

18.5 Location of all devices required by the water district shall be shown on the site plan; all such devices must be screened with a low-profile wall to match the building, or other method as approved by the Planning Director.

18.6 Site plan shall identify interior traffic flow pattern. Said markers shall be designed as low profile and small in square footage to complement the project landscaping theme.

18.7 Site plan shall identify all pedestrian access ways and traffic crossings. Crossings shall be clearly marked, lighted and identified throughout the interior of the project. Design of these areas shall be reviewed and approved by the applicable City departments and shall comply with Title 24 Handicapped Accessibility Standards and City Building Codes. (Adopted codes are the 1998 California Building Codes).

18.8 Site plan shall note the location and dimensions for all assigned, guest, bicycle, and handicapped accessibility features for the site, and shall be in compliance with the latest version of Title 24 of the California Code of Regulations. A minimum of 259 parking spaces, of which a maximum of twenty-five (25) percent may be compact spaces, shall be provided on the

site at completion of Phase IV as indicated on the approved Site Plan. Parking for each phase shall also be provided in the amount necessary to support each phase in accordance with Article 87, Off-Street Parking. A minimum of 6 bicycle spaces shall be provided on the site.

18.9 Sidewalks adjacent to a parking area shall be a minimum of seven (7) feet in width.

18.10 Site plan shall clearly indicate no parking areas and fire lanes, and indicate how such areas will be designated on the site.

18.11 Decorative paving shall be shown at the project's entrance to a minimum depth of 20 feet from the property line on 20th Street West. Stamped concrete is not permitted. Decorative paving shall also be provided at the primary church entrance.

18.12 Site plan shall indicate the alignment of all adjacent streets, turn lanes, medians, bus turnouts, and location of project entrance(s), drive aisles, traffic control devices, sidewalks, landscape setbacks, and location of other infrastructure as determined by the Director of Planning.

18.13 Site plan shall indicate the location and method of operation of any vehicle restricting gates. The gates shall be subject to the approval of the Traffic/Transportation Engineer and the Fire Department.

18.14 Elevations shall note proposed materials, colors, height, dimensions, window, roof, and patio/balcony treatments for all four sides of proposed structure(s).

18.15 Exterior ladders providing roof access shall be prohibited. Access to the roof shall be provided within the building.

18.16 All gutters and downspouts shall be concealed unless painted to match the surface to which it is attached.

18.17 The photometric lighting plan for the parking area shall comply with applicable standards contained in the Zoning Ordinance.

18.18 Site plan shall provide a Building Code Analysis showing the occupancy of each building, the allowable area of the buildings, and the proposed areas of the building. (Adopted codes are the 1998 California Building Codes).

19 The applicant shall provide four (4) copies of landscape plans to the Engineering Department for review and approval. The applicant is responsible to pay all plan review and inspection fees for the improvements reflected on the landscape plans prior to the plans being approved. These plans shall include, but not be limited to, the following items: (P)(E)

PROJECT LANDSCAPE REQUIREMENTS

19.1 Street trees in the parkways shall not exceed a spacing approved by the City Landscape Architect for the species proposed.

19.2 Where trees are incorporated into the landscape design of common or open areas, all trees shall be a minimum one (1) inch caliper in a 15 gallon or larger container size. Fifty (50) percent of the trees shall be a minimum two (2) inch caliper in a 24 inch box size or larger container. Twenty (20) percent of the trees shall be a minimum two and a half (2-1/2) inch caliper in a 36 inch box size or larger container. The trunk caliper shall be measured four and on-half (4-1/2) feet above the root crown. Any Washingtonia spp. or similar palm trees proposed shall have a minimum of twelve (12) feet of brown trunk height.

19.3 All shrubs shall be a minimum five (5) gallon size. If one gallon plants are proposed to be used as a ground cover (i.e. with drip irrigation), such planting shall be supplemented with additional five gallon plant material to provide variation in texture and height.

19.4 All plant material shall be indicated on the landscape plans with symbols that are sixty (60) percent of a diameter of the mature size of the plant. When determining mature plant size, the lower end of the size range shall be used (for example, if a plant is indicated to have a mature size of 6-10 feet, a six (6) foot diameter shall be used when graphically indicating the plant material on the plan).

19.5 All landscape areas shall be enclosed by a six (6) inch raised concrete curb. All turf areas shall be separated from non-turf areas by a minimum of a 2" x 4" redwood header.

19.6 All slopes steeper than 3:1 shall be landscaped for erosion control per the Engineering Design Standards.

19.7 Backflow devices shall be screened with a solid Le Meur cover or equivalent and landscaping.

19.8 All plant material sizes and calipers shall conform to the American Standard for Nursery Stock, American Association of Nurserymen, Washington, DC, 1990.

19.9 The landscape plans shall comply with all provisions of Municipal Code Chapter 14.05, Water Efficient Landscape Ordinance.

PARKING LOT LANDSCAPE REQUIREMENTS

19.10 Landscaping shall be provided within parking areas so that at least five (5) percent of the surface area of the parking lot is landscaped (excluding perimeter and front setback landscaping). Landscaping shall be dispersed throughout the parking lot in order to provide shade throughout the lot.

19.11 A minimum of one (1) canopy tree per four (4) parking stalls (or eight parking stalls when two rows of four share a common frontage) shall be provided.

19.12 A minimum fifty (50) percent of the parking lot trees shall be a minimum 24-inch box size and with a minimum two (2) inch caliper.

19.13 Landscape planters shall be a minimum of five (5) feet in width (inside dimension), except that tree wells located between parking rows and spaces may be a minimum of four feet in width (inside dimension). All landscaping and planting within paved areas shall be contained within raised planters surrounded by six inch concrete curbs.

19.14 Bumper blocks or curbs shall be placed a minimum of thirty (30) inches away from the trunk of any tree.

19.15 Landscape islands, a minimum ten (10) feet in width with minimum aisle turning radii of ten (10) feet shall be provided at the end of all parking rows, except where parking rows directly abut buildings, sidewalks, wall, or similar features.

19.16 Parking rows containing fifteen (15) or more spaces shall contain one (1) landscape island within the interior of the parking row for each fifteen (15) parking spaces in addition to the required row end landscape islands.

19.17 Landscape islands shall not extend closer than three (3) feet from the aisle end of the adjacent parking space(s).

19.18 Landscape islands shall be designed with a six (6) inch curb and a minimum one (1) foot paved area where abutting the side of parking stalls. Paved areas of landscape islands shall not be counted toward fulfilling landscape requirements.

19.19 All landscape islands, which are located at the front of head-in parking spaces, shall be designed with a minimum two and a half (2-1/2) foot area free from vegetation where the front of a vehicle may overhang the island. The overhang area shall be surfaced with non-living landscape material such as bark, gravel, or rock. Two and a half (2-1/2) feet of the overhang area may be counted as part of the overall parking space length.

19.20 Landscaping along the north property line shall be defined by use of a six (6) inch concrete curb or a block wall or six (6) inch concrete mowing strip or a combination thereof.

19.21 Parking areas located adjacent to Rancho Vista Boulevard and 20th Street West shall contain a low-profile wall, berm, or lowered parking area, at least three (3) feet in height, designed to screen vehicles from the adjacent street.

19.22 All portions of a parking lot devoted to landscaping shall be provided with a permanent automatic irrigation system designed for water conservation.

20 The applicant shall comply with all provisions of Municipal Code Chapter 14.04, Joshua Tree and Native Vegetation Preservation and the Desert Vegetation Preservation Plan prepared for the project. (E)

21 Grading and wall plans shall be submitted for review and approval to the Engineering Division. Approval by both the City Engineer and Planning Director shall be obtained prior to the issuance of a Grading Permit. Final grading and wall concepts shall be in substantial conformance with those shown on the approved site plan, conceptual grading plan, and in accordance with the following: (P)(E)

21.1 Northerly Boundary - The applicant shall provide a six (6) foot high wall constructed of decorative concrete masonry units along the northerly boundary of APN's 3001-027-027 and 3001-027-031. The portion of wall required on the north side of APN 3001-027-027 may be constructed on the north side of APN 3001-027-026 through the submittal and approval of a Minor Modification to the Conditional Use Permit should the applicant obtain fee ownership of APN 3001-027-026.

21.2 Westerly Boundary (the most northerly 333.20 feet of the site also described as the west property line of APN 3001-027-031) - The applicant shall provide a six (6) foot high wall constructed of decorative concrete masonry units. This wall may be deleted in it's entirety through the submittal and approval of a Minor Modification to the Conditional Use Permit should the applicant obtain fee ownership of APN 3001-027-026.

21.3 If a wall is not proposed, where commercial or industrial property share a property line with a commercially or industrially designated property, a minimum of a six (6) inch wide concrete mow strip shall be provided.

22 In all cases where a required wall is to be located adjacent to the top of a 2:1 or greater slope the wall shall be set back a minimum two and one-half (2-1/2) feet from the crest of that slope on the level side. All slope and wall configurations shall meet the setback requirements of the City Building Code. (P)(E)

23 The exterior face and footings of all project perimeter walls shall be no more than two (2) inches from the property line on the subject property except where appropriate off-site easements have been obtained. (P)(E)

24 The applicant shall incorporate into the project design all existing easements within the project boundaries, or obtain abandonment of said easements from the affected easement holder(s). If this requirement cannot be accomplished, the project shall be redesigned accordingly to the satisfaction of the Director of Planning/City Engineer, or the Planning Commission. (P)(E)

25 The applicant shall obtain off-site easements from the affected property owner(s) for all proposed off-site improvements (i.e. slopes and related grading activities, street improvements, walls drainage, etc.). If said easements cannot be obtained, the project shall be redesigned to incorporate these improvements entirely within the project boundary to the satisfaction of the Director of Planning or the Planning Commission. The City Engineer shall have the right to withhold approval of the affected improvement plans for failure to satisfy this condition. (P)(E)

26 All manufactured slopes on or adjacent to project boundaries shall meet the setback requirements of Chapter 70 of the current City Building Code. A recorded off-site Slope Acceptance Letter from all affected property owners shall be submitted to the City Engineer prior to approval of grading plans for any off-site slope not meeting these requirements. In addition, all slopes are required to meet City Standards with respect to erosion control. (E)

27 The applicant shall submit a temporary erosion control and sedimentation plan for approval by the City Engineer prior to grading plan approval and grading permit issuance when grading activity will occur between October 1st and April 15th. (E)

28 From the beginning of the first ground disturbing activity until the use has been released for occupancy, the following are required of the applicant: 1) have erosion control measures, per an approved Erosion Control and Sedimentation Plan, in place during the rainy season (November 1 - April 15); 2) provide appropriate dust control measures, per City Standards, to minimize nuisance from dust at all times. (E)(B&S)

29 A drainage acceptance letter from each affected property owner shall be submitted to the City Engineer when the pre-developed storm runoff onto any adjacent property is increased, concentrated, diverted, or changed in any form as required by State law. (E)

30 A final hydrology study and hydraulics report shall be prepared for this project and approved by the City Engineer. The hydrology study and hydraulics report shall address on-site and off-site conditions and impacts, based on the City of Palmdale adopted Storm Water Management Policy. (E)

31 An on-site/off-site storm drainage basin (retention) shall be required for this development. Such basin(s) shall be granted in easement to the City (for emergency maintenance only), but regular maintenance shall be the responsibility of the applicant or their City approved designee. (E)

32 Dry wells shall be required for this project to dispose of on-site nuisance water in accordance with the approved drainage plan. No nuisance water generated from this development shall be allowed outside the boundaries of this development unless authorized by the City Engineer. Appropriate measures shall be taken to protect dry wells and basins from silt during grading operations and any off-site flow from undeveloped areas designed to flow through subdivision. (E)

33 This project shall be designed in accordance with the City's Floodplain Management Ordinance and related criteria within the Engineering Design Standards. (E)

34 The applicant shall submit geotechnical reports, prepared in accordance with the City's Engineering Design Standards, to the City Engineer for review and approval prior to the approval of a grading permit. (E)

35 The applicant shall enter into a Development Improvement Agreement and post securities, for grading operations within the City, and pay all applicable fees. (E)

36 All drainage facilities shall be designed to be compatible with Master Plan of Drainage facilities. Applicant shall provide system piping to allow for the future elimination of the drainage basin. (E)

37 Reimbursement for drainage facilities shall only be considered for the developer's dedication and construction of those facilities depicted on the City's Master Plan of Drainage. (E)

38 Grading shall be designated "Engineering Grading" per City Building Code and shall be done in accordance with an approved grading plan. All grading work

shall be performed in one continuous operation, or in phases as approved by the Director of Planning and the City Engineer. (E)

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OR IN CONJUNCTION WITH ISSUANCE OF BUILDING PERMITS:

39 The applicant shall pay all fees at the time fees are determined payable and comply with all requirements of the applicable Federal, State, and Local agencies including, but not limited to, the following:

Los Angeles County Sanitation District
Los Angeles County Department of Health Services
Los Angeles County Consolidated Fire District
Los Angeles County Waterworks
Palmdale School District
Antelope Valley Union High School District

The duty of inquiry as to such requirements shall be upon the applicant. Receipt and proof of payment shall be provided to the Building and Safety Department prior to issuance of any building permits. (P)(E)(F)(B&S)

40 The applicant shall submit detailed plans for all building construction and obtain plan approval from all agencies/departments as required. (B&S)(F)(P)

41 All agency approvals for permit issuance shall be on file with the Building and Safety Department. (B&S)(F)

42 The applicant shall provide standard street improvements for the West half of 20th Street West across the project frontage. The design shall be based on an acceptable centerline profile extending a minimum 300 feet beyond the project where applicable, according to the General Plan designation for that street. These improvements shall consist of: (E)

42.1 Curb and gutter,

42.2 Sidewalk (width = 7.5 feet),

42.3 Roadway grading and paving, overlay and or match-up, as directed by City Engineer,

42.4 Traffic control signs and devices as required by the City Traffic Engineer,

42.5 Pavement transition from the project boundaries to the satisfaction of the City Engineer,

42.6 Wheelchair ramp(s) at all walk returns,

42.7 Roadway drainage device(s),

43 The applicant shall provide standard street improvements for the north half of Rancho Vista Boulevard across the project frontage. The design shall be based on an acceptable centerline profile extending a minimum 300 feet beyond the project where applicable, according to the General Plan designation for that street. These improvements shall consist of: (E)

43.1 Curb and gutter,

43.2 Sidewalk (width = 7.5 feet),

43.3 Roadway grading and paving, overlay and or match-up, as directed by City Engineer,

43.4 Traffic control signs and devices as required by the City Traffic Engineer,

43.5 Pavement transition from the project boundaries to the satisfaction of the City Engineer,

43.6 Wheelchair ramp(s) at all walk returns,

43.7 Roadway drainage device(s),

44 The applicant shall provide standard street improvements for the east half of 21st Street West (a private street) across the project frontage. The design shall be based on an acceptable centerline profile extending a minimum 300 feet beyond the project where applicable, according to the General Plan designation for that street. These improvements shall consist of: (E)

44.1 Curb and gutter,

44.2 Sidewalk (width = 7.5 feet),

44.3 Roadway grading and paving, overlay and or match-up, as directed by City Engineer,

44.4 Traffic control signs and devices as required by the City Traffic Engineer,

44.5 Pavement transition from the project boundaries to the satisfaction of the City Engineer,

44.6 Wheelchair ramp(s) at all walk returns,

44.7 Roadway drainage device(s),

45 Appropriate right-of-way for right-turn lane(s) shall be provided at the following locations: southbound 20th Street West at Rancho Vista Boulevard (Avenue P). Design shall be subject to the approval of the Traffic/Transportation Engineer. (TE)

46 Right-of-way for future provision of double left-turn lanes and a right-turn lane for the eastbound intersection approach shall be dedicated at the following intersection(s): 20th Street West at Rancho Vista Boulevard (Avenue P). Design shall be subject to the approval of the Traffic/Transportation Engineer. (TE)

47 Provide a striping and signing plan for all roadway improvements, subject to the approval of the Traffic/Transportation Engineer as part of the approval of the street improvement plans. A striping and signing plan shall be made a part of the final street improvement plans. (TE)(E)

48 Driveways should have a minimum radius of 15 feet. (TE)

49 Access rights shall be granted to the City for the purpose of allowing access over private drives within the development for all City vehicles, including police, fire, and other emergency vehicles. The document(s) recording this access shall be prepared by the applicant for review and approval by the City Engineer. (TE)(E)

50 As applicable, paved access roads are required to serve this project during all phases. Access road(s) shall be a minimum of twenty-six (26) feet of paved traveled way and per City of Palmdale Standard Number D-8. (P)(E)(F)

51 The applicant shall comply with all applicable development regulations and requirements prior to the issuance of any building permits on the subject property. (P)(E)(B&S)

52 A sanitary sewer-area study for this project shall be prepared and submitted to the City Engineer for review and approval. A public sanitary sewer system is to be dedicated to the City. The system shall be designed and installed as the only method of sewage disposal for this project. (E)

53 Coordination and clearance must be obtained from Los Angeles County Public Works, Sewer Maintenance Division, and from Los Angeles County Sanitation District prior to issuance of a sewer permit. (E)

54 Prior to sewer connection, a City Frontage Ordinance Charge of $12 per lineal foot will be required for site development along the frontage of Rancho Vista Boulevard. Fee shall be paid at the City Engineering Division. (E)

55 Water mains shall be designed to meet or exceed the total flow requirements determined from domestic flow and fire flow for this development. Required domestic flow shall be calculated by the applicant's engineer. Fire flow shall be determined by the Los Angeles County Fire Chief. (E)

56 The plans and specifications for the water delivery system shall be submitted for approval to the responsible water purveyor prior to final approval of this development by the City Engineer. In all cases where water system facilities have not been installed prior to filing this development with the City Engineer for final approval, the applicant shall submit a labor and Materials bond in addition to one of the following: (E)

56.1 An Agreement and Faithful Performance bond in the amount approved by the City Engineer to be sufficient to guarantee installation of the improvements; or

56.2 An Agreement and evidence satisfactory to the City Engineer showing that the applicant has entered into a contract with the serving water utility for

establishing a security guaranteeing payment for the installation of the improvements.

57 Street lighting plans shall be reviewed and approved by Los Angeles County Street Lighting Division, as part of the approval of the street improvement plans. Street lighting plans shall be submitted to Southern California Edison Company and shall be made a part of the final street improvement plans. (E)

58 The applicant shall provide a complete set of street improvement plans for review and comment to utility providers including but not limited to the following: (E)

58.1 Southern California Edison

58.2 Southern California Gas Company

58.3 Pacific Bell or General Telephone

58.4 Cable TV

58.5 Water District

59 Easements for all on-site utilities, public and private, shall be granted and recorded for maintenance and upkeep. Such easements may include, but are not limited to, sewer, water, electric, gas, telephone, storm drains, detention basins, and landscaping. (E)

60 Will Serve letters will be required. The following is a list of the minimum Will Serve letters required: (E)

60.1 Water District

60.2 Southern California Edison

60.3 Southern California Gas Company

60.4 Cable TV

60.5 School District

61 All sanitary sewer mains to be dedicated to the City area required to submit as-built plans, and have TV video inspection prior to final acceptance for maintenance. (E)

62 Pay fee, or otherwise arrange for, signing and striping of streets as determined by the Traffic/Transportation Engineer. (E)(TE)

63 At completion of rough grading, the applicant shall submit appropriate reports and statements (Certifications) to the City Engineer, for review and approval, prior to release of rough grading. The City of Palmdale Building Code requires these reports from the field or supervising grading engineer, the soils engineer, the geologist, and the grading contractor. (E)(B&S)

64 The applicant shall obtain sufficient off-site sewer easements to the City, and provide an off-site outfall sewer with supplemental size, capacity, and length as required by the City Engineer. (E)

65 The applicant shall enter into a Development Improvement Agreement and post securities, for improvements, with the City, and pay all applicable fees. (E)

66 Slope erosion control and street trees shall be installed to the satisfaction of the City Landscape Architect. (E)

THE FOLLOWING CONDITIONS SHALL BE MET WHILE CONSTRUCTION ACTIVITIES ARE ON-GOING:

67 Adequate sanitary disposal facilities shall be required on-site during all phases of construction. (E)(B&S)

68 The applicant shall provide solid waste disposal containers on-site during all phases of construction. The accumulation of refuse and debris which may constitute an unsightly/unsafe public nuisance to surrounding properties is not permitted. (P)

69 Grading shall be done in accordance with a grading plan prepared by the applicant's Registered Civil Engineer. All grading work shall be performed in one

continuous operation or in phases as approved by the Director of Planning and the City Engineer. (P)(E)

70 In the event of an unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall cease in the immediate area, and the find left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate the find and make recommendations as to disposition, mitigation, and/or salvage. The applicant shall be liable for costs associated with the professional investigation. (P)

71 Transmission lines less than 50KV and all other utility lines, existing and proposed, shall be installed underground in accordance with the City's Underground Utilities Ordinance. (E)

72 Provide signing and striping for all roadway improvements. (TE)

73 Comply with City and State guidelines and requirements for traffic control during construction and prior to final project acceptance. (TE)

74 Notify the Traffic/Transportation Engineer sixty (60) days prior to anticipated opening of any street to public travel. (TE)

75 Construct additional pavement to provide for striped left turn lanes at: northbound 20th Street West at both driveway entrances. (TE)

76 Construct additional pavement to provide for striped right turn lanes at: southbound 20th Street West at Rancho Vista Boulevard (Avenue P). (TE)

77 Construct additional pavement to provide for intersection widening at: Rancho Vista Boulevard (Avenue P) and 20th Street West. (TE)

78 Design and construct traffic signal modifications at the intersection of Rancho Vista Boulevard (Avenue P) and 20th Street West. Plans shall be subject to the approval of the Traffic/Transportation Engineer. (TE)

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO OCCUPANCY OF THIS PROJECT:

79 The applicant shall comply with the provisions of Chapter 3.40 (Traffic Impact Fee Ordinance) of the Palmdale Municipal Code. The applicant shall pay the applicable traffic impact fees to the Building and Safety Department in the amount that is in effect at the time such fees are to be collected pursuant to the provisions of Chapter 3.40 of the Palmdale Municipal Code. (E)(TE)(B&S)

80 The applicant shall comply with the provisions of Chapter 3.42 (Fire Facility Impact Fee Ordinance) of the Palmdale Municipal Code. The applicant shall pay the applicable fire facility impact fees to the Building and Safety Department in the amount that is in effect at the time such fees are to be collected. (TE)(E)(B&S)

81 Purchase and install street name signs in accordance with City of Palmdale standards. The number and location of signs shall be as directed by the Traffic/Transportation Engineer. (TE)

82 This project is located within the Portal Ridge Natural Drainage Basin as defined by the City's Master Drainage Plan and approved by Resolution 89-75. The applicant shall comply with the provisions of Chapter 3.38 (Drainage Fee Ordinance) of the Palmdale Municipal Code. The applicant shall pay the applicable drainage fees to the Building and Safety Department in the amount that is in effect at the time such fees are to be collected pursuant to the provisions of Chapter 3.38 of the Palmdale Municipal Code. (E)(B&S)

83 All public improvements must be complete and accepted by the City. (E)

84 At completion of final grading, the applicant shall submit appropriate statements (Certifications) to the City Engineer prior to release of final grading. The City of Palmdale building codes require that these be submitted by the field or supervising grading engineer, and the landscape architect. (E)

85 Repair any broken or damaged curb, gutter, sidewalk, and pavement on streets within or along the frontage of the development. Any existing driveways that are not to be used shall be replaced with standard curb, gutter, and sidewalk. (E)

86 The applicant shall improve any private street(s) or access drives for this project according to the plans approved by the City Engineer. (E)

87 The project shall be constructed in accordance with all the approved plans, including but not limited to site plans, grading plans, wall plans, landscape/irrigation plans, lighting plans, and elevations. (P)(E)

88 Applicant shall record a covenant upon the property, binding upon all owners, future owners, heirs or assigns of the property, regarding the required private maintenance of all private drainage facilities, to the satisfaction of the City Engineer. (E)

89 This development is proposed on more than one legal lot, a Lot Merger will be required to be recorded. All necessary documents shall be provided to the Director of Planning and the City Engineer for review and approval prior to it's recordation. The applicant shall be responsible for all costs associated with this review. (P)(E)

90 The applicant shall contact the Planning Department a minimum of two (2) weeks prior to final inspection by the Building and Safety Department to make arrangements for a final walk-through inspection by the Planning Department. (P)

THE FOLLOWING CONDITION(S) SHALL BE MET AT AN ON-GOING ELEMENT OF THE PROJECT:

91 All parking facilities shall be maintained in good condition in accordance with the provisions of Section 87 of the Zoning Ordinance. The maintenance thereof may include, but shall not be limited to the repaving, oiling, and striping of a parking area and the repair, restoration and/or replacement of any parking area design features when deemed necessary by the Director of Planning to insure the health, safety, and welfare of the general public. (P)(E)

92 The applicant shall be responsible for establishment, maintenance, and upkeep of the landscape area. (P)

93 All owners, future owners, heirs, or assigns of the property shall be required to maintain all private drainage facilities in good working condition, as determined by the City Engineer, and shall be responsible for any damages associated with the private drainage facilities and for any costs incurred by the City for emergency maintenance, repairs, and any other efforts to keep the private

drainage facilities in good working condition and/or to insure the health, safety, and welfare of the general public. Developer shall record a covenant upon the property regarding said maintenance. (E)

94 The applicant shall fully cooperate with any adjacent property development in order to provide improved site access in the future. (TE)

95 Electric Meter Installations: Southern California Edison's rules and policies require that all metering equipment be located so as to provide 24-hour access to the Utility. Metering equipment may be installed inside a building when located in an illuminated meter room directly accessible from the outside and readily accessible 24-hours a day. The Edison company requires their approval on all metering equipment prior to installation. (P)(SCE)(B&S)

96 The applicant shall post a placard which will list those conditions of approval, as determined by the reviewing authority, which regulate the on-going operation of the use. The placard shall be posted in a prominent location that is visible to the public. At a minimum, the placard shall contain the language provided below:

> This business is subject to the Conditions of Approval for *(case reference)*, approved by the City of Palmdale on *(date)*. The following conditions have been applied to this business: *(list of applicable conditions)*. For additional information concerning *(case reference)*, please contact the City of Palmdale Planning Department at (661) 267-5200.

The location and text of the placard shall be reviewed and approved by the Planning Director prior to issuance of a Certificate of Occupancy. (P)

97 The applicant shall comply with all Special Regulations relating to the operation of the church use as provided in Section 94.01 of the Zoning Ordinance. (P)

98 The Conditional Use Permit does not include approval of amplified sound in the outdoor amphitheater. A Temporary Use Permit shall be required for all outdoor activities using amplified sound. (P)

99 The Conditional Use Permit includes approval of a commercial day care facility as an accessory use to the church which shall comply with Zoning Ordinance

Section 92.12. The Conditional Use Permit does not include approval of any school use for purposes other than religious instruction. (P)

Key to Departmental Conditions:

(P) Planning Department (267-5200)
(E) Engineering Division (267-5272)
(F) Fire Department (723-4455)
(B&S) Building & Safety Department (267-5353)
(Pk) Parks & Recreation Department (267-5611)
(SCE) Southern California Edison Company (945-9317)
(TE) Traffic Engineering (267-5300)