

SECTION 1: INTRODUCTION

The Public Services Element presents a plan for ensuring that public services and infrastructure are available to permit orderly growth and to promote public health, safety, and welfare. The Element provides a framework within which individual property owners can plan the development of their property and be assured that basic infrastructure and services are adequate. Individual service providers and property owners may not be aware of citywide or regional issues that affect the ultimate users of their development. This Element provides an area-wide assessment of various public services and facilities to promote a broader understanding of service issues.

The Public Services Element sets forth policies and standards for the rational and cost-efficient provision and extension of public services to support planned development. It addresses present conditions and concerns and establishes measures to accommodate future growth and development patterns. The Public Services Element is most closely interrelated to the Land Use Element. The policies and implementation programs in the Public Services Element are designed to ensure that adequate infrastructure will be available to keep pace with the type and extent of development anticipated in the Land Use Element.

Specifically, the Public Services Element serves the following purposes:

1. The Public Services Element serves as a guide for decision-making by the development community and by public officials in determining future expenditures of public funds.
2. The Public Services Element informs the public of the goals, objectives, and policies of the City for maintenance and improvement of public services and facilities. It provides implementation measures and programs that will serve as a guide for the day-to-day operational decisions of City staff.
3. The Public Services Element evaluates the existing level of public services and utilities in the City including water, sewer, storm drainage, police and fire protection, power, natural gas, telephone, solid waste disposal, cable, library, hospital and school services. It identifies issues, needs and plans for meeting future infrastructure requirements.

SECTION 2: GOALS, OBJECTIVES AND POLICIES

GOAL PS1: Ensure that adequate public services and facilities are available to support development in an efficient and orderly manner.

Objective PS1.1: Ensure that all new development in Palmdale provides for the infrastructure and public services needed to support it.

Policy PS1.1.1: Require all new development, including major modifications to existing development, to construct required on-site infrastructure improvements pursuant to City standards.

Policy PS1.1.2: Require all new development, including major modifications to existing development, to construct or provide a fair share contribution towards construction of required off-site improvements needed to support the project.

Policy PS1.1.3: Require that on- and off-site improvements are constructed prior to occupancy of a new development project, or phase thereof, unless otherwise approved by the City.

Policy PS1.1.4: Require that adequate provisions are made, as approved by the City, for maintenance of public improvements or any facility or land to be maintained by the City prior to approval of any new development project.

Policy PS1.1.5: When new development is proposed in vacant, rural areas which have not yet been master-planned for provision of infrastructure, require that development proponents provide for or contribute a fair share towards development of regional master facility plans for roads, sewer, water, drainage, schools, libraries, parks, fire and other community facilities, prior to granting conditional approval of development applications.

Policy PS1.1.6: When reviewing applications for land use designation changes (i.e., zone change, General Plan Amendment, specific plan amendment), conduct a thorough analysis of the impacts of the proposed change on all elements of the City's infrastructure systems, and require mitigation as deemed appropriate.

Objective PS1.2: Ensure that new development is coordinated with provision of backbone infrastructure within the site and with adjacent properties, to promote cost-efficient construction and maintenance, and ease of access to facilities.

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Policy PS1.2.1: Require that provision of streets, sewer, water, drainage and other needed infrastructure be coordinated in a logical manner between adjacent developments, so as to reduce cost of design, construction and maintenance.

Policy PS1.2.2: Require that individual development projects integrate with adjacent development with respect to backbone infrastructure (streets, sewer, water and drainage). If adjacent property is undeveloped, a conceptual plan should be prepared to show that the pending development will allow for future integration and development of adjacent properties in a manner which is reasonable from a design, construction and cost standpoint.

Policy PS1.2.3: Require that the proposed infrastructure design within a development project permit economical and efficient development of land, both on the subject property and on adjacent properties.

Policy PS1.2.4: Require that phasing of infrastructure requirements within a development consider adjacent properties to the extent feasible.

Policy PS1.2.5: Require that infrastructure be designed and constructed to meet ultimate capacity needs, pursuant to a master plan, so as to avoid the need for costly retrofitting.

Policy PS1.2.6: Where feasible, require that consideration be given to sharing drainage facilities between adjacent subdivisions, with the cost shared on a "fair share" basis.

Policy PS1.2.7: Ensure that street rights-of-way, drainage facilities, site grading, or other similar public infrastructure are not aligned in a manner that increases the developability of a single property at the expense of an adjacent property, unless so required by regional infrastructure plans.

Policy PS1.2.8: Distribute the costs of extending infrastructure equitably among those benefiting from the improvements.

Objective PS1.3: Utilize land use strategies to maximize use of infrastructure facilities.

Policy PS1.3.1: Evaluate annexation of unincorporated developed areas adjacent to or surrounded by the City to ensure that greater efficiency in provision of services will be achieved.

Policy PS1.3.2: Direct growth towards areas, which already have backbone infrastructure available, by providing incentives for quality infill development.

Policy PS1.3.3: Encourage development, which fully utilizes existing infrastructure systems, while decreasing the need for costly extensions of infrastructure into undeveloped areas.

Policy PS1.3.4: Encourage clustering of development where appropriate, to maximize use of infrastructure.

Policy PS1.3.5: Adopt comprehensive planning documents such as area plans, specific plans and development agreements, to specify the nature, timing and financing of public improvements and services.

Policy PS1.3.6: Encourage mixed use development, to maximize use of infrastructure system.

Objective PS1.4: Develop and implement City programs to plan for, construct and maintain municipal facilities.

Policy PS1.4.1: Adopt and annually update the City's Capital Improvement Program (CIP) to prioritize funding for public works projects in accordance with this General Plan.

Policy PS1.4.2: Adopt and implement service level standards for roads, drainage and park facilities, through on-going monitoring of existing levels of service and through the CIP.

Policy PS1.4.3: Adopt, implement and annually review user fee and impact fee programs, to support the cost of constructing capital facilities and providing services.

Policy PS1.4.4: Explore and implement a variety of public financing methods to fund infrastructure improvements, including assessment districts, Mello-Roos community facilities districts, redevelopment funds, block grant funds, and/or combinations of these and other available funding sources.

Policy PS1.4.5: Adopt funding mechanisms to fund community facilities throughout the community, which may address the Civic Center, library, recreation center, performing arts center, public works yard, senior center expansion, Palmdale Playhouse, and other public facilities as deemed appropriate. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

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Policy PS1.4.6: Evaluate the need for satellite City services throughout the community.

Policy PS1.4.7: Evaluate infrastructure facilities and service levels within developed areas which annex to the City, and promote programs to retrofit street, drainage and sewer improvements where warranted.

Objective PS1.5: Coordinate with other jurisdictions in the Antelope Valley to provide for regional infrastructure improvements, minimize impacts of Palmdale development on adjacent jurisdictions, and provide unified support for mutually beneficial improvements requiring outside approvals and/or funding.

Policy PS1.5.1: Through the development review process, inform adjacent cities, town councils and/or county agencies of development proposals which may impact their infrastructure systems, and consider their input and recommendation in the land use decision process.

Policy PS1.5.2: Inform adjacent cities, town councils and county agencies of City-initiated planning and public works projects which may impact their infrastructure systems, and consider their input and recommendations in the land use decision process.

Policy PS1.5.3: Coordinate planning issues with outside service provider representatives, such as the school districts, sheriff's department, fire district, water districts, and sanitation district, to promote coordinated master planning for these services.

Policy PS1.5.4: Participate in regional efforts to gain State or Federal funding for area-wide improvements.

Objective PS1.6: Ensure that utilities are provided to serve development in Palmdale in an efficient and aesthetic manner.

Policy PS1.6.1: Through adoption of an ordinance, regulate utility line and other utility infrastructure placement and require undergrounding where feasible.

Policy PS1.6.2: Coordinate installation of utility line placement with street construction where possible, to minimize cost.

Policy PS1.6.3: Through the development review process, protect existing utility easements and require dedication of additional easements where needed.

GOAL PS2: Ensure that all development in Palmdale is served by adequate water distribution and sewage facilities.

Objective PS2.1: Require that all development be serviced by water supply systems meeting minimum standards for domestic and emergency supply and quality.

Policy PS2.1.1: Require new development to obtain adequate water service to meet the increased service needs generated by that development.

Policy PS2.1.2: Protect groundwater quality, through policies and implementation measures contained in the Environmental Resources Element.

Policy PS2.1.3: Promote water conservation and long-term water management in all phases of development planning and construction, through policies and implementation measures contained in the Environmental Resources Element.

Policy PS2.1.4: Support water suppliers and other jurisdictions within the Antelope Valley in studying the current status and projected needs for water supply and delivery.

Objective PS2.2: Require that all development be served by sewage disposal systems, which are adequately sized to handle expected wastewater flows and designed and maintained to protect the health of residents.

Policy PS2.2.1: Coordinate with the Los Angeles County Sanitation District to evaluate the sewage disposal system as often as necessary (at least biannually), to ensure adequacy of the system to meet changes in demand and changes in types of waste which occur as a result of development.

Policy PS2.2.2: Require new development to pay necessary fees for expansion of the sewage disposal system to the appropriate agencies, to handle the increased load which it will generate.

Policy PS2.2.3: Support the Los Angeles County Sanitation District in preparation of a master plan for regional sewer facilities in Palmdale.

Policy PS2.2.4: Require that all commercial, industrial, institutional, and multiple family uses be connected to a public sewer system with only limited use of private sewage disposal systems as set forth in Policies PS2.2.5. and PS2.2.6. Require that all single-family residential uses with lot sizes of less than one acre be connected to a public sewer system. *(General Plan Amendment 09-04, adopted by City Council March 3, 2010.)*

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Policy PS2.2.5: Allow the use of private sewage disposal systems on non-residential renewable energy projects with domestic discharge only on property with an IND (Industrial) General Plan Land Use designation located between Avenue L and M between 50th Street East and 120th Street East, and on property with an IND (Industrial) General Plan Land Use designation on property located south of Avenue M, north of Avenue P-8, between 90th Street East and 120th Street East. The maximum daily estimated discharge shall not exceed 500 gallons/acre/day wastewater flow with a maximum discharge of 5,000 gallons per day. *(General Plan Amendment 09-04, adopted by City Council March 3, 2010.)*

Policy PS2.2.6: Allow the use of private sewage disposal systems on non-residential industrial aggregate mining and construction aggregate related uses with domestic discharge only within the MRE (Mineral Resource Extraction) General Plan Land Use designations. The maximum daily estimated discharge shall not exceed 500 gallons/acre/day wastewater flow with a total maximum of 5,000 gallons per day. *(General Plan Amendment 09-04, adopted by City Council March 3, 2010.)*

Policy PS2.2.7: Allow the use of a private sewage disposal system(s) for the existing Four Points Swap Meet located at 5505 Pearblossom Highway as approved by the City Council under Conditional Use Permit (CUP) 12-015 on December 3, 2014. All existing septic systems are to have the required County and/or City approvals and the maximum daily estimated discharge shall not exceed 500 gallons/acre/day. No new septic systems or expansion of the existing septic system is allowed. The use shall connect to a public sanitary sewer when readily available within 200 feet of any of the existing septic tanks. The use shall not protest the formation of any proposed sewer assessment district to bring sewer to the site. *(General Plan Amendment 15-003, adopted by City Council March 2, 2016.)*

Policy PS2.2.8 All private sewage disposal systems shall comply with the requirements of the City of Palmdale Plumbing Code, the Los Angeles County Health Department, and LaHontan Regional Water Quality Control Board and any Memorandum of Understanding between these agencies concerning private sewage disposal systems. *(General Plan Amendment 09-04, adopted by City Council March 3, 2010.)*

Policy PS2.2.9: Promote annexation of incorporated areas into the Los Angeles County Sanitation District boundaries in a logical fashion, to promote efficient master-planning for sewer facilities. *(General Plan Amendment 09-04, adopted by City Council March 3, 2010.)*

Policy PS2.2.10: Work with the Sanitation District to identify users for reclaimed water and support plans for its treatment and distribution. *(General Plan Amendment 09-04, adopted by City Council March 3, 2010.)*

GOAL PS3: Develop and maintain adequate storm drainage and flood control facilities.

Objective PS3.1: Maintain and implement the City's adopted Master Drainage Plan.

Policy PS3.1.1: Continue the drainage impact fee program and periodically adjust fees as needed.

Policy PS3.1.2: Evaluate the impact of all new development and expansion of existing facilities on storm runoff and ensure that the cost of upgrading existing drainage facilities to handle the additional runoff is paid for by the development that generates it.

Policy PS3.1.3: Make use of interim local drainage detention basins to slow stormwater runoff, until such time as permanent drainage facilities are constructed.

Policy PS3.1.4: Through the development review process, reserve land from development in appropriate locations for construction of drainage facilities.

Policy PS3.1.5: Require and provide for on-going maintenance of drainage and detention facilities, to ensure their continued effectiveness in controlling runoff.

Objective PS3.2: Coordinate drainage master planning with environmental resource management.

Policy PS3.2.1: Where feasible, plan for detention or retention facilities in areas where groundwater recharge can be accomplished.

Policy PS3.2.2: Where feasible, construct drainage facilities so as to protect or enhance natural riparian habitat areas.

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Policy PS3.2.3: Where feasible, combine drainage facilities with opportunities for recreation, as in placement of trails within drainage easements, or placement of ball fields within detention areas.

GOAL PS4: Support the provision of local educational opportunities for community residents.

Objective PS4.1: Cooperate with school districts serving the City of Palmdale to develop and implement strategies for obtaining school sites and construction financing.

Policy PS4.1.1: Coordinate with school districts to identify appropriate sites and consider school district master plans in evaluating development proposals.
(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)

Policy PS4.1.2: Offer administrative, planning and engineering assistance to the school districts in reviewing school site plans with respect to City plans for drainage, traffic, adjacent land uses and other considerations.

Policy PS4.1.3: In review of development adjacent to school sites, ensure that street and lot placement, grades, walls and other design considerations are incorporated into the design so as to minimize potential conflicts with school uses.

Policy PS4.1.4: Condition approvals of development projects to meet the funding requirements of applicable school districts to the extent permitted by law.
(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)

Policy PS4.1.5: Support joint use of school and City park facilities, where appropriate, to meet the needs of the local community, through site location and planning, and assistance with construction funds.

Policy PS4.1.6: Provide demographic and growth data to the districts so as to assist them in development of facility master plans.

Objective PS4.2: Promote a variety of educational opportunities within Palmdale, to serve the needs of all segments of the population.

Policy PS4.2.1: Cooperate with other jurisdictions and public or private agencies to work towards establishment of a community and/or four-year college or university in the Antelope Valley.

Policy PS4.2.2: Facilitate location of pre-school and day-care facilities in appropriate areas throughout the community, so as to meet the needs of the working population.

Policy PS4.2.3: Support continuing education programs, such as literacy training, through City library and park programs.

Policy PS4.2.4: In order to encourage development of educational facilities, permit development of private educational facilities that are found to meet the general educational needs of the community within residentially designated districts, subject to approval of a Conditional Use Permit.

GOAL PS5: Support the provision of adequate public and community services to meet the needs of residents.

Objective PS5.1: Ensure provision of fire protection facilities and equipment needed to protect existing and future development.

Policy PS5.1.1: Obtain fire protection, fire prevention and paramedic services from Los Angeles County Fire Protection District.

Policy PS5.1.2: Monitor needs and service levels, and strive to minimize response time in both urbanized areas and rural or outlying areas.

Policy PS5.1.3: Through the development review process, assess fire protection needs of development projects and require mitigation needed to maintain adequate service levels, including but not limited to reservation of sites for fire stations and fair-share contributions for fire suppression equipment.

Policy PS5.1.4: Coordinate with and assist the Fire Protection District in planning for future fire station sites in Palmdale, and facilitate location and construction of fire stations in conjunction with other City facilities (such as parks or municipal buildings) where feasible.

Objective PS5.2: Support the provision of adequate law enforcement services to meet the needs of City residents.

Policy PS5.2.1: Contract with the Los Angeles County Sheriff's Department for law enforcement services.

Policy PS5.2.2: Coordinate with and provide input to the Sheriff's Department regarding planning for sheriff's facilities serving Palmdale, with the goal of

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ultimately obtaining a full-service sheriff's station and satellite stations as needed to serve the community.

Policy PS5.2.3: Monitor staffing and service levels for law enforcement services and work with the Sheriff's Department to ensure adequate staffing to meet service level needs of the community.

Policy PS5.2.4: Provide a program of pro-active community-based policing in selected areas which merit special attention based upon needs for law enforcement, code enforcement, housing rehabilitation, graffiti control, and personal contact with officials capable of providing assistance.

Objective PS5.3: Provide library service to meet the needs of existing and future library residents.

Policy PS5.3.1: Evaluate the existing and future library system in the Planning Area and plan for provision of sufficient facility space and materials to serve the population.

Policy PS5.3.2: Adopt and implement the following standards as a goal for library service to the community:

1. 2.5 volumes per capita
2. 8.5 periodicals per 1,000 population
3. 0.5 staff per 1,000 population
4. 5.0 reader's seats per 1,000 population
5. 0.8 square foot of building space per capita.

Policy PS5.3.3: Maintain reciprocal agreements with the county library system and other institutions to provide an additional resource in the City.

Policy PS5.3.4: Promote the construction of new libraries and the expansion of existing libraries as required to meet the needs of existing and future population.

Policy PS5.3.5: Encourage the provision of library outreach services for residents who cannot visit library facilities.

Objective PS5.4: Provide adequate park and recreation facilities to meet the needs of existing and future residents.

Policy PS5.4.1: Adopt and implement a standard of 5 acres of parkland per 1,000 population for the City.

Policy PS5.4.2: Implement the Parks, Recreation and Trails Element as a master plan for park acquisition and improvement.

Policy PS5.4.3: Develop a recreation facility to meet the regional recreation needs of the community.

Policy PS5.4.4: Collect park fees and review this fee annually, to provide financing for improvement of parkland in Palmdale.

Policy PS5.4.5: Seek public input on design of all new neighborhood and community parks in Palmdale.

Policy PS5.4.6: Explore various means of acquiring parkland and seek creative and flexible techniques to accomplish City park goals. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

Policy PS5.4.7: Where feasible, utilize parks for joint use as flood control facilities.

Objective PS5.5: Promote adequate provision of health care services and programs that serve all segments of the population.

Policy PS5.5.1: Encourage the balanced development of medical care facilities throughout the City.

Policy PS5.5.2: Work with Los Angeles County to assist in coordination of health care programs for City residents.

Objective PS5.6: Provide accessible, convenient facilities for municipal services.

Policy PS5.6.1: Provide coordinated development services at a centralized location. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

Policy PS5.6.3: Promote provision of a full range of public services within the Civic Center plan area, including library, cultural center, sheriff's station, fire station, and City administration.

Objective PS5.7: Provide enforcement services to ensure compliance with municipal codes and ordinances, to protect public health and safety, preserve property values, and maintain a clean and orderly environment for Palmdale residents.

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Policy PS5.7.1: Maintain a responsive Code Enforcement division to assist the public in achieving code compliance.

Policy 5.7.2: Provide pro-active enforcement of graffiti control using all available means.

Objective PS5.8: Provide opportunities for cultural and artistic activities within the community.

Policy PS5.8.1: Continue to support the Palmdale Playhouse, the City's performing arts center, to serve a variety of musical, theatrical, exhibit and community needs. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

GOAL PS6: Ensure provision of adequate facilities and programs to accommodate solid waste and hazardous waste collection, handling and disposal.

Objective PS6.1: Implement the City's adopted Solid Waste Management Plan (SWMP) (adopted on November 14, 1991 by Resolution 91-236).

Policy PS6.1.1: Review proposed development with respect to the SWMP to ensure consistency.

Policy PS6.1.2: Base future decisions on franchise agreements on the SWMP.

Policy PS6.1.3: Continue to implement the City's adopted waste reduction and recycling programs in compliance with the SWMP. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

Policy PS6.1.4: Update and maintain the SWMP as needed, with a complete review at least every five years, to ensure that the Plan accurately reflects changing waste stream conditions, government regulations, and City goals.

Objective PS6.2: Adopt and implement the City's Hazardous Waste Management Plan (HWMP).

Policy PS6.2.1: Identify hazardous waste generators and their waste streams by type and quantity, and facilitate the use of appropriate hazardous waste management technology by generators, placing the greatest emphasis on those technologies that achieve source reduction and waste minimization.

Policy PS6.2.2: Ensure that the siting of hazardous waste facilities in the City is consistent with the General Plan, including provisions to ensure protection of residents, businesses and environmental resources, and provide for the safe transport of wastes.

Policy PS6.2.3: Provide opportunities for public participation in the review of proposed hazardous waste facilities.

Policy PS6.2.4: Facilitate compliance with regulations requiring the preparation of Hazardous Materials Management Plans and Risk Management Prevention Plans, as applicable to handlers of specified hazardous materials and acutely hazardous materials.

Policy PS6.2.5: Facilitate the implementation of programs designed to provide for the safe management of hazardous wastes generated by small quantity generators, including households.

Policy PS6.2.6: Support the regulation and enforcement of hazardous waste laws governing the generation, handling, storage, transport, treatment and disposal of hazardous waste.

Policy PS6.2.7: Require disclosure of the presence of hazardous materials on property proposed for development.

GOAL PS7: Provide for open space elements throughout the planning area which preserve significant natural, historic, scenic and topographic features while minimizing fiscal impacts to the City and its residents.

Objective PS7.1: Ensure that any land proposed for acquisition, dedication or that is maintained by the City will contribute benefits to the general public, and that short- and long-term impacts of accepting responsibility for such land are adequately evaluated by the City.

Policy PS7.1.1: Evaluate proposed dedications of land or easements to the City for various purposes based on the following criteria:

1. Natural Open Space/Trails/Parkland: The proposed dedication of land or easements for the purpose of natural open space, trails, or parkland to the City should be evaluated based on the following criteria:

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- a. The open space, trails and/or parkland dedication should serve the open space/recreational needs of the City, rather than the more localized benefit of a single neighborhood.
- b. Other responsible agencies or land trusts should be considered as an alternative to outright dedication of open space to the City. In these instances, the City should determine whether a blanket easement to the City for open space and passive recreation is desirable.
- c. The open space area or trails should be reviewed to determine if they are adjacent to other publicly held open space and whether they are an integral element in the ultimate development of local or regional trails or a local/regional greenbelt. Trails should be reviewed to determine consistency with proposed alignments contained in the City's Parks, Recreation and Trails Element, North County Plan or any other recognized plan.
- d. An evaluation should be made to ascertain whether the proposed area contains biotic, historic, or cultural resources of local or regional significance or whether the site represents a natural and scenic resource to the City.
- e. An evaluation of any adjacent proposed development should ascertain the impacts of such development on the natural resources and aesthetic qualities of the site.
- f. For natural areas that are in a degraded condition due to human activity or natural events such as fire or flood, an evaluation should be made of the costs to restore such sites to their natural or a useable condition.
- g. Open space and trails should be accessible to the general public and provide general benefit; remnant areas within developments that are undevelopable may not be appropriate for acceptance in all cases, and may be more suitably maintained by a homeowners' association.
- h. The short- and long-term fiscal impacts of accepting, improving and maintaining open space or trails should be evaluated. Such evaluation should include an assessment of existing and potential fire hazards in wildland areas, geologic conditions, hazardous

material assessments, or other site conditions that may require significant City expenditure for mitigation.

- i. Any proposed parkland should be evaluated to determine whether there is: a) an identified need for additional parkland within the area; b) whether the site is of adequate size and shape to accommodate park development; c) whether the site is proposed to incorporate additional facilities such as drainage basins; d) whether the site is compatible with existing and proposed adjacent land uses; e) whether the site is accessible to the general public; and f) whether the proposed dedication would provide greater benefit than would the collection of fees to be used for development of existing dedicated park sites.
2. Slopes/Parkways: Where development projects propose the annexation of slope areas and/or parkways into the City landscape assessment district for maintenance, such areas shall be evaluated utilizing the following criteria:
- a. Any slope proposed for City maintenance should be evaluated to ensure that the slope is: a) adjacent to a designated arterial right-of-way; b) contiguous to district-maintained land; c) accessible to maintenance vehicles; and d) the overall height and slope ratio is acceptable.
 - b. Development proposals that include slopes of excessive height and length, which are proposed for City maintenance, should be evaluated with respect to other design alternatives that could limit these slopes. Publicly maintained slopes should be minimized to the extent feasible.
 - c. The short- and long-term fiscal impacts of accepting maintenance of slopes should be evaluated.
 - d. Any parkways and slopes to be maintained by the City should be found to provide benefit to the general public through provision of safe, efficient and attractive streetscapes and easements. City maintenance should not be expected for areas where slopes or landscaping will provide only a local benefit to a limited area, such as where they have been created to develop view lots or marketing corridors.

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GOAL PS8: Encourage and facilitate a wide variety of communication services and providers to serve businesses and citizens within the City, while avoiding adverse impacts to health, land use, environmental resources, or aesthetics which may result from unregulated proliferation of communication facilities.

(General Plan Amendment 97-3 adopted by City Council August 13, 1997.)

Objective PS8.1: Allow a two-tiered review process for communication facilities, to ensure that providers are not unnecessarily delayed on minor projects, while giving the public an opportunity to comment on projects that affect them.

Policy PS8.1.1: Require review of proposals for major communication facilities, including towers, monopoles, or other visually obtrusive facilities, through a public hearing by the Planning Commission.

Policy PS8.1.2: Allow administrative review and approval of minor communication facilities, including stealth antennas on existing structures that are not visually obtrusive, at the discretion of the Planning Director.

Objective PS8.2: Ensure that communication facilities are installed and operated so as to avoid adverse health impacts on residents of the community from electromagnetic radiation, improperly installed or located facilities, or other health and safety hazards.

Policy PS8.2.1: Incorporate applicable FCC standards into the review and approval process for communication facilities.

Policy PS8.2.2: Ensure that the location, design, and construction of communication facilities provide an acceptable level of safety to the public.

Objective PS8.3: Ensure that the installation and operation of communication facilities throughout the City are compatible with existing and planned land uses, and will not cause adverse environmental impacts.

Policy PS8.3.1: Adopt development standards for siting and design of communication facilities which address the following issues: location and co-location; site area; setbacks; height; aesthetics and design; screening; fencing; landscaping; concealment; lighting; and accessory buildings.

Policy PS8.3.2: Review all proposed communication facilities pursuant to the California Environmental Quality Act (CEQA), as applicable.

Objective PS8.4: Ensure that the general public does not bear the cost of providing communication services, that cost recovery for use of public land and infrastructure is

commensurate with the benefit provided, and that providers of communication services are treated equitably within the City.

Policy PS8.4.1: Allow public land, buildings, structures, and rights-of-way to be made available for use by communication service providers, provided that fair compensation is paid for their use and that the provider repairs any damage.

Policy PS8.4.2: Ensure that applications by communication service providers to use City-owned land or improvements are reviewed with respect to the following issues: fair compensation; conformance with land use, environmental and permitting requirements; encroachment permits and inspections; maintenance; liability; removal and site restoration, or transfer of ownership, if use is discontinued; coordination between affected departments and agencies; and equitable treatment among communication providers.

SECTION 3: IMPLEMENTATION

This section of the Public Services Element contains specific measures for the City to follow in order to achieve the goals and objectives contained in Section 2.

A. Data Collection For Service Providers

The City will cooperate with service providers to provide data needed to analyze available capacities and to estimate the demands of proposed projects. In order to ensure adequate provision of public services and utilities, service capacities and future demand should be identified. With this information, the City and other service providers can evaluate the impacts of new development on existing facilities. Expansions and changes in services should be monitored, as should new developments in adjacent areas that are served by the same service provider.

This program should include the following efforts: *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

1. Current data will be maintained on available capacity of public utilities and services to use in evaluating project demands.
2. When necessary, data will be obtained regarding usage rates of current developments and updates on the capacities of services.
3. Data will be maintained on existing and planned development.
4. Master plans for sewers, water, schools, libraries and other facilities will be retained on file for evaluation and monitoring purposes.

B. California Environmental Quality Act (CEQA) Review

Every proposed project will be evaluated according to CEQA prior to approval. The CEQA process ensures that environmental impacts will be mitigated to a level of non-significance with regard to groundwater resources, public services (schools, libraries, police protection and fire protection), and public utilities. The CEQA process is discussed further in the Environmental Resources Element of the General Plan.

C. Service Commitment

1. The City will continue to incorporate service commitment requirements into its project review process to ensure the availability of services and utilities to new developments. These written commitments are required for the following

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services prior to issuance of final maps or building permits: *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

- a. Water service
 - b. Sewer service
 - c. Natural gas service
 - d. Power
 - e. Telephone
 - f. Schools
 - g. Fire protection
2. Service commitment requirements shall include the following:
- a. Master or specific plan developments shall dedicate land and/or coordinate with the appropriate agencies for the provision of services such as fire stations, schools, or libraries if the project causes significant impacts on existing services.
 - b. All projects must pay impact fees to ensure provision of adequate services to development.
 - c. All relevant service providers shall be notified of pending projects and invited to comment prior to tentative project approval.
 - d. Service commitment letters from all relevant utility companies will be required prior to issuance of building permits.

D. Capital Improvement Program

The City will include public facility expansions in its Capital Improvement Program (CIP). The program's priorities shall be coordinated with anticipated developments to ensure that infrastructure and facilities are constructed where and when they are needed.

E. Development Plan Review

The City's development plan review process shall include and/or consider:

1. Coordination with capital improvement projects.

2. Evaluation of available and future capacities of public services and utilities (as facilitated by service capacity monitoring).
3. Review of impacts on groundwater recharge areas.
4. Availability of sewer system capacity.
5. Existence of, or plans for, adequate drainage facilities.
6. Utility line easements and facilities design.
7. Contiguous development.
8. Impacts on libraries, schools, fire and police protection services, and recreation facilities.
9. Landfill site impact and capacity.

F. Master Facility Planning

The City will cooperate in planning for the expansion of public services and utilities that serve the area. The City may recommend programs or measures that will serve the best interests of the City. In addition, the City will promote coordinated infrastructure planning to provide shared corridors for various facilities, to minimize visual and environmental impacts and required easements.

G. Annexation

The City will pursue the logical annexation of territory that is bounded by Palmdale's City limits, including county islands within the City's developed core and areas within its sphere of influence. This action will create a uniform level of service for all areas, reduce the number of responsible agencies and facilitate service provision. Annexed territories should be encouraged to participate in funding needed to provide adequate infrastructure. The Land Use Element contains further discussion of this program.

H. Water Conservation Programs And Reclamation Techniques

The City will establish the following water conservation programs to help preserve resources in the Planning Area.

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1. Assist in developing public awareness programs on groundwater resources and overdrafting, to encourage residents and business in reducing water consumption.
2. Explore use of reclaimed water for irrigating golf courses, median dividers, and parkways.
3. Encourage the use of native local plants and other drought tolerant plants in landscaping throughout the City.
4. Develop a water conservation ordinance including but not limited to the following measures:
 - a. Encouraging the installation of low flush toilets and low flow shower heads in existing residential developments.
 - b. Restricting washing down of sidewalks and driveways.
 - c. Requirements for recycling mechanisms for commercial car washes.
 - d. Encouraging irrigation in the early mornings and late evenings only.
 - e. Encouraging water recycling on construction projects.
5. Continue to implement the City's water efficient landscape ordinance. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

I. Sewer Master Plan

The City will maintain, update and implement its master plan for the local sewerage system in the Planning Area, and will cooperate with the County Sanitation District in planning for regional sewage facilities. The City, together with the Los Angeles County Sanitation Districts, should monitor sewer line deficiencies and implement programs to retrofit inadequate lines as needed.

J. Master Drainage Plan

The City will maintain and implement the Master Drainage Plan, to provide the City with a comprehensive storm drainage system.

K. Floodplain Standards

The City will review development proposals for compliance with floodplain standards as contained in the Safety Element, to reduce hazards due to flooding.

Residential development will be prohibited in floodplain areas unless the flood hazard has been adequately mitigated.

The capture and utilization of floodwaters for groundwater recharge will be explored.

L. Solid Waste Management Plan

The City has adopted a Solid Waste Management Plan to comply with Assembly Bill 939 (AB939), the California Integrated Waste Management Act of 1989. The AB939 Act requires cities to develop plans to divert 25% of all solid waste from landfill disposal by 1995, and a total of 50% by the year 2000. The City of Palmdale's plan includes a Source Reduction and Recycling Element, a Household Hazardous Waste Element, and a siting section, which identifies criteria for the location of solid waste, landfills, transfer stations, recycling centers and other waste facilities. The City will implement this Plan in all activities related to waste management, and will update the Plan as needed.

M. Hazardous Waste Management

1. The City will prepare and adopt a hazardous waste management plan to comply with state law.
2. The City will require all proposed developments to:
 - a. Provide a list of all chemicals that will be used in the construction and operation of the project.
 - b. Comply with all existing regulations governing the generation, handling, storage, transport, treatment and disposal of hazardous wastes.
 - c. Identify any hazardous waste existing on a site proposed for development.

N. Coordination With School Districts

City staff will meet regularly with School District representatives to coordinate land use planning and development review with school facility planning, and to create and maintain a shared database for planning and forecasting purposes.

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The database may include but not be limited to the following:

- a. Enrollment histories and projections by school, grade, gender, and race.
- b. Colleges attended by high school seniors.
- c. Current birthrates for projecting five-year enrollment.

O. County Coordination

1. The City will annually coordinate service needs with the County Fire Department for fire protection, and the City will annually review the contract with the County Sheriff's Department for police protection services, to assure that adequate facilities and services are available to serve the needs of the Planning Area.
2. The Fire Department and Sheriff's Department will be invited to participate in the development plan review process to ensure adequacy of services and planning for safety.
3. The City will continue to support mutual aid programs with the Angeles National Forest and the USAF Plant 42 in providing public services to the Planning Area.
4. The City will coordinate long range master planning with Los Angeles County for Fire Department and Sheriff's Department Services.

P. Building Codes

1. The City will continue to strictly enforce building and fire safety codes to minimize hazards and the demand for emergency services.
2. The City will continue to require the provision of fire alarms, fire escapes, and extinguishing systems within all commercial, industrial, and multi-family developments.

Q. Public Awareness Programs

The City will promote public awareness programs to solicit citizen involvement in reducing the demands for public services and utilities. Awareness can lead to voluntary action, support, active participation in programs, and an understanding of community and regional issues that affect the City. These programs may include but not be limited to:

- Fire prevention
- Crime prevention
- Anti-drug campaigns
- Energy conservation
- Water conservation
- Earthquake safety
- Recycling programs
- Educational programs
- Other community projects

The City will encourage and support neighborhood watch programs, assist in the initial formation of such groups, and coordinate efforts with the Sheriff's Department.

R. Fiscal Analysis

The City will require a fiscal analysis for development projects, if deemed necessary, to determine the costs of providing public services and the needed infrastructure. This requirement would be made part of the development review process, so that appropriate mitigation of fiscal impacts may be established before project approval.

S. Facility Fees And Charges

Facility fees and charges will be imposed on new developments pursuant to City ordinances. Facility fees and charges may be established for developments to pay for the infrastructure and services that will be needed to maintain the project.

T. Provision For Public Financing Of Infrastructure

The City may assist in financing of infrastructure needed to support new development through establishment of special financing districts, where appropriate.

U. Library Master Plan

1. The City will develop a library master plan for construction of additional library facilities, pursuant to adopted City library standards. Additional sites, funding mechanisms, and improvement programs and facilities will be addressed.
2. Reciprocal agreements with the county library system, local colleges and universities will continue to be implemented to provide additional library resources to City residents.

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V. Higher Education Opportunities

The City will promote location of a community college, and/or 4 year college or university within the Planning Area. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

W. Preschool/Daycare

The development standards contained within the Zoning Ordinance will be designed to promote the location of preschool and daycare facilities within the Planning Area.

X. Community Policing Program

The City will implement the Partners Against Crime program in selected areas, to coordinate activities of various departments and agencies, so as to correct and prevent urban problems. These agencies include but are not limited to the Sheriff's Department, Department of Building & Safety, City Code Enforcement, County Health Department, County Fire Department, and housing rehabilitation programs of both City and County.

Y. Graffiti Task Force

Maintain a Graffiti Task Force to evaluate current needs for graffiti control, and implement programs, as they are deemed needed and feasible.

SECTION 4: ISSUES AND OPPORTUNITIES

The Public Services Element establishes a framework for provision of infrastructure and public services to existing and new development in a timely and cost-efficient manner. The Element provides background information on issues and opportunities relative to infrastructure planning, as well as goals, objectives and policies to ensure effective coordination of public service provision with development.

Because of Palmdale's rapid growth and dispersed development pattern, the City faces significant challenges in providing public improvements such as regional drainage and traffic facilities. The City has taken several positive steps to meet its goals for provision of infrastructure, including adoption of traffic and drainage impact fees and establishing assessment districts for financing public improvements in certain areas. The City is committed to pursuing all available means of providing adequate services and facilities to meet the community's needs, so as to maintain and enhance the quality of life for its residents.

Effective provision of public services requires coordination on many levels. The City must coordinate master planning efforts with other service providers, including school districts; County fire, water and sanitation districts; independent water purveyors; utility companies; solid waste handlers; regional transportation agencies; and adjacent jurisdictions. In addition, there is a need to provide coordination between various developments within the City, so as to maximize efficient use of construction dollars and capital facilities. Finally, there is a need to coordinate policy decisions within various departments throughout the City and provide consistency between land use planning, capital facilities planning, maintenance and finance decisions. For this reason, the Public Services Element is closely tied to policies within the Land Use, Circulation, Environmental Resources, Safety, and Housing Elements. The Element has been prepared to be consistent with those other elements.

The following information provides background on existing conditions, opportunities and constraints that are addressed in the public service policies contained in Section 2 of this Element.

A. Public Service And Infrastructure Issues

In the following sections, existing public services in Palmdale are analyzed with respect to their present conditions, and anticipated needs for future expansion. The City's infrastructure system includes the following components:

1. Water treatment and distribution
2. Sewer collection and treatment

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3. Storm drainage and flood control
4. Police protection
5. Fire protection and law enforcement
6. Electric power
7. Natural gas
8. Solid waste disposal
9. Telephone
10. Cable television
11. Libraries
12. Schools
13. Hospitals and medical facilities

1. Water Service

- a. Water Supply.

Groundwater is the primary source of water supply in the Palmdale Planning Area, with supplemental water supplied from the State Water Project (California Aqueduct). Three groundwater sub-units are located within the Planning Area. Groundwater movement is generally in a northwesterly direction, from the foothills of the San Gabriel Mountains towards the pumping depression in Lancaster. The location of the three sub-units of the principal (upper) aquifer and the approximate elevation of groundwater surfaces in the spring of 1984 are shown in Exhibit PS-1. Table PS-1 shows approximate depth to groundwater for 10 different locations in the Planning Area, as derived from Exhibit PS-1. Various studies have been conducted to determine the status of the aquifer. The results of these studies provide conflicting views of the extent of the occurrence of overdrafting (or usage of water beyond the rate of natural replenishment). Los Angeles County Waterworks district has provided information, which would indicate that groundwater levels are rising; however, other studies identify significant draw downs. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

The California State Water Project conveys water from the Feather River and the Lake Oroville Reservoir in Northern California to areas in Southern California that do not have adequate local sources. Water is conveyed via closed and open aqueducts throughout the state. The California Aqueduct traverses the Planning Area from the northwest to the southeast (see Exhibit PS-1).

TABLE PS-1

DEPTH TO GROUNDWATER

Point on Exhibit PS-1	Groundwater Elevation		Depth to Groundwater
		Ground Elevation	
1	2150	2585	435
2	2150	2530	380
3	2175	2575	400
4	2175	2516	341
5	2175	2500	325
6	2200	2520	320
7	2200	2540	340
8	2400	2585	185
9	2500	2627	127
10	2600	2719	119

The Antelope Valley East Kern (AVEK) Water Agency purchases water from the State Department of Water Resources and provides treated water on a wholesale basis to most local water districts in Palmdale. AVEK serves portions of Kern County, Los Angeles County, and Ventura County. The AVEK service area and transmission lines are delineated in Exhibit PS-2. The agency has a maximum entitlement of 141,400 acre-feet per year from the California Water Project. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

Since its completion, the state project has provided less than half of AVEK's total entitlement each year. This level of delivery is due to a lack of available water supply, and the lack of capacity in local treatment facilities. At the present time, no additional sources of water are being developed by the State. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

The California Department of Health requires full treatment of raw water received from the State Water Project. For this purpose AVEK has constructed the Quartz Hill and the Eastside Water Treatment Plants. Presently, the Quartz Hill Treatment Plant at 65th Street West and Avenue N can accommodate 65 million gallons daily (mgd) with a potential to expand to 73 mgd. The Eastside plant at 116th Street East and Avenue V-8 is currently working at its planned maximum capacity of 10 mgd, with potential for expansion to 28 mgd in the future when the need arises. The Acton Water Treatment Plant is located on a 20-acre site where the California Aqueduct crosses Sierra Highway. The plant can process 4 million gallons of water per day and could upgrade

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to 8 million gallons per day within the existing site. Water from the plant will serve the needs of Acton residents. The site is within the Palmdale Water District (PWD) service area and PWD has a main feeder one half mile from the site, creating the possibility of interdistrict links for water exchange if needed in the future. The existing Palmdale Water District water treatment plant was constructed in 1987 for a production rate of 12 mgd and expanded in the early 1990's to a capacity of 30 mgd for the exclusive use of the Palmdale service area. The AVEK plants are committed to service many other areas besides Palmdale. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

The City of Palmdale uses some imported water from AVEK and some from the Palmdale Water District. Both have water entitlements from the State Water Project (California Aqueduct). The Los Angeles County Waterworks Districts, Palmdale Water District, and independent water companies provide domestic water for residential and commercial uses in Palmdale. While most companies buy water from AVEK, the Palmdale Water District (PWD) has a direct entitlement of 21,300 acre-feet from the State Water Project. Exhibit PS-3 shows the service areas of water purveyors in the City and Table PS-2 summarizes their characteristics. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

In addition to the above listed water companies, subdivision projects and private corporations often set up mutual water companies to provide water exclusively to the lots within each project. As with the larger companies, groundwater wells and AVEK are the primary sources of water for smaller companies. These companies include: *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

- Lancaster Farms Mutual Water Company
- Shadow Acres Mutual Water Company
- Sunnyside Rancho Water Company
- Crestmore Village Water Company
- Deepwell Water Company
- Joshua Acres Mutual Water Company
- Great Western Water Company
- Kebb Company/Green Meadows Water Company
- El Dorado Mutual Water Company
- Westside Park Mutual Water Company
- USAF Plant 42 Water System
- Lockheed

TABLE PS-2
(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)
PALMDALE WATER PURVEYORS
2003 Production

Purveyor	Monthly Maximum (million gallons)	Total Annual Water Sold (million gallons)	No. of Service Connections
Public			
L.A. County Waterworks			
District No. 40 (includes Palmdale Lancaster & Littlerock)	2,515	16,751	24,384
Region 34 (Desert View Highlands)	305	1,915	5,455
Private			
Palmdale Water District	1,060	6,941	24,384
Palm Ranch Irrigation District	86.1	552.3	1,550
Quartz Hill Water District	247	1,714	4,850
Littlerock Irrigation District	9 9.39	700.6	1,120
Mutual Water Companies			
White Fence Farms	45	283.8	413

These companies serve less than 200 customers each and are regulated by the Los Angeles County Department of Health Services. The State Department of Health Services regulates water companies serving more than 200 customers.

Private wells are also used by a number of residences and businesses, primarily in scattered outlying portions of the Planning Area. In addition, there are private haulers who buy water from the County Waterworks Districts and County of Los Angeles water companies, and distribute the water to households and other uses that do not have water system connections or wells. The exact number of business or residences served by private wells or trucked water is not known, but is estimated to account for less than 1 percent of total water use within the Planning Area.

Buildout of the land use plan will require approximately 129.4 million gallons of water per day or 144,410 acre-feet per year of water. This figure represents 89 percent of the total maximum entitlements of AVEK (141,400 acre-feet) and the Palmdale Water District (21,300 acre-feet). Projected 2010 development will require approximately 45,363 acre-feet of water per year, or 28 percent of total entitlement. Groundwater

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resources, which are used primarily to meet the demand, will continue to be over drafted unless conservation programs are undertaken. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

The reliance on groundwater, which predominates among Palmdale water purveyors, may result in continued lowering of the water table. Water from the state project is intended to be supplemental to groundwater sources, and AVEK encourages the use of imported water to help recharge groundwater in the Planning Area. However, since imported water is more expensive, most water companies have been reluctant to use it for either recharge or sale to customers. Groundwater wells continue to be the main source (50 percent) of water supply in Palmdale.

If long-term availability of imported water from the State is reduced, Palmdale will become more reliant on local groundwater sources. Continued overdrafting of groundwater resources could escalate extraction costs for groundwater. Ensuring an adequate supply of water, given projected growth rates and the potential for drought conditions, may require the City to adopt and enforce water conservation measures.

b. Water Quality.

Government regulations deal with the provision of safe drinking water, as well as an adequate supply. The Lahontan Region of the State Water Quality Board regulates water quality within the Palmdale Planning Area. Presently, groundwater in the area generally meets federal and state standards. A few wells in the rural communities adjacent to Palmdale have been found to contain high amounts of nitrates due to septic tank leakage in the area. The potential for local groundwater contamination has long been a concern of residents, and may increase as more development utilizing septic systems occurs.

Smaller mutual water companies and individual wells are not subject to regular outside testing to ensure quality. There is a concern for public health if smaller mutual water companies become more prevalent and if Los Angeles County Health Department is unable to adequately monitor these wells. Therefore, the City has required connection to a public water system for new development, and will continue to do so.

Existing water services are not available to some of the City's future developments. Wells and water lines do not exist in many of the City's vacant areas. The City will work with developers in exploring available methods of financing water system improvements to ensure an adequate and safe supply of domestic water for all existing and future residents.

2. Sewer Service

The Los Angeles County Sanitation District Nos. 14 and 20 provide sewer service in the City. District 20 serves the City's urban core and the northeastern portion of the Planning Area, while District 14 serves the northwestern portion of the Planning Area, Quartz Hill, Lancaster, and private sewage haulers. The USAF Plant 42 has its own sewer system. Information and projections from the County Sanitation Districts are discussed below.

District 20's 200-acre water reclamation plant is located between Avenue O, Avenue Q, 30th Street East, and 50th Street East. It has a 15.5-million gallon capacity and processes 9.2 million gallons of sewage per day through a surface aeration process. Exhibit PS-4 shows historical processing rates at the plant. The plant has continuously upgraded its facilities to meet the demand for sewage processing. Expansion of the Palmdale plant to handle approximately 20.5 mgd will be needed to accommodate 2020 population levels. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

The existing facility includes storage tanks, digestors, clarifiers, oxidation ponds, and evaporation-percolation disposal ponds in two adjacent sites. Approximately three dry tons per day of raw sludge and one dry ton per day of digested sludge is produced. Sludge is air-dried and composted onsite. The district has a contract with the Mira Loma detention camp to utilize some of the district's sludge for bio-gas plants in the camp. The District disposes of processed wastewater through a contract with the Palmdale Regional Airport to irrigate the surrounding area that is presently used for agriculture. An alternate method of wastewater disposal will have to be implemented when the airport site develops. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

District 14's water reclamation plant is located on a 350-acre site at 20th Street West and Avenue D, between Sierra Highway and the Antelope Valley Freeway in Lancaster. It processes 13.2 million gallons of sewage per day with capacity to process up to 16 million gallons per day (see Exhibit PS-4). Expansion of the Lancaster plant to handle approximately 26 mgd is planned. Sewage goes through a surface aeration process, using oxidation ponds. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

In addition to sewage coming from the district's trunk lines in Lancaster and Quartz Hill, District 14 accepts effluent from private haulers for treatment. There are 9 private companies in the Lancaster/Palmdale area who service households and businesses with private septic tanks and cesspools.

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The District 14 plant currently produces 4 dry tons of raw sludge and 2 dry tons of digested sludge (bio-solids) per day. The digested sludge is air-dried and composted onsite and is available to agricultural interests. District 14 reuses wastewater for the irrigation of agricultural fields. The farmer/owner pays for the pumping costs and the installation of pipelines to connect the district's ponds to his field. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

USAF Plant 42, located in the northern portion of Palmdale, has its own sewer system serving the buildings within the plant. Effluent from Plant 42 is treated at facilities located at 25th Street East and Avenue M, which process an average of 150,000 gallons per day with a capacity of 700,000 gallons, peaking at 1 million gallons. Sewage is processed in settling basins for surface aeration and sludge is stockpiled onsite. The treatment plant capacity was planned for maximum development and sewer lines are extended according to the needs of new buildings at the facility.

Exhibit PS-5 shows the sewer district service areas in the Palmdale Planning Area. The areas outside of the Los Angeles County Sanitation District boundaries are not currently served by a sewer system and thus must rely on septic systems. The County Sanitation District will annex these areas when demand is great enough to warrant the expansion of existing district boundaries. The City requires all new multiple family, commercial, industrial, and single family development on lots of less than one acre to annex to the District and connect to a public sewer system. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

Developers are responsible for construction of on-site sewage facilities and for connection to the Los Angeles County Sanitation District sewer trunk lines. Developers pay an annexation fee and the costs of lines needed to serve their development. The connection fees charged for tapping these lines are placed into a special fund, which is used to finance future treatment plant expansions. This funding makes most districts self-financing and allows them to expand their services according to the growth pressures of the area. In addition to fee revenues for plant capacity expansion, the City has assisted in financing sewer line construction through use of assessment financing. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

Requirements for sewer treatment plant capacity may be calculated at a sewage generation rate of 88 and 94 gallons per capita per day at Districts 20 and 14, respectively. Projections of future sewage production is based on SCAG growth projections, which are thought to be quite aggressive.. Table PS-3 and Exhibit PS-4 show effluent flow projections for the year 2020, assuming that all future development in the Planning Area is served. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

Buildout of the land use plan will generate approximately 123.1 million gallons of sewage per day. The Sanitation District considers future expansion to serve buildout of the area, but actively plans expansion for the next 10 to 20 year period. Expanded capacities will enable the City to meet existing demands for sewage treatment and will be adequate for several years. However, significant expansion (new technology, additional plants) will be required to handle long-term growth in the Antelope Valley. Expansions will proceed according to growth trends, with the connection fee program financing the expansions. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

TABLE PS-3

(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)

ANTELOPE VALLEY FLOW PROJECTION

	<u>District 20</u> <u>(Palmdale)</u>	<u>District 14</u> <u>(Lancaster)</u>	<u>Total Flow (mgd)</u>
Current Capacity	15.5	16	31.5
Planned Expansion	10	10	20.0
2025 Projections:	20.5	26.0 (2020)	46.5

Source: Los Angeles County Sanitation Districts.

The compatibility of adjacent uses to sewage treatment plant sites and distribution networks could impact expansion plans. The present sewer treatment system is a land intensive operation, which utilizes oxidation ponds and stockpiles bio-solids onsite. When the City builds out, this process could raise concerns for public health and land costs. New technology may provide treatment processes, which afford water reuse, sludge utilization, and streamlined operations, and will be a higher priority as the City develops. However, these facilities are critical to Palmdale’s continued growth and viability, and must be protected from encroachment by incompatible uses, which could impact their operations. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

3. Storm Drainage

The major existing drainage courses in the Planning Area are described below.

- Amargosa Creek - This creek collects runoff from the northern face of the Sierra Pelona Mountains and the southern slope of both Portal and Ritter Ridges. It begins at the mouth of the San Francisquito Canyon, travels the length of Leona

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Valley and enters Palmdale along Elizabeth Lake Road, in the vicinity of the intersection of 25th Street West and Elizabeth Lake Road.

The creek travels north to Avenue K, where it is divided into two flows. The western flow is concentrated at 20th Street West and Avenue J in a channel constructed for the Antelope Valley Freeway. It continues toward the north, running parallel to the freeway, to a retention basin located near the intersection of Avenue G and 20th Street West in Lancaster. The second flow is diverted to the east of Lancaster, generally following a northerly course between the Southern Pacific Railroad and 10th Street East. It merges with other flood waters at Avenue G.

- Anaverde Creek - This creek collects runoff from the Sierra Pelona Range, and drains easterly through the Anaverde Valley. The creek then flows northerly along Sierra Highway into USAF Plant 42, where it is initially collected in the Lockheed Drainage Channel and then held in the Air Force Retention Basin. Overflow from the retention basin would flow due north along 20th and 30th Streets East and merge with other flood waters at Avenue G.
- Little Rock Wash - Little Rock Wash collects runoff from the San Gabriel Mountains in Little Rock Canyon and travels just west of Littlerock through the east side of Palmdale and proposed Palmdale Regional Airport in a northerly direction to Rosamond Dry Lake.
- Big Rock Wash - Big Rock Wash collects runoff from the San Gabriel Mountains in Pallett and Big Rock creeks. Traveling north from Holcomb Ridge through Pearblossom, it is divided by the Alpine, Lovejoy, and Piute Buttes and merges at Avenue E, prior to entering Edwards Air Force Base and Rogers Dry Lake.

Most drainage courses in Palmdale are unimproved, thereby allowing storm water to overflow into adjacent flat areas, contributing to sheet flow. The Rosamond and Rogers dry lakes serve as final destinations of water runoff in the Antelope Valley. Although disastrous floods have not occurred in Palmdale, localized flooding has occurred when rainfall is heavy and prolonged. The City's Master Drainage Plan was adopted in 1989 to provide a long term solution to localized flooding. Retention and detention basins, pipes, and channels will be constructed throughout the City to protect existing and future development from flooding. Approximately \$225 million worth of City improvements are proposed under the Master Drainage Plan. Funding for construction of Master Drainage Plan facilities will come from a variety of sources as specified by the City's Capital Improvements Program, including special assessment districts and drainage impact fees collected from new developments. Depending on the future rate

of development, it could take 10 to 20 years to fully implement the Master Drainage Plan.

New development increases impervious surface area and decreases the rate at which runoff percolates into the ground, thus increasing storm runoff to low-lying areas. As an interim flood control measure, the City requires individual development projects to provide flood control lots within their projects that serve as detention basins for storm runoff. During the past several years, the City has required interim flood control basins for all new developments throughout the City. Culverts that carry surface runoff have been constructed at road crossings, and road shoulders have been graded to allow water to flow north toward the valley floor where it can percolate and aid groundwater recharge. In some areas, lined channels safely carry runoff down hillsides, preventing erosion by running water. Unlined channels allow runoff flow to percolate, decreasing the volume of storm water carried to the dry lakebeds north of the Planning Area.

Storm drainage facilities in the City consist of both natural and lined channels. In addition to allowing groundwater recharge, natural drainage channels can support significant biological communities. However, these unimproved channels can pose a threat to life and property by the possibility of intermittent floods. A balance between resource protection and public safety must be achieved. Factors influencing decisions on drainage improvements include the cost of improvements and the availability of funding to implement them; the potential use of land use regulations (low density zoning and lot coverage limits) to reduce runoff and exposure of residents to hazards; and the potential use of flood hazard areas for uses compatible with periodic flooding (recreation).

4. Law Enforcement

The City of Palmdale receives law enforcement services under contract with the Los Angeles County Sheriff's Department. The unincorporated areas surrounding the City receive law enforcement services from the Sheriff's Department and traffic enforcement services from the California Highway Patrol (CHP). Each agency provides emergency back up for the other. Currently there are two sheriff's stations serving the Antelope Valley, one in Lancaster and the other in Palmdale, with a total patrol area of 1,370 square miles, as shown on Exhibit PS-7. Together, the stations have 329 sworn officers, 34 detectives and 105 staff personnel. 154 sworn officers, 15 detectives and 40 staff personnel currently staff the Palmdale station. An independent sheriff sub-station in Palmdale was completed in early 1992 and has since expanded to full capacity. A new state-of-the-art sheriff's station is planned in Palmdale on Sierra Highway at Avenue Q, which is scheduled to open in December 2005, with groundbreaking slated for June 2004. (*General Plan Amendment 04-05, adopted by City Council July 26, 2004.*)

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The CHP station has 40 uniformed officers and 4 staff personnel handling traffic related activities. The CHP is also involved in accident prevention, school bus safety, motorcycle training, and truck safety. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

Although the number of major crimes reported in the City of Palmdale during the period from 1999 to 2002 increased over the prior period of 1988 to 1991, the crime rate (crimes per capita) decreased during the same period, which is likely due to a 63% increase in population between 1991 and 2002. This may also be attributed to increased visibility of local law enforcement agencies and greater involvement of community watch groups. Table PS-4 shows reported crimes from 1999 to 2002. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

Law enforcement planning generally assumes 1 to 4 officers per 1,500 population, with ratios decreasing as the population gets larger. In addition to population, projections for police protection consider the area's crime rate, size, resources, and desired level of service. Annual review of the City contract with the Sheriff's Department is conducted to ensure that services will be adequate for City needs. In 2004, the contracted units and services roughly equate to 65.7 sworn personnel and 5 non-sworn personnel assigned to the City of Palmdale. Special service commitments such as foot beats and sting operations are handled by separate arrangement with the Sheriff's Department. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

TABLE PS-4
(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)
REPORTED CRIMES

<u>Crime</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>
Willful Homicide	7	6	8	7
Forcible Rape	40	39	48	56
Robbery	192	179	178	245
Aggravated Assault	726	757	673	846
Burglary	875	928	896	961
Motor Vehicle Theft	482	501	577	737
Larceny-Theft	1,572	1,982	1,932	2,521
Arson	39	41	43	82
Total	3,933	4,433	4,355	5,455
Total Population	119,570	116,670	121,413	123,717
Crimes per Capita ^b	0. 03284	0. 0379	0. 0358	0. 0440

^a Department of Finance Estimates & 2000 Census data

^b Total Crimes divided by Total Population

Source: Department of Justice, Bureau of Criminal Statistics

5. Fire Protection and Prevention

Fire protection services for Palmdale are provided by the Los Angeles County Fire Department. Fire protection services are financed through property tax assessments.

Stations 24, 37, and 131 are currently located within the Palmdale Planning Area. There are five additional stations (Station 84, 114, 129, 92 and 117) that serve the outlying areas. Although United States Air Force Plant 42 is located within the sphere of influence, it maintains its own fire protection staff and equipment, and has a mutual aid agreement with the City. Exhibit PS-8 shows the districts and fire stations, which serve the Planning Area. Table PS-5 lists available manpower and equipment at each station.

The Los Angeles County Fire Department also receives mutual aid from the U.S. Forest Service. As a part of the Los Angeles County Fire Department, all manpower and resources of the Department back up the fire stations in Palmdale. Fire protection needs in the Planning Area will be met by the entire department's resources, if needed, regardless of the number of firefighters and equipment stationed in the Palmdale area.

The fire prevention office located in Lancaster is responsible for reviewing new development applications and building permits to ensure that new construction projects adhere to fire code requirements. The requirements for fire safety in construction include fire retardant materials, water storage tanks, fire hydrants, sprinkler systems, fire alarms, and fire escapes. Fire code requirements vary according to the type of use and construction materials employed. Additionally, fire protection requires a ready source of water for firefighting uses. Fire suppression water flow requirements are calculated together with domestic requirements, to ensure adequate availability of water to meet both domestic and emergency needs.

Public Services

TABLE PS-5

(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)

FIRE PROTECTION PERSONNEL AND EQUIPMENT

	Firefighters ¹	Helicopter	Patrol	Engine	Truck	Squad
<u>Stations in Palmdale</u>						
24: West Avenue P	21		1	1	1	0
37: 38318 9 th Street East	15		0	1	0	1
131: 2629 E. Ave. S	15		0	1	0	1
<u>Other Fire Stations</u>						
84: 503 Avenue L-14 Quartz Hill	15		1	1	0	1
92: East Avenue V Littlerock	15		1	1	0	1
114: 39939 170 th St. East Littlerock	9		1	1	0	0
117: 44851 30 th St. E Lancaster	12		1	2	0	0
129: 42110 6 th St. W Lancaster	21 plus a 2- person emergency support team	2	0	1	0	1

Staff from the individual fire stations within the Planning Area conducts onsite inspections of new construction, as well as annual inspections of existing structures, to ensure compliance with the fire code. Additionally, the fire protection office conducts information programs for the community on fire awareness and protection.

In order to adequately serve the growing population, additional fire stations will be required. New fire stations will be located in the areas with the greatest amount of development, as the need for additional fire service is determined by the Los Angeles County Fire Department. There is one fire station proposed for the Ritter Ranch area and a second station within the City Ranch area, along with fire suppression personnel and equipment. Other fire stations are planned at Massari and Rancho Vista Park sites. Future expansions of fire protection facilities will be coordinated with the Los Angeles County Fire Department.

¹ Total number over a 24-hour period.

6. Electric Power

The Southern California Edison Company (SCE) provides electricity to a 50,000 square mile region, of which the Antelope Valley is a part. Its service area extends to Bishop on the north, Nevada on the east, Orange County on the south, and Santa Barbara on the west. Smaller electric companies exist within these boundaries as well. SCE provides electric service to 12 million individuals and 835 cities and communities. SCE serves 4.6 million customer accounts, including 285,000 commercial, industrial, and non-profit customers in these areas of central and Southern California. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

Due to the restructuring of California's electric industry, Southern California Edison generates only a portion of the power needed for customers. During 2003, company owned generation accounted for 47.9% of the energy purchased for customers. Company owned generation includes hydropower facilities in the Sierra Nevadas and nuclear power facilities near San Diego (San Onofre) as well as a portion of plants in Utah and Nevada. SCE contracts for energy from other power companies in the region and outside the state. In addition, SCE contracts for power with a number of renewable generators including bio-mass, geothermal, small hydro-electric, solar, and wind facilities. The company expects to meet the mandated 20% use of renewable energy in accordance with recent legislation. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

The Palmdale Planning Area is served by SCE from its Vincent Substation. Major transmission lines traverse the southwestern section of the Planning Area (see Exhibit PS-9) from the Vincent Substation to the Gorman and Antelope substations. Currently, usage at the Vincent substation is 1.5 billion kWh annually. The breakdown of usage by type of user for the Palmdale area in 1991 is presented in Table PS-6. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

According to Edison, in 2003 the system load grew by 2500 gigawatts or 3.2% due to weather conditions. 2004 is predicted as a normal weather year and growth will be close to 0%. 2003 sales were 82,188 millions of kwh or gigawatts; 2003 sales are projected to be 82,198 gigawatts. 2005 economic growth will kick in and sales are projected to be 83,964 gigawatts, a 2.1% increase; 2006 projection is 85,217 gigawatt, or a 1.4% increase; and 2007 is 86,610 gigawatts, a 1.6% increase. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

Improvement plans to meet this increased demand include the upgrade of substations and conductors, extension of lines, and replacement of poles. Plans for expansion also include a possible substation in the Ritter Ranch area and increased transmission capacity through the west Palmdale area. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

Public Services

TABLE PS-6

(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)

2003 ELECTRIC POWER CONSUMPTION

<u>Type of User</u>	<u>Annual Usage in kWh</u>	<u>Percent</u>
Agricultural	5.5 million	.07
Residential	315.5 million	42.1
Commercial	218.5 million	29.2
Industrial	70.2 million	9.4
Public Authority	9.6 million	1.3
Public Street & Highway	<u>129.8 million</u>	<u>17.3</u>
Total	749.4 million	100.0

Source: Southern California Edison, 2004

Additional electric power needs for the immediate future will not significantly affect Palmdale. SCE will continue to expand in conjunction with increasing electrical demands. No additional substations or distribution stations, aside from the one planned for the area, are proposed. Provided that planned facilities expansion are constructed, Southern California Edison Company will have adequate electrical power available to meet the community's long term needs.

The Public Utilities Commission (PUC) regulates energy sources, plant sites, line locations and charges, and assures that developments are not denied electric power services. Developments proposed far from existing service areas may find the cost of extending electric service to be costly, particularly for small projects. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

The compatibility of adjacent uses to utility facilities and transmission lines must be considered in the development review process because of potential risks to health and property. The presence of power line easements and rights-of-way pose constraints to site planning and development. Undergrounding utility lines may be more attractive and lessen the environmental impacts of development, but costs are higher.

7. Natural Gas

The Southern California Gas Company provides natural gas to most areas in Southern California, including the Antelope Valley. The City of Palmdale is within the boundaries of the Foothill distribution division and the North Basin transmission division. The Southern California Gas Company serves domestic and commercial uses in the Planning Area with about 28,000 customers. The average consumption to single-family units is 1,095 therms per year. Industrial and commercial loads vary depending on the type of equipment used and the type of business. The Public Utilities Commission

regulates the maintenance and operation of gas distribution facilities with standards for public safety and fair practices.

In remote areas where gas lines do not exist, the extension of gas mains depended on the demand and willingness of property owners to pay for the needed connecting lines. Rules and tariff schedules are set up by the Public Utilities Commission to regulate such service extensions. In outlying rural areas, propane is used as a substitute until the demand for natural gas connections is great enough to warrant installation of lines. Southern California Gas Company will have adequate natural gas available to meet the community's long-term needs, as long as main line extensions are constructed concurrent with development.

8. Solid Waste Disposal

The City currently issues permits to three disposal companies for commercial/industrial solid waste disposal. Presently, Waste Management, Larey Rubbish Pick-up Service and Crown Disposal may set their own rates and compete for commercial/industrial customers. The commercial/industrial rubbish haulers utilize both the Antelope Valley Landfill and the Lancaster Landfill (Waste Management). *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

Residential solid waste disposal in Palmdale is provided in the City by franchise contract with the Waste Management at the Antelope Valley Landfill located at 1200 W. City Ranch Road in Palmdale. The franchise agreement sets residential pick-up rates and establishes standards for service. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

The Antelope Valley Landfill has served residential and commercial establishments in the City since 1955 (see Exhibit PS-10). The site currently covers approximately 72 acres of land. The northern 65-acre parcel is approved for landfill operations under the current Solid Waste Facilities Permit (SWFP) No. 19-AA-0009; with approximately 57 acres used for disposal of refuse and the remaining seven acres used for offices and hauling company operations ancillary to the landfill. Immediately adjacent to the west is a 98-acre area that was annexed to the City in 2003. Prior to annexation, County Regional Planning granted a Conditional Use Permit for use of this land also as landfill (SWFP No. 19-AA-5624. An additional 10 acres was approved for ancillary uses, for a total landfill area of 180 acres with a capacity of approximately 105 million tons of solid waste. The landfill accepts some loads from surrounding areas in the Antelope Valley but does not accept liquid waste and sludge. The Landfill is not approved for disposal of hazardous materials. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

Public Services

In Palmdale alone, approximately 32,600 households and 1,750 commercial businesses are served by the landfill, aside from private haulers who are charged a fee according to the type and volume of refuse brought in. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

Solid waste generation forecasts for the City of Palmdale were prepared as part of the Integrated Waste Management Plan in October 1991. Table PS-7 lists generation forecasts by year through 2005.

The forecast solid waste generation listed in Table PS-7 is a pre-program projection that does not assume successful source reduction or recycling. The City's adopted Integrated Waste Management Plan authorizes a City-wide plan to recycle up to 25 percent of all solid waste generation by 1995 and 50 percent by the year 2000. If the City were successful in its recycling programs, 2005 waste generation would only be 95,958 tons. Waste Management reports that the recycling program has been historically successful with diversion in excess of 50%; however, only a 42% diversion was achieved in 2000. It is anticipated that the two landfills should reach capacity in 2022 at current permit limits. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

Other landfills in the region are starting to reach capacity and thus influencing dumping activities at the Palmdale site. Waste Management operates a landfill in Lancaster and recently indicated that the Lancaster landfill has sufficient capacity to accommodate the City of Lancaster's growth. In addition, the fee structure for waste disposal influences the decision of private haulers to dump in Palmdale rather than another site. If the fees are comparatively lower, more private haulers and disposal companies may use the Palmdale landfill and fill the site faster. If all other landfills are full, haulers may divert solid wastes to the Palmdale site as long as it continues to accept private haulers. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

A variety of techniques can be employed to assure the long-term viability of the Landfill. The City and the landfill operators should monitor such issues as compatibility of proposed adjacent land uses, environmental impacts, aesthetics and disposal practices. Unless well managed, landfills can create noise, dust, and odors, and seepage of waste can contaminate groundwater sources. Prudent solid waste disposal management techniques at the landfill can improve economic returns, and may increase the capacity and life of the landfill site.

TABLE PS-7
WASTE GENERATION FORECASTS
 (tons per year)

<u>Year</u>	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Other</u>	<u>Total</u>
1990	47,124	23,847	64,768	9,125	144,864
1991	48,808	24,699	64,768	9,125	147,400
1992	50,491	25,551	64,768	9,125	149,935
1993	52,175	26,403	64,768	9,125	152,471
1994	53,858	27,255	64,768	9,125	155,006
1995	55,542	28,107	64,768	9,125	157,542
1996	57,225	28,959	65,670	9,125	160,979
1997	58,909	29,811	66,572	9,125	164,417
1998	60,593	30,663	67,474	9,125	167,855
1999	62,276	31,515	68,376	9,125	171,292
2000	63,960	32,367	69,278	9,125	174,730
2001	65,643	33,219	70,180	9,125	178,167
2002	67,327	34,071	71,082	9,125	181,605
2003	69,010	34,923	71,984	9,125	185,042
2004	70,694	35,774	72,886	9,125	188,479
2005	72,377	36,626	73,788	9,125	191,916

Source: City of Palmdale Integrated Waste Management Plan, October 1991

9. Telephone Systems

Prior to the mid-1990's, Pacific Bell provided telephone service to almost 90 percent of the Palmdale Planning Area, including a majority of the 34,600 residential and 4,378 business customers in the exchange area. General Telephone served approximately 2,500 residential customers in the Quartz Hill area, the Rancho Vista area and the northern part of the City between Avenue M and Avenue L, and no business customers. MCI cable lines run parallel to and along the California Aqueduct, south and southwest of the City. In a sweeping overhaul of the Communications Act of 1934, Congress enacted the Telecommunications Act of 1996. Its goal was to deregulate the industry and encourage competition. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

Telephone service is provided based on the availability of existing lines or on the availability of digital phone service. The Public Utilities Commission no longer regulates user fees. Developers must pay for the extension of existing landlines to serve their developments, and the number of lots served determines the cost of line extensions. Individual extensions are often costly or infeasible. Today, service availability is based on customer demand. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

Public Services

10. Cable

Cable television is an information and entertainment source. Residential subdivisions provide cable connections through arrangements with local companies. Presently, Adelphia services most of the Palmdale area. Aside from such basic cable service as stations from Los Angeles and the Cable News Network, the company offers digital cable service, sports and movie channels. There are 28,397 active customers in Palmdale, and 72,388 in the entire Antelope Valley. Nineteen percent of the cables are overhead and 81 percent are underground lines. Cable service areas will be expanded to meet the needs of the community as it develops. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

11. Library Services

The Palmdale City Library, built in 1977, is located at the Civic Center on 700 E. Palmdale Boulevard. The Youth Library, consisting of approximately 10,000 square feet was opened in August 1998. The two libraries have a 131,824-book and other materials collection in buildings with a gross floor area of 22,450 square feet. The library offers book-lending privileges, audiovisual materials, Internet access, periodicals, Palmdale historical information, an adult literacy program, typewriters, microfiche, maps, and videos. It contains 114 reader seats and presently accommodates 33.53 full-time equivalent staff. Standards for library service have been developed by the Wisconsin Department of Public Instruction (Wisconsin Public Library Standards 1988), which are as follows: *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

1. The library's site should be readily accessible to all residents; travel time to the library should not exceed 15 minutes one way by car. Where travel times to the library's principal facility exceed these limits, branches or outlets or alternative means of providing access (bookmobiles, books by mail) should be considered.
2. Quantitative criteria for standard space and service are:
 - 2.5 volumes per capita.
 - 8.5 periodicals per 1,000 population.
 - 0.5 staff per 1,000 population.
 - 5.0 reader's seats per 1,000 population.
 - 1.0 parking spaces for every 2 adult seats, supplemented by additional parking space for all meeting rooms and staff.
 - 125 square feet per staff for workroom space.
 - 10 percent of the gross square footage of the library building should be devoted to storage space.

There is no national standard for library size. The Wisconsin Public Library Standard and current library building practice recommends the determination of overall library size by individual space requirements of the population and book collection. However, a rule of thumb for library size is 0.80 square feet per capita.

In 2004, Palmdale had a population of 131,295; based upon the service level standards cited above, Palmdale currently needs 328,237 books and other materials, 1,116 periodicals, 65.64 staff persons, 655 reader seats, 8,205 square feet of workroom space, and 105,036 square feet of library space to serve the present population. These figures indicate that the City's library facilities have not kept pace with Palmdale's rapid growth. If present trends continue, patrons will increasingly find a lack of materials, seats, and staff. Table PS-8 compares existing facilities with desired service levels and projected needs for 2010 when population is estimated at 167,264 persons. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

In addition to the City library, there is a county branch library in Quartz Hill, northwest of the City and another in Littlerock, southeast of the City, as well as one in Lancaster (see Exhibit PS-12). All three libraries are part of the county library system and have reciprocal agreements with the Palmdale Library. Visitors are granted borrowing privileges as long as they live anywhere within Los Angeles County.

The City has recently purchased a 28-foot long bookmobile and will begin operating at various locations throughout the City in the summer of 2004. It will hold approximately 3,000 items. Items from both the Main Library and the Youth Library will be rotated on and off the bookmobile on a regular basis. One County bookmobile operates in the Antelope Valley to serve outlying areas. In FY2002-03, this program circulated a total of 46,874 items, including adult and children's books and audio-visual materials. In addition, there is a books-by-mail program, which serves the Antelope Valley. This service maintains a 10,000-book collection and has 1 full-time and 2 part-time employees. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

Public Services

TABLE PS-8

(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)

LIBRARY FACILITY NEEDS

	<u>Existing</u>	<u>Desired Standard</u>	<u>Projected 2010 Need</u>
Book Volumes/Materials	131,824	328,237	418,160
Periodicals	453	1,116	1,419
Staff FTE	33.53	65.64	83.5
Reader Seats	114	655	835
Parking Spaces	115	327	417
Workroom Space (Sq. Ft.)	1,280	8,205	7,937
Storage Space (Sq. Ft.)	320	10,503	13,381
Library Size (Sq. Ft.)	22,450	105,036	133,811

Pressures on the City to expand library services and adapt to the changing needs brought by population growth are partially mitigated by county libraries. Nonetheless, the City library will need to be expanded to meet the demands of a growing population. In addition to a larger downtown library, the City should establish a west side branch and an east side branch by year 2010. Ultimately buildout of development permitted under the General Plan will require additional branches. The west side branch has been proposed within the Ritter Ranch Specific Plan area. In locating branch libraries, consideration should be given to availability of public transportation, and proximity to other neighborhood service uses such as commercial or civic buildings.

12. Schools

The elementary school, high school, and college districts serving Palmdale are independent agencies, each governed by a Board of Trustees. The Palmdale School District, the East Side Union School District, the West Side Union School District, Lancaster School District, Keppel Union School District, Soledad-Agua Dulce School District, Hughes Elizabeth Lakes Union School District, the Antelope Valley Union High School District, and the Antelope Valley Community College District serve the Palmdale Planning Area.

Elementary Schools

The Palmdale School District serves the central developed core of the City. The district has twenty-one existing elementary school sites serving 22,120 students. Westside Union School District currently serves 7,792 students at ten campuses and Keppel Union School District serves 3,022 students at six campuses, although, few of these students reside in Palmdale. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

Along with the traditional elementary education, the districts also offer resource specialist programs, providing classes for children with learning problems, special courses in language and speech, and home and hospital classes.

The Westside Union School District serves most of the western portion of the Planning Area. The district presently has eight elementary school sites (Valley View, Del Sur, Leona Valley, Rancho Vista, Cottonwood, Quartz Hill, Sundown and Esperanza) and two intermediate schools (Joe Walker and Hillview) (Exhibit PS-13). As of 2003, the District had a total student enrollment of 7,792. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

TABLE PS-9

(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)

**SCHOOL DISTRICT ENROLLMENT
2003-04**

<u>School</u>	<u>Location</u>	<u>Grade</u>	<u>2004 Enrollment</u>	<u>1994 Enrollment</u>
Palmdale School District				
Barrel Springs	36555 Sunny Ln.	K-8	1,110	521
Buena Vista	37005 Hillcrest Dr.	K-8	841	1,028
Chaparral	37500 50th Street East	K-6	1,056	1,198
Desert Rose	37730 27th Street East	K-6	1,297	1,114
Joshua Hills	3030 Fairfield Avenue	K-6	913	811
Learning Plaza	1330 W Elizabeth Lake Rd	K-8	836	665
Manzanita	38620 33rd Street East	K-6	637	817
Mesquite	37622 43rd Street East	K-6	1,029	1,006
Ocotillo	38737 Ocotillo School Dr	K-6	1,093	960
Palm Tree	326 East Avenue R	K-6	1,103	876
Summer Wind	39360 Summer Wind Drive	K-6	719	737
Tamarisk	1843 East Avenue Q-5	K-6	1,016	725
Tumbleweed	1100 E. Avenue R-4	K-6	1,277	1,019
Wildflower	38136 35th Street East	K-7	961	848
Yucca	38440 2nd Street East	K-6	894	756
Cactus	38060 20th Street East	5-8	1,072	1,114
Cimarron	36940 45 th St. East	K-6	868	-
Golden Poppy	37320 37 th St. East	K-7	677	-
Los Amigos	37320 37 th St. East	K-8	947	-
Quail Valley	37236 58 th St. East	K-6	860	-
Yellen	37015 Goldenview Way	K-8	39	-
Oak Tree	39139 10 th St. East	K-8	97	-
Shadow Hills	37320 37 th St. East	7-8	904	-

Public Services

TABLE PS-9
(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)
SCHOOL DISTRICT ENROLLMENT
2003-04
(Continued)

<u>School</u>	<u>Location</u>	<u>Grade</u>	<u>2004 Enrollment</u>	<u>1994 Enrollment</u>
Desert Willow	38043 Division St.	7-8	Opens 4/05	-
Mesa	3243 East Avenue R-8	7-8	994	1,454
Juniper	39066 Palm Tree Way	7-8	880	950
Westside Union School District				
Leona Valley	9063 Leona Avenue	K-5	100	135
Quartz Hill	41820 50th Street West	K-5	846	606
Valley View	3310 W. Avenue L-8	K-5	613	590
Cottonwood	2740 West Avenue P-8	K-5	826	730
Rancho Vista	40641 Peonza Lane	K-5	812	641
Sundown	6151 W. Ave. J-8, Lancaster	K-5	691	377
Esperanza	40521 35 th St. West	K-5	688	-
Del Sur	9023 W. Avenue H,	K-8	757	717
Hillview	40525 Peonza Lane	6-8	1,249	734
Joe Walker	5623 W. Avenue L-8	6-8	1,210	763
Eastside Union School District				
Eastside	6742 E Ave H, Lancaster	K-5	592	400
Tierra Bonita North	44900 27th E, Lancaster	K-4	476	905
Gifford C. Cole	6742 E Ave H, Lancaster	5-8	950	840
Tierra Bonita South	44820 27 th St. East	K-5	465	-
Keppel Union School District				
Pearblossom	12828 E. Avenue W	K-6	447	490
Lake Los Angeles	16310 E. Avenue Q	K-8	530	545
Alpine	8244 E Pearblossom Hwy	K-6	544	546
Antelope	37237 100th Street East	K-6	288	243
Almondale	9330 East Avenue U	7-8	590	477
Daisy Gibson	9650 E. Palmdale Blvd.	K-6	623	775
Lancaster School District				
Nancy Cory	3540 W. Avenue K-4	K-6	865	996
Joshua	43926 2nd Street East	K-6	926	1,094
Sierra	747 W. Avenue J-12	K-6	799	846
Sunnydale	1233 W. Avenue J-8	K-6	812	971
Park View	808 W. Avenue J	7-8	1,173	1,312
Piute	425 E. Avenue H-10	7-8	1,226	1,037

TABLE PS-9
(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)
SCHOOL DISTRICT ENROLLMENT
2003-04
(Continued)

<u>School</u>	<u>Location</u>	<u>Grade</u>	<u>2004 Enrollment</u>	<u>1994 Enrollment</u>
Desert View	155 W. Avenue H-10	K-6	916	752
Linda Verde	44924 5th Street West	K-6	1,061	740
New Vista	831 E. Avenue K-2	K-6	1,292	878
Lincoln	1331 E. Avenue J-8	K-6	938	895
Monta Vista	1235 W. Kettering	K-6	867	977
Miraposa	737 W. Avenue H-6	K-6	668	544
Eldorado	361 E. Pondera	K-6	859	824
Lancaster	44044 36th Street West	K-5	481	451
Crossroads	44310 Hardwood (continuance)	K-8	131-	119
Jack Norhrop	831 E. Ave. K-2	K-5	801	-
Amargosa Creek	44333 27 th St. West	6-8	1,464	-
Acton-Agua Dulce Unified School District				
High Desert	3710 Antelope Woods Rd.	7-8	411	369
Acton Elementary	32248 Crown Valley Rd.	K-6	476	872
Agua Dulce	11311 Frascati Street	K-6	300	448
Meadow Lark	3015 Sacramento Ave.	K-2	275	-
Vasquez		9-12	543	-
Hughes/Elizabeth Lakes Union School District				
Hughes/ Elizabeth Lakes	16633 Elizabeth Lake Rd.	K-8	430	490
Antelope Valley Union High School District				
Palmdale	2137 E. Avenue R	9-12	3,336	2,224
Quartz Hill	6040 W. Avenue L	9-12	3,089	2,265
Antelope Valley	44900 Division Street	9-12	2,573	2,359
Littlerock	10833 E. Avenue R	9-12	3,210	1,808
Highland	39055 25th Street West	9-12	3,347	2,133
Desert Winds Continuation	45030 N. 3rd St. East	Cont.	7,260	563
Knight	37423 70 th St. East	9-12	952 (9 th only)	-
Lancaster	44701 Eagle Way	9-12	3,087	-
South Valley Continuation	Ave. Q/22 nd St. East	9-12	Fall 2004	-
Phoenix	45538 N. Division	9-12	120	-

Public Services

The Keppel Union School District serves the eastern and southeastern sections of the Planning Area and has six schools (Almondale, Alpine, Antelope, Daisy Gibson, Lake Los Angeles, and Pearblossom). The Almondale, Alpine and Daisy Gibson schools presently serve the Palmdale Planning Area. The 2004 enrollment in the district was 3,022 students. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

The Eastside School District serves the northeastern portion of the Planning Area with four schools (Eastside, Tierra Bonita North, Gifford C. Cole Intermediate and Tierra Bonita South) that serve 2,483 students. The District serves a small area on the northeast section of Palmdale. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

The Acton-Agua Dulce School District serves the southwest portion of the Planning Area. It currently has two elementary schools (Acton and Agua Dulce); although, Acton Elementary is scheduled to close in 2004-05, and one intermediate school (High Desert), which will accommodate grades 6-8 in 2004-05 in the Acton and Agua Dulce areas. The district experienced approximately 30 percent reduction in student population between 1994 and 2004, resulting in the planned school closure. The enrollment for the fall of 2004 was 1,187 students. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

The Hughes/Elizabeth Lakes Union School District serves Lake Hughes, Lake Elizabeth, and Green Valley. The District maintains one school, Hughes/Elizabeth Lakes (K-8), which served 430 students as of 2004. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

High Schools

The Antelope Valley Union High School District serves the entire Planning Area and has seven high schools: Antelope Valley, Highland, Quartz Hill, Littlerock, Palmdale, Lancaster, and Knight. In addition, the District operates a special needs high school and Desert Winds and Phoenix continuation schools. Exhibit PS-14 shows the sites and attendance boundaries of the seven high schools. A third continuation high school, R. Rex Parris, is scheduled to open in Fall 2004. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

Colleges *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

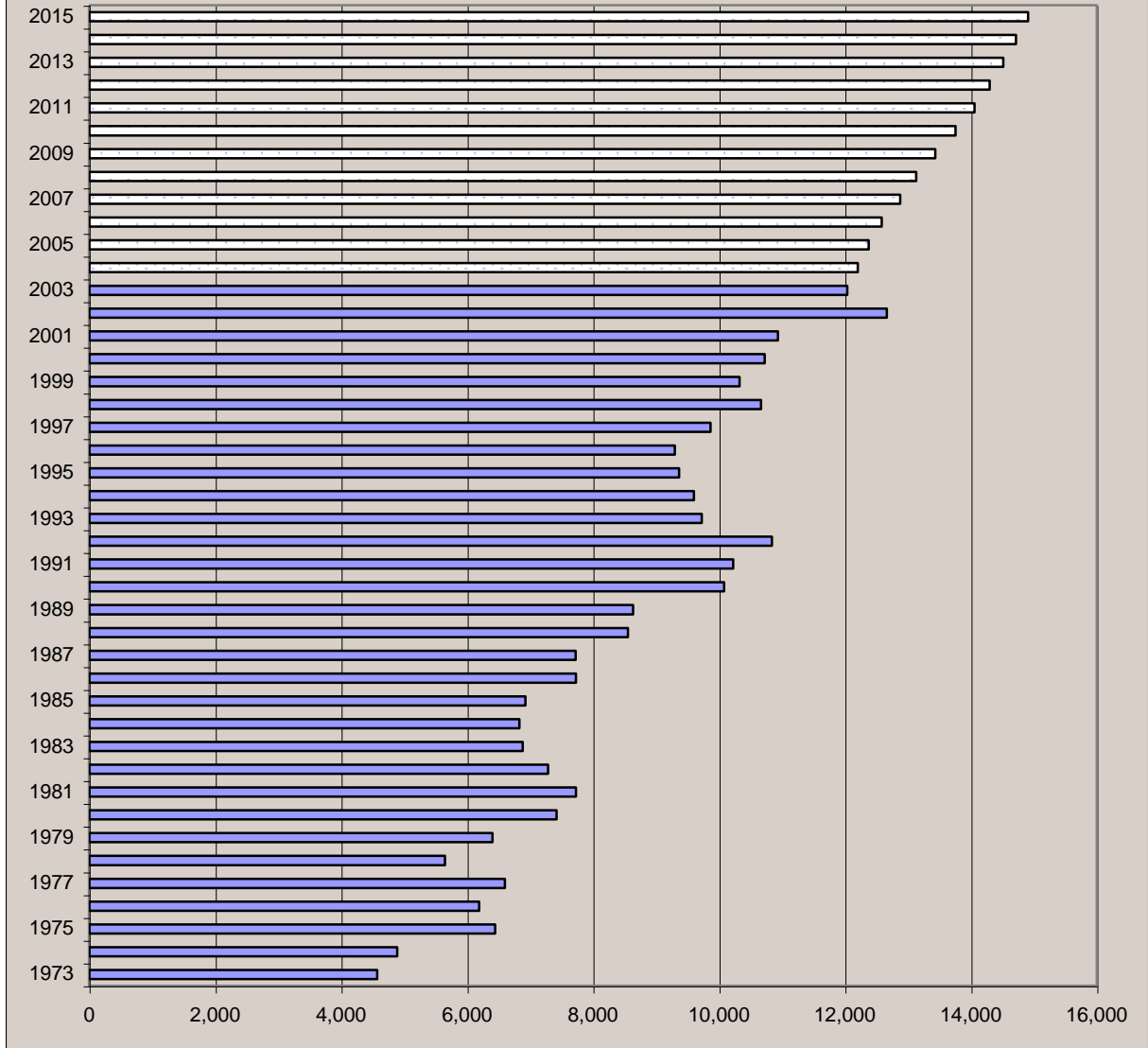
The Antelope Valley Community College campus is located in Lancaster. The district that serves this campus is among the largest in the State from a geographic standpoint and encompasses about 2,000 square miles of territory with borders on Kern, San Bernardino, and Ventura Counties. The College District has in the past indicated a desire to establish a Palmdale campus to better serve the southeast portion of the district. A plan for developing such a campus was approved in 2000 on approximately

80 acres located near Barrel Springs Road and 47th Street East. To date, funding for construction of that campus has not been available. The College District has in the past and intends to continue to provide classrooms within existing buildings located in Palmdale. It is anticipated that if funding becomes available at some time in the future, a Palmdale campus could be built. The Lancaster campus is expected to reach capacity some time over the next 15 to 20 years.

California State University, Bakersfield-Antelope Valley is officially recognized by the California Postsecondary Education Commission as an off-campus center. The Center's mission is to provide Antelope Valley residents with access to a four-year state university and to contribute to the region's development and quality of life. The Center has grown to 700 full-time equivalent students. Baccalaureate degrees are offered at the Center in Communications, Criminal Justice, Economics, English, Liberal Studies, Psychology, and Sociology through the School of Humanities and Social Sciences; Nursing through the School of Natural Sciences and Mathematics; master's degrees in Educational Administration, Curriculum and Instruction and credential programs in multiple and single subjects and special education through the School of Education.

Public Services

TABLE PS-10
AVC Fall Enrollment 1973 to 2003
and Enrollment Projections 2004 to 2015



(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)

13. Hospitals

There are currently no hospitals located within the Planning Area; however, a new 170-bed hospital is proposed on 37 acres located at the northeast corner of Avenue Q-7 and Tierra Subida Avenue. The hospital is scheduled to commence construction in mid-2005 with completion expected by the end of 2006. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

Other hospitals located in the proximity of the Palmdale Planning Area include Lancaster Community Hospital and the Antelope Valley Medical Center in Lancaster. The Lancaster Community Hospital is located at 43830 N. 10th Street West. It has 121 licensed beds with 620 full-time and part-time employees and offers 24-hour emergency services, general medicine, an intensive care unit, surgery, a specialized heart center, respiratory therapy, lab services, gastroenterology lab, mammography, CT scanner, cardiology, physical therapy, radiology, nuclear medicine/ultrasound, occupational therapy, and a laser surgery center.

Antelope Valley Hospital is located at 1600 W. Avenue J in Lancaster. It is a district facility serving a 1,586 square mile area. It has 370 beds with approximately 2,300 full-time and part-time employees and offers many of the same services as Lancaster Community Hospital, including 24-hour emergency services, a speech care unit, open-heart surgery and sexual assault response services.

There are three convalescent hospitals located near the Planning Area that can serve residents of Palmdale: the Antelope Valley and Lancaster Convalescent Hospitals in Lancaster, and the Mayflower Gardens Convalescent Hospital in Quartz Hill.

The adequacy of hospital services is difficult to determine due to the different range of services offered. The distance of users to the facility is only one factor influencing use of a hospital. Doctor referral, price, and quality of service are major considerations for persons requiring health care services.

Hospitals that serve a small area may not be equipped with all the specialized equipment and medical staff that larger establishments have. The feasibility of new hospital ventures depends on the demand for health care services and the economic returns of the investment. The City promotes these facilities to ensure that adequate facilities are available to serve the Planning Area; however, the City has no direct authority to provide health care services.

Public Services

B. Development Considerations

Adequate delivery of public services to present and future residents within the Planning Area will require careful planning, coordination, and fiscal responsibility. Provision of infrastructure and services will be constrained to some degree by the following factors:

1. Development Patterns

Development within the City has dispersed residential neighborhoods over a wide area, leaving vacant areas surrounded by new development. This scattered development pattern makes efficient use of regional infrastructure difficult and increases costs of serving each unit. The policies under Objective PS1.3 encourage infill development that utilizes existing infrastructure, and discourage continued leapfrog development away from the City center into outlying rural areas. Development pressures to urbanize in rural areas are expected to continue, due to lower land costs in these areas. Objective PS1.1 reflects the City's view that development should support itself, with no negative impact upon services being provided to existing City residents. The policies under this objective should apply to long-term maintenance and operation of public facilities, as well as to capital costs. In addition, Policy LU1.1.2 in the Land Use Element promotes infill developments; implementation of this policy could reward infill development, possibly with higher densities or other incentives, to foster a more continuous and cohesive pattern of urban development within the City core area.

2. Fiscal Constraints

Availability of funding is the primary constraint to infrastructure construction and maintenance. Palmdale presently uses a variety of funding methods to finance new infrastructure, including assessment districts, Mello-Roos community facility districts, and impact fees. Each of these methods has advantages and disadvantages, and is useful for different facility types.

The City's drainage, traffic and park impact fees provide a method of charging each new unit for its impact upon the regional system. A drawback of financing infrastructure improvements with developer fees is the need for large expenditures of funds at the time the facility is built, while the fees are collected incrementally over time. It is difficult to collect enough fees to ensure that infrastructure is constructed when the units are built. The City will need to continue to use public financing districts where necessary, and explore other creative ways of obtaining financing to build public improvements concurrently with new development.

3. Interjurisdictional Coordination

The number of agencies, both public and private, which is in the business of providing public services, presents a challenge in terms of coordination. The City is in an ideal position to play a role in facilitating this coordination, since it is the lead agency in approving new development. This type of coordination takes time and City resources; however, a lack of coordination will ultimately require even more time, money and resources to remedy.

4. Environmental Constraints

Environmental constraints to provision of infrastructure may be viewed from different perspectives. On one hand, natural resources needed to support growth must be protected and managed, and the impacts of that growth to the environment must be assessed and mitigated. Water supply and air quality are two natural resources, the availability of which will dictate future development potential in the Antelope Valley.

On the other side, much has been written about the additional time and cost incurred by development in California due to the procedural requirements mandated by CEQA. These constraints apply equally to public works projects. For example, while widening of Highway 14 and realignment of Highway 138 have been identified in the General Plan as City goals, these projects may have significant environmental impacts which could delay their construction and add substantial costs. The City will need to carefully weigh its obligation to protect the environment against the need to expand the infrastructure systems necessary to support its planned growth. *(General Plan Amendment 04-05, adopted by City Council July 26, 2004.)*

5. The Need to Retrofit Infrastructure into Developed Areas

Most of the existing county island areas will be annexed during the life of the General Plan. These areas were originally developed according to county standards and lack many of the infrastructure improvements typically required for urbanized development. Developing programs to fund and construct needed improvements, without financially impacting the City or overburdening the affected property owners, will be the major challenge to provision of adequate infrastructure in these areas.