

*Antelope Valley*



*Business Park*

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*Specific Plan*

PREPARED FOR:

THE LUSK COMPANY

**ANTELOPE VALLEY BUSINESS PARK**  
**SPECIFIC PLAN**

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## **I. EXECUTIVE SUMMARY**

The 120-acre project site for the Antelope Valley Business Park is located in the City of Palmdale. It is situated east of the Antelope Valley Freeway (SR14), south of Avenue M, north of Avenue N, and west of Sierra Highway (see Figures 1-5).

The Antelope Valley Business Park land use plan permits a mixture of uses, which when combined, represents a balance between industrial, business park and commercial facilities. The site will be developed aesthetically to provide an integrated, well planned, and high quality environment to the City of Palmdale.

The purpose of the Antelope Valley Business Park is to place the 120-acre site into its best land use, taking into consideration its location, the surrounding land uses, and area demands. Two significant goals and objectives have been identified to determine the nature and type of project development that will occur on the site:

1. To provide the area with high quality commercial, industrial, and business park development which coincides with the developmental standards of the City of Palmdale.
2. To provide the City of Palmdale with an economic resource upon which the entire community can depend.

The Antelope Valley Business Park development will include 5.53 acres of commercial use, 57.00 acres of industrial use, and 37.87 acres of business park use, and 19.62 acres of residual acreage devoted to project roadways.

In effect, the Specific Plan serves as a detailed statement of land use policy and means of implementation for the General Plan. A key element of the Specific Plan is the Design Guidelines section. These guidelines are intended to explain the character of development, and provide the basis for design and implementation of the Specific Plan. These guidelines address each major element of the development.



## II. INTRODUCTION

### **A. PURPOSE AND INTENT OF SPECIFIC PLAN**

The purpose for filing this Specific Plan document is to ensure an integrated, well planned, high quality environment for the development of industrial, business park, and commercial uses. This document fulfills the Specific Plan developmental standards of the City of Palmdale Municipal Code and the State of California. Upon its adoption, this Specific Plan will constitute the zoning ordinance for the site. All subsequent development proposals shall be reviewed and approved, consistent with the regulations set forth in the Specific Plan.

The Antelope Valley, particularly the City of Palmdale, experienced major population growth and development in the 1980s. Most of this growth, however, occurred in the residential sector, with the majority of Palmdale residents commuting to the greater Los Angeles area for work. Although the military and aerospace industries in the area provide a substantial number of jobs to local residents, a serious need exists to create commercial and industrial growth in order to establish a more diversified employment base.

The Antelope Valley Business Park is a 120-acre site located within the City of Palmdale. The land use plan permits a mixture of uses, which when combined, represents a balance between, industrial, business park, and commercial facilities. From both locational and land use standpoints, the Antelope Valley Business Park represents an ideal area to address the creation of a diversified employment center in Palmdale. The development will provide employment opportunities for people living in the Palmdale area who are currently commuting to distant employment centers. Additionally, employment opportunities will be provided for people seeking to relocate to the Palmdale area to take advantage of the availability and affordability of housing.

### **B. AUTHORITY**

The Specific Plan for Antelope Valley Business Park has been prepared in accordance with the California Government Code, Title 7, Division 1, Chapter 3, Article 8 Sections 65450 through 65457, and applicable ordinances of the City of Palmdale and in conjunction with the General Plan and provisions of the Municipal code not in conflict with the Specific Plan will constitute the land use regulations for the project site. Land use standards and regulations contained in this document shall govern all areas within the project. A legal description of the project boundaries is included in Appendix A of this report. Should the Specific Plan fail to address or be silent on an issue of design regulation the City Zoning Ordinance and regulations therein shall be in effect. Should there be a conflict between the City Zoning Ordinance and the Specific Plan this Specific Plan shall take precedence.

Should the Specific Plan fail to address or be silent on an issue or design regulation, the City's Zoning Ordinance and regulations therein shall be in effect. Should there be a discrepancy between the City Zoning Ordinance and this Specific Plan, this Specific Plan shall take precedence.



### III. SUMMARY OF EXISTING CONDITIONS

#### A. PROJECT LOCATION

##### 1. REGIONAL CONTEXT

The Antelope Valley Business Park encompasses approximately 120 gross acres of land in the northern portion of Los Angeles County within the City of Palmdale (See Figure 1, State of California and Southern California Regional Map).

This area constitutes the western portion of the "High Desert" area, and is more specifically known as the Antelope Valley.

The City of Palmdale is located approximately 60 miles north of downtown Los Angeles, 50 miles west of the City of Victorville, and 10 miles south of downtown Lancaster. The major transportation route to the City of Palmdale from downtown Los Angeles is via Interstate 5 and State Highway 14. Edwards Air Force Base is located approximately 20 miles northeast of the City of Palmdale. The future construction of the Palmdale Regional Airport will provide a national and international gateway to Palmdale and the Antelope Valley area. Presently, major airports serving this area are Burbank, Los Angeles International and Ontario International.

##### 2. AREA CONTEXT

Palmdale, one of the fastest growing California cities in the 1980's, has experienced tremendous growth particularly within the last five years. The City's population has grown over 460 percent from 12,297 in 1980 to 78,040 currently, as reported by the United States 1990 Census.

The Antelope Valley Business Park project proposes to capture an existing market need of business park and industrial uses to provide jobs to a highly skilled local work force.

The site is bounded to the west by 10th Street West, and to the north by Avenue M. The corporate limits of the City of Lancaster are located to the north of Avenue M, (see Figure 3, Project Site) while downtown City of Palmdale lies approximately 4.5 miles south-southeast of the project area. Amargosa Creek is the eastern boundary of the site, and is scheduled to be improved as a regional drainage facility. Scattered industrial developments exist to the west.

## **B. SITE CONDITIONS: EXISTING LAND USES.**

### **1. ON SITE:**

The site is presently vacant of development, generally flat, sloping gently and draining to the north at an average grade of slightly over one percent (1%). The eastern perimeter of the site is subject to flooding at times of seasonal runoff of Amargosa Creek. The remainder of the property is occupied by disturbed Joshua Tree woodland vegetation community.

### **2. OFF SITE:**

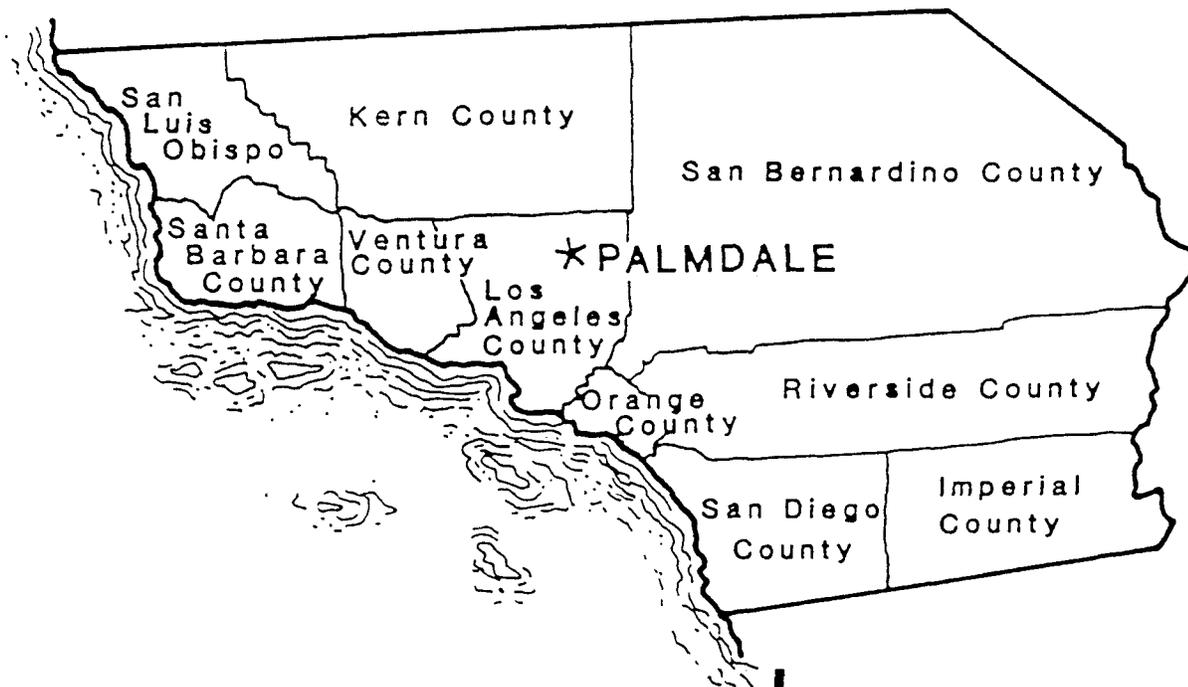
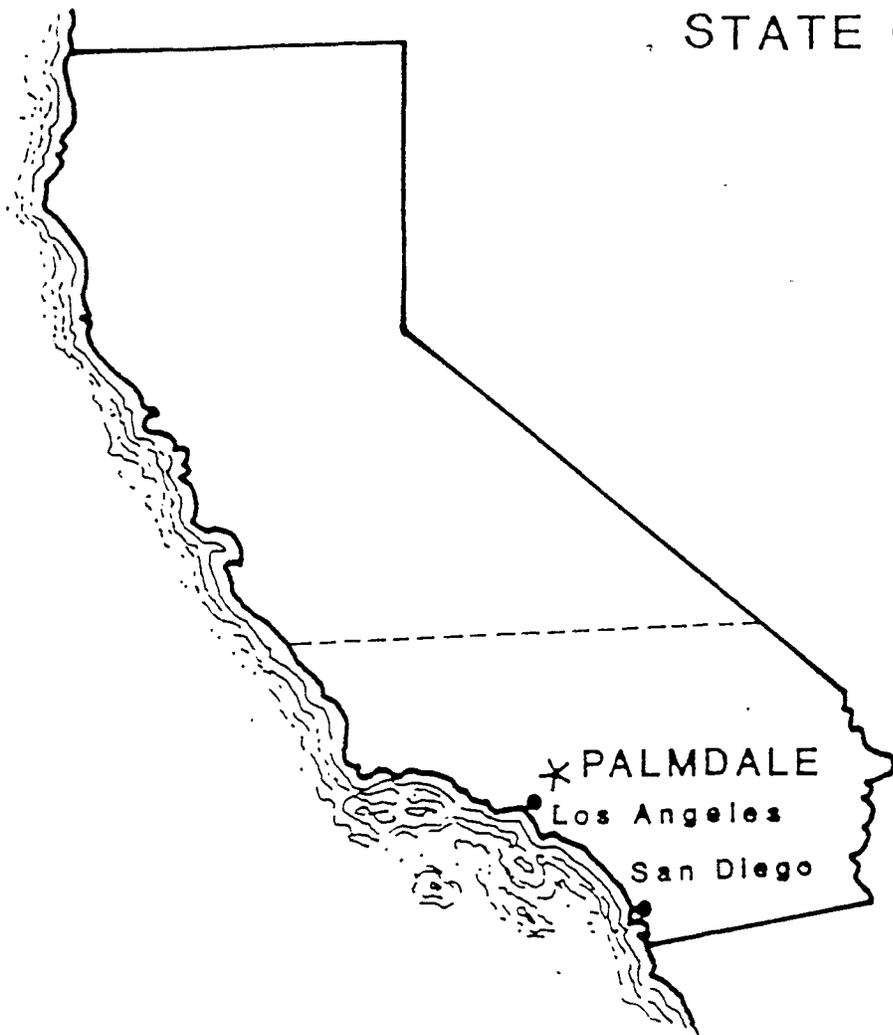
Avenue M constitutes the northern boundary of the project. An industrial complex exists north of Avenue M. 10th Street West constitutes the western boundary. Scattered industrial businesses exist to the north and west. The properties to the east and south of the subject site are vacant and are comprised of the same Joshua Tree Woodland Community that exists on-site. Air Force Plant 42 is located approximately 1.25 miles east-southeast of the project area. The environmental impact report will identify and discuss the existing and planned land uses on the adjacent properties, the impacts of those land uses in association with this Specific Plan, as well as recommended mitigation measures.

### **3. ON-SITE LAND USE DESIGNATIONS**

The current General Plan designation for the site is "Light Industrial". The subject property's zoning is "M-A, (manufacturing aircraft)", which is consistent with the City's General Plan designation. Upon adoption of this Antelope Valley Business Park Specific Plan, by ordinance, this document will constitute the zoning for the property.

# STATE OF CALIFORNIA REGIONAL MAP

Figure 1

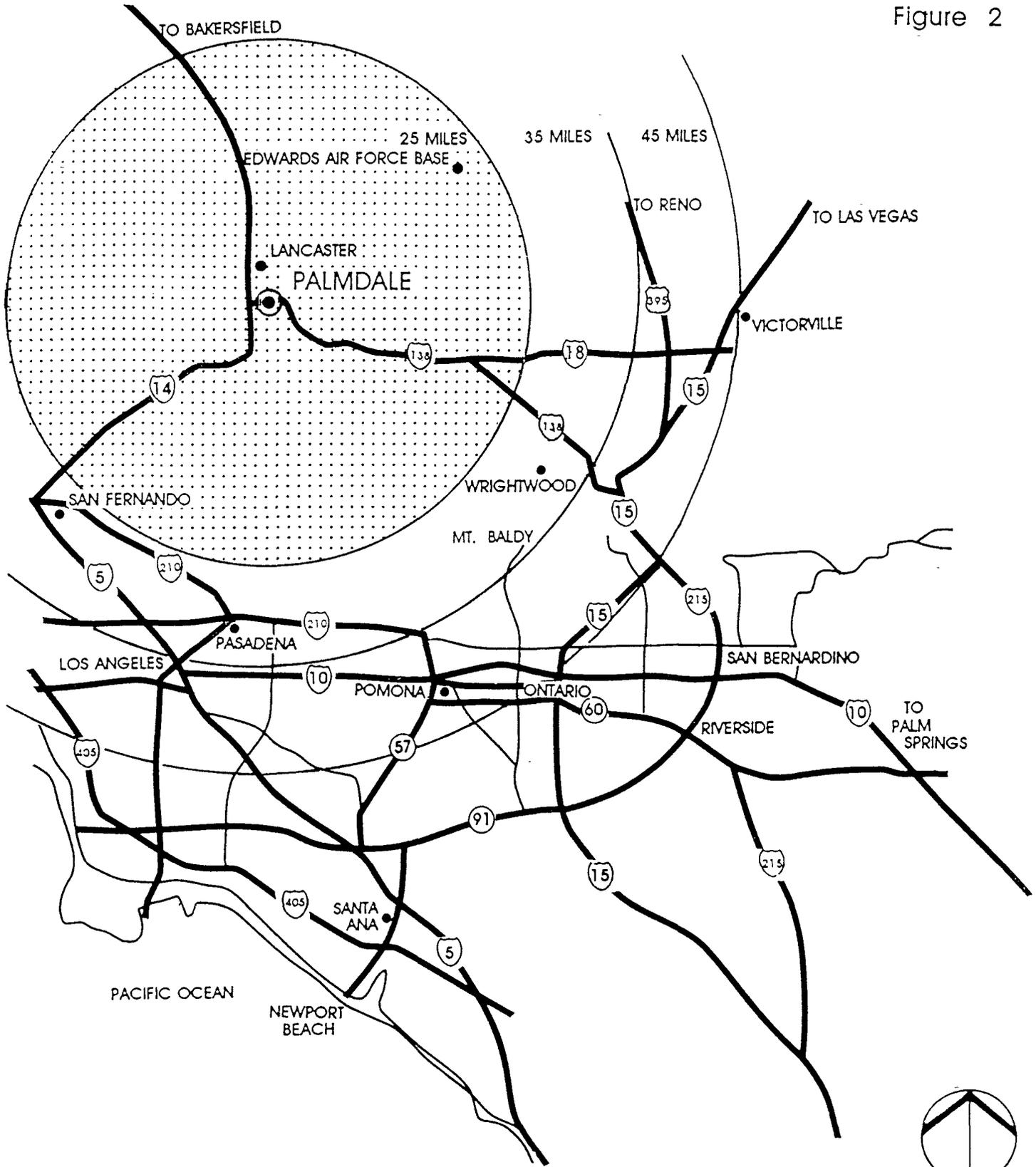


**P** LANNING NETWORK

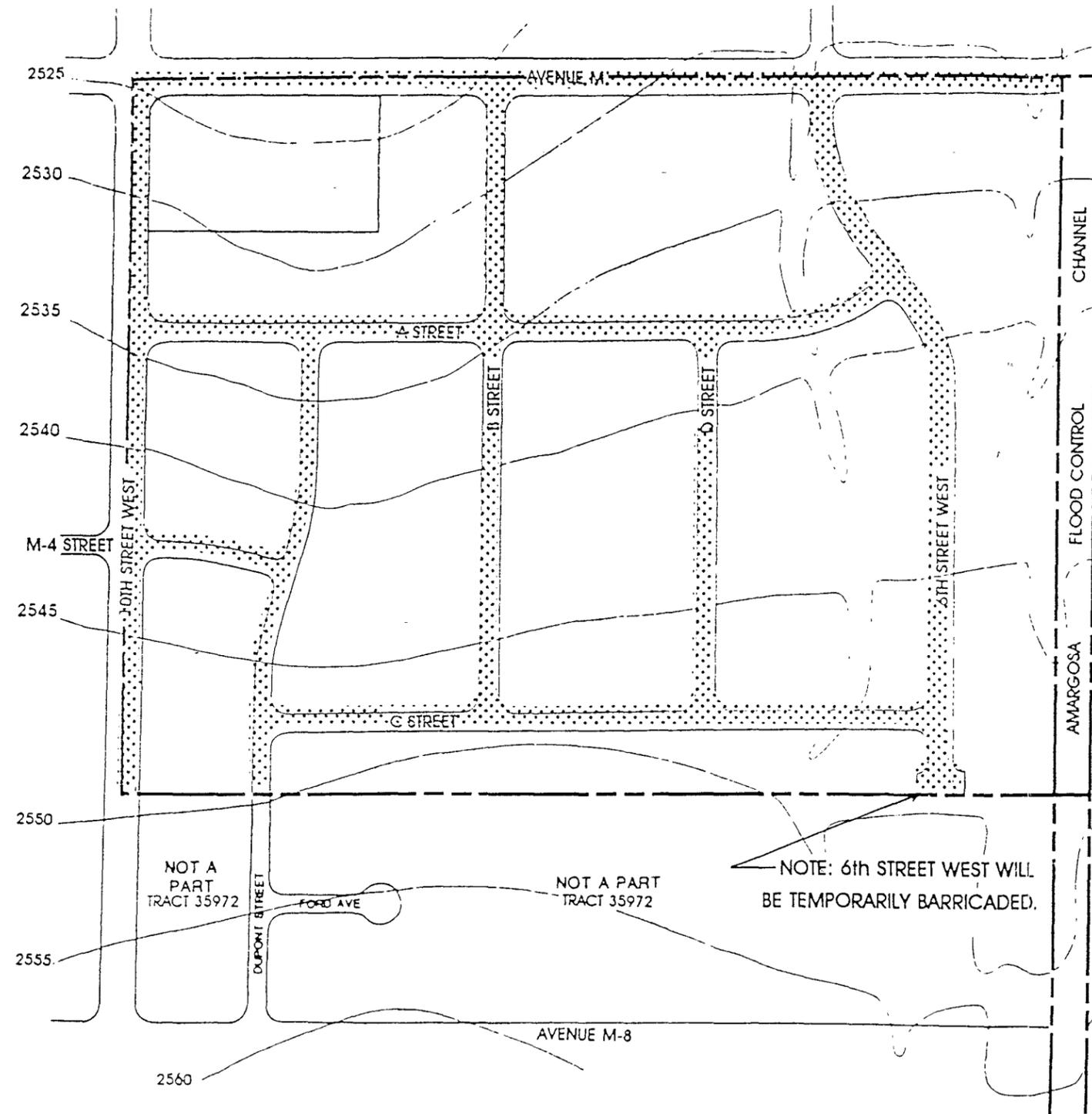
ANTELOPE VALLEY  
BUSINESS PARK

# REGIONAL CONTEXT

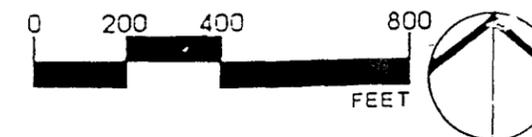
Figure 2



## ANTELOPE VALLEY BUSINESS PARK

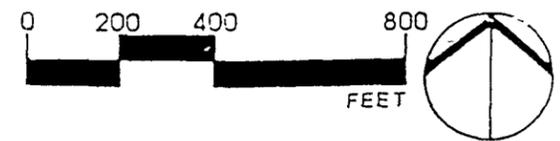
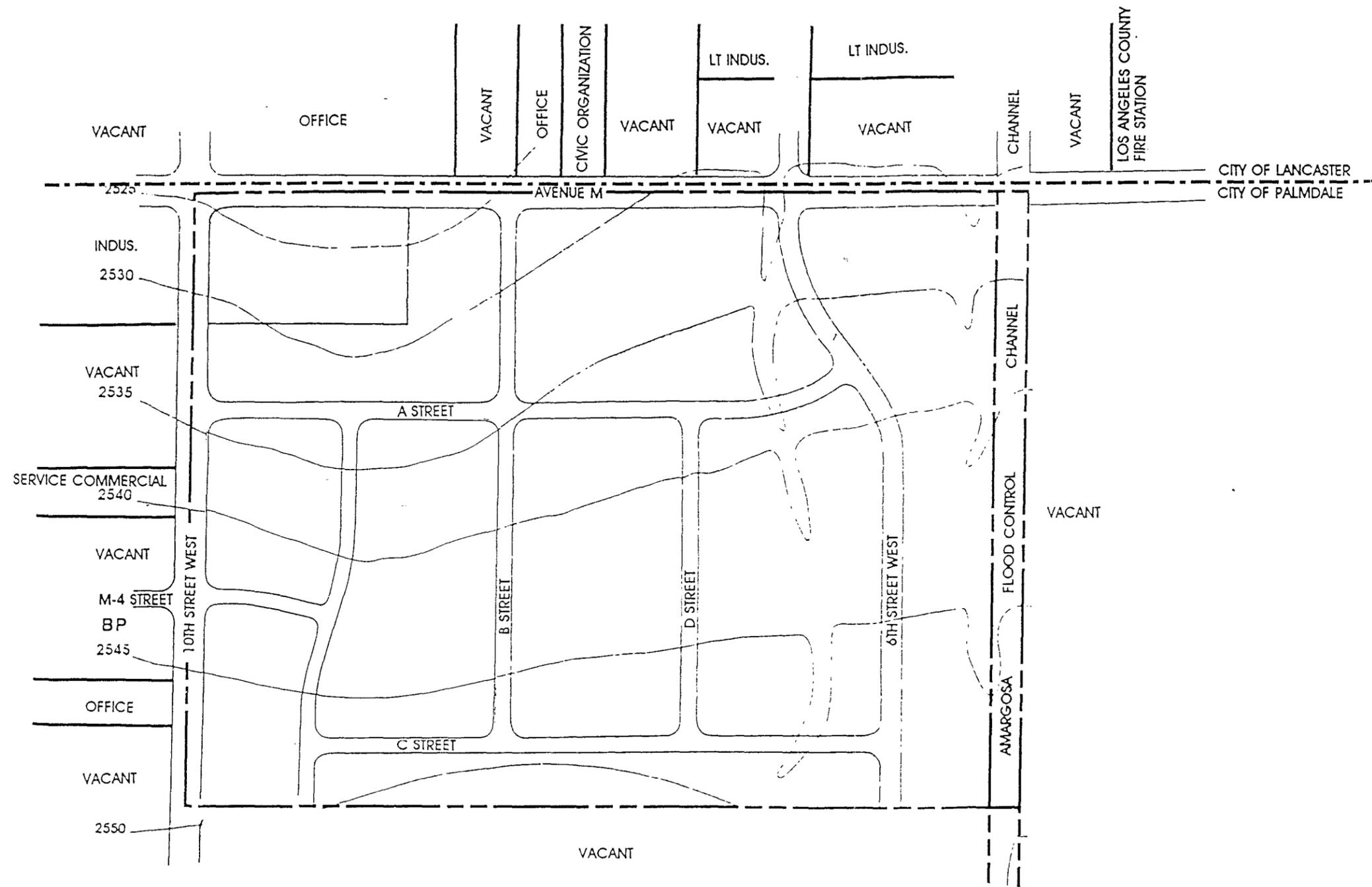


**LEGEND**



**ANTELOPE VALLE  
BUSINESS PARK**

Figure 3



**ANTELOPE VALLEY  
BUSINESS PARK**

PLANNING NETWORK

AUGUST 30, 1990

## C. EXISTING CIRCULATION

### 1. REGIONAL CIRCULATION

Regional north-south access to the project is provided via State Highway 14 (Antelope Valley Freeway) at Avenue M approximately 0.25 miles west of the project site. This freeway provides access to the Los Angeles area to the southwest. Additionally, State Highway 14 provides access to northern California and Central Valley locales via State Route 58, leading to State Highways 5 and 99. East-west access to the site is provided via State Highway 138 and 18 to the Victorville area to the east. The Sierra Highway, located approximately 1/2 mile to the east of the site, provides north-south access to the site from Highways 138 and 18 via Avenue M (Figure 4, Regional Circulation). Highways 138 and 18 both intersect with Interstate Highway 15, located approximately 50 miles to the east of the project site. Interstate 15 provides access to San Bernardino, Riverside and eastern Los Angeles Counties to the south, as well as eastern Sierra Nevada locations to the north.

### 2. LOCAL CIRCULATION

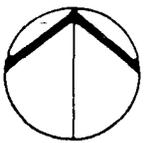
Existing local circulation providing north-south access to the site include 10th Street West and 6th Street West. In an east-west direction, access to the site is provided by Avenue M (See Figure 5, Local Circulation). As stated in the Regional Circulation Section above, Avenue M provides regional and local access to the site via existing intersections with State Highway 14 to the west and Sierra Highway to the east.

Existing traffic levels of service (L.O.S.), as well as expected future traffic service levels resulting from the proposed project and offsite development will be identified and analyzed in the environmental impact report for this Specific Plan.

For a description of proposed on-site circulation facilities, see Section VI-A.

# REGIONAL CIRCULATION

Figure 4



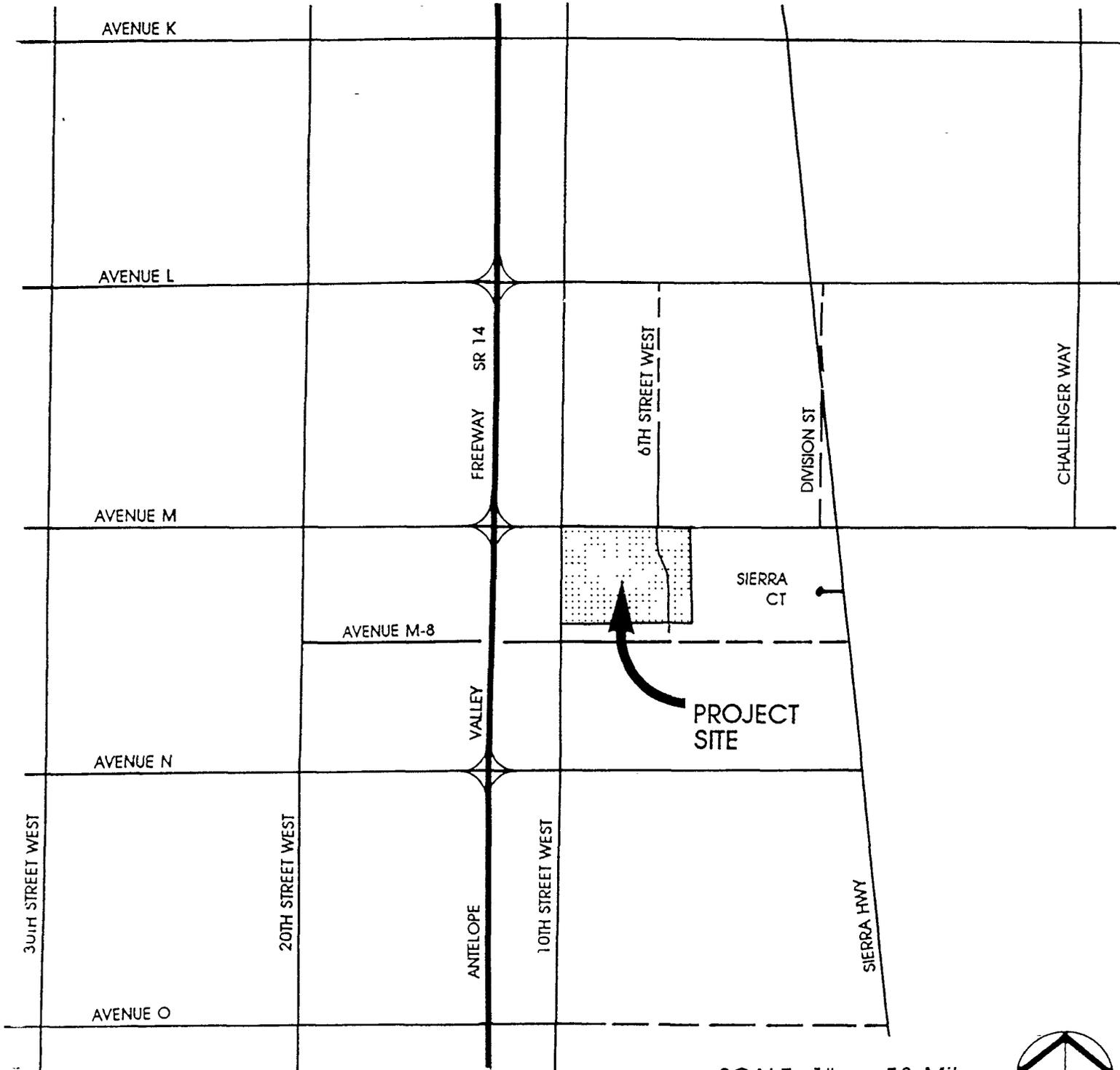
**ANTELOPE VALLEY  
BUSINESS PARK**

**PLANNING NETWORK**

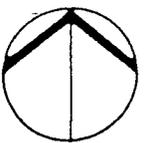
AUGUST 30, 1990

# LOCAL CIRCULATION

Figure 5



SCALE: 1" = .53 Miles



**ANTELOPE VALLEY  
BUSINESS PARK**

## D. EXISTING PHYSICAL CONDITIONS

### 1. TOPOGRAPHY AND SLOPE

The site is basically flat, sloping slightly to the north at an average grade of slightly over one percent (1%) with elevations ranging from 2525 feet to 2560 feet above mean sea level.

### 2. GEOLOGY AND SOILS

Soils on the parcel are comprised of, the Cajon Series, the Hesperia Series, the Rosamond Series, and the River Wash areas. The Cajon Loamy Sand occupies the western portion of the Joshua Tree Woodland. While the Hesperia Fine Sandy Loamy occupies the eastern portion of the Joshua Tree Woodland. The Rosamond Loam occupies the far eastern portion of the Joshua Tree Woodland and the River Wash occupies the eastern boundary of the site and lies primarily within Amargosa Creek. Generally, a moderate hazard of wind blown dust, and a slight hazard of erosion.

### 3. HYDROLOGY

Amargosa Creek and its floodplain run north and south along the eastern boundary of the site. The areas adjacent to the creek are within a flood prone zone. Amargosa Creek collects runoff from the northern face of the Sierra Pelona Mountains and the southern slope of both portal and Ritter ridges. Alteration of the natural drainage has occurred in the past as a result of urban encroachment.

According to the Flood Insurance Rate Map (FIRM) for the City of Palmdale, prepared by the Federal Emergency Management Agency (FEMA), the southwestern portion of the site is within Zone C. The north-eastern portion is within Zone AO which extends along and adjacent to the creek bed. These areas would be subject to shallow flooding (between one and three feet) during 100-year storms.

Assessment District 90-1 has been proposed to finance construction of channel improvements to the Amargosa Flood Control Channel. Plans are to confine the width of the channel between 40 and 100 feet. When completed, the project site will be protected from a 100-year flood.

### 4. BIOLOGICAL RESOURCES

#### a. Vegetation

A significant portion of the site, approximately 75 acres, occupies the Joshua Tree Woodland Habitat. The remaining acreage is within the Amargosa Creek flood plain. The site was surveyed by Mr. Robb H. Fishman, Natural Resource Specialist, in April, 1989 and RECON in October, 1990. Although no rare or endangered species were found on or adjacent to the site, several sensitive species as defined by the State of California are known to occur in the general vicinity. The EIR will state and evaluate the sensitive species that occur on or adjacent to the site.

b. Wildlife

A biological field survey was conducted by RECON in October, 1990. Twenty vertebrate species were identified on-site including three reptile species, nine mammal species, and eight bird species. All 20 species are typical of Joshua tree and desert scrub habitats. No sensitive species were observed on-site. Sensitive species which were not observed but may inhabit the site include the Mojave Ground Squirrel, the San Diego Horned Lizard and the Burrowing Owl. Specific impacts and mitigation measures are identified in the environmental impact report.

5. CLIMATE

The climate in the project area is dominated by the region's Pacific high pressure system, and is characterized by hot, dry summers and mild winters. Area climate is characterized by wide swings in temperature, both between summer and winter and between day and night. Winter lows of 11° Fahrenheit to 0° Fahrenheit have occurred within the area. Highest summer temperatures recorded range from 111° Fahrenheit to 117° Fahrenheit. On the average, there are 110 days in the summer with temperatures above 90° Fahrenheit and about 85 nights in winter with temperatures below 32° Fahrenheit. This area is subject to occasional snowfall during the winter months.

Hot summer days are followed by cool nights; freezing nights are often followed by 60° Fahrenheit days.

6. ARCHEOLOGY/PALEONTOLOGY

a. Archeology

Field studies were conducted by Pyramid Archeology in 1989 and RECON in 1990. One historic structure site was found approximately 100 meters west of the existing trash scatter on-site. Impacts and mitigation measures are identified in the environmental impact report.

b. Paleontology

A paleontological resources assessment was conducted by RMW Paleo Associates in November, 1990. No fossils have been found within the survey area. There is potential that grading operations may expose fossils. Specific potential impacts and mitigation measures are identified in the environmental impact report.

## **IV. PLANNING CONCEPTS**

### **A. GOALS AND OBJECTIVES**

The Antelope Valley Business Park is a 120-acre master planned project that will accommodate a full range of industrial, business park, and commercial uses. The Specific Plan provides site specific development standards and criteria within which detailed phased development can occur.

Specifically, the plan is designed to achieve the following objectives:

1. Create a development plan which is consistent with and implements the objectives of the General Plan of the City of Palmdale (see Section V-C).
2. Create a high quality development within which industrial, business park, and commercial facilities can locate; (see Section V-C, VI-C, VII and IX)
3. Establish design and development standards that will insure a high quality, integrated project that will endure over time; (see Section V-C and D)
4. Provide a land use and phasing program that will allow development to occur in an orderly, logical, integrated manner, and yet will have the flexibility to respond to changes in market demand; (see Sections VIII and IX)
5. Respond to the growing pressures of industrial, business park, and commercial expansion in the Antelope Valley region;
6. Provide an expanding industrial economic base for the City of Palmdale;
7. Provide employment opportunities for people seeking to relocate to the Palmdale area to take advantage of the availability and affordability of housing, and for persons living in the Palmdale area who are currently commuting to distant employment centers;
8. Create a landscape and streetscape that will enhance the aesthetic and visual quality of the area; (see Sections V-C-6, V-D and VI-C)
9. Provide a planned infrastructure, utility and service program that can meet the expanding needs of the project site as required by the City of Palmdale and utility companies, in an efficient and cost effective manner, (see Section VI-B)
10. Utilize landscape buffers to visually screen and minimize disturbance from adjacent land uses (see Sections V-C-6, V-d and VI-C).
11. Maximize traffic flow to the project site by locating commercial areas adjacent to major arterials (see Section V).

## **B. VISUAL IMAGE**

The visual image that will be created by the Antelope Valley Business Park will be one of a high quality, landscaped, and integrated project, encompassing diverse industrial, business park, and commercial facilities. Design Standards, as established in Section V of this document will dictate and govern the development of the project. A landscape theme and hierarchy will be established that will lend identity and coherence to the project area. Uniform lighting and a graphic system for signage will be integrated into the design and layout of the project (see Section VII.A). Site Plan review of each development parcel shall specify materials and architectural treatments that promote continuity and consistency within that particular parcel as well as being generally consistent with and complimentary to the character of the Business Park.

Building setback minimum distances, as set forth in this specific plan, for commercial and business park buildings fronting on Avenue M or 10th Street West will be 30 feet from property line.

## **C. COMMUNITY AND REGIONAL PERSPECTIVE**

Over the past decade the Southern California region has experienced rapid growth. The growth trend is continuing and expanding into new geographic areas within the Los Angeles County area in general and the Antelope Valley area in particular. The availability of affordably priced housing is a major factor in the growth trends in the Antelope Valley.

As a response to these pressures and to changes in regional economies, the City of Palmdale is making a strong attempt to attract industry into the area, capitalizing on the availability of housing and workers.

The Antelope Valley Business Park is an integral part of this program, providing 120 acres of land for industrial, business park, and commercial expansion. It may serve as an employment base for a large number of people who are currently relocating to the Palmdale area because of the availability of housing. In doing so, the project will aid in reducing regional energy consumption levels by reducing work related travel, providing employment opportunities close to growing residential areas, thereby contributing toward a balance of land uses and job/housing opportunities.

## **V. LAND USE PLAN & DEVELOPMENT REGULATIONS**

### **A. PURPOSE AND INTENT**

The purpose and intent of the land use plan is to identify proposed land uses, their location on the project site and their geographic relationship to other proposed on-site land uses, as well as their relationship to off-site properties, and facilities. The development regulations will establish those standards and requirements by which particular improvements and development projects will be designed and constructed. These regulations will dictate those development design parameters which will assure proper design and function, coupled with an aesthetically pleasing appearance and adequate provisions for public health, safety and welfare.

Additionally, the intent of the Development Regulations are to:

- Promote a consistent and comprehensive high-quality character and theme to the entire development;
- Establish general design guidelines that will allow architectural flexibility and creativity for each individual parcel user;
- Establish design guidelines and review procedures that will assure high-quality design throughout the entirety of each development parcel.

### **B. LAND USE PLAN AND PERMITTED USES**

The Specific Plan categorizes the property into two three land use zones, Industrial (I) and, Business Park (BP), and commercial (C). To provide a balance of uses on-site, the Specific Plan allows commercial uses as accessory uses in both all three zones, Business Park and Industrial, and a concentration of commercial uses within the Business Park Zone on the corner parcels at 10th Street West and Avenue M. Such designations are intended to respond to a wide range of demands for land uses, while offering a variety of development and employment opportunities, all within an integrated setting. Figure 7 shows the proposed distribution of land uses within the Antelope Valley Business Park.

The Antelope Valley Business Park land use plan has been designed to allow for future flexibility in determining specific land uses and their intensity, so that as market demands change over time, the project can respond to those changes. The land use plan includes 57.94 net acres of industrial, 5.53 net acres of commercial, and 37.73 acres of business park (see Table 1).

**Table 1  
Land Use Summary**

	<b>Acreage</b>	<b>Approx. Bldg. <sup>1</sup> Square Footage</b>
Industrial (I) (net)	57.94	1,117,314
Commercial (C) (net)	5.53	98,794
Business Park (BP) (net)	37.73	743,650
DEVELOPED AREAS	101.20	1,959,758
<b>Residual acreage (roads)</b>	<b>19.62</b>	
<b>TOTAL (Gross)</b>	<b>120.82</b>	

The purpose of providing the following detailed use matrix within the Antelope Valley Business Park Specific Plan is to clearly identify those uses which will require Site Plan review and approval through the Planning Department (Permitted), and those uses which will require a Conditional Use Permit (C.U.P.) through the Palmdale Planning Commission. Those uses which are listed as "Permitted," must conform to the specific Performance Standards listed in Section V-B-4. The purpose of these Performance Standards is to (1) assure conformance with typical design criteria acceptable the Planning Commission and (2) streamline the entitlement process by requiring only Site Plan approval from the Planning Department upon demonstration of compliance with the Performance Standards. Should full conformance not be established, Planning Commission review and approval through the Conditional Use Permit process would then be required.

The Planning Director or the Director's designee shall have the responsibility to interpret the provisions of this section. Any person aggrieved by an interpretation may appeal the decision within ten (10) calendar days to the Planning Commission. Such appeal shall be scheduled for the next available public hearing, but in no case shall such a period extend beyond forty-five days (45) from the date of the Directors action. Any decision made by the Planning Commission may be appealed to the City Council, within ten (10) calendar days, of the Planning Commissions approval/denial date. The decision of the City Council on any appeal shall be final

Should future market conditions dictate, business park uses as outlined in Table 2, shall be permitted within the Commercial Zone located at the intersection of 10th Street West and Avenue M. Should the developer exercise this option, the Business Park development standards contained in Section V-C and V-D shall regulate development of business park uses on this area of the project. A single site plan for the entire 5.53 acre area shall be processed for review and approval by the Planning Department pursuant to the process and standards contained in Section V Table 2, V-2, and V-B-4.

<sup>1</sup> Square footage estimated using projected F.A.R. of 45 percent. Actual ratio may vary

**Table 2  
Matrix of Permitted Uses**

	INDUSTRIAL (I)	BUSINESS PARK (BP)	COMMERCIAL (C)
<b>MANUFACTURING AND ASSEMBLY</b>			
<u>Auto and Light Truck Repair - Minor</u> Activities include, but are not limited to, automotive and light truck repair, the retail sale of goods and services for automotive vehicles and light trucks (less than 6000 lbs), and the cleaning and washing of automotive vehicles. Uses typically include, but are not limited to, brake, muffler and tire shops and automotive drive-through car washes. Heavier automobile repair such as transmission and engine repair and auto body shops are not included.	P	P	
<u>Auto and Light Truck Repair - Major</u> Activities typically include, but are not limited to, automotive and light truck repair heavy automobile and truck repair, such as transmission and engine repair, automotive painting and body work, and the installation of major accessories.	P		
<u>Custom Manufacturing and Assembly</u> Activities typically include, but are not limited to, manufacturing, processing, assembling, packaging, treatment, or fabrication of custom-made products such as jewelry, furniture, art objects, clothing, instruments, and the onsite wholesale of the goods produced. The uses do not produce odors, noise, vibration, or particulates which would adversely affect uses in the same structure or on the same site	P	P	
<u>Light Manufacturing and Assembly</u> Activities typically include, but are not limited to; research and development, including laboratories, labor intensive manufacturing, assembly, or repair processes which do not involve frequent truck trips (more than 8 truck trips daily) or the transport of large scale products. The activities do not produce odors, noise, vibration, or particulates which would adversely affect uses within the same structure or on the same site	P	P	
<u>General Manufacturing and Assembly</u> Activities typically include, but are not limited to, manufacturing, compounding of materials, processing, assembly, packaging, treatment, or fabrication activities which may have frequent truck traffic or the transportation of large scale products. Not permitted within this area are uses which require massive structures outside of buildings such as cranes or conveyer systems, or unscreened open air storage of large quantities of raw, semi-refined, or finished products.	P		
<b>WHOLESALE, STORAGE, &amp; DISTRIBUTION</b>			
<u>Light Wholesale, Storage, &amp; Distr.</u> Activities typically include, but are not limited to, wholesaling, storage, and warehousing services within enclosed buildings, storage and wholesale to retailers from the premises of finished goods. Excluded are trucking services and terminals, storage and wholesaling from the premises of unfinished, raw, semi-refined products requiring further processing, fabrication, or manufacturing, and outdoor storage	P	P	
<u>General Wholesale, Storage &amp; Distr.</u> Activities typically include, but are not limited to, warehousing, storage, freight handling, shipping, trucking services and terminals, storage and wholesaling from the premises of unfinished, raw, semi-refined products requiring further processing, fabrication, or manufacturing. Outdoor storage is permitted subject to applicable screening requirements	P		

	INDUSTRIAL (I)	BUSINESS PARK (BP)	COMMERCIAL (C)
<b>COMMERCIAL USES</b>			
<u>Administrative &amp; Professional Offices</u> Activities typically include, but are not limited to executive management, administrative, or clerical uses of private and public firms. Additional activities include the provision of advice design, information or consultation of a professional nature. Uses typically include, but are not limited to, corporate headquarters, branch offices, data storage centers, architect's, lawyer's, insurance sales, financial planner's and accountant's offices.	P(1)	P	P
<u>Automotive Fleet Storage</u> Activities typically include, but are not limited to, the storage of vehicles used regularly in business operations and not available for sale on site. Such uses typically include, but are not limited to, overnight storage of rental cars, mobile catering trucks, and taxi cabs.	P		
<u>Automotive Rental Agencies</u> Activities typically include, but are not limited to, the rental from the premises of motor vehicles, with provision for incidental maintenance services.	P	P	P
<u>Automotive Service Station</u> Activities typically include, but are not limited to the sale from the premises of goods and the provision of services normally required in the daily operation of motor vehicles, including the principal sale of petroleum products, the incidental sale of replacement items, and the performance of minor repairs			P
<u>Building Maintenance Services</u> Activities typically include, but are not limited to, maintenance and custodial services, window cleaning services, disinfecting and exterminating services, and janitorial services	P	P	
<u>Building Supplies and Sales</u> Activities typically include, but are not limited to, the retail sale or rental from the premises of goods and equipment, including paint, glass, hardware, fixtures, electrical supplies and lumber and hardware stores. Outdoor storage may be permitted subject to screening requirements.	A	A	P
<u>Business Supply Retail &amp; Services</u> Activities typically include, but are not limited to, retail sales; rental or repair from the premises of office equipment, office supplies; and similar office goods primarily to firms and other organizations utilizing the goods rather than to individuals. The sale or rental of motor vehicles and the sale of materials used in construction of buildings or other structures is excluded from this use type.	A	P	P
<u>Business Support Services</u> Activities typically include, but are not limited to, firms rather than individuals of a clerical, employment, or minor processing nature, including multi-copy and blue-print services. The printing of books, other than pamphlets and reports for another firm is excluded from this use type.		P	P
<u>Communication Services</u> Activities typically include, but are not limited to, broadcasting and other information relay services accomplished primarily through use of electronic and telephonic mechanisms. Uses typically include, but are not limited to; television and radio studios and telegraph offices	P	P	P
<u>Conference/Convention Facilities</u> Activities typically include, but are not limited to, meeting rooms and halls for conferences and conventions along with ancillary catering services. While these uses are typically associated with a hotel, conference/convention facilities may occur as free-standing structures		P	P
<u>Convenience Sales and Services</u> Activities typically include, but are not limited to the retail sales from the premises of frequently needed small personal convenience items and professional services which are used frequently. Uses typically include, but are not limited to; drug stores, stores selling toiletries or magazines, beauty and barber shops; florist shops; apparel stores and apparel laundering, and dry cleaning agencies		A	P
<u>Durable Goods Sales, Retail</u> Activities typically include, but are not limited to, the retail or wholesale sales from premises of durable goods which are purchased infrequently. Uses typically include, but are not limited to, furniture, piano and organ, major appliance (e.g. refrigerators), and carpet and flooring stores.	A	A	P

	INDUSTRIAL (I)	BUSINESS PARK (BP)	COMMERCIAL (C)
<u>Durable Goods Sales, Wholesale</u> Activities typically include, but are not limited to, the retail or wholesale sales from premises of durable goods which are purchased infrequently. Uses typically include, but are not limited to, furniture, piano and organ, major appliance (e.g. refrigerators), and carpet and flooring stores	A	A	
<u>Eating and Drinking Establishments</u> Activities typically include, but are not limited to, the retail sale from the premises of food or beverages prepared for on-premises consumption. Uses typically include, but are not limited to restaurants and bars, and exclude fast food type services. Cafeterias are permitted within industrial and business parks, provided that they are primarily to serve the area businesses employees.	P[1]	P (1)	P
<u>Entertainment</u> Activities typically include, but are not limited to; sports performed either indoors or outdoors; cultural, educational, and entertainment services within an enclosed building to assembled groups of spectators or participants, as well as activities typically performed at private and non-profit clubs and lodges. Uses typically include, but are not limited to, swimming centers, skating rinks, bowling alleys, dance halls, theaters and meeting halls		CUP	CUP
<u>Fast Food Sales</u> Activities which may include but are not limited to the retail sale from the premises of easily prepared foods and beverages such as; hamburgers, hotdogs, chicken, and tacos for either on-site or off-site consumption. Uses may include, but are not limited to drive-in type restaurants	P[1]	P[1]	P
<u>Financial Institutions</u> Uses typically include, but are not limited to, banks, savings and loans, and credit unions.	P[1]	P	P
<u>Food and Beverage Sales</u> Activities include, but are not limited to the retail sale from the premises of food and beverages for off-premises consumption. Uses typically include, but are not limited to, food markets, liquor stores, retail bakeries, and delicatessens. Cafeterias are permitted within industrial and business parks, provided that they are primarily to serve the area businesses employees	P[1]	P	P
<u>Gasoline/Convenience Mart Stations</u> Activities include, but are not limited to the sale from the premises of goods and services normally required in the daily operation of motor vehicles, combined with the on-site retail sale of frequently needed small personal convenience items related to food, personal hygiene, and subject to required licensing, sale of alcoholic beverages not for consumption on the premises.			CUP
<u>Health Clubs and Spas</u> Activities typically include, but are not limited to sport and health-related activities performed either indoors or outdoors. Uses typically include, but are not limited to, health clubs, spas, gyms, and tennis clubs.	P[1]	P	P
<u>Hotels and Motels</u> Activities typically include, but are not limited to lodging services to, transient guests on a less-than-monthly basis, other than in the case of uses such as private boarding houses. Uses typically include, but are not limited to, hotels, motels, and homotels (which may provide longer term residence)		P	P
<u>Laundry Services</u> Activities typically include, but are not limited to, institutional or commercial linen supply and laundry services, dry cleaning plants, rug cleaning, and diaper service laundries.	P	P	P
<u>Medical and Health Care Services</u> Activities typically include, but are not limited to, therapeutic, preventive, or correctional personal treatment by physicians, dentists, and other medical practitioners, as well as the provision of medical testing and analysis services. Health care uses typically include those performed by <ul style="list-style-type: none"> <li>• Medical Clinics</li> <li>• Family Planning Clinics</li> <li>• In-Patient Health Care Facilities</li> <li>• Hospitals</li> </ul>		P	P
<u>Personal Services</u> Activities typically include, but are not limited to, information, instruction and similar services of a personal nature. Uses typically include, but are not limited to driving schools, day care facilities, travel bureaus and agencies, and photography studios		P	P

	INDUSTRIAL (I)	BUSINESS PARK (BP)	COMMERCIAL (C)
<u>Retail Sales of Goods Produced Onsite</u> Activities typically include, but are not limited to, the storage and sale from the premises and/or dismantling of used or waste materials except when such activities are part of a manufacturing operation.	A	A	P
<u>Vocational and Trade Schools</u> Activities typically include, but are not limited to organized instruction of work-related skills by private institutions and firms.	CUP	P	CUP
<b>PUBLIC FACILITIES AND UTILITIES</b>	P	P	P
<b>CARETAKERS RESIDENCE</b>	P		

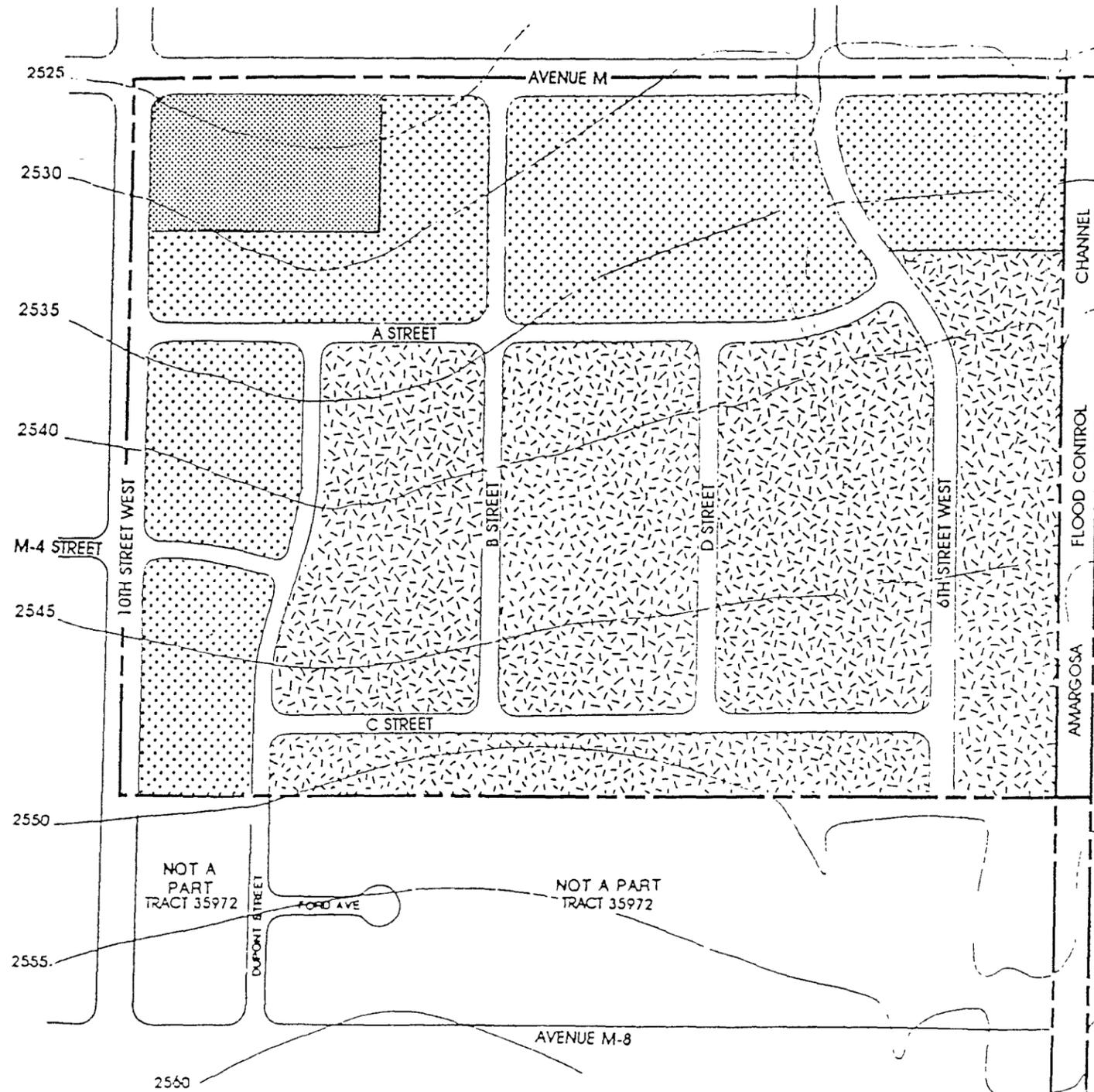
[1] Permitted as an accessory use to support ongoing operations otherwise permitted.

Legend: P-Permitted - Site Plan Review only, pursuant to Section V-B-4.  
CUP - Conditional Use Permit required

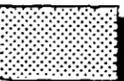
Note: Uses with no symbol listed are prohibited within that zone.

A Accessory Commercial Use Commercial uses within those areas designated as industrial or business park shall be limited to those commercial activities that are secondary and accessory to the manufacturing activities on each parcel. Accessory commercial activities shall be allowed only to the extent that the commercial uses are incidental and supportive of the predominant industrial or business park use. Said accessory commercial uses shall be limited to 25 percent of the floor area of each parcel on which they are proposed.

Figure 7



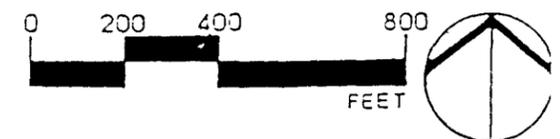
**LEGEND**

-  BUSINESS PARK
-  INDUSTRIAL
-  COMMERCIAL

**LAND USE SUMMARY**

LAND USE	ACRES
BUSINESS PARK	37.73
COMMERCIAL	5.53
INDUSTRIAL	57.94
NET STREETS	101.20
STREETS	19.62
<b>GROSS</b>	<b>120.82</b>

NOTE: Should future market conditions dictate, Business Park uses as outlined in Table 2, shall be permitted within the Commercial Zone located at the intersection of 10th Street West and Avenue M. Should the developer exercise this option, the Business Park development standards contained in Section V-C and V-D shall regulate development of Business Park uses on this area of the project. A single site plan for the entire 5.53 acres area shall be processed for review and approval by the Director of Planning pursuant to the process and standards contained in Section V Table 2, V-B, and V-B-4.



**ANTELOPE VALLEY BUSINESS PARK**

1. INDUSTRIAL USES (LAND USE ZONE DESIGNATION I)

a. Purpose and Intent

The primary use of Industrial areas within Antelope Valley Business Park will be manufacturing, research and development, warehousing and distribution, and multi-tenant industrial uses. In addition, supporting administration and professional offices and commercial activities will be permitted on a limited basis.

The character of the industrial portions of the Antelope Valley Business Park will be low-rise industrial. Buildings will primarily be single story, with a maximum height of 50 feet.

The Industrial category will occupy approximately 57.0 net acres, or 47.5 percent of the project development.

b. Permitted Uses (P designation)

Those uses identified on Table 2 as being permitted subject to the applicable review process.

Development applications proposing permitted land uses are subject to the Site Plan Review Process (see Section IX).

c. Conditional Uses (CUP designation)

The uses identified as Conditional Uses on Table 2 require review and approval by the Planning Commission (see Section IX).

d. Permitted Accessory Uses (A designation)

Commercial uses within those areas designated as industrial shall be limited to those commercial activities that are secondary and accessory to the industrial activities on each parcel. Accessory commercial activities shall be allowed only to the extent that the commercial uses are incidental and supportive of the predominant industrial use. Said accessory commercial uses shall be limited to 25 percent of the floor area of each parcel on which they are proposed.

e. Permitted Support Uses (P(1) designation)

Those uses permitted as an accessory use to support ongoing operations otherwise permitted such eating establishments, financial institutions, health clubs and spas.

f. Other Uses

All other uses not listed as Permitted or C.U.P. are prohibited unless a finding is made by the Planning Commission that the use is similar to, and no more objectionable than, a permitted or limited use.

2. COMMERCIAL USES (LAND USE ZONE DESIGNATION C)

a. Purpose and Intent

This category will include 5.53 net acres or 4.7 percent of the project, and is intended for retail sales commercial services. Design flexibility is provided to allow Business Park uses, pursuant to the standards set forth in this Specific Plan, should market forces dictate such uses in the future. (see Section IX).

Commercial services such as eating establishments, blueprinting and copying, and other services required to support a major business center will be encouraged within the commercial portion of the site. Retail facilities, which support business operations or which can take advantage of high traffic volume frontages along Avenue M and 10th Street West will also be encouraged within the project site. The intent of these support uses is to service the needs of the business park and industrial areas, while being in close proximity, thereby reducing the need for and limiting vehicular trips to and from surrounding areas.

b. Permitted Uses

Those uses identified on Table 2 as being permitted subject to the applicable review process.

Development applications proposing permitted land uses are subject to the Site Plan Review Process (see Section IX).

c. Conditional Uses

The uses identified as Conditional Uses on Table 2 require review and approval by the Planning Commission (see Section IX).

d. Permitted Accessory Uses

Uses identified on Table 2 as permitted with the graphic symbol [1], are those uses which are permitted as accessory uses to the primary uses, provided that the applicant can demonstrate that the accessory use is proposed to service only those primary uses located within the given zone. Said accessory commercial uses shall be limited to 25 percent of the floor area of each parcel on which they are proposed.

e. Permitted Support Uses (P(1) designation)

Those uses permitted as an accessory use to support ongoing operations otherwise permitted such eating establishments, financial institutions, health clubs and spas.

f. Other Uses

All other uses not listed as Permitted or Conditional are prohibited unless a finding is made by the Planning Commission that the use is similar to, and no more objectionable than, a permitted or limited use.

3. BUSINESS PARK USES (LAND USE ZONE DESIGNATED BP)

a. Purpose and Intent

This land use designation is primarily intended for light industrial, research and development, and office-based firms seeking an attractive and pleasant working environment with convenient access to various services and commercial opportunities within the Specific Plan development area. Approximately 38 acres have been allocated to this designation, which includes such uses as research and development, multi-tenant industrial uses, business support services, and office/administrative facilities, and accessory commercial uses.

b. Permitted Uses

Those uses identified on Table 2 as being permitted subject to the applicable review process.

Development applications proposing permitted land uses are subject to the Site Plan Review Process (see Section IX).

c. Conditional Uses

The uses identified as Conditional Uses on Table 2 require review and approval by the Planning Commission.

d. Permitted Accessory Uses

Commercial uses within those area designated as business park shall be limited to those commercial activities that are secondary and accessory to the business park activities on each parcel. Accessory commercial activities shall be allowed only to the extent that the commercial uses are incidental and supportive of the predominant business park use. Said accessory commercial uses shall be limited to 25 percent of the floor area of each parcel on which they are proposed

e. Other Uses

All other uses not listed as Permitted Restricted or Conditional are prohibited unless a finding is made by the Planning Commission that the use is similar to, and no more objectionable than, a permitted or limited use

4. LAND USE PERFORMANCE STANDARDS

a. Applicability

Unless otherwise specified, the performance standards contained herein are intended to be applied to all applicable development and land uses within the Antelope Valley Business Park Specific Plan in addition to other standards of the Antelope Valley Business Park Specific Plan and the Palmdale Zoning Ordinance.

b. Exemptions

The following sources of nuisances are exempt from the provision of this section:

- Emergency equipment, vehicles, devices, and activities; including ambulance dispatch centers.
- Temporary construction, maintenance, or demolition activities conducted between the hours of 6:00 am and 7:00 pm.

c. Air Quality

No operation of activity shall cause the emission of any smoke, fly ash, dust, fumes, vapors, gases, or other form of air pollution which can cause damage to human health, vegetation, or other forms of property, or which can cause excessive soiling on any other parcel. No emission shall be permitted which exceeds the requirements of the South Coast Air Quality Management District or the requirements of any Air quality Plan adopted by the City of Palmdale.

d. Electrical or Electronic Interference

No operation of activity shall cause any source of electrical or electronic disturbance that adversely affects persons or the operation of any equipment on any other parcel and that is not in conformance with the regulations of the Federal Communications Commission.

e. Heat and Cold

No operation or activity shall emit heat or cold which would cause a temperature increase or decrease on any adjacent property in excess of ten degree Fahrenheit (10<sup>0</sup>F).

f. Light and Glare

Unless intended as part of a master lighting plan, no operation, activity, or lighting fixture shall create illumination which exceeds the maximum allowable foot-candle measurement prescribed by City Ordinance on any adjacent property, whether the illumination is direct or indirect light from the source. Glare levels shall be measured with a photoelectric photometer following standard spectral luminous efficiency curves adopted by the International Commission on Illumination.

g. Liquid and Solid Wastes

No operation shall discharge into any public or private street, public sewer, storm drain, private stream, body of water, or into the ground, any materials which can contaminate any water supply, interfere with bacteriological processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accordance with standards approved by the California Department of Public Health or other governmental agency with jurisdiction.

h. Maintenance of Open Areas

All open areas shall be landscaped, surfaced, or treated and maintained permanently in a dust free condition.

i. Mechanical and Electrical Equipment

All mechanical and electrical equipment, such as, but not limited to, air conditioners, antennas, satellite dishes, pumps, transformers, heating and ventilating equipment, shall be located and operated in a manner that does not disturb adjacent uses and activities.

j. Noise and Sound

Unless otherwise specified, loudspeakers, bells, gongs, buzzers, or other noise attention or attracting devices shall not exceed 60 decibels at any one time beyond the boundaries of the property within which the noise is created.

k. Odors

No operation or activity shall be permitted which emits odorous gases or other odorous matter in such quantities as to be dangerous, injurious, noxious, or otherwise objectionable to a level that is detectable with or without the aid of instruments at or beyond the property within which the odor is created.

l. Vibration

No operation or activity shall be permitted to cause a steady-state, earthborne oscillation which is continuous and occurring more frequently than 100 times per minute beyond the property within which the vibration was originally created. Ground vibration caused by moving vehicles, trains, aircraft, or temporary construction or demolition is exempted from this requirement.

## C. GENERAL DEVELOPMENT STANDARDS

The following regulations and criteria establish minimum development standards for the land uses proposed within the Antelope Valley Business Park. These regulations shall govern the development of all property within the Antelope Valley Business Park, and shall supersede the City of Palmdale Zoning Ordinance.

### 1. RELATIONSHIP OF SPECIFIC PLAN DEVELOPMENT STANDARDS AND CRITERIA TO THE PALMDALE ZONING ORDINANCE

Development standards and criteria contained in this document will supplement and replace those of the City of Palmdale's Zoning Ordinance for the subject site. Any standards or land use proposals not specifically covered herein shall be subject to the regulations, standards, and specifications of the City of Palmdale.

Unless otherwise specifically approved as part of this specific plan, all offsite improvements shall be subject to the City of Palmdale's policies and standards in effect at the time improvement plans are submitted. If any provision of this document conflicts with the regulations of the Palmdale Zoning Ordinance, the provisions of this document shall take precedence.

### 2. CONFORMANCE TO UNIFORM BUILDING AND FIRE CODES

All construction within the Antelope Valley Business Park shall be in compliance with the *Uniform Building Code*, *Uniform Fire Code*, and all other ordinances adopted by the City and the State of California pertaining to construction and safety features. All other current City standards and policies shall apply at development of the project.

### 3. MINOR REVISIONS

Such adjustments will require approval by the City via either the Minor Modification Application process, consistent with City procedures, or the amendment process discussed in detail in Section X.A.1. of this document.

### 4. PROVISION OF INFRASTRUCTURE AND PUBLIC UTILITIES

#### a. Water Service

Los Angeles County Water District No. 4 will provide water service to the Antelope Valley Business Park. A conceptual water improvement plan is included in Section VI-B Infrastructure. Water service infrastructure shall be provided by the developer of the property, in conformance with City and District requirements and agreements.

b. Sewer

Wastewater will be discharged into a system provided by Los Angeles County Sanitation District, in a manner approved by the City of Palmdale Engineering Department and the District. A conceptual sewer improvement plan is included in Section VI-B, Infrastructure. Sewer service infrastructure shall be provided by the developer of the property, in conformance with City and District requirements and agreements.

c. Drainage

Drainage of the Specific Plan area will be provided by surface drainage systems, as well as the Amargosa Creek channel, subject to approval by City Engineer. A conceptual drainage plan is included in Section VI-B, Infrastructure.

d. Solid Waste

Solid waste collection and disposal will be handled by Palmdale Disposal Company. Palmdale Disposal Company will gradually increase its capacity to service the site as the project develops. Impacts of the project on landfill capacities and truck traffic is discussed in detail in the environmental impact report.

e. Telephone Service

Telephone service will be provided by Pacific Bell through the installation of new lines to the project site from its existing central facilities. On-site telephone facilities shall be placed underground.

f. Electricity

Southern California Edison Company will provide electricity to the site via the existing 12 kv lines that form the system's network. On-site Edison facilities shall be placed underground.

g. Natural Gas

Southern California Gas Company will provide natural gas to the site through the distribution lines currently servicing the project area from the south. On-site natural gas facilities shall be placed underground.

h. Location of Utilities

All utilities shall be placed underground from the nearest existing facility, except for electrical service lines of 50 kV or higher, and such other equipment and structures that must be located above ground, as required by the utility company.

i. Public Facilities and Infrastructure Financing

Roadways, infrastructure, flood control improvement areas or any other public facilities features may be coordinated by and paid for through an assessment district or community facilities district (CFD) or other financing mechanisms to facilitate construction, maintenance and management.

5. LANDSCAPING

In addition to City standard landscape plans and specifications, and the landscape provisions of this document, the following shall apply:

- a. Permanent automatic electric irrigation facilities shall be provided in all landscaped areas.
- b. Prior to the issuance of building permits, a landscape and irrigation plan for each private development, in conformance with the Antelope Valley Business Park Specific Plan, shall be submitted to the City for approval.
- c. Landscape treatments shall incorporate materials and mechanisms which limit water usage, wherever practical.
- d. Landscaping on private property will be privately maintained. Maintenance of landscaping on common property shall be the responsibility of common association or landscape assessment district.

6. SAFETY REGULATIONS

Fire protection and paramedic services will be provided by the County of Los Angeles Consolidated Fire District. Police protection will be provided by the County of Los Angeles Sheriff's Department under contract to the City of Palmdale. In addition to the requirements of the Palmdale Municipal Code and public safety-related guidelines contained elsewhere in this document, the following shall apply:

- a. All individual developments within the Antelope Valley Business Park shall meet the requirements of the City of Palmdale, as well as outside agencies having jurisdiction, including, but not limited to adequate access for emergency vehicles, provision of security hardware, onsite fire suppression systems, and lighting.

7. GRADING

Grading permits may be issued for individual developments within the Antelope Valley Business Park, pursuant to City regulations and procedures provided that the grading plan is in basic conformance with the conceptual surface drainage plan approved as part of this Specific Plan.

Soil may be stockpiled on or borrowed from locations within the total project site. Stockpiling locations shall be approved by the City Engineer and Director of Planning prior to commencement of grading.

Review of such grading and/or stockpiling plans shall be consistent with the policies and procedures of the City at the time of plan submittal.

8. SEVERABILITY

If any term, provision, condition, or requirement of this specific plan shall be held invalid or unenforceable, the remainder of this specific plan or the application of such term, provision, condition, or requirement to circumstances other than those in which it is held invalid or unenforceable shall not be affected thereby; and each term, provision, condition, or requirement of the specific plan shall be held valid and enforceable to the fullest extent permitted by law.

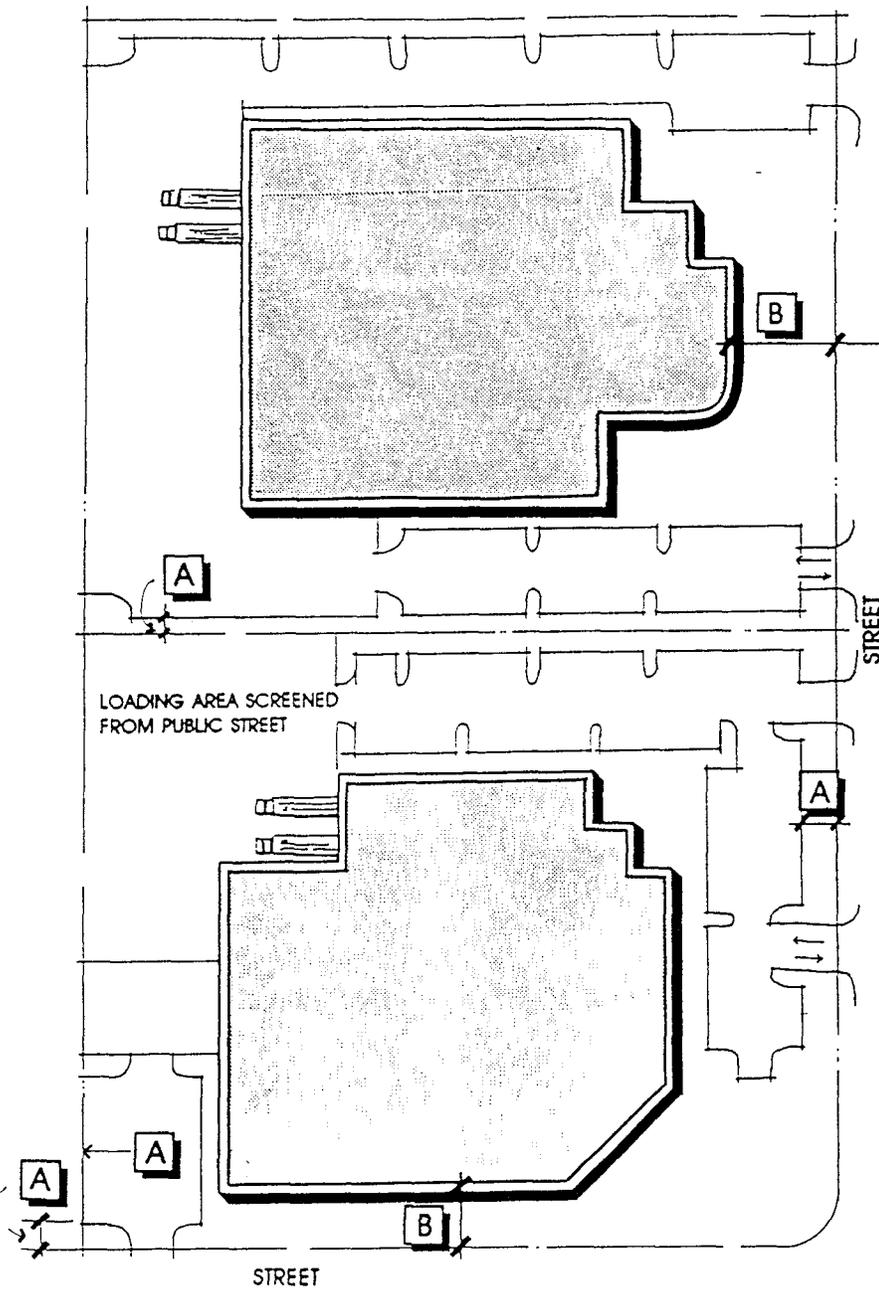
## D. DEVELOPMENT STANDARDS

The following regulations and criteria establish minimum development standards for land uses proposed within Antelope Valley Business Park. Upon Palmdale City Council adoption by ordinance of the Antelope Valley Business Park Specific Plan, these regulations shall govern the development of all property within Antelope Valley Business Park, acting as the zoning for the subject property, and shall supersede the provisions of the City of Palmdale Zoning Ordinance.

FEATURE	BP	C	I
<b>D1. MINIMUM PARCEL SIZE</b>	.5 ac. [1] [5]	.5 ac. [1] [5]	.5 ac. [1] [5]
<b>D2. BUILDING HEIGHT LIMIT</b>	50 ft. [2]	35 ft. [2]	50 ft. [2]
<b>D3. MINIMUM PARKING SETBACKS</b>	[3]	[3]	[3]
a. Street Frontages			
(1) Avenue M/10th Street West	20 ft.	20 ft.	N/A
(2) 6th Street West/Other local streets (Except "C" Streets)	14 ft.	N/A	14 ft.
(3) "C" Street	10 ft.	N/A	10 ft.
(4) Private Drive Aisles	10 ft.	10 ft.	10 ft.
b. Interior Side Property Lines [1]			
(1) One Side	10 ft.	10 ft.	10 ft.
(2) Other Side	0 ft.	0 ft.	0 ft.
c. Rear Property Line	0 ft.	10 ft.	0 ft.
<b>D4. MINIMUM BUILDING SETBACKS</b>	[3]	[3]	[3]
a. Street Frontages			
(1) Avenue M/10th Street West	30 ft.	30 ft.	N/A
(2) 6th Street West/Other local streets (Except "C" Street)	20 ft.	N/A	20 ft.
(3) "C" Street	15-20 ft.	N/A	15-20 ft.
(4) Private Drive Aisles	10 ft.	10 ft.	10 ft.
b. Interior Side Property Lines [1]			
(1) One Side	10 ft.	10 ft.	10 ft.
(2) Other Side	0 ft.	0 ft.	0 ft.
c. Rear Property Line [1]	0 ft.	15 ft.	0 ft.

**Development Standards Notes:**

- [1] Subject to the provisions of Section V-C-11 (Planned Developments), minimum lot sizes; parking and landscape setbacks for interior, rear and side parcel lines; and building setbacks for interior side and rear property lines requirements may be modified.
- [2] Building height shall be measured from finished pad elevation.
- [3] Setbacks shall be measured from the back of curb on all internal streets and from property line on 10th Street West and Avenue M.
- [4] Shall be increased by five feet (5') where a sidewalk is provided.
- [5] Those parcels less than one (1) acre shall be restricted to one point of vehicular access onto any public street.



## LEGEND

- A** PARKING SETBACKS  
(SEE SECTION V.D.3)
- B** BUILDING SETBACKS  
(SEE SECTION V.D.4)

### CORNER/INTERIOR PARCEL

Note: Conceptual illustration represents typical setback requirements only, and is not intended to represent criteria for future detailed site plan evaluation.

**ANTELOPE VALLEY  
BUSINESS PARK**

FEATURE	BP	C	I
<b>D5. LANDSCAPING REQUIREMENTS</b>			
a. Minimum onsite landscape area (includes hardscape, pedestrian facilities other than within parking areas and along public streets, plazas, courtyards, etc.) measured on a net basis.	10%	10%	10%
b. The minimum area adjacent to streets to be maintained in landscaping shall be as provided for in the streetscape plan. A landscape and utilities easement shall be dedicated, encompassing the minimum landscape area identified in the streetscape exhibits.	X	X	X
c. Prior to issuance of building permits, landscape and irrigation construction drawings in conformance with the Antelope Valley Business Park Specific Plan shall be submitted for review and approval by the Planning Department.	X	X	X
d. Permanent automatic irrigation systems shall be provided in all landscaped areas	X	X	X
e. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash, and debris.	X	X	X
f. Building setbacks which are not used for drive entries, parking, or approved outdoor uses shall be fully landscaped. All unpaved non-work areas shall be landscaped.	X	X	X
<p>g. To soften building elevations, a landscaped area at the specified width, excluding curb area shall be provided adjacent to building elevations which face:</p> <ul style="list-style-type: none"> <li>• public streets</li> <li>• private streets</li> <li>• common drives serving three or more users</li> </ul> <p>No landscaping shall be required adjacent to the portions of buildings where loading doors are located. Root barriers will be required.</p>	5 ft.	5 ft	5 ft
h. All parking visible from any public or private street shall be shielded by berms (maximum 3:1 slope) and planted with trees, shrubs, turf, and groundcover, etc	X	X	X
i. Curbs, bumpers, and similar permanent devices shall be provided within parking areas so that parked vehicles do not bump building, screen, landscape, or perimeter walls and also do not overhang sidewalks, planters, or other landscaped areas. All landscape areas are to be delineated with minimum six-inch (6") concrete curbs	X	X	X

FEATURE	BP	C	I
<p>j. A maximum of twelve (12) spaces shall be permitted between finger-type planters within parking areas.</p> <p>Alternatively, a minimum of five and one-half percent (5.5%) of the parking area shall be landscaped and distributed throughout the parking area. For purposes of this alternative requirement, "parking area" shall include boundary landscaping, except required setback areas. Where this alternative is used, parking area landscaping may not be counted toward requirements for site landscape area.</p> <p>A minimum of one (1) tree shall be provided for each five (5) parking spaces.</p>	X	X	X
<p>k. Parking facilities containing 100 or more spaces shall include landscape islands at the ends of all parking aisles, in addition to other applicable parking area landscape requirements.</p>	X	X	X
<p>l. Planters shall have a minimum width of six feet (6'). Within parking areas, and unless "diamond planters" are used, planters shall also have a minimum length not more than six inches (6") less than the longest abutting parking stall (i.e. 17' for compact stalls and 18'-6" for standard and long-term stalls), exclusive of curbing, and shall have sufficient room to accommodate tree growth.</p>	X	X	X
<p>m. Trees used within required landscape areas, including parking areas, shall have a minimum size of 15 gallons.</p> <ul style="list-style-type: none"> <li>• Turf area shall be limited to maximum of 25% of the total landscape area</li> <li>• Parking area trees to be minimum 24" box specimen</li> <li>• 40% of all interior trees to be 24" box specimen</li> <li>• Xeriscape landscaping techniques are to be encouraged.</li> </ul>	X	X	X
<p>n. All 15-gallon trees shall be staked per City standards. All box trees shall be provided with guy wires.</p>	X	X	X

FEATURE	BP	C	I
<b>D6. PARKING REQUIREMENTS</b>			
<p>a. All parking area plans shall be reviewed and approved by the Palmdale Planning Department. The following standards shall apply to all parking facilities within the Antelope Valley Business Park.</p>	X	X	X
<p>b. Required Number of Parking Spaces</p> <p>Minimum off-street parking requirements for uses within Antelope Valley Business Park shall be as provided in Table 3. Requirements for uses not listed in Table 3 shall be as required by the Palmdale Zoning Ordinance or by the Palmdale Planning Commission if no standard is provided in the Zoning Ordinance.</p>	X	X	X
<p>c. Reductions to the Required Number of Parking Spaces</p> <p>A reduction in the required number of parking spaces may be granted by the Planning Commission where joint use of parking facilities or other factors will mitigate peak demand. Where parking spaces are provided for an individual development on a separate parcel, a joint access agreement will be required between affected property owners in a form acceptable to the City.</p> <p>(1) Parking Reductions for Shared Parking</p> <p>Requests for parking reductions resulting from joint usage shall generally be made at the site plan review stage, and shall be supported by information prepared by a registered traffic engineer. The investigation used to generate the required information shall generally follow the format established by the Urban Land Institute in their publication, "Shared Parking."</p>	X	X	X
<p>Shared parking requests shall be analyzed as follows:</p> <p>(a) <u>Initial Project Review</u> involves careful documentation and quantification of proposed land uses and anticipated functional relationships between the parking needs of different land uses. The initial review will also consist of data gathering regarding proximity to transit facilities, general location of parking facilities, surrounding land uses and mix, predicted pedestrian patterns, and similar variables which affect parking needs</p>	X	X	X

FEATURE	BP	C	I
<p>(b) <u>Adjustments for Peak Parking Factor</u> includes calculating the number of off-street parking spaces required for each land use within the area proposed for joint parking use. Other elements to be considered include seasonal adjustment for parking demand and a determination of the mode of transit used in reaching or departing the area being considered.</p> <p>(c) <u>Analysis of Hourly Accumulation</u> involves an estimation of hourly parking accumulations for each land use during a typical week day or weekend day.</p> <p>(d) <u>Estimate of Shared Parking</u> merges the hourly parking demand estimate to calculate the overall parking required to be provided within the area being considered for shared parking facilities.</p> <p>In granting parking reductions for shared use of parking facilities, the Planning Commission shall make one or more of the following findings:</p> <ul style="list-style-type: none"> <li>• The traffic engineering report justifies the requested parking reduction based upon the presence of two or more adjacent land uses which, because of their substantially different operating hours or difference peak parking characteristics, will allow joint use of the same parking facilities.</li> <li>• The traffic engineering report indicates that there are public transportation facilities and/or pedestrian circulation opportunities which justify the requested reduction of parking facilities.</li> <li>• The traffic engineering report finds that the clustering of different land uses is such that a reduced number of parking spaces can serve multiple trip purposes to the area in question.</li> </ul>	X	X	X
<p>As a condition of approval to the granting of a reduction in required parking, the City may require the granting of reciprocal access and parking agreements with surrounding properties; recordation of conditions, covenants, and restrictions; or creation of other legal instruments to assure the permanent continuation of the circumstances under which parking requirement reductions were granted. The City of Palmdale may follow revocation proceedings in the event that the shared parking results in adverse conditions</p>			
<p>(2) Parking Reductions for Transportation Management Plans</p> <p>The number of required parking spaces may be decreased up to ten percent (10%) subject to approval of a Trip Reduction Plan by the Planning Commission pursuant to local regulations and the requirements of the South Coast Air Quality Management District</p>	X		X

FEATURE	BP	C	I						
<p>(3) Parking Reductions for Low Percentage of Usable Space</p> <p>Where buildings contain extensive areas of employee facilities and amenities such as, but not limited to, cafeterias, racquetball and basketball courts, health facilities, child care facilities, or covered patios; multiple stairways and elevator shafts in multiple story buildings; or atriums, gross leasable space may be significantly reduced below the 85 percent average assumed in the parking schedules. In such cases, a reduction in parking requirements may be granted, and the percent of reduction will be determined on a case by case basis.</p> <p>To be eligible for a reduction in parking requirements due to low percentage of usable space, the applicant shall submit a detailed floor plan breaking down the proposed usage of all square footage within the building.</p> <p>As a condition of granting a reduction in parking requirements due to low percentage of usable space, the building owner shall be required to sign a non-revocable agreement stating that the percentage of usable space will not be increased unless additional parking is provided pursuant to the requirements of this specific plan and the Palmdale Zoning Ordinance.</p>	X	X	X						
<p>d. Required Number of Handicapped Parking Spaces</p> <p>Handicapped parking spaces shall be provided at the rate required by the State of California.</p>	X	X	X						
<p>e. Required Number of Motorcycle Parking Areas</p> <p>Motorcycle parking areas shall be provided as follows:</p> <table data-bbox="293 1339 1062 1514"> <thead> <tr> <th data-bbox="293 1339 526 1402"><u>Number of Automobile Spaces</u></th> <th data-bbox="802 1339 1062 1402"><u>Number of Motorcycle Parking Areas</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="293 1430 467 1457">1 - 100 spaces</td> <td data-bbox="889 1430 1062 1457">None Required</td> </tr> <tr> <td data-bbox="293 1457 488 1484">Over 100 spaces</td> <td data-bbox="634 1457 1062 1514">One (1) area for each 100 automobile spaces or majority portion thereof</td> </tr> </tbody> </table> <p>Required motorcycle parking areas shall consist of a minimum usable area of 56 square feet, and shall count toward fulfilling automobile parking spaces at the rate of one parking space per one motorcycle parking area</p>	<u>Number of Automobile Spaces</u>	<u>Number of Motorcycle Parking Areas</u>	1 - 100 spaces	None Required	Over 100 spaces	One (1) area for each 100 automobile spaces or majority portion thereof	X	X	X
<u>Number of Automobile Spaces</u>	<u>Number of Motorcycle Parking Areas</u>								
1 - 100 spaces	None Required								
Over 100 spaces	One (1) area for each 100 automobile spaces or majority portion thereof								

FEATURE	BP	C	I
<p>f. Required Amount and Type of Bicycle Parking</p> <p>(1) Bicycle parking spaces not less than five, plus an additional five percent (5%) of the number of required automobile parking spaces for those parking areas providing a minimum of 75 parking spaces shall be provided in proximity to the primary employee entrance(s) of the use(s) they serve, excluding the commercial area, which must provide five percent (5%) of the provided automobile spaces in bicycle spaces only.</p> <p>(2) The location of bicycle parking should be safe, well-lit, and of adequate space to accommodate bicycle users.</p>	X		X
<p>g. Required Number of Loading Spaces</p> <p>Loading spaces shall be provided per the standards contained in Table 4.</p>	X	X	X

**Table 3  
Off-Street Parking Requirements**

<b>Use</b>	<b>Minimum Requirement</b>	<b>Maximum % Compact Spaces</b>	<b>Notes</b>
<b>Manufacturing and Assembly Uses; Wholesale, Warehouse, and Distribution Uses</b>			
Manufacturing	1 space/600 square feet of gross floor area (GFA) devoted to manufacturing, plus the required amount of parking for areas devoted to other uses	25%	Ten percent (10%) of the spaces provided shall be designated for car and van pool use.
Research and development	1 space/350 square feet gross floor area (GFA)	25%	Ten percent (10%) of the spaces provided shall be designated for car and van pool use.
Wholesale, warehouse, and distribution	1 space/1000 square feet of gross floor area (GFA) devoted to wholesale, warehouse, and distribution, plus the required amount of parking for areas devoted to other uses	25%	Ten percent (10%) of the spaces provided shall be designated for car and van pool use.
<b>Commercial Uses</b>			
Auditoriums, places of public assembly	1 space/3 seats or 1 space/40 square feet where there are no fixed seats	25%	
Auto repair and service	1 space/300 square feet GFA, plus 2 spaces/service bay; minimum 6 spaces per station	0%	These spaces identified may not be used for vehicle sale, service, storage, rental, or repair.
Auto sales	2 spaces/600 square feet of interior sales or display area, plus 1 space/1200 sq. ft. of outdoor sales or display area	25%	These spaces identified may not be used for vehicle sale, service, storage, rental, or repair.
Auto service station	1 space/employee, plus 2 spaces/service bay, plus 1 space/company vehicle	25%	
Automobile washing	3 spaces/washing station	25%	
Bank, savings & loan	1 space/250 square feet GFA, plus 1 space/employee in the largest shift. A minimum of 6 on-site stacking spaces shall be provided for each drive-through service facility.	25%	
Barber shop, beauty shop	1 space/250 square feet of GFA	25%	

**Table 3  
Off-Street Parking Requirements**

<b>Use</b>	<b>Minimum Requirement</b>	<b>Maximum % Compact Spaces</b>	<b>Notes</b>
Bowling alleys	5 spaces/alley, plus 2 spaces/billiard table, plus 1 space for each 75 square feet of game arcade area, plus required parking for other uses	25%	
Business and personal services	1 space/250 square feet GFA. A minimum of 3 spaces per office is required.	25%	
Day care centers	1 space/employee, plus 1 space/5 children capacity, plus 1 space per classroom. A minimum of 6 spaces are required.	25%	Parking requirements are to be based upon facility's maximum capacity.
Eating and drinking establishments	1 space/75 square feet up to 6,000 square feet GFA, plus 1 space/55 feet over 6,000 square feet GFA	25%	
Health clubs	1 space/150 square feet GFA	25%	
Hospitals	1 space/1.5 beds	25%	
Hotels, motels	1 space/guest room, plus 1 space/100 square feet GFA of banquet, assembly, or restaurant seating.	25%	
Lumber yard, nursery, hardware store	1 space/250 square feet GFA retail sales area, plus 1 space/1,000 gross square feet of outdoor display and storage area	25%	
Medical and dental clinics	1 space/175 square feet GFA with a minimum of 3 spaces per office	25%	
Offices	1 space/250 square feet GFA	25%	Ten percent (10%) of the spaces provided shall be designated for car and van pool use.
Retail, general	1 space/225 square feet GFA	25%	
Retail, furniture and major appliances	1 space/400 square feet GFA	25%	

**Table 3  
Off-Street Parking Requirements**

<b>Use</b>	<b>Minimum Requirement</b>	<b>Maximum % Compact Spaces</b>	<b>Notes</b>
Tennis, handball, racquetball courts	3 spaces/court, plus required parking for other onsite uses	25%	Ten percent (10%) of the spaces provided shall be designated for car and van pool use
Theaters, movie	5 spaces, plus 1 space/3 fixed seats	25%	
<b>Civic Use Types</b>			
Community Education, adult	1 space/each 3-person capacity, plus 1 space/employee or faculty	25%	Ten percent (10%) of the spaces provided shall be designated for car and van pool use.
Government offices	1 space/250 square feet GFA	25%	Ten percent (10%) of the spaces provided shall be designated for car and van pool use
Libraries, museums, galleries	1 space/300 square feet GFA	25%	
Religious assembly	1 space/100 square feet of main assembly/auditorium area, or 1 space/3 seats when fixed seats are provided, whichever is greater	25%	
Utilities	To be determined case-by-case by the Director of Planning.	25%	A parking study shall be submitted for review and approval by the Planning Department.

**Table 4**  
**LOADING SPACE REQUIREMENTS**

USE	REQUIRED LOADING SPACE
<ul style="list-style-type: none"> <li>• Hotels and motels, and clubs, lodges, fraternities, sororities, and similar establishment providing sleeping accommodations.</li> <li>• Medical, dental, and related health offices and clinics, professional and administrative offices, business offices, hospitals, sanitariums, and nursing homes.</li> </ul>	<ul style="list-style-type: none"> <li>• No space required for buildings with a gross floor area of less than 10,000 square feet.</li> <li>• 1 space for buildings with a gross floor area of 10,000 - 50,000 square feet;</li> <li>• 2 spaces for buildings with a gross floor area of 50,001 to 150,000 square feet,</li> <li>• + 1 space for each additional 150,000 square feet of gross floor area.</li> </ul>
<ul style="list-style-type: none"> <li>• Restaurants and other types of eating and drinking establishments,</li> <li>• Personal service establishments,</li> <li>• Retail stores,</li> <li>• Commercial service Establishments,</li> <li>• Repair shops,</li> <li>• Wholesale business establishments,</li> <li>• Warehouses and other storage facilities, and manufacturing plants, assembly plants, and other industrial uses.</li> </ul>	<ul style="list-style-type: none"> <li>• No space required for buildings with a gross floor area of less than 5,000 square feet.</li> <li>• 1 space for buildings with a gross floor area of 5,000 - 30,000 square feet,</li> <li>• + 1 space for each additional 30,000 square feet of gross floor area up to 120,000 square feet,</li> <li>• + one additional space for each 50,000 square feet of gross floor area.</li> </ul>

FEATURE	BP	C	I
<p>h. Use of Required Parking Areas</p> <p>Areas required to meet applicable parking requirements may not be used for any purpose other than parking.</p>	X	X	X
<p>i. Parking Space Dimensions</p> <p>Automobile parking spaces shall meet the following design standards:</p> <p>(1) Full-sized Space: Minimum width of 9 feet and minimum depth of 19 feet.</p> <p>(2) Compact Space: Minimum width of 8 feet and minimum depth of 17' feet.</p> <p>(3) Parallel Space: Minimum dimension of 8 feet by 22 feet. However, if a parallel space abuts 1 or fewer parallel spaces, and access is adequate to that space, the length may be reduced to 20 feet.</p> <p>(4) Handicapped Parking Space: All handicapped parking spaces shall be designed, constructed, and signed pursuant to State requirements.</p>	X	X	X
<p>j. Dimensions of Parking Bays and Drive Aisles</p> <p>The minimum dimensions of parking bays and maneuvering aisles shall be as shown in Tables 5, 6, 7, 8.</p>	X	X	X

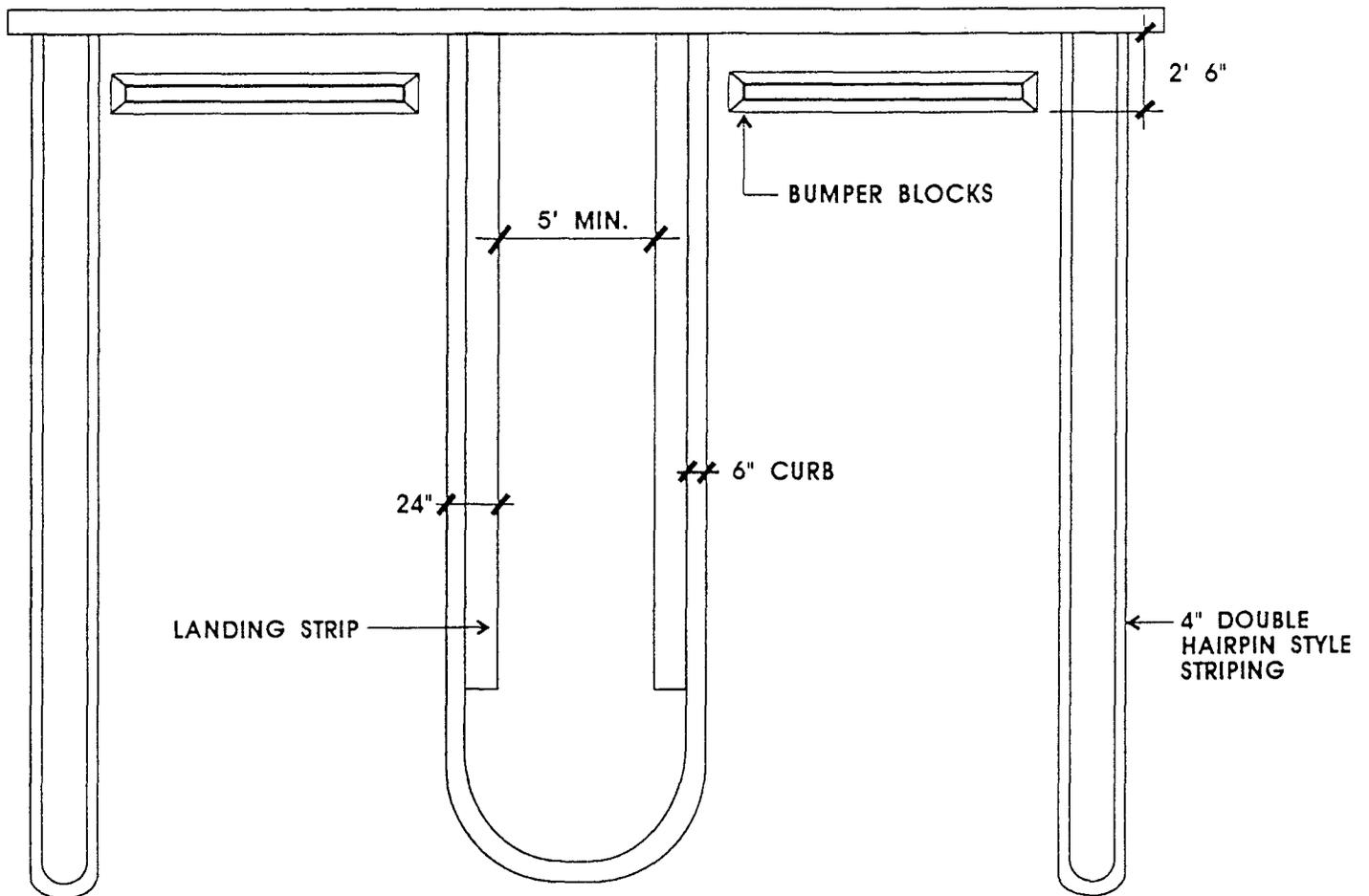
**Table 5**  
**Parking Space Dimensional Requirements**

<b>Parking Angle</b>	<b>Parallel</b>	<b>30°</b>	<b>45°</b>	<b>60°</b>	<b>90°</b>
Standard Space width (A)	9'	9'	9'	9'	9'
Standard Space length (B)	22'	33.5'	27'	23.5'	18'
Standard Space depth (C)	N/A	17'	19.5'	20.5'	18'
Compact width (A)	9'	8'	8'	8'	8'
Compact length (B)	22'	31'	25'	22'	17'
Compact depth (C)	N/A	15.5'	18'	19'	17'
One-way aisle (D)	12'	16'	18'	20'	26'
Two-way aisle (D)	26'	26'	26'	26'	26'

# PARKING SPACE STRIPING REQUIREMENTS

FIGURE 9

## LANDING STRIP REQUIREMENT



WHEREVER PARKING ABUTS A LANDSCAPED PLANTER AREA, EITHER IN THE PARKING LOT OR ADJACENT TO A BUILDING, A 24" LANDING STRIP MUST BE PROVIDED.

**ANTELOPE VALLEY  
BUSINESS PARK**

FEATURE	BP	C	I
<p>k. Improvement Standards</p> <p>Unenclosed parking areas within Antelope Valley Business Park shall be improved as follows:</p>			
<p>(1) Directional Arrows and Signs</p> <p>Aisles, approach lanes, and maneuvering areas shall be clearly marked with directional arrows to facilitate vehicular movement as required by the City Engineer.</p> <p>In addition to directional arrows, the Public Works Department may require installation of signs to ensure safe and efficient vehicular movement.</p>	X	X	X
<p>(2) Drainage</p> <p>All parking facilities shall be graded and provided with drainage facilities so as to provide for the disposal of water without surface flow over sidewalks and over driveways within public rights-of-way.</p>	X	X	X
<p>(3) Lighting</p> <p>All parking facilities shall be provided with night time security lighting designed so as to confine emitted light to the parking area.</p> <p>Illumination levels are subject to City requirements applicable at time of project approval.</p>	X	X	X

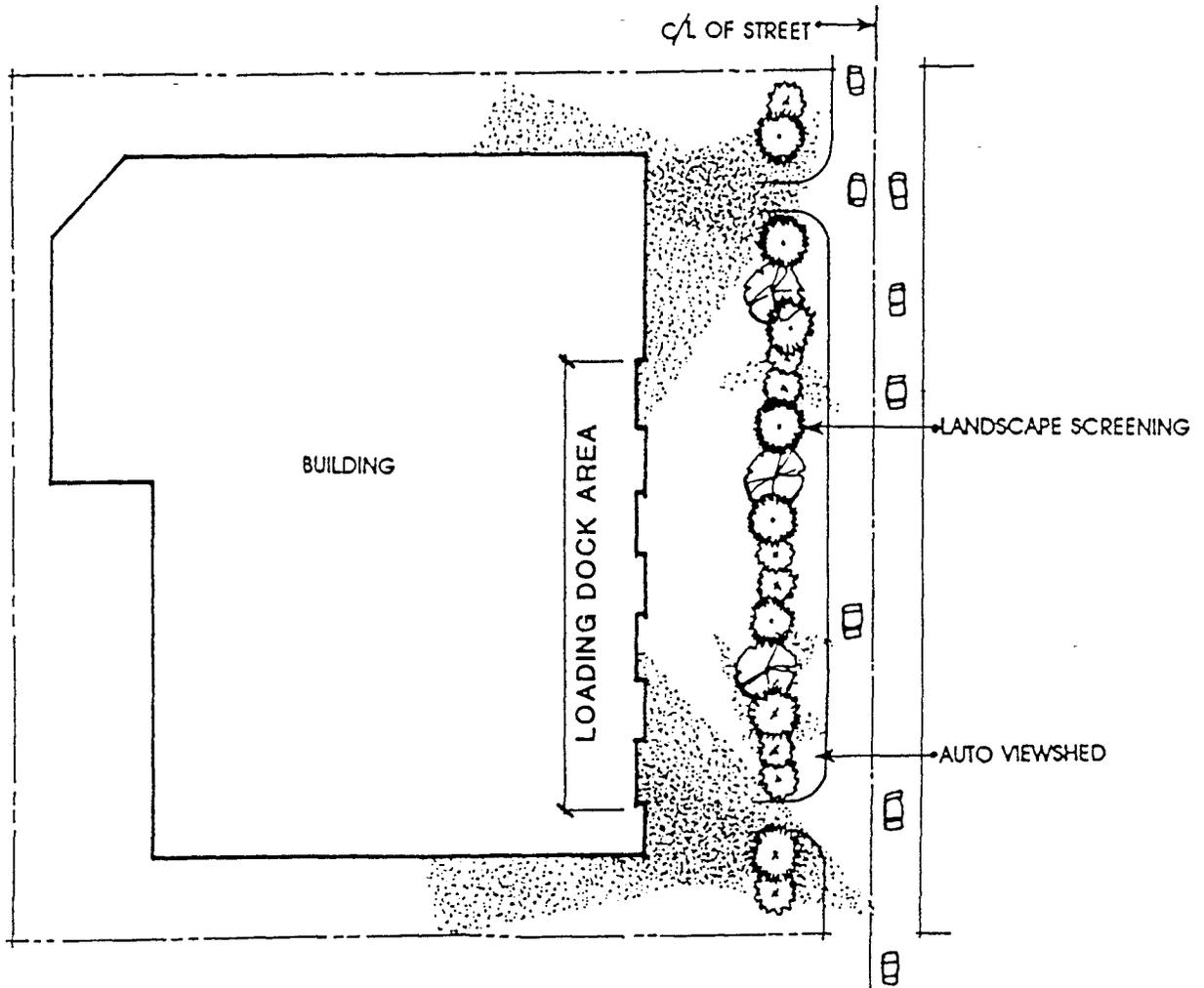
FEATURE	BP	C	I
<p>(4) Safety</p> <p>(a) Unloaded drive aisles shall be provided where necessary and as required by the City in parking lots exceeding 100 vehicles to prevent safety hazards and vehicular congestion on public streets which might be created by vehicles queuing or utilizing public streets to drive between parking aisles.</p> <p>(b) Parking area design shall ensure adequate visibility of and between pedestrians, bicyclists, and motorists when entering or exiting parking facilities and individual spaces, and when circulating within a parking facility. To the extent possible, the parking facility shall be designed so that primary pedestrian access to and from building entrances is along, rather than across parking aisles, and to discourage pedestrians from crossing landscaped areas to reach building entrances.</p> <p>(c) Bicycle and automobile parking areas shall be separated by a physical barrier or sufficient identification and distance to protect parked bicycles from damage by cars</p>	X	X	X
<p>(5) Striping and Identification</p> <p>All automobile parking spaces shall be clearly outlined with lines on the surface of the parking facility.</p> <p>All handicapped parking spaces shall be striped and marked according to applicable state standards.</p> <p>All parking spaces for compact cars shall be clearly identified as "Compact Car Only".</p> <p>All spaces reserved for car and van pools shall be clearly marked with the words "Car Pool Only" on either the tire restraints at the back of each space, on the pavement at the opening of the space, or both.</p> <p>All motorcycle spaces shall have bollards installed and appropriately spaced so as to prevent automobile usage. Motorcycle spaces shall be marked so as to be clearly identified for motorcycle use.</p>	X	X	X

FEATURE	BP	C	I
<p>(6) Surfacing</p> <p>All permanent automobile and handicapped parking spaces and loading and maneuvering areas shall be paved and permanently maintained with asphalt, concrete, or other all weather surface approved by the Engineering Division.</p> <p>In order to prevent damage from motorcycle kick stands, required motorcycle parking areas shall be paved with concrete or equivalent surfacing approved by the Public Works Department.</p> <p>All bicycle parking and storage areas shall be surfaced so as to keep the area in a dust-free condition.</p>	X	X	X
<p>(7) Location of Parking</p> <p>All handicapped parking spaces shall be located pursuant to state requirements as close as possible to the entrance(s) to the use which they are intended to serve, and oriented so that the user of the handicapped parking space need not go past the rear of automobile parking spaces in order to reach the building's main entrance.</p> <p>All car and van pool spaces which are provided shall be located in the most advantageous and reasonable location as close as possible to the primary employee entrance(s) to the use(s) which they are intended to serve.</p> <p>Permitted compact parking spaces shall be reasonably dispersed throughout the parking facility. The location of compact parking facilities shall be approved by the Planning Division.</p>	X	X	X
<p>(8) Parking Access from Streets</p> <p>Parking spaces shall be located and designed such that motorists entering and leaving a parking space shall not back onto a public or private street or onto a private drive other than a specifically designated parking aisle.</p>	X	X	X

FEATURE	BP	C	I
<p>(9) Passenger Loading Areas</p> <p>Passenger loading areas shall be provided for any building or building complex which will generate 100 or more employees. Such loading areas shall be located convenient to the primary employee entrance(s) to the use(s) which they are intended to serve, generally adjacent to the frontage street, and shall be so designated either by signs or painted pavement. Passenger loading areas shall be designed such that vehicles, and car and van pools can safely stop and discharge passengers.</p>	X	X	X
<b>D7. LOADING REQUIREMENTS</b>			
a. Loading areas shall be designed to provide for backing and maneuvering onsite and not from or within a public street.	X	X	X
b. Loading and maneuvering areas shall not encroach into building setback areas.	X	X	X
c. Direct loading from a public street shall not be permitted.	X	X	X
d. Loading areas facing a public or private street shall be screened by a combination of screen walls, ornamental landscaping, and/or portions of onsite buildings.	X	X	X
e. Loading areas and doors visible from public or private street shall be screened from view from the street by concrete wing walls.	X	X	X
f. Screen walls and wing walls shall be of a compatible material with adjacent buildings, and shall be of sufficient height to provide adequate visual screening. Screen and wing walls shall have a maximum height of twelve feet (12').	X	X	X
g. A sight line analysis shall be prepared by the project sponsor and filed with all development applications to demonstrate compliance with loading door screening requirements (see Figure 10).	X	X	X
h. Truck maneuvering areas shall not encroach into required parking stalls and drive aisles and pedestrian access	X	X	X
i. Onsite truck maneuvering to and from loading areas shall be provided to accommodate a minimum of a WB-50 truck. With the approval of the Planning and Traffic Transportation Engineer, a building owner may modify this maneuvering area requirement subject to review and approval of a site-specific traffic study.	X	X	X

# SIGHT LINE ANALYSIS

FIGURE 10



## LEGEND

**ANTELOPE VALLEY  
BUSINESS PARK**

FEATURE		BP	C	I
<b>D8. OUTDOOR STORAGE</b>				
a.	Outdoor storage may be permitted subject to the following standards:	X	X	X
	(1) Outdoor storage areas shall not be located in the area between the main building and a public street.			
	(2) Outdoor storage shall be adequately screened from view from public streets by an opaque material which is compatible with the materials of adjacent buildings as approved by the Antelope Valley Business Park Approving Agent, City of Palmdale. Chain link fencing may be used only in areas not visible from public or private street, and shall be reviewed and approved by the City of Palmdale.			
	(3) The location of outdoor storage areas shall be limited to those areas so indicated on the approved site development plans (see Section VI, Administration), and shall be subject to the approval of the City of Palmdale Planning Department.			
	(4) Outdoor storage shall not be located within areas reserved for off-street parking.			
b.	Refuse storage and disposal areas shall be provided within trash enclosures which are screened on at least three sides from public view by a solid decorative wall not less than six feet (6') in height. The fourth side shall consist of a solid metal gate painted to match or coordinate with the building as approved by the Planning, Department (slatted chain link is not acceptable).	X	X	X
	(1) Refuse bins shall be provided in sufficient number, and shall be placed in convenient location(s).			
	(2) All trash shall be deposited in the trash enclosure, and the gate leading thereto shall remain closed except when in use, and shall remain in good working order.			
	(3) Trash areas shall not be used for storage. The premises shall be kept in a neat and orderly condition at all times, and all improvement shall be maintained in a condition of good repair and appearance			

FEATURE	BP	C	I
<b>D9. ROOFTOP EQUIPMENT REQUIREMENTS</b>			
a. Rooftop equipment shall not be visible from adjacent parcels or public rights-of-way. Mechanical equipment, including ducts and pipes, shall be contained within rooftop equipment wells, parapet wells, and/or opaque screening, wherever possible.	X	X	X
b. Roof screens shall be sheathed in a matching or complimentary material and color to the exterior building material and color. All roof screens shall be solid and continuous. Equipment must be covered by continuous grills or louvers. Picket fence screening is not permitted. Alternative treatments, as approved by the City, may be allowed where the applicant has demonstrated that no other alternative is structurally or economically feasible.	X	X	X
c. Unless roofing materials are a part of the design element (shingles, tiles, etc.), the ridge line elevation shall not exceed the parapet elevation.	X	X	X
d. Access to rooftop equipment shall be through interior ladders. No exterior ladders.	X	X	X
e. All submittal packages for City review shall include a line-of-site analysis including building elevation plans to verify screening of rooftop equipment.	X	X	X
<b>D10. PLANNED DEVELOPMENTS</b>			
The purpose of planned developments within Antelope Valley Business Park is to achieve superior development to that which can be achieved through the standards contained in the specific plan by permitting greater design flexibility. Preparation and processing of a Planned Development application will require approval of a Conditional Use Permit per the procedures adopted by the City of Palmdale.			
a. Subject to all of the provisions of this section, the following development standards may be modified: <ul style="list-style-type: none"> <li>• Minimum parcel sizes;</li> <li>• Parking and landscape setbacks for interior side and rear parcel lines;</li> <li>• Building setbacks for interior side and rear property lines;</li> <li>• Parking and landscaping requirements for individual parcels, except for required landscaping along public streets and private drives</li> </ul>	X	X	X
b. A completed application for a Planned Development shall be submitted showing the information required by the City of Palmdale	X	X	X
c. Applications for a planned development must encompass a minimum area of 5 gross acres.	X	X	X

FEATURE	BP	C	I
d. Within a planned development, all required setbacks along streets and private drive frontages shall be met.	X	X	X
e. Although standards for landscape coverage and number of parking spaces within a planned development need not be met on a parcel-by-parcel basis, each phase and subphase of the planned development shall contain the required amount of landscaping and number of parking and loading spaces pursuant to the provisions of this specific plan.	X	X	X
f. Although buildings within a planned development need not be set back from interior property lines, unless a zero separation is provided, a minimum building separation equal to UBC requirements shall be maintained.	X	X	X
g. Individual buildings and lots need not have direct access to a public street; however, sufficient easements and/or reciprocal access agreements shall be recorded to ensure that adequate ingress and egress is available to each lot and building.	X	X	X

## D. GENERAL PLAN CONSISTENCY

### 1. GENERAL PLAN CONSISTENCY

California State Law requires all Specific Plans and Zoning Ordinances to be consistent with the local jurisdiction's adopted General Plan. The following section presents the consistency of the Antelope Valley Business Park Specific Plan with the applicable policies set forth in the Palmdale General Plan.

Implementation of the Antelope Valley Business Park development is intended to carry out the goals and policies contained in the City of Palmdale General Plan in an orderly and consistent fashion. All development within the Antelope Valley Business Park shall therefore be consistent with the provisions of the Palmdale General Plan.

#### LAND USE

**GOAL 1:** PROMOTE ORDERLY DEVELOPMENT WHICH PROTECTS PUBLIC HEALTH AND SAFETY AND PROVIDES A QUALITY ENVIRONMENT.

**OBJECTIVE 1.1:** Promote a continuous pattern of urban development and discourage scattered development with large tracts of vacant land. The city will promote infilling and appropriate use of vacant land within the core of the community.

**Policy 1.1.1:** In order to avoid expensive extensions of public utilities and services, development shall be strongly encouraged within existing service areas. Development outside existing service areas shall provide an acceptable funding mechanism for the added public improvements, services, and facilities (including schools and libraries) and their maintenance.

*Consistency:* AVBP development is located within all public utility and service areas with extensions being minimal.

**Policy 1.1.2:** All urban development shall be designed to be fiscally efficient. This includes, but is not limited to, an efficient internal circulation system with a minimum of public roadway per unit or building, the use of landscaping materials which require only minimum maintenance and the general use of high quality material which will tend to reduce long-term maintenance costs.

*Consistency:* All of AVBP development will be designed to be fiscally efficient through the implementation of comprehensive regulations and guidelines provided in the AVBP Specific Plan.

**Policy 1.1.3:** The city shall work closely with developers and other interested parties to develop means by which needed capital facilities can be provided on a long-term basis at little or no capital costs to the city. This could include the use of special assessment districts, developer reimbursement techniques, private-public joint ventures, tax increment financing (redevelopment) and similar financing mechanisms.

*Consistency: All of the major capital costs associated with AVBP capital facilities will be provided directly by the developers, so that little or no cost will be incurred to the city.*

**GOAL 2:** MAINTAIN A CLOSE RELATIONSHIP BETWEEN THE NATURAL ENVIRONMENT AND URBAN AREAS, AND A CONSTANT AWARENESS OF THE CITY'S NATURAL ENVIRONMENTAL SETTING AND PROVIDE FOR ITS PROTECTION.

**Policy 2.1.2:** Provide an open space network throughout the city with pedestrian and equestrian access, where appropriate, to ensure a variety of opportunities to experience the desert environment.

*Consistency: The regulations and guidelines of the Specific Plan encourage the development of commercial, industrial, and business park uses at a human scale to encourage pedestrian accessibility. The Specific Plan proposes a sidewalk system, as depicted on Figure 12 to encourage safe and efficient pedestrian traffic through the project site.*

**Policy 2.1.3:** Promote the use of native plants and desert landscaping in all types of development.

*Consistency: Development of this property will be implemented through comprehensive landscape design guidelines provided in the AVBP Specific Plan, which will promote the use of native plants and desert landscaping, where practical.*

**GOAL 3:** DEVELOP A COMMUNITY PROVIDING EMPLOYMENT AND A BROAD RANGE OF HOUSING TYPES IN ORDER TO MAINTAIN A HEALTHY CITY ECONOMY AND MUNICIPAL FISCAL BALANCE.

**OBJECTIVE 3.1:** Increase the number of jobs in Palmdale and decrease the number of residents who commute elsewhere to work.

**Policy 3.1.3:** Improve shopping facilities in new centers, as well as existing centers and commercial strips.

*Consistency:* The AVBP will accommodate a full range of commercial, industrial, and business park uses, with the Specific Plan establishing design and development standards that will insure a high quality and integrated project. The AVBP will contribute to the goal of increasing employment opportunities and decreasing commuting to other geographic regions for employment.

**OBJECTIVE 3.2:** Ensure that sufficient land is designated in appropriate locations to accommodate the growth expected in the city over the next 20 years.

**Policy 3.2.1:** Land uses shall be organized to avoid creating nuisances among adjacent land uses and to promote the efficient development and use of infrastructure.

*Consistency:* The Specific Plan land uses have been organized to create an integrated, cohesive, and compatible land use pattern both on and off-site. Landscape buffers will be provided as needed to minimize potential land use conflicts.

**GOAL 4:** PROTECT EXISTING, STABLE RESIDENTIAL NEIGHBORHOODS.

**OBJECTIVE 4.1:** Reduce the number of deteriorated units in the city and eliminate the blighting influences which threaten stable residential areas.

**Policy 4.1.3:** Ensure that all new development respects the unique character of Palmdale's natural environment and surrounding development patterns.

*Consistency:* The Specific Plan is consistent of preserving the character of the city's natural environment, as well as enhancing the visual quality of the environment.

#### CIRCULATION

**GOAL 1:** PROVIDE BALANCED TRANSPORTATION SYSTEMS FOR THE SAFE AND EFFICIENT MOVEMENT OF PEOPLE, GOODS AND SERVICES THROUGHOUT THE CITY.

**OBJECTIVE 1.1:** Annually review the functioning of the street system as part of the capital improvement programs to identify problems and develop solutions. Actively pursue improvements identified as needed to ensure that they are implemented in a timely manner.

**Policy 1.3.2:** Encourage industrial and commercial developments which will employ more than 200 people to incorporate Transportation Demand Programs in compliance with South Coast Air Quality Management District policies.

*Consistency:* AVBP will encourage its industrial and commercial facilities to incorporate Transportation Demand Programs by implementing transportation programs such as, but not limited to, carpooling, ridesharing, and staggered work house. AVBP will comply with SCAQMD policies.

**OBJECTIVE 4.2:** Preserve existing biological and social communities.

**Policy 4.2.3:** To the extent practicable, reduce or avoid adverse environmental impacts of any transportation project.

*Consistency:* The AVBP Specific Plan does not have any transportation projects that could have an adverse environmental impact.

#### HOUSING ELEMENT

**GOAL 3:** REDUCE POTENTIAL, LONG-TERM DEGRADATION OF THE ENVIRONMENT DUE TO PALMDALE'S GROWTH.

**OBJECTIVE 3.1:** Minimize the consumption of scarce natural resources in residential areas.

**Policy 3.1.1:** Ensure that all development is quality development designed to add to the visual amenities of the city. Insure that all necessary support services can be provided to new developments so that they are well maintained and attractive.

*Consistency:* All design and development standards in the Specific Plan will insure a high quality, integrated project which will enhance the visual quality of the surrounding environment.

**Policy 3.1.4:** Encourage the installation and use of energy efficient appliances and systems in all new construction.

*Consistency:* The environmental documentation for the Specific Plan will recommend measures for energy conservation. All structures will meet the Uniform Building Code as well as Title 24 requirements.

**Policy 3.1.6:** Strongly encourage the use of native and desert plants in landscaping in all types of development.

*Consistency:* Development of this property will be implemented through comprehensive landscape design guidelines provided in the AVBP Specific Plan.

## PUBLIC SERVICES AND UTILITIES

- GOAL 1:** PROMOTE ADEQUATE PUBLIC AND SEMI-PUBLIC SERVICES CONSISTENT WITH THE NEEDS OF THE AREA AND ITS RESIDENTS IN AN EFFICIENT AND COST-EFFECTIVE MANNER.
- OBJECTIVE 1.1:** Ensure that the basic and essential public facilities, services and utilities are available at the time of development.
- Policy 1.1.1:** The total rate of development in the planning area shall not exceed the capacities of both public and semi-public services.
- Consistency:* *Appropriate infrastructure improvements, public use improvements, arrangements with utilities, payments of fees, etc. will take place prior to, or concurrent with, development to insure that all basic and essential services and utilities are available.*
- Policy 1.1.2:** New urban development should not result in the reduction of service levels (e.g., sewerage, water, fire, police, parks and schools) to other residents of the community.
- Consistency:* *The AVBP EIR prepared by RECON has determined that the proposed project will not reduce service levels of other developments or residents. Furthermore, the AVBP will provide fair-share funds and improvements to the City's circulation network and regional drainage system. As noted above, required infrastructure improvements will be commensurate with service needs generated by AVBP.*
- OBJECTIVE 1.2:** Ensure the continued operation and maintenance of public and semi-public service systems and services.
- GOAL 2:** DEVELOP AND MAINTAIN A WATER SUPPLY SYSTEM CAPABLE OF MEETING NORMAL AND EMERGENCY DEMANDS IN THE CITY.
- OBJECTIVE 2.1:** All areas of the city should be served by water supply systems meeting minimum standards for domestic and emergency supply and quality.
- Policy 2.1.2:** Require new development to work with jurisdictional agencies to sustain adequate water service to meet the increased demand generated by that development
- Consistency:* *Water supply will be provided by Palmdale Water District and Los Angeles County Water District No. 4.*
- Policy 2.1.3:** Educate the public in the importance of water conservation and require new development to incorporate water conservation in the overall design, landscaping and installation of fixtures.

- Consistency:* *In meeting the requirements of the Uniform Building Code and title 24, the overall design landscaping and installation of fixtures will incorporate water conservation measures.*
- Policy 2.1.4:** Protect existing groundwater recharge areas from urban levels of development. Groundwater sources should be developed and used only to their safe yields.
- Consistency:* *Groundwater degradation or overdraft is not expected to occur as a result of the proposed project.*
- GOAL 3:** MAINTAIN A SEWAGE SYSTEM ADEQUATE TO PROTECT THE HEALTH AND SAFETY OF ALL RESIDENTS AND BUSINESSES.
- OBJECTIVE 3.1:** All development areas should 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 3.1.2:** Require new development to work with jurisdictional agencies to expand the sewage disposal system to handle the increased load which it will generate.
- Consistency:* *Existing sewers are capable of meeting the anticipated increase and demand without any modifications. Only hookup to the Los Angeles County system is necessary.*
- Policy 3.1.3:** Require commercial, industrial and all residential development at densities greater than two units per acre to be served by an adequate sewer system.
- Consistency:* *The AVBP project will be served adequately by available sewer facilities. On site sewer improvements, constructed by the developer, will be designed to appropriate capacities.*
- GOAL 4:** DEVELOP AND MAINTAIN A STORM DRAINAGE SYSTEM ADEQUATE TO PROTECT THE LIVES AND PROPERTY OF PALMDALE RESIDENTS.
- OBJECTIVE 4.1:** Adopt a master storm drain plan that is sensitive to the environment and multiple functions of drainages while protecting residents and property.
- Policy 4.1.1:** Public exposure to flood hazards should be prevented by restricting residential, commercial and industrial development in recognized flood inundation areas. Any mitigation of flood hazard in one area shall not exacerbate flooding problems in other areas.

- Consistency: Presently, the most eastern portion of the property are impacted by the Amargosa Creek floodplain. Upon implementation of Assessment District 90-1, the subject property will be reclaimed out of the 100-year floodplain.*
- Policy 4.1.3:** 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 which generates it.
- Consistency: Surface flows will be directed towards Amargosa Creek to the southwest (Assessment District 90-1, which includes subject property, has been formed to finance construction of the Amargosa Creek Channel improvements).*
- GOAL 5:** REQUIRE THE UNDERGROUNDING OF UTILITY LINES AND THE DESIGN OF ATTRACTIVE UTILITY FACILITIES.
- OBJECTIVE 5.1:** Minimize the impact of utility lines and the design of attractive utility facilities.
- Policy 5.1.1:** All new development shall have underground utility lines whenever technically feasible.
- Consistency: Specific Plan design criteria specify that utility lines be placed underground wherever feasible in the specific plan area.*

#### NOISE ELEMENT

- GOAL 1:** PROTECT AND ENHANCE THE ENVIRONMENT THROUGH NOISE MANAGEMENT.
- OBJECTIVE 1.1:** Maintain or reduce the ambient noise level in all areas of the city, to the extent practical.
- Policy 1.1.4:** Encourage acoustical design in new construction.
- Consistency: In meeting state standards for internal and external noise levels, effective acoustical design measures will be considered and incorporated.*
- OBJECTIVE 1.2:** Ensure that a reasonably quiet living environment be provided for all residential neighborhoods.

**Policy 1.2.2:** Other land uses shall be designed to obtain the noise levels shown in Table N-6.

*Consistency: All buildings constructed as a result of AVBP Specific Plan implementation will be designed to achieve acceptable interior noise levels, per the General Plan.*

#### ENVIRONMENTAL RESOURCE MANAGEMENT ELEMENT

**GOAL 1:** PRESERVE AND ENHANCE THE UNIQUE AESTHETIC AND VISUAL QUALITIES OF PALMDALE AS A CITY WITH SCENIC TOPOGRAPHIC FEATURES AND ELEMENTS THAT PROMOTE THE QUALITY OF LIFE THAT PALMDALE CITIZENS PURSUE.

**OBJECTIVE 1.1:** Protect the scenic viewsheds both to and from the City of Palmdale.

*Consistency: The Specific Plan provides development standards which will protect and preserve the scenic viewsheds where possible.*

**GOAL 4:** PRESERVE AND MAINTAIN THE PHYSICAL AND BIOLOGICAL ENVIRONMENT FROM FUTURE GROWTH-RELATED DEGRADATION.

**OBJECTIVE 4.2:** Minimize growth-related impacts on Palmdale's natural environment.

**Policy 4.2.1:** Actively promote the use of native vegetation to conserve, preserve, and enhance the quality of biological and physical environments throughout the City of Palmdale. Require the restoration of those areas unsatisfactorily maintained or subsequently degraded.

*Consistency: The AVBP Specific Plan development is consolidated in a well-defined growth center to reduce disruption to biological and physical environments throughout the City of Palmdale.*

#### PUBLIC SAFETY ELEMENT

**GOAL 1:** MINIMIZE HAZARDS TO PUBLIC HEALTH, SAFETY, AND WELFARE RESULTING FROM NATURAL AND MAN-MADE HAZARDS.

**OBJECTIVE 1.1:** All development shall incorporate measures to reduce natural and man-made hazards and comply with the city's Emergency Response Plan.

**Policy 1.1.1:** Continue to encourage and support the enforcement of state and federal environmental and pollution control laws by assisting state and federal agencies in the control of hazardous wastes, landfills, air pollution, and other issues.

*Consistency: All City regulations, goals, policies, and programs for emergency planning, hazardous waste, and environmental pollution control will be incorporated into specific plan implementation measures and notification of such standards will be passed onto end users of the property from the master developer through appropriate CC&R's for individual lot sales. As a part of development of the property, master developer will ensure proper notification of all city requirements and programs to end users.*

**GOAL 2: PROTECT ALL RESIDENTS FROM HAZARDOUS MATERIALS AND THE HAZARDS ASSOCIATED WITH TRANSPORT OF SUCH MATERIALS.**

**OBJECTIVE 2.1:** Maintain a listing of all hazardous waste generators and disposal sites that could affect city residents. Establish criteria as to what types of material can be disposed and where disposal sites can be located in Palmdale.

**Policy 2.1.2:** Require all businesses located in the city to maintain required fire department permits and file a list of the chemicals which they use with the fire district and city engineer and identify the areas where they are used or stored so that, should an emergency arise, emergency personnel will be able to respond accordingly.

*Consistency: Through Specific Plan implementation, all federal, state, and local codes and programs related to fire hazards and hazardous waste management will be incorporated and conformed to.*

**Objective 2.2:** Cooperate with regional agencies to develop reduced-risk routing for hazardous waste along transportation corridors.

*Consistency: The developer and future tenants will comply with all regulations, standards, and rules regarding the coalition, transport, and disposal of hazardous materials.*

**GOAL 3: MAINTAIN AND ENHANCE CITY EMERGENCY SERVICES.**

**OBJECTIVE 3.1:** Ensure that there is no reduction in effectiveness of emergency services as a result of growth or the implementation of this plan.

**Policy 3.1.1:** Support the continued active enforcement of building and fire codes.

*Consistency: The AVBP Specific Plan incorporates all building and fire codes.*

## COMMUNITY DESIGN ELEMENT

- GOAL 1:** ESTABLISH PALMDALE AS AN INDEPENDENT, THRIVING CITY, SEPARATE AND DISTINCT FROM ANY COMMUNITY IN THE ANTELOPE VALLEY.
- OBJECTIVE 1.1:** Determine and promote awareness of Palmdale's unique characteristics.
- Policy 1.1.2:** Infuse Palmdale with a unique and separate identity through community design.
- Consistency:* *Specific Plan development regulations and guidelines are oriented towards establishing a unique and separate identity through community design for the Palmdale area.*
- OBJECTIVE 1.2:** Preserve and protect the existing natural landform in the City.
- Policy 1.4.1:** Reduce adverse impacts of large paved areas and screen parked cars by using elements of the desert environment in landscaping schemes.
- Consistency:* *Implementation of Site design and landscape design guidelines will screen parked cars and minimize adverse impacts of large paved areas.*
- Policy 1.4.4:** Each development should be thoroughly landscaped and cohesive in style so that developments are at a place to "be", not just a place to stop momentarily in or drive by.
- Consistency:* *Development of AVBP will be implemented through comprehensive landscape design guidelines that will insure an integrated project which will attract people to the site.*



## **VI. COMPONENT PLANS**

### **A. CIRCULATION AND ACCESS**

**PURPOSE AND INTENT:** The rationale for the circulation pattern is to provide the utmost safety and efficiency, provide adequate access and frontage for tenants and individual users, as well as allow surface drainage of the entire site.

#### **1. STREET ALIGNMENTS AND CONFIGURATIONS**

As previously stated in this report, existing local circulation is provided to the project site via 10th Street west, running in a north-south direction along the western project boundary, and by Avenue M, running in an east-west direction along the northern project boundary.

Avenue M is a four-lane roadway in the vicinity of the proposed project, with two lanes in each direction, and is designated as a major arterial by the City of Palmdale. At the present time, 10th Street west is a two-lane street in this vicinity, but is designated as a major arterial as well.

Interior project streets proposed for construction include A, B, C, & 6th Streets as shown on Figure 6. All of these streets will be publicly dedicated and maintained.

In order to minimize conflicting circulation movements, parcels of 1 acre and less will be restricted to a single vehicular access onto the public street.

Existing and expected future traffic service levels and resulting improvements is discussed in detail in the environmental impact report.

#### **2. PEDESTRIAN ACCESS**

Exterior pedestrian access will be provided in conjunction with the construction of exterior roadways 10th Street West and Avenue M. (See Figure 12).

Internal pedestrian access will be provided along all interior project roadways on one side of each alignment. The design and coordination of interior sidewalks will allow pedestrian access throughout the property and will provide safe locations for street crossings.

Figure 11

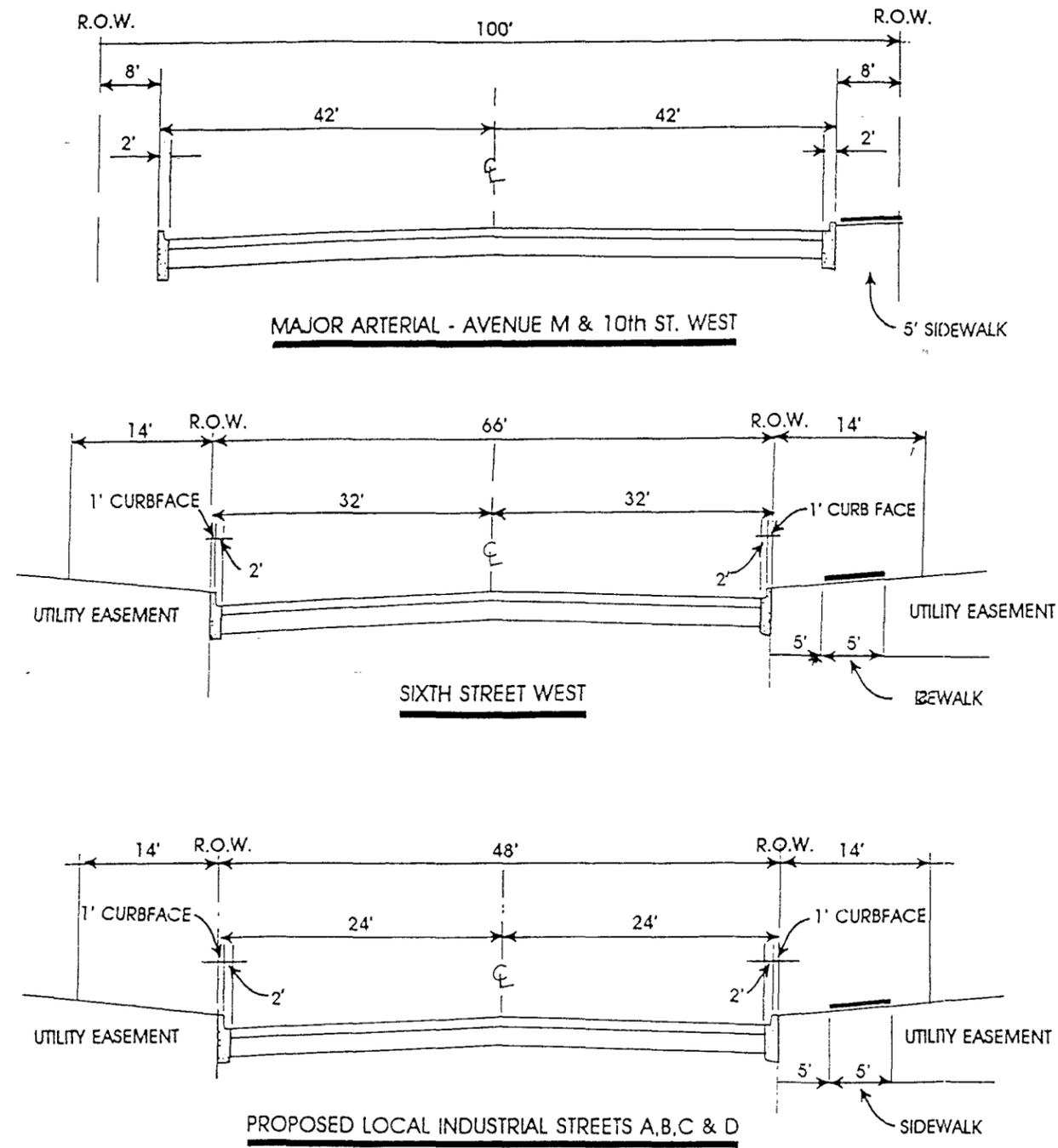
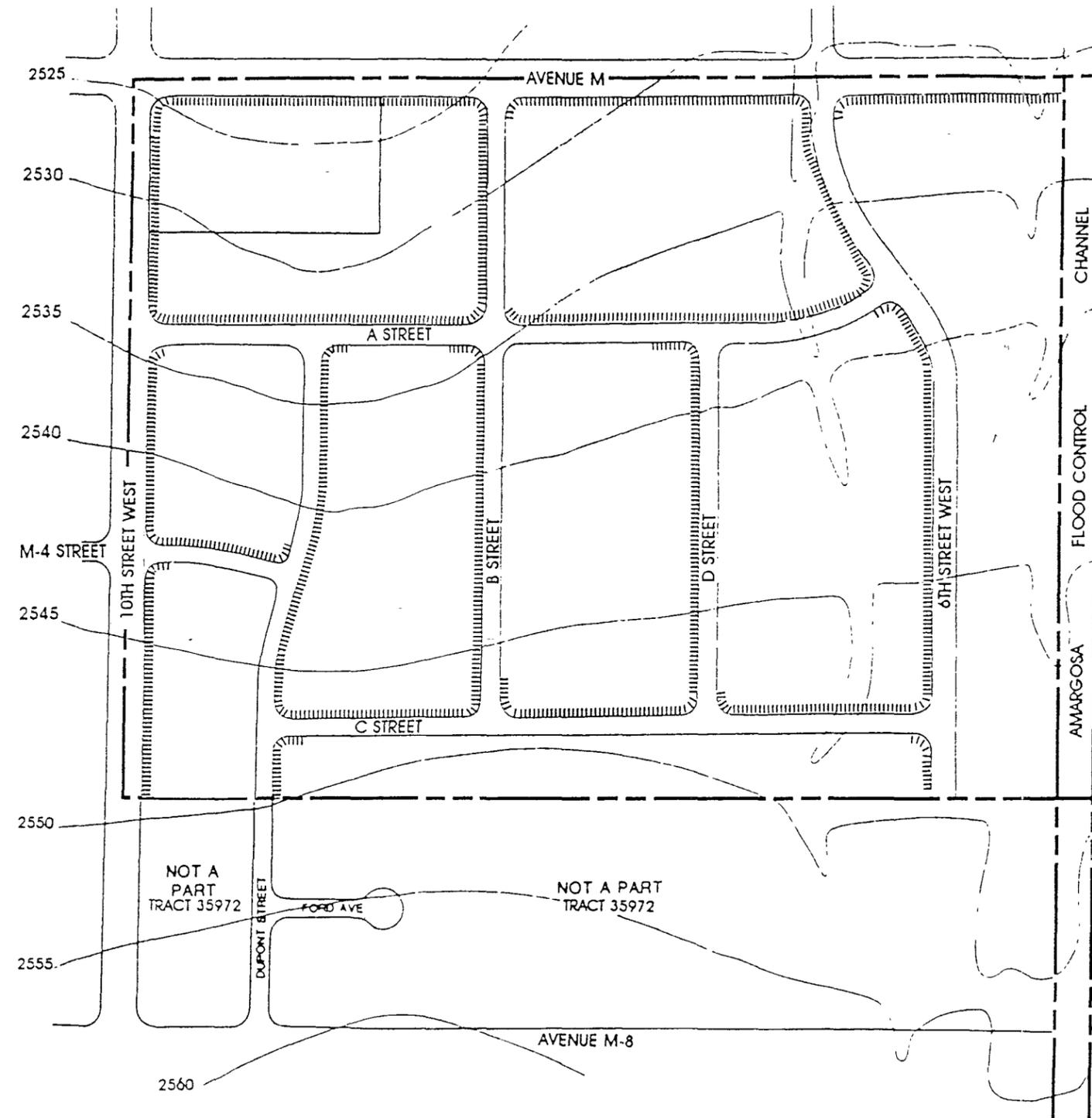


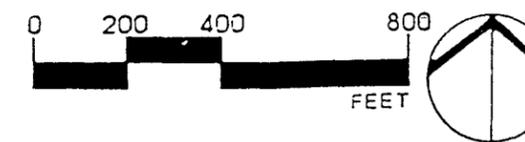
Figure 12



**LEGEND**



PROPOSED SIDEWALKS



**ANTELOPE VALLE  
BUSINESS PARK**

## **B. INFRASTRUCTURE**

The following lists the name and address of each of the major service providers to Antelope Valley Business Park. As discussed within the Antelope Valley Business Park EIR prepared by RECON, all of the following agencies have indicated that adequate capacity exists, with minor improvements, to service the project.

### Water

Los Angeles County Waterworks District No. 4  
550 South Vermont Avenue  
Los Angeles, California 93550

### Wastewater

Los Angeles County Sanitation District No. 14  
1955 S. Workman Mill Road  
Whittier, California 90601

### Electricity

Southern California Edison Company  
P. O. Box 1232  
44933 Fern Avenue  
Lancaster, California 93534

### Gas

Southern California Gas Company  
831 West Lancaster Boulevard  
Lancaster, California 93534

### Telephone

General Telephone Company  
45234 North Beech Avenue  
Lancaster, California 93134

Pacific Bell Telephone  
Simi Valley, California

It should be noted that the cumulative impacts of these services will be discussed fully in the EIR.

1. DRAINAGE

As shown in Figure 13, Drainage Plan, the project site will drain to proposed internal streets where flows will be contained within future street rights-of-way. The westerly portion of the project site will drain toward the intersection of Avenue M and 10th Street West. A drainage retention basin will be constructed within the northwest portion of the site to retain the potential increase in storm runoff created by development. The undeveloped storm runoff will continue to be collected at the intersection and then pass north along 10th Street West to existing storm drain facilities off-site, within the City of Lancaster.

The surface water generated on the easterly portion of the site will be conveyed easterly to the proposed Amargosa Flood Control Channel via proposed streets and storm drain pipes as shown. The total flows from this project to adjacent properties downstream are expected to be less than prior to development.

Assessment District 90-1 has been proposed to finance construction of the Amargosa Creek Channel improvements. Plans are to confine the width of channel between 40 and 100 feet. When completed, the project site will be protected from a 100-year flood.

2. WATER SERVICE

The Antelope Valley Business Park will have water service provided by the Los Angeles County Waterworks District No. 4. Currently, there are existing water facilities adjacent to the project site consisting of a 14" main adjacent to the existing 10th Street West alignment and a 12" main adjacent to the existing Avenue M alignment. These mains will serve as the primary water source to the project.

Figure 14, Water Plan depicts the proposed extension off of these existing facilities to proposed 8" and 10" water mains to follow the planned on-site street plan. The plan includes provisions to link the proposed water lines to the adjacent proposed industrial development to the south.

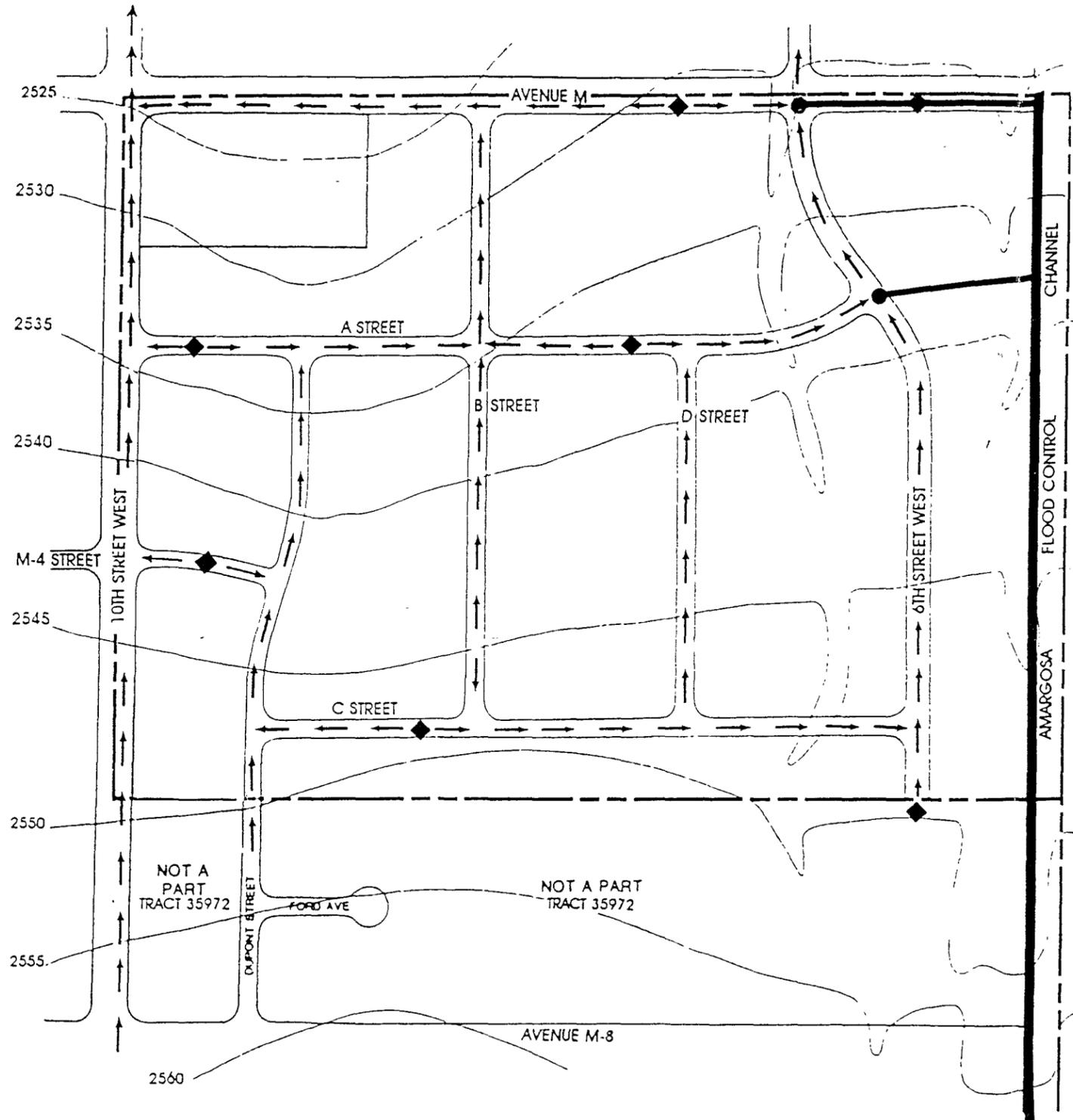
3. SEWER

The Antelope Valley Business Park will have sewer services provided by the Los Angeles County Sanitation District No. 14. District 14 operates and maintains the Lancaster Water Reclamation Plant and sewer trunk lines within the cities of Lancaster and Palmdale, and the surrounding area.

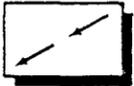
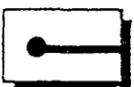
The proposed project sewer lines, as depicted on Figure 15 Sewer Plan, would be constructed within the proposed internal street alignment rights-of-way, and would be linked to an existing 12" sewer line within 10th Street West, North of its intersection with Avenue M. Sewer flow will travel in this facility, north to the Lancaster Water Reclamation Plant.

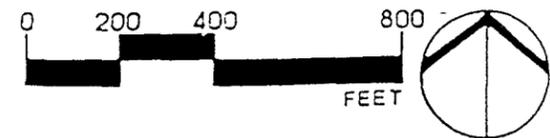
DRAINAGE PLAN

Figure 13

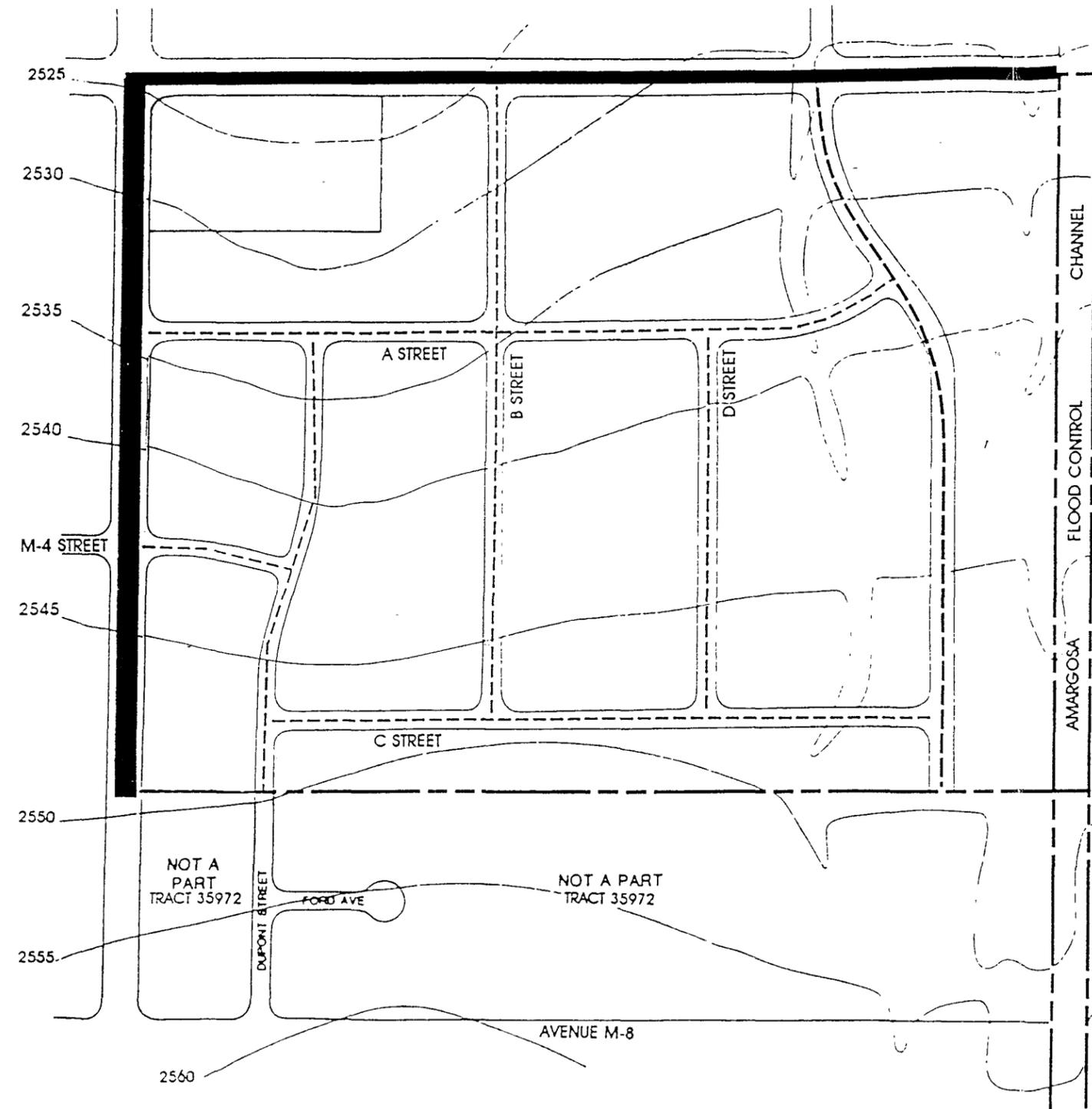


LEGEND

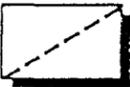
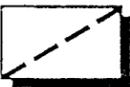
-  AMARGOSA FLOOD CONTROL CHANNEL
-  SURFACE FLOW DIRECTION
-  STREET GRADE ELEVATION HIGH POINT
-  CATCH BASIN FACILITY WITH STORM DRAIN

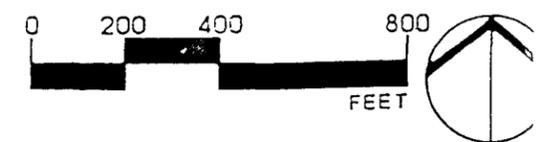


ANTELOPE VALLEY  
BUSINESS PARK



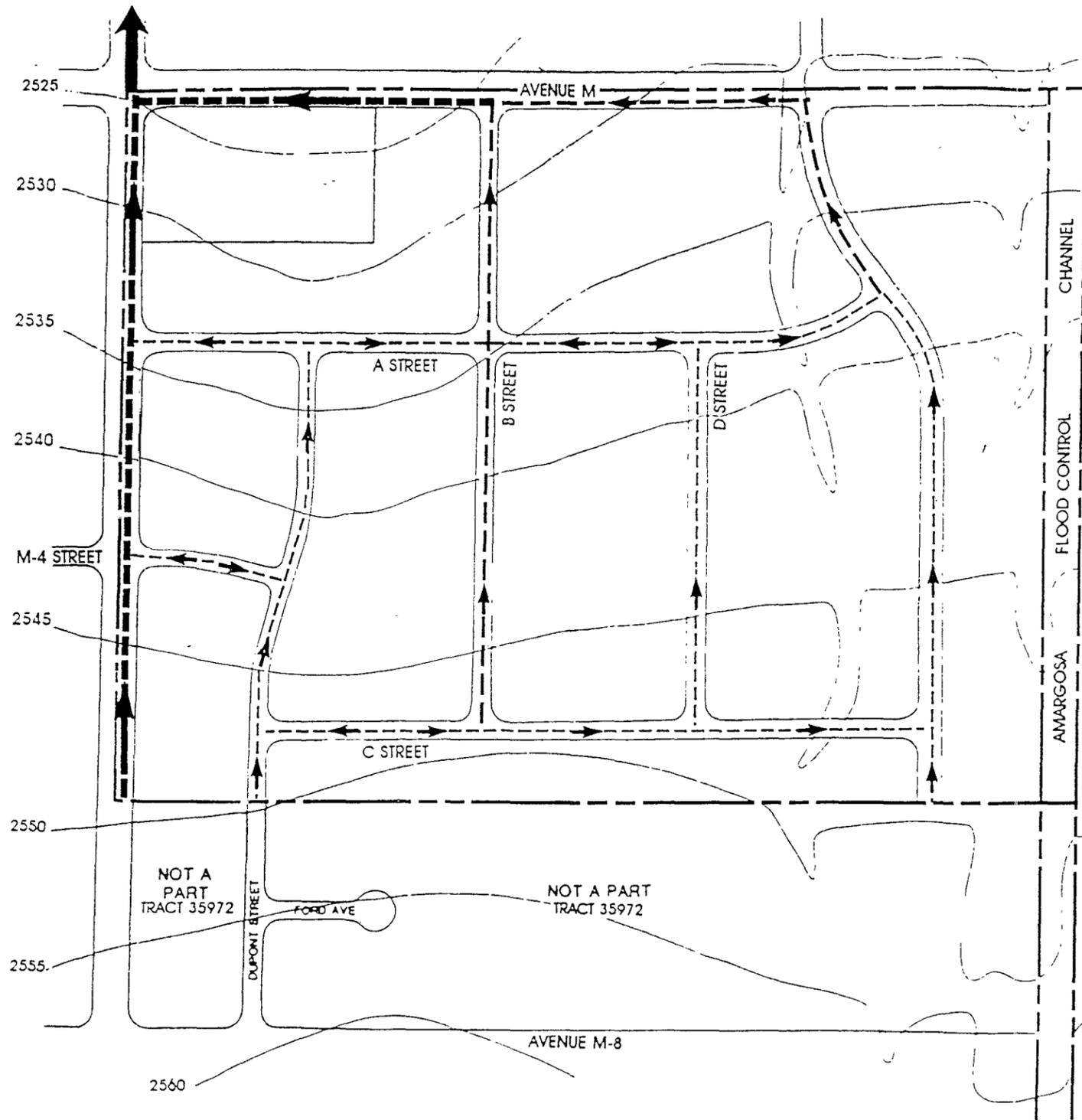
**LEGEND**

-  EXISTING 12" MAIN
-  EXISTING 14" MAIN
-  PROPOSED 8" MAIN
-  PROPOSED 10" MAIN



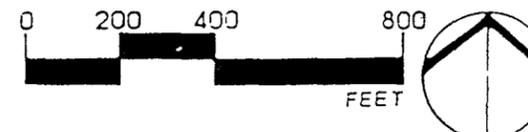
**ANTELOPE VALLE  
BUSINESS PARK**

Figure 15



**LEGEND**

-  8" PROPOSED
-  12" EXISTING
-  10" PROPOSED
-  12" PROPOSED



**ANTELOPE VALLE  
BUSINESS PARK**

## C. LANDSCAPE CONCEPT

The high quality environment envisioned for the Antelope Valley Business Park will be established, in part, by the landscape treatment. The landscape is intended to give structure and identity to the overall project, (See Figure 16, Conceptual Landscape Plan).

The conceptual landscape plan recognizes the need to conserve water and energy, and to use plants which do well in the hot, dry climate of the Antelope Valley. The plan therefore proposes the use of drought tolerant plants, as well as other plants that may be native or naturalized to the area.

The plan identifies primary landscape elements that will visually emphasize the character of this project. These elements include streetscape, buffer planting, entries and intersections, and onsite landscaping for individual projects within the Antelope Valley Business Park. The plant palettes included in the landscape concept may be substituted by the City of Palmdale with equivalent plant materials. The landscape concepts presented in this document do not preclude the opportunity to utilize the existing Joshua Trees on-site, whether it be in entry landscape treatment, street medians, Amargosa Creek frontage, or some other location. As will be determined by a registered arborist or desert vegetation specialist, trees whose age and condition render relocation and transplantation practical and feasible will be identified and utilized on-site or at an off-site location. All landscaped areas will be maintained by individual property owners.

### 1. STREETScape

The conceptual streetscape plan establishes structure, hierarchy, coherence, continuity, and visual identity for the project. The plant palette and the landscape treatment for each of the streets serve to reinforce the overall concept.

Preference has been given to those plant materials that are predominantly evergreen, thereby insuring maximum yearly foliage. Deciduous trees, especially directly adjacent to structures, shall be considered as an energy conservation measure. The plants reflect the hierarchy of the street system with taller, imposing trees defining the major arterials, and medium-sized trees denoting the more local street network.

Berms shall be provided wherever practical and are intended to further enhance the landscape character of the Antelope Valley Business Park, and are designed to create topographic variation and interest on an otherwise flat site. Shrubs and groundcover areas will articulate the ground plane. These streetscape elements will collectively yield the coherence, structure, and identity expected of a quality project.

All interior roadway streetscape treatments shall be installed by individual users, and shall be consistent from parcel to parcel as dictated by Figure 16, Conceptual Landscape Plan. Figure 16 outlines both the type of landscape treatment and the species to be utilized for each interior area. Streetscape treatment areas shall be located within the fourteen foot (14') utility easement on both sides of all interior roadways (see Figure 11.) All streetscape areas shall be maintained by either a property owners association or a landscape assessment district. Roadway landscape treatments along Avenue M and 10th Street West shall be installed by the master developer, and maintained by a property owners association or a landscape assessment district.

## 2. PROJECT ENTRANCE IDENTITY STATEMENTS

The location of project entrance identity statements is illustrated in Figure 17. These identity statements occur at the intersection of arterials and serve as gateways to the project. The landscape features will compliment signage and architectural features including concrete walls displaying the project name (See Figure 18). Grading, planting of columnar-vertical trees, and creation of terraces of seasonal color groundcover in a circular pattern will be used to delineate and highlight these intersections.

Maintenance of these areas shall be the responsibility of a common property owner's association or landscape maintenance district. These areas will be installed by the Master developer.

## 3. ON-SITE LANDSCAPING

Criteria have also been established for landscaping of onsite areas. This landscaping will be the responsibility of individual parcel owners, and will be reviewed and approved by the City as part of the development Site Plan or Conditional Use Permit approval process.

These landscaped areas will include building and parking setbacks, parking areas, buffers, and areas directly adjacent to buildings. The landscape for these areas will provide a mixture of trees, shrubs, vines, groundcover and turf, as appropriate (See Figures 19 and 20).

A recommended plant palette has been provided offering a variety of plant materials which do well in this climate (See Table 9). However, since the water requirements of plant materials may vary extensively, attention shall be given to selecting plants with similar water requirements in particular planting areas. Attention shall also be given to installing automatic, electric irrigation systems that can regulate water requirements.

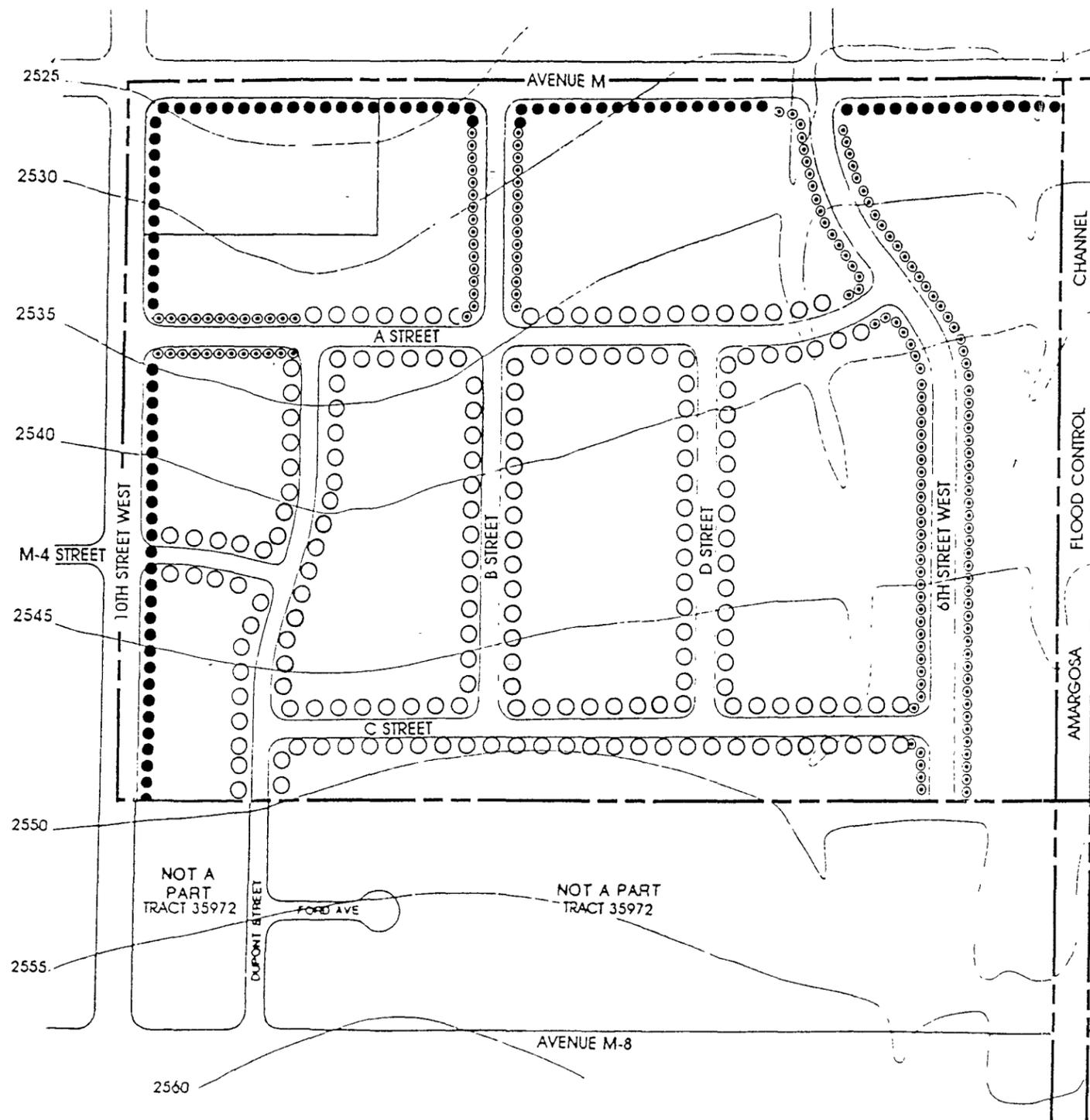
Minimum sizes for tree plant material shall be 15 gallons, (minimum 24" box on major and secondary arterials); minimum sizes for shrub plant material will be 5 gallons.

The quantity and actual placement of trees, shrubs, groundcover and turf shall be adequate to screen and soften buildings and their associated loading and parking areas from adjacent public streets. such landscaping shall be designed with consideration given to parcel size and the intended building use.

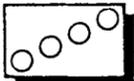
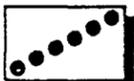
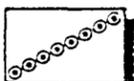
4. BUFFER EDGES

A 10 foot wide landscape buffer is proposed along the completed Amargosa Creek Flood Control Channel. Specific plant types and species to be used will be approved by the City of Palmdale prior to acceptance of Phase II improvements.

Figure 16

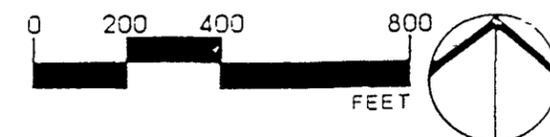


LEGEND

-  FORMAL PLANTINGS OF CANOPY TREES
-  FORMAL PLANTINGS OF EVERGREEN AND DECIDUOUS TREES
-  INFORMAL PLANTINGS OF EVERGREEN AND DECIDUOUS TREES

INTERIOR STREETSCAPE PLANT PALETTE

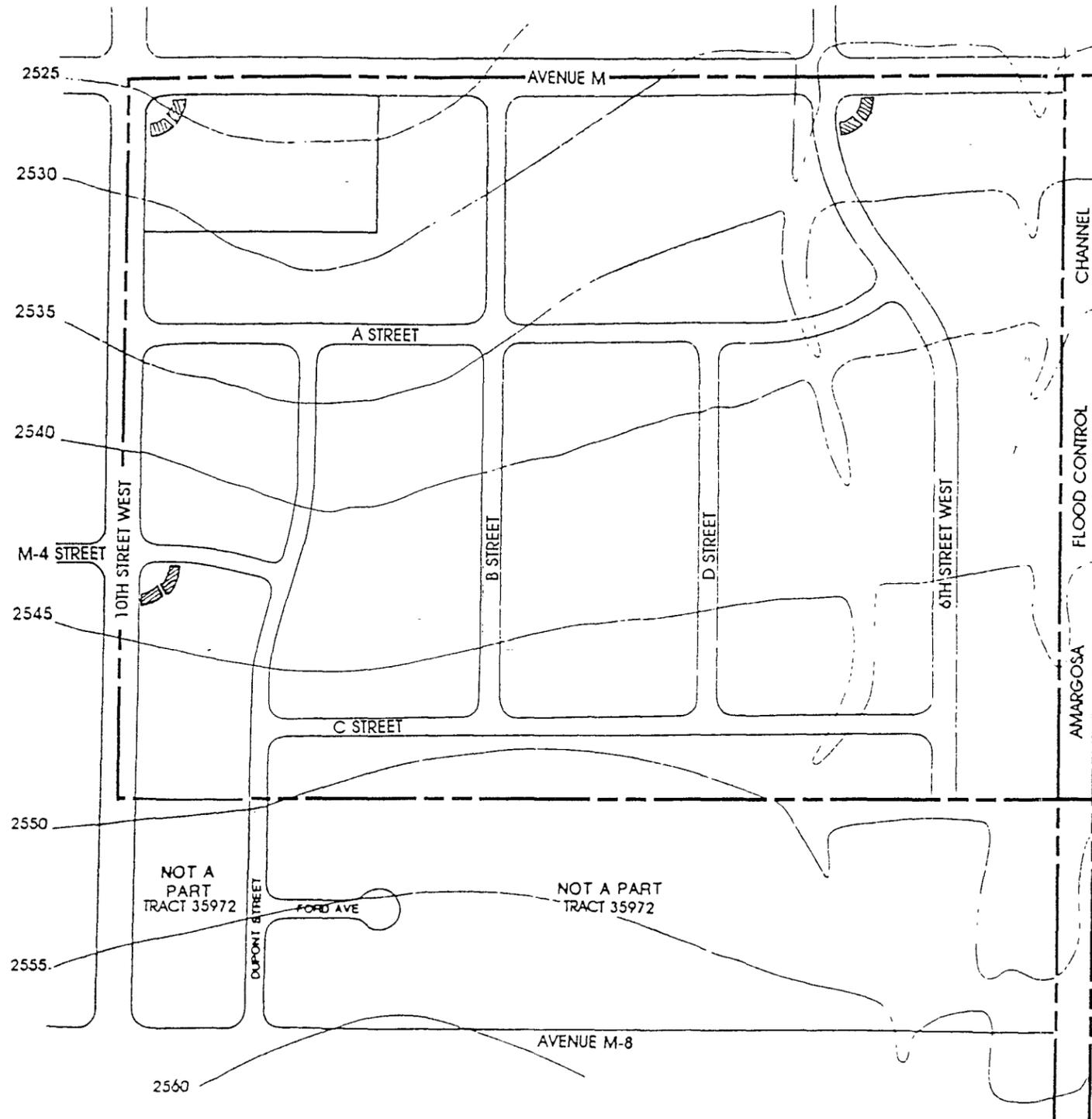
Streetscape	Tree	Shrubs	Groundcover
A Street 	Quercus suber - 40% Koeleria paniculata - 60% 1.5-gallon size minimum 1 tree per 30 lineal foot of frontage - 40' maximum	Abelia grandiflora Sisyrinchium texanum Yucca congestum 5-gallon minimum	Fescue Turf Hedera helix Rosmarinus officinalis
B Street 	Koeleria paniculata 1.5-gallon size minimum 1 tree per 30 lineal foot of frontage - 40' maximum	Abelia grandiflora Sisyrinchium texanum Yucca congestum 5-gallon minimum	Fescue Turf Hedera helix Rosmarinus officinalis
C Street 	Quercus suber - 40% Pistacia chinensis - 60% 1.5-gallon size minimum 1 tree per 30 lineal foot of frontage - 40' maximum	Abelia grandiflora Sisyrinchium texanum Yucca congestum 5-gallon minimum	Fescue Turf Hedera helix Rosmarinus officinalis
D Street 	Pistacia chinensis 1.5-gallon size minimum 1 tree per 30 lineal foot of frontage - 40' maximum	Abelia grandiflora Sisyrinchium texanum Yucca congestum 5-gallon minimum	Fescue Turf Hedera helix Rosmarinus officinalis
M-4 Street 	Zakovia serrata 1.5-gallon size minimum 1 tree per 30 lineal foot of frontage - 40' maximum	Abelia grandiflora Sisyrinchium texanum Yucca congestum 5-gallon minimum	Fescue Turf Hedera helix Rosmarinus officinalis
Dupont Street 	Fraxinus velutina "Modesta" 1.5-gallon size minimum 1 tree per 30 lineal foot of frontage - 40' maximum	Abelia grandiflora Sisyrinchium texanum Yucca congestum 5-gallon minimum	Fescue Turf Hedera helix Rosmarinus officinalis
6th Street West 	Quercus suber - 40% Koeleria paniculata - 60% 1.5-gallon size minimum 1 tree per 30 lineal foot of frontage - 40' maximum	Abelia grandiflora Sisyrinchium texanum Yucca congestum 5-gallon minimum	Fescue Turf Hedera helix Rosmarinus officinalis



ANTELOPE VALLEY  
BUSINESS PARK

# PROJECT ENTRANCE IDENTITY STATEMENTS

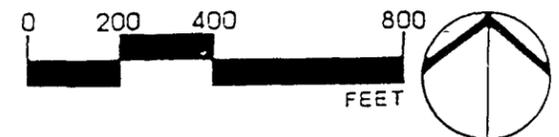
Figure 17



## LEGEND



ENTRANCE IDENTITY STATEMENT  
(See Figure VI-8)



**ANTELOPE VALLEY  
BUSINESS PARK**

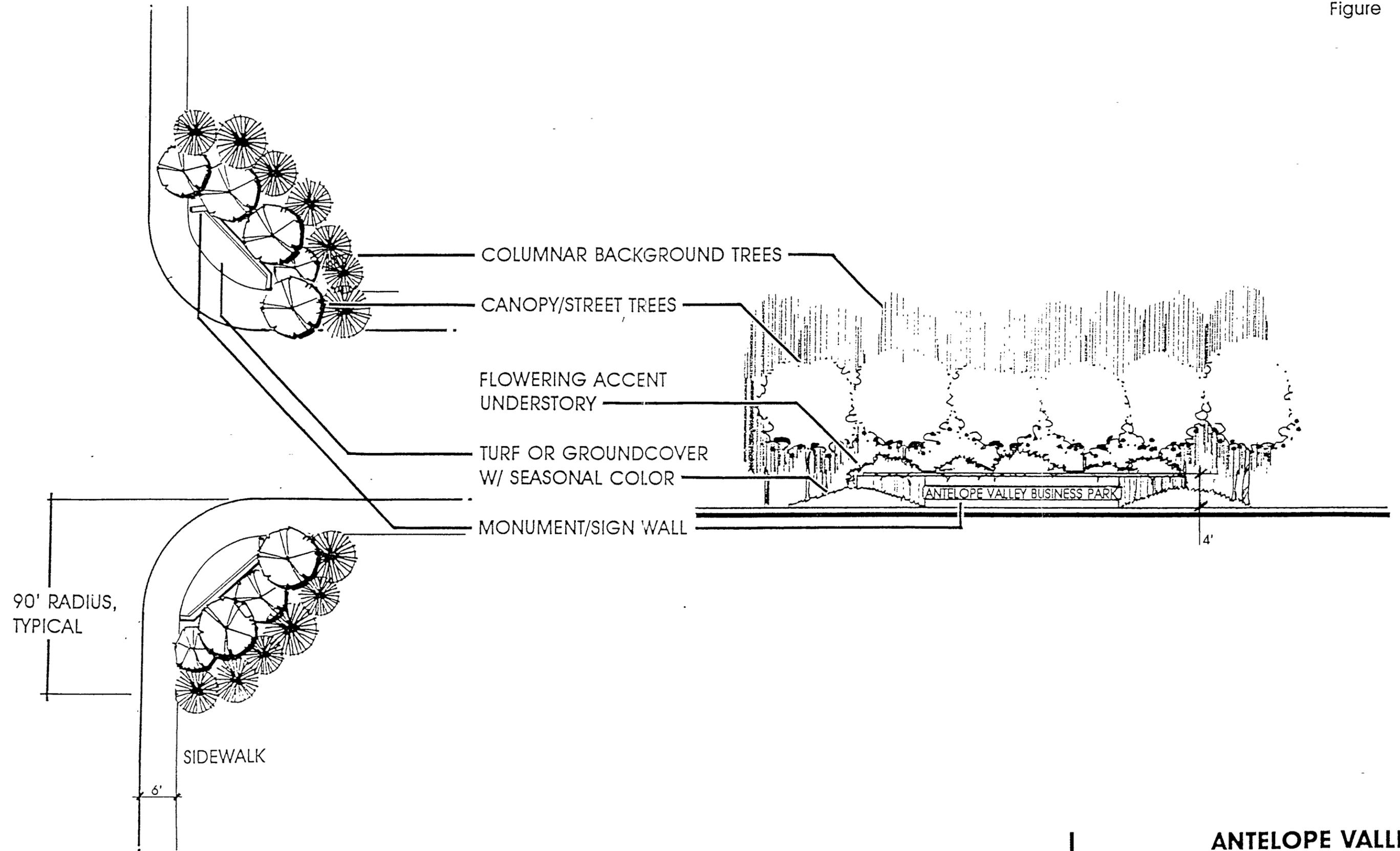
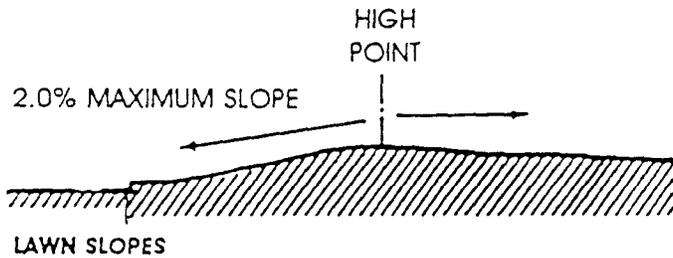
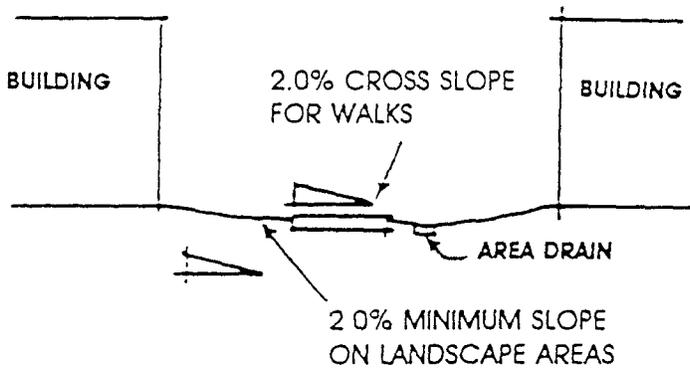
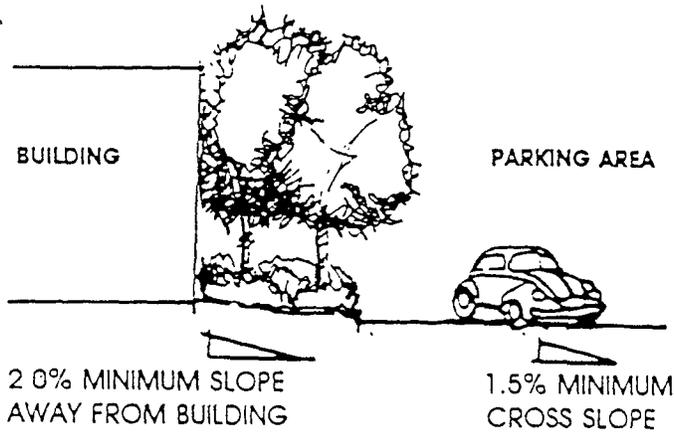


Figure 19

**GRADING CONCEPTS**

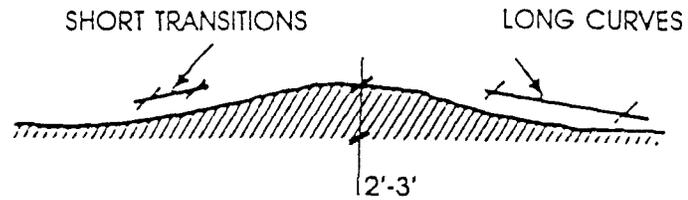
(Not to Scale)



**BERMING CONCEPTS**

(Not to Scale)

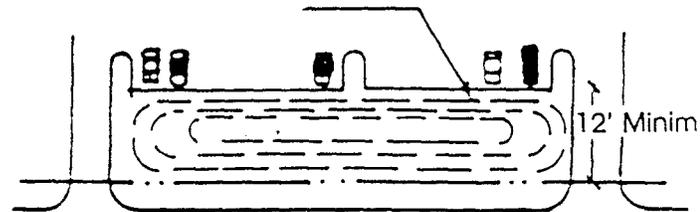
SMOOTH TRANSITIONS WITH SOFT NATURAL FORMS ARE RECOMMENDED FOR BERMS



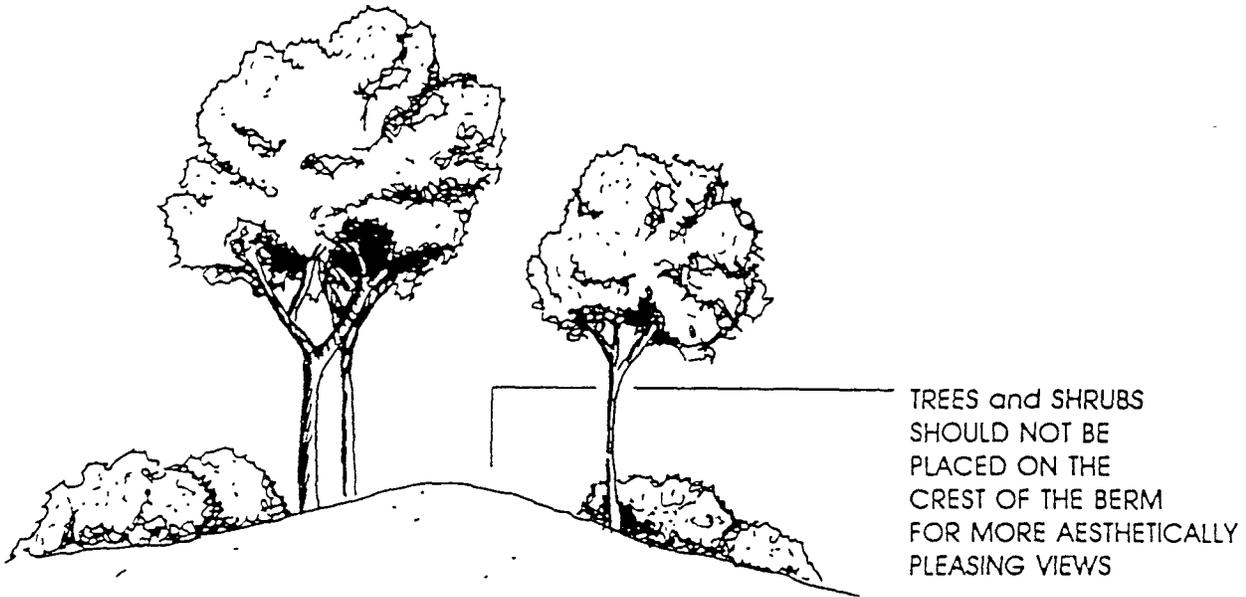
BERMS ARE NOT TO BE ABRUPT OR "LUMPY"



IN AREAS OF LIMITED HORIZONTAL RUN, A CONTINUOUS BERM IS RECOMMENDED



**ANTELOPE VALLEY  
BUSINESS PARK**



**DESIGN CONCEPT • ON-SITE LANDSCAPING**

THE OVERALL INTENTION IS THE CREATION OF A SIMPLE, STRONG LANDSCAPING SETTING, IN SCALE WITH THE LARGE BUILDINGS, WIDE STREETS AND LARGE PARKING AREAS OF AN INDUSTRIAL/BUSINESS CENTER. THIS RESULT CAN BE ACHIEVED THROUGH THE USE OF A LIMITED PALETTE , WITH SKILLFULLY ARRANGED MASSING OF SIMILAR PLANT MATERIALS, ESPECIALLY ALONG STREET FRONTAGES and AT VEHICULAR ENTRIES. MORE DETAIL ACCENT TREES and SHRUBS ARE RECOMMENDED FOR COURTYARDS, GARDENS and FORMAL ENTRIES

**ANTELOPE VALLEY  
BUSINESS PARK**

Table 9  
Recommended Plant Palette

BOTANIC NAME	COMMON NAME
1. TREES, STREETSCAPES, PATIO AND GARDEN AREAS	
<i>Albizia julibrissin</i>	Persian Silk Tree, Mimosa
<i>Calocedrus decurrens</i>	California Incense Cedar
<i>Cedrus atlantica glauca</i>	Blue Atlas Cedar
<i>Cedrus deodora</i>	Himalayan White Cedar
<i>Cedrus libnani</i>	Cedar of Lebanon
<i>Celtis sinensis</i>	Chinese Hackberry
<i>Cercis canadensis</i>	Redbud
<i>Chi-talpa</i>	
<i>Fraxinus velutina</i> "Modesto"	Modesto Ash
<i>Fraxinus velutina</i> "Rio Grande"	Fantex Ash
<i>Gleditsia triacanthos inermis</i>	Thornless Honeylocust
<i>Koelreuteria paniculata</i>	Golden Rain Tree
<i>Pinus eldarica</i>	Mondell Pine
<i>Pinus pinea</i>	Italian Stone Pine
<i>Pistacia atlantica</i>	Mt. Atlas Pistacio
<i>Pistacia chinensis</i>	Chinese Pistacio
<i>Platanus acerifolia</i>	London Plane Tree
<i>Platanus orientalis</i>	European Plane Tree
<i>Pyrus calleryana</i> "Bradford or Aristocrat"	Flowering Pear
<i>Quercus ilex</i>	Holly Oak
<i>Quercus kelloggii</i>	California Black Oak
<i>Quercus suber</i>	Cork Oak
<i>Robinia "Idaho"</i>	Idaho Locust
<i>Sequoiadendron giganteum</i>	Giant Sequoia (Not Coast Redwood).
<i>Sophora japonica</i>	Japanese Pagoda Tree
<i>Washingtonia filifera</i>	California Fan Palm
<i>Zelkova serrata</i>	Sawleaf Zelkova

BOTANIC NAME	COMMON NAME
<b>2. STREET TREES</b>	
<i>Albizia julibrissin</i>	Persian Silk Tree, Mimosa
<i>Celtis sinensis</i>	Chinese Hackberry
<i>Cercis canadensis</i>	Redbud
<i>Chit-talpa</i>	
<i>Fraxinus velutina</i> "Modesto"	Modesto Ash
<i>Fraxinus velutina</i> "Rio Grande"	Fantex Ash
<i>Gleditsia triacanthos inermis</i>	Thornless Honeylocust
<i>Koelreuteria paniculata</i>	Golden Rain Tree
<i>Pistacia chinensis</i>	Chinese Pistacio
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<i>Platanus orientalis</i>	European Plane Tree
<i>Pyrus calleryana</i> "Bradford or Aristocrat"	Flowering Pear
<i>Quercus kelloggii</i>	California Black Oak
<i>Quercus suber</i>	Cork Oak
<i>Robinia</i> "Idaho"	Idaho Locust
<i>Sophora japonica</i>	Japanese Pagoda Tree
<i>Zelkova serrata</i>	Sawleaf Zelkova
<b>3. HEDGES, SHRUBS</b>	
<i>Abelia grandiflora</i>	Glossy Abelia
<i>Berberis thunbergii</i>	Barberry
<i>Chilopsis lineares</i>	Desert Willow
<i>Chaenomeles japonica</i>	Flowering Quince
<i>Chamaerops humilis</i>	Mediterranean Fan Palm
<i>Cortaderia selloana</i>	Pampas Grass
<i>Cotinus cogyria</i>	Smoke Bush
<i>Cotoneaster</i>	Cotoneaster
<i>Eleagnus</i>	Eleagnus
<i>Euonymus japonica</i>	Eyonymus
<i>Forsythia intermedia</i>	Forsythia
<i>Hemerocallis</i> Spp	Day Lily
<i>Ilex cornuta</i> "Burfordii"	Chinese Holly

BOTANIC NAME	COMMON NAME
<b>3. HEDGES, SHRUBS (CONT'D)</b>	
Juniperus	Juniper
Lagerstroemia indica	Crepe Myrtle
Ligustrum japonicum, L. lucidum	Privet
Photinia fraseri	Fraser's Photinia
Photinia serrulata	Chinese Photinia
Pittosporum tobira	Evergreen Mockorange
Platycladus orientalis	Oriental Arborvita
Pyracantha	Firethorn
Raphiolepis Spp	India Hawthorn
Sigustrum texanum	Texas Privet
Spartium junceum	Spanish Broom
Syringa	Lilac
Trachelospermum jasminoides	Star Jasmine
Trachycarpus fortunei	Fortune Windmill Palm
Viburnum opulus sterilis	Snow Ball Bush
Yucca recurvifolia	Pendulous Yucca
Xylosma congestum	
Xylosma congestum	Shiny Xylosma
Cistus	Rock Rose
Euonymus	Euonymus
Illex vomitoria	Yaupon
Juniperus	Juniper
Mahonia aquifolium	Oregon Holly Grape
Mandina domestica	Heavenly Bamboo
Raphiolepis indica	Indian Hawthore
Rosa	Roses
Yucca filamentosa	Adam's Needle

BOTANIC NAME	COMMON NAME
<b>4. PERENNIALS</b>	
<i>Achillea</i>	Yarrow
<i>Aurinia saxatile</i>	Basket of Gold
<i>Armeria maritima</i>	Thrift
<i>Coreopsis</i>	Coreopsis
<i>Gazania "Copper King"</i>	Copper King Gazania
<i>Hemerocallis</i>	Daylilly
<i>Iberis</i>	Candytuff
<i>Iris germanica</i>	Beardediris
<i>Lavendula</i>	Lavender
<i>Narcissus</i>	Daffodil
<i>Phlox subulata</i>	Moss Pink
<b>5. GROUNDCOVERS</b>	
<i>Baccharis pilularis</i>	Coyote Brush
<i>Cerastium tomentosum</i>	Snow-in-Summer
<i>Euonymus fortunei</i>	Wintercreeper
<i>Fescue turf</i>	Marathon
<i>Fragaria chiloensis</i>	Evergreen Strawberry
<i>Hedera helix</i>	English Ivy
<i>Hypericum calycinum</i>	St. Johnswort
<i>Juniperus</i>	Junipers
<i>Lonicera japonica halliana</i>	Hall's Honeysuckle
<i>Rosmarinus officianalis</i>	Rosemary
<i>Sedum</i>	Stonecrops
<i>Teucrium chamaedrys</i>	Germander
<b>6. Vines and vinelike plants</b>	
<i>Campsis tagliabuana</i>	Trumpet Vine
<i>Gelsemium sempervirens</i>	Carolina Jasmine
<i>Lonicera</i>	Honeysuckle
<i>Maclaydeana unguis catii</i>	Catclaw Vine
<i>Parthenocissus tricuspidata</i>	Boston Ivy

BOTANIC NAME	COMMON NAME
6. Vine and vinelike plants (Cont'd)	
Rosa banksiae	Lady Bank's Rose
Trachelosperum asiaticum	Asian Star Jasmine
Vitis	Grape
Wisteria	Wisteria
7. Other Materials	
Any other landscape plant specie may be utilized upon determination of acceptability by City Landscape Architect.	



## VII. DESIGN GUIDELINES

### A. SIGNAGE AND GRAPHICS

A master program for signage and graphics has been developed for the Antelope Valley Business Park to ensure a high quality visual environment, project identity and cohesiveness. The master program establishes overall general criteria for graphics and signage with the project area. The signage regulations contained herein apply to the Antelope Valley Business Park Specific Plan area. In those cases where certain regulations are not addressed by this section, current Palmdale ordinances shall apply. All signs proposed within the Antelope Valley Business Park Specific Plan shall be subject to approval through the City of Palmdale Sign Permit process.

#### 1. DEFINITION OF SIGN TYPES AND RELATED TERMS

- a. Abandoned Sign: A sign which no longer correctly directs or exhorts any person, advertises a **bona fide** business, lessor, owner, project, or activity conducted, or product available on the premises where such sign is displayed.
- b. Animated Sign: Animated signs are defined as having moving parts or lighting or motion picture projection, which creates the illusion of moving parts, animated viewing screens, flashing, chasing, scintillating, or twinkling lights.
- c. Banner Sign: A temporary sign composed of light weight material not enclosed in a rigid frame, secured or mounted so as to allow movement of the sign caused by movement of the atmosphere.
- d. Building: In addition to its common meaning, any structure requiring a building permit.
- e. Building Facade: That portion of any exterior elevation of a building extending vertically from grade to top of a parapet wall or eaves, and horizontally across the entire width of the building elevation.
- f. Building Frontage: The width of the building facing the public right-of-way, excluding eaves or roof overhangs. Where a building has more than one street frontage, the building frontage of the main public entry shall be measured.
- g. Building Identification. Signs which are mounted on the face(s) of buildings and which identify the building or the major building tenant.

- h. Building Sign: A sign which gives the name of a building itself, as opposed to the name of occupants or services.
- i. Building Street Address: Signs mounted on buildings designating the street address number.
- j. Business Sign: A sign displaying information pertaining to goods, services or entertainment offered or produced by the business located on the same property as the business sign but not including advertising devices or advertising displays.
- k. Canopy Sign: Any sign attached to the underside or printed or constructed upon a canopy or attached to the underside of a projecting canopy protruding over public or private sidewalks or right-of-way.
- l. Center Layout: Each line of typography is centered horizontally within the sign panel.
- m. City: The City of Palmdale.
- n. Complex Identification: Signs which are freestanding and identify a multi-building development.
- o. Construct: When used with reference to a sign, means to install, erect or place on the ground or on a building structure, or to affix, paint or post on or to a building or structure.
- p. Construction Signs: Signs placed on real property upon which construction is to take place, or is taking place, which contain information regarding the individuals and firms directly connected with the construction project, including the name of the contractor, the subcontractors, the real estate licensee, and the future tenant(s).
- q. Directional and Regulatory Signs: Signs within the development and within individual projects which control and direct the circulation of vehicles and pedestrians.
- r. Director of Planning: Director of Planning shall mean the director or his or her designee.
- s. Double-Faced Sign: A sign with copy on two parallel faces, legible from opposite directions.
- t. Entry Statement and Master Identification: Signs, graphics, and landscape treatments at perimeter access points to the project defining the entries to the development.
- u. Flag Sign: Sign panel projects horizontally from a single pole.

- v. Flush Left Layout: Typography begins at left margin, and any additional lines of typography are also flush with first line at left margin.
- w. Freestanding Monument Sign: A single large sign of concrete or stone, standing separate from the structures or facilities it identifies.
- x. Freestanding Identification: Signs along streets and roadways which identify facilities, businesses, tenants, and addresses.
- y. Freestanding Sign: A sign wholly supported by one or more uprights, or upright members in or upon the ground, which are not a part of or supported by a building, and are not temporary in nature. (Ground sign or detached sign.)
- z. Frontage: The length of the property line of any one parcel parallel to and along each public right-of-way which it borders.
- aa. Gasoline Price Signs: On-premise signs identifying the brand or type and price of gasoline sold.
- ab. Halo Lit Letters: Opaque, fabricated metal letter form with internal luminous tubing, mounted a few inches off face of building. Illumination fall only on building surface immediately adjacent to letter, creating halo effect.
- ac. Height of Freestanding Signs: The greatest vertical distance measured from grade to the top of the sign and any accompanying architectural feature of the sign.
- ad. Height of Non-Freestanding Signs: The greatest vertical distance measured from the bottom to the top of the sign and any accompanying architectural feature of the sign.
- ae. Integral Graphic Band: Constant horizontal band or fascia area of an architectural complex, where graphics must be placed.
- af. Interior Illuminated Letters: Fabricated letter form with internal luminous tubing and translucent acrylic face.
- ag. Maintenance: Any activity relative to repair, restoration or preservation of an existing sign, display or device in a state similar to that when originally installed or erected
- ah. Monument Sign: A low profile freestanding sign which has a solid supporting base incorporating the design and building material of the primary use of the property.
- ai. Parapet: The portion of a building wall that rises above the roof level.

- aj. Post and Panel Sign: A post supports each end of a sign panel.
- ak. Real Estate or Property for Sale, Rent or Lease Sign: Any sign pertaining to the sale, lease or rental of land or buildings.
- al. Roof Line: The ridge of the roof or the top of the parapet, whichever forms the top line of the building silhouette.
- am. Sign Area: The area of a sign having an integral part of a building, wall, awning, canopy, marquee, or other part of a structure as its background shall be the area enclosed within the shortest line drawn to include all letters, designs, tubing, direct illumination sources, or other components of the sign, including all intervening spaces. The area of all other signs shall be the largest cross-sectional area measured to a line encompassing all portions of the sign, including the background and tubing, but excluding the supporting posts or poles without attached lighting. In determining the area of a sign having more than one face, only the area of one face shall be counted.
- an. Sign Program: An plan approved by the Director of Planning or his or her designee setting forth all signage for a proposed development.
- ao. Street Frontage: That portion of a building or property which faces or abuts a street or streets.
- ap. Temporary Signs: Signs to be displayed for a specific period of time or event and which are removed immediately after the completion of the event.
- aq. Tenant Directories: Signs in commercial facilities which identify the location of individual tenants.
- ar. Tenant Identification: Signs mounted on the face(s) of buildings or which are freestanding and identify a single tenant within the building.
- as. Wall Signs: A sign attached to, painted or erected on the exterior wall of a building or structure with the exposed face of the sign in a plane approximately parallel to the plane of the exterior wall.

## 2. GENERAL REQUIREMENTS

- a. All owner/tenant identification signs shall conform to the guidelines of the Specific Signage Requirements Summary at the end of this section
- b. A sign program shall be submitted in conjunction with the submittal of a Site Plan, Conditional Use Permit and/or architectural plans.

- c. All signing shall be of materials compatible with exterior buildings colors, materials, and finishes, and be of a high quality of fabrication.
- d. No signing will be permitted which does not directly relate to the primary service or function of the given owner/tenant activity.
- e. All applications for sign permits shall contain all of the following information and materials:
  - (1) The location and size of any existing or proposed buildings or structures on the parcel where the sign is to be located.
  - (2) The location of off-street parking facilities, including major points of entry and exit for motor vehicles where directional signs are proposed.
  - (3) The intended location and position of the proposed sign and its relationship to existing or proposed adjacent buildings, structures, roadways, and property lines on or immediately adjacent to the parcel where the sign is to be located.
  - (4) Fully dimensioned drawings showing proposed design, size, exact colors, materials and location of the sign or sign structures and photographs of all sides of any existing buildings or elevation drawings of sides of proposed buildings and structures.
  - (5) The method of attachment of the sign to any structure.
  - (6) A statement showing sizes and dimensions of all other signs existing on the parcel where the sign is to be located.
  - (7) A statement showing the size and color relationships of such sign or sign structure to the appearance and design of existing or proposed buildings and structures on the parcel where the sign is to be located.
  - (8) Such other information as the Director of Planning may specify to assure compliance with this Article.
- f. Sign review procedures including criteria for approval for the Antelope Valley Business Park, shall conform to those listed in the City of Palmdale Sign Ordinance No. 878. In the event of a conflict between any sign standard listed in the Antelope Valley Business Park Specific Plan and any City of Palmdale Ordinance, standards within this document shall prevail.
- g. All owner(s)/tenant(s) shall be responsible for the proper maintenance of all their signs, and shall conform to the maintenance requirements listed in City Ordinance No. 878, 87.04, I.

On notice by the City of Palmdale an owner/tenant will be required to restore or repair any signing which is not properly maintained.

- h. Signs are to be free of all labels and fabricator's advertising, except for those required by code.
- i. All electrical service to any sign shall be fully concealed, and shall be on the owner/tenant's meter.
- j. All signs will conform to appropriate building and electrical codes, and bear the U.L. label if illuminated. The owner/tenant and contractor shall be responsible for obtaining any and all permits required. All sign construction work shall be performed by licensed contractors. All signs shall display the City-issued decal.
- k. No sign is to be located higher than the second story, except for commercial or office buildings, (including hotels and restaurants) which are three (3) stories or more, and which may have a maximum of two (2) building identification signs above the top story and below the parapet. In no event shall a sign extend above the roof line.
- l. The owner/tenant will be responsible for the design, fabrication, and installation of individual owner/tenant signs.
- m. All permits and fee requirements for signs shall be obtained from the City of Palmdale and paid for by the owner/tenant prior to installation.
- n. No sign shall have visible moving parts or simulate movement by means of fluttering, rotating or reflecting devices.
- o. No sign shall have flashing, blinking, or moving lights, or any other moving lights, or any other illuminating device which has changing light intensity, brightness, or color, except for parts designed to give public service information such as time, date, temperature, or similar information.
- p. All building-mounted signs shall be constructed so as not to have exposed wiring, raceways, ballasts, conduit, and transformers.
- q. Freestanding monument signs shall be incorporated into landscaping berms to minimize visual mass.
- r. Metal signs include aluminum or brass signs.
- s. All freestanding signs shall be integrated with landscaping and grading.
- t. Exemptions to sign permit requirements for the Antelope Valley Business Park Specific Plan, shall conform to those same exemptions listed in City of Palmdale Ordinance No 878, except where provisions

of this document conflict with the said Ordinance. In the event of conflict between the Ordinances, provisions listed in this document will prevail.

3. SINGLE BUILDING OCCUPANT IDENTIFICATION:

Industrial, business park, and commercial signage

a. Street Identification

Within each property there are a number of requirements for signs. The primary need is owner/tenant or facility identification.

- (1) The freestanding monument sign will be placed adjacent to the main entry to the property.
- (2) The sign will be positioned perpendicular or parallel to the street and set back behind the property line, per the requirements of Table I-A-1.
- (3) The double-faced sign will be integrated with the landscape.
- (4) Design for the signs will consist of a park standard base and a customized cap to accommodate the message content. The caps may be constructed of a variety of materials to be consistent with the architecture. These materials may include concrete, stucco, brushed or polished metal, anodized aluminum, ceramic tile, granite, wood, or fiberglass.
- (5) Graphics on the sign will consist of the tenant name and/or logo, address and street name. Commercial monument signage can include the center name and primary tenants name or logo which occupy a minimum of 30,000 square feet.
- (6) Typography may vary according to the user's identity.
- (7) The sign shall be indirectly illuminated.

b. Wall-Mounted Sign

- (1) The business name and/or logo may be mounted on the face of the building in an architecturally appropriate position, per requirements of Table I-A-1. In addition, building identification signage is permitted for building of three (3) stories or more, per the requirements of (2i) above and Table I-A-1.
- (2) These graphics shall be aluminum or metal plate elements individually mounted.
- (3) Individual letters or logos may be interiorly illuminated; metal "can" signs will not be allowed. All conduits, raceways and

wiring shall be subsurface; no clips or support brackets will be visible from the frontal elevation.

- (4) Scale and proportion of graphics shall be in consonance with the architecture.
- (5) All design and layouts shall be reviewed and approved by the Palmdale Planning Department through sign permit review.

4. MULTIPLE TENANT, INDUSTRIAL, BUSINESS PARK, OR COMMERCIAL BUILDING OR MULTIPLE BUILDING COMPLEX SIGNAGE

For each multiple tenant building or multiple building complex, a customized signage program will be implemented to identify the individual businesses at their respective entries.

The criteria for these systems will be based on the architectural style and detailing of the building, and will include form, size, and finish of the elements and their relationship to entries, fenestration, structural members, and materials. Sign programs will be reviewed and approved by the City of Palmdale Planning Department.

*Directional and regulatory signs within a property will conform to the standard sign system for the entire Antelope Valley Business Park. These will be post and panel or flag signs. Directional signs will be of a modular nature to allow for additions or deletions.*

5. BUILDING/TENANT IDENTIFICATION (WALL)

a. Primary Tenant Identification (Wall)

The purpose of this sign is to identify primary anchor tenants as determined by the building owner.

- (1) These signs shall be located above the windows of the highest occupiable floor and below the top of the parapet. Primary tenant signs may be centered or offset toward either end of the major elevations. Signage may be allowed on a maximum of three building elevations.
- (2) The maximum area of a primary tenant identification sign must not exceed one square foot per width of elevation where the sign is located to maximum of one hundred fifty (150) square feet.
- (3) The size and location of each sign will be designed to be complementary and proportional to each individual building.
- (4) If a logo symbol is to be used in conjunction with the tenant logo type style, the logo symbol must not exceed an area of

thirty percent higher than the cap height or two times the cap height in width.

- (5) These signs may be either internally illuminated or non-illuminated. Internally illuminated letters shall have a depth of no more than five inches and non-illuminated letters shall have a depth of not less than two inches.

b. Ground Floor Tenant Identification (Wall)

The purpose of this sign is to identify ground floor tenants of building who are not identified on the primary tenant sign.

- (1) Ground floor office tenant identification signs will be limited to the identification of ground floor tenants. A maximum of one sign per tenant shall be permitted unless the ground floor is occupied wholly by a single tenant, in which case two signs will be permitted. In no event will more than four ground floor tenant identification signs be permitted per building, and no more than two such signs will be permitted on any one building elevation.
- (2) These signs must be located just above the first floor windows on the facia of the spandrel glass area below the second story window, within proximity to the ground floor tenant's entry.
- (3) The maximum area for a secondary tenant identification sign must not exceed 22 square feet, height shall not exceed 20 inches.

6. SERVICE STATIONS

Sign Criteria apply to all service stations.

- a. One (1) monument identification and wall sign indicating the name of the service station not to exceed sixty (60) square feet in area, including the base and five (5) feet in height may be erected.
- b. A monument sign is permitted subject to the following standards:
  - (1) The sign shall be located a minimum of ten (10) feet from any property line.
  - (2) The sign shall not exceed 3-1/2 (three and one-half) feet in height or exceed 40 square feet if located in the required front yard setback.
- c. A wall identification sign shall be permitted subject to the wall sign requirements for commercial land uses (see Table 10).

d. Gasoline Price Signs:

One (1) gasoline or fuel price sign per street frontage, placed on the ground not to exceed fifteen (15) square feet in area and five (5) feet in height, which displays the information required by Sections 13530-13540 of the Business and Professions Code and Section 4301 of Title 4 of the California Administrative Code in the manner required by those sections.

7. DIRECTIONAL AND REGULATORY SIGNS

Directional signs provide functional directions, such as "shipping and receiving". Regulatory signs control vehicular movement, such as "handicapped parking only". These signs will be post and panel and flag type signs constructed of aluminum or fiberglass. Size, design, layout, and color shall conform to project standard (to be submitted with overall sign design). Copy will be as succinct as needed to convey the message. Signs will be located as utility and safety dictate, with placement approved by the City of Palmdale Planning Department. There shall be no more than two signs per driveway.

a. Traffic Control Signage

All street signage shall conform to City of Palmdale standards.

8. TEMPORARY SIGNS

a. Free-standing Signs

(The developer of each facility may display information on a temporary free-standing sign whose purpose is to disseminate information pertinent to a site and its stage of development.) The sign is to be designed to conform to the Antelope Valley Business Park standards and submitted for approval prior to its installation on the site. No temporary promotional signs will be allowed on the premises of the adjoining public street rights-of-way.

A sign may be constructed on a site any time after the site has been purchased. Information can be added or the sign can be exchanged for another to indicate the advent of construction, or to recruit employees, or to identify the leasing agent. However, each revision or sign replacement must conform to the guideline's criteria. A sign that is to be replaced with another must be removed before the other sign can be installed. Temporary signs must be removed from the site when the initial leasing program is ninety-five percent (95%) complete.

- Form

Free-standing monument with panels which meet the grade.

- Scale

Rectangular ratio of height to width shall be 2:1. Total area not to exceed eighty square feet.

- Materials

Designed to last the length of its intended use without significant fading, peeling, blistering, warping, cracking, rotting, or delamination. Antelope Valley Business Park reserves the right without liability to cause removal of any sign deemed to be in violation of the provision by virtue of deterioration or damage.

- Duration

Temporary signs shall remain in place for no more than twelve (12) months. This period may be extended upon approval by the City of Palmdale.

- Permit

Prior to placement of such sign, a City of Palmdale sign permit shall be obtained.

b. Wall Signs

Banners, pennants, flags, and any other advertising devices, except floodlights, may be placed on an occupant's property for the purpose of announcing the opening of a new business, subject to the following requirements:

- The total area of all such signs or advertising devices shall not exceed the area of permanent signs for the use permitted by these sign criteria (see Table 10, Signage and Graphic Criteria).

No such device shall be located in a manner not permitted for permanent signs.

- No such device shall pose a hazard to the safe movement of traffic and shall not block the visibility of permanent signs on adjacent properties.
- The temporary signs may remain in place for a period not to exceed thirty (30) days after the date of installation of the sign; or until a permanent sign is installed, whichever occurs first.

- Prior to installation of the temporary sign, the proponent shall obtain approval from the City of Palmdale.

Table 10  
Industrial/Business Park Signage Criteria

DEVELOPMENT TYPE	SIGN TYPE	NUMBER OF SIGNS	PLACEMENT AND LOCATION	SIGN AREA	SIGN HEIGHT	MAXIMUM LETTER SIZE	FORM AND MATERIALS	MESSAGE AND LAYOUT	COLOR	ILLUMINATION
MULTI-TENANT SINGLE BUILDING	Primary tenant identification (wall)	3 maximum	Above windows of top floor, below top of parapet or roofline; 1 per side; 3 sides maximum	1 sq. ft. for 1 foot of width of building; Maximum 75 sq. ft.	N/A	36" max.	Individual letters: metal, fiberglass or acrylic	Building name, tenant name and/or logo	Must relate to architectural style	Halo lit or interior illuminated
	Ground floor tenant (wall)	1 per tenant; 2 if tenant occupies entire ground floor	Directly above ground floor windows in proximity to entrance	22 sq. ft. per tenant	N/A	18"	Individual letters: metal, fiberglass or acrylic	Tenant or business name and/or logo	Must relate to architectural style	Halo lit or interior illuminated
	Building identification (for building 3 or more stories) (wall)	Maximum 2 (No more than 1 per building face)	Above window, of top floor, below top of parapet or roofline	150 sq. ft.	N/A	3 stores-36" 4 stores-42" 5 stores-48" 6 and over 60"	Individual letters: metal, fiberglass or acrylic	Building name	Must relate to architectural style	Halo lit or interior illuminated
	Monument	1 per street frontage	Perpendicular to street; 20' from driveways; 10' from property line	60 sq. ft.	5'	N/A	Compatible with building being identified	May be 2-sided; Name of Owner/Tenant or building and street address flush left or centered	Must relate to architectural style	Ground lit

Table 10  
Industrial/Business Park Signage Criteria

DEVELOPMENT TYPE	SIGN TYPE	NUMBER OF SIGNS	PLACEMENT AND LOCATION	SIGN AREA	SIGN HEIGHT	MAXIMUM LETTER SIZE	FORM AND MATERIALS	MESSAGE AND LAYOUT	COLOR	ILLUMINATION
MULTI-TENANT, MULTI BUILDING COMPLEX (SIGN PROGRAM REQUIRED)	Monument	1 per street frontage per complex	Perpendicular to street; 20' from driveway; 10' from property line	60 sq. ft.	5'	N/A	Compatible with buildings being identified	May be 2-sided; Name of Owner/Tenant or building and street address flush left or centered	Must relate to architectural style	Ground lit
	Ground floor tenant (wall)	1 per tenant	Over first floor windows, in proximity to entrance	50 sq. ft. maximum for tenants with less than 30,000 sq. ft. of gross floor area; 100 sq. ft. maximum for tenants with more than 30,000 sq. ft.	N/A	20"	Individual letters: metal, fiberglass or acrylic	Tenant or business name and/or logo	Must relate to architectural style	Halo lit or interior illuminated
SINGLE TENANT SINGLE BUILDING	Monument	1 per street frontage	Perpendicular to street; 20' from driveway; 10' from property line	60 sq. ft.	5'	N/A	Compatible with building being identified	May be 2-sided; Name of Owner/Tenant or building with street address flush left or centered	Must relate to architecture style	Ground lit

Table 10  
Industrial/Business Park Signage Criteria

DEVELOPMENT TYPE	SIGN TYPE	NUMBER OF SIGNS	PLACEMENT AND LOCATION	SIGN AREA	SIGN HEIGHT	MAXIMUM LETTER SIZE	FORM AND MATERIALS	MESSAGE AND LAYOUT	COLOR	ILLUMINATION
SINGLE TENANT BUILDING (CONT'D)	Wall	1 per street frontage	Above top story window, below parapet	70 sq. ft. plus 2 sq. ft. for each 5' of building setback beyond required setback. Maximum 100 sq. ft.	N/A	36" max.	Individual letters; metal, fiberglass or acrylic	Owner/tenant or business name and/or logo	Must relate to architectural style	Halo lit letters or interior illuminated
	Monument	1 per complex (subject to sign program)	Perpendicular to street, 20' from driveway; 10' from property line	60 sq. ft.	5'	N/A	Compatible with buildings being identified	May be 2-sided; Name of Owner/tenant or building with street address flush left or centered	Must relate to architectural style	Ground lit
SINGLE TENANT MULTI-BUILDING (SIGN PROGRAM REQUIRED)	Wall	1 per building; (subject to sign program)	Above top story window, below parapet	70 sq. ft. plus 2 sq. ft. for each 5' of building setback beyond required setback. Maximum 100 sq. ft.	N/A	36" max.	Individual letters; metal, fiberglass or acrylic	Owner/tenant or business name and/or logo	Must relate to architectural style	Halo lit letters or interior illuminated

Table 10  
Commercial Sign Criteria

DEVELOPMENT TYPE	SIGN TYPE	NUMBER OF SIGNS	PLACEMENT AND LOCATION	SIGN AREA	SIGN HEIGHT	MAXIMUM LETTER SIZE	FORMS AND MATERIALS	MESSAGE AND LAYOUT	COLOR	ILLUMINATION
COMPLEX IDENTIFICATION	Monument	1 per street frontage. Centers with more than 250' of frontage may request additional monuments	Perpendicular to street; 20' from driveways; 10' from curb	60 sq. ft.	5' max.	N/A	Must relate to architectural style of center	May be 2-sided. Name of center and street address; plus name of primary tenant with 30,000 sq. ft. or greater gross floor area; flush left or centered layout	Must relate to architectural style of center	Ground lit
TENANT IDENTIFICATION	Wall	1 sign per tenant per frontage	Above first floor window, in proximity to entrance	1.5 sq. ft. per width of building elevation, max. 75 sq. ft. for tenants with less than 30,000 sq. ft. gross floor area, 100 sq. ft. for tenants with more than 30,000 sq. ft.	N/A	26"	Individual letters; metal, fiberglass or acrylic	Tenant business name and/or logo	Must relate to architectural style	Halo lit or interior illuminated

Table 10  
Commercial Sign Criteria

DEVELOPMENT TYPE	SIGN TYPE	NUMBER OF SIGNS	PLACEMENT AND LOCATION	SIGN AREA	SIGN HEIGHT	MAXIMUM LETTER SIZE	FORMS AND MATERIALS	MESSAGE AND LAYOUT	COLOR	ILLUMINATION
SERVICE STATION	Monument	1 per street frontage  If located on corner parcel, 1 sign total	Perpendicular to street; 20' from driveway; 10' from property line	60 sq. ft.	5'	N/A	Base: brick, concrete, tile, metal or stone  Cap: translucent face, vacuum form plastic, acrylic or fiberglass	Company logo only; 2-sided	Company logo colors	Interior illuminated

## **B. LIGHTING**

### **1. PUBLIC LIGHTING**

Public lighting refers primarily to street lights. Street lights shall conform, both in type and location, to the Standards of the City of Palmdale, Department of Public Works at the time of installation. The City shall provide for the maintenance and energy costs of street lighting through the formation of a maintenance district.

### **2. SITE LIGHTING**

Site lighting refers to illumination of onsite areas for purposes of safety, security and nighttime ambience. This includes lighting for parking areas, pedestrian walkways, graphic and signage, architectural and landscape features, shipping and loading areas, and any additional exterior areas.

The concept for onsite lighting is intended to be low-key. Overall high levels of illumination are not required; intensity should be no greater than required for automobile and pedestrian safety. Within these parameters, light sources should convey a sense of safety, direction, and movement. Photometric lighting plans shall be required for all parking areas.

On each site, all lighting fixtures shall be from the same family of fixtures with respect to design, materials, color, fixture, and color of light. Lighting sources shall be shielded, diffused or indirect to avoid glare to pedestrians and motorists. Lighting fixtures shall be selected and located to confine the area of illumination to within the site boundaries. To minimize the total number of freestanding light standards, wall mounted lights shall be utilized.

Along pedestrian movement corridors, the use of low mounted bollard height standards which reinforce pedestrian scale shall be encouraged. Parking areas should be lit with shielded, lower intensity light fixtures. Pedestrian walkway lighting shall not exceed an overall height of sixteen feet (16'). Steps, ramps, and seatwalls should be illuminated, wherever possible, with build-in light fixtures.

Shields provided for security lights shall be painted to match the surface to which the fixture is attached. These fixtures shall not project above the fascia or roof lines of the adjacent buildings. Exterior lights should be used to accent entrances and special features. All illumination elements shall have controls to allow their selective use as an energy conservation measure.

## C. ARCHITECTURAL GUIDELINES

The purpose and intent of the Architectural Standards for the Antelope Valley Business Park is to establish criteria and general parameters by which specific projects are to be evaluated by the City of Palmdale. Compliance with the standards will be evaluated during City review of Site Plan Review or Conditional Use Permit applications. These standards are not intended to limit innovative design, but rather to provide direction to future project applicants and the City. It remains the intent of the project proponent and the City to develop a project that is functional, responsive to market demands, and aesthetically pleasing.

1. A primary objective is to clearly establish the identity of the Antelope Valley Business Park through entry identification statements, signage, landscaping treatment and architectural design of mass, scale and material.

At the same time, however, a conscious attempt has been made to stay away from such a rigid set of precise architectural standards which inhibit creativity and flexibility, possibly resulting in a monotoneous expanse of undifferentiated buildings.

2. The design criteria for signage and graphics established within the Specific Plan for the Antelope Valley Business Park will promote and ensure a consistent treatment throughout the Business Park property.
3. Industrial and Business Park projects are encouraged to provide outdoor plazas/eating areas for employee use. Such plazas should be incorporated into the overall design of the project and located away from public entrances, loading areas and other high traffic areas.
4. Architectural treatments shall be incorporated into the site plan and elevations for each individual parcel, for review and approval by the City of Palmdale during the development review process. Various treatments to be identified include but are not limited to:
  - a. Building materials;
  - b. Colors;
  - c. Articulation;
  - d. Signage and tenant identification;
  - e. Methods of architectural continuity;
  - f. Mechanical equipment screening;
  - g. Fenestration;
  - h. Screening of loading, storage, and trash areas;
  - i. Building placement;

- j. Outdoor hardware fixtures (trash receptacles, seating, etc.)
5. Innovative design and architectural treatments which reflect appropriate massing and proportion are encouraged to be utilized within the project. Architectural styles should reflect timeless quality rather than trendy designs which quickly become "dated".
  6. Design elements, such as walls, hardscape, trash enclosures, lighting and monument signage should be integrated into an overall architectural theme. As such, materials, shapes and colors consistent with this theme shall be utilized.
  7. Expanses of blank wall, devoid of any articulation or embellishment, should be avoided. Rear and side elevations should contain some similar elements of the front elevation, thus ensuring that the building maintains a cohesive, unified appearance on all sides of the structure. These elements could include but are not limited to color, texture, relief, trim, materials, lighting, window and door treatments, and other similar elements.
  8. Building entrances should be well articulated to create a formal entry statement.
  9. Decorative pavement treatment should be provided at project entrances to create a strong entry statement.
  10. Designers should make every attempt to establish and maintain a balance between community goals and objectives and client requirements.
  11. Designers should make every attempt view their projects in the context of the overall Business Park master plan, so as to seriously consider design continuity and compatibility.
  12. Innovative design solutions to problem situations and conditions are encouraged.
  13. Metal buildings are not permitted. All other materials may be proposed, subject to the review and approval by the City of Palmdale Planning Department.
  14. Siting of structures and building design should attempt to maximize effective relationships between structures and adjacent properties.
  15. Building and parking setback requirements are to be met, with consideration given to maximizing setback area, and varying setbacks so as to create an interesting viewscape from the public street and avoid a monotonous row of buildings.
  16. Projects providing creative and distinguishing site plan or architectural features such as childcare facilities, employee recreation areas, fountains, outdoor plazas, underground parking or similar features may utilize flexibility in certain standards such as parking and building setbacks, if the modified standard directly benefits from the exceptional design features as

determined by the City under the provisions of the Planned Development process as specified in this document.



## **VIII. DEVELOPMENT PHASING**

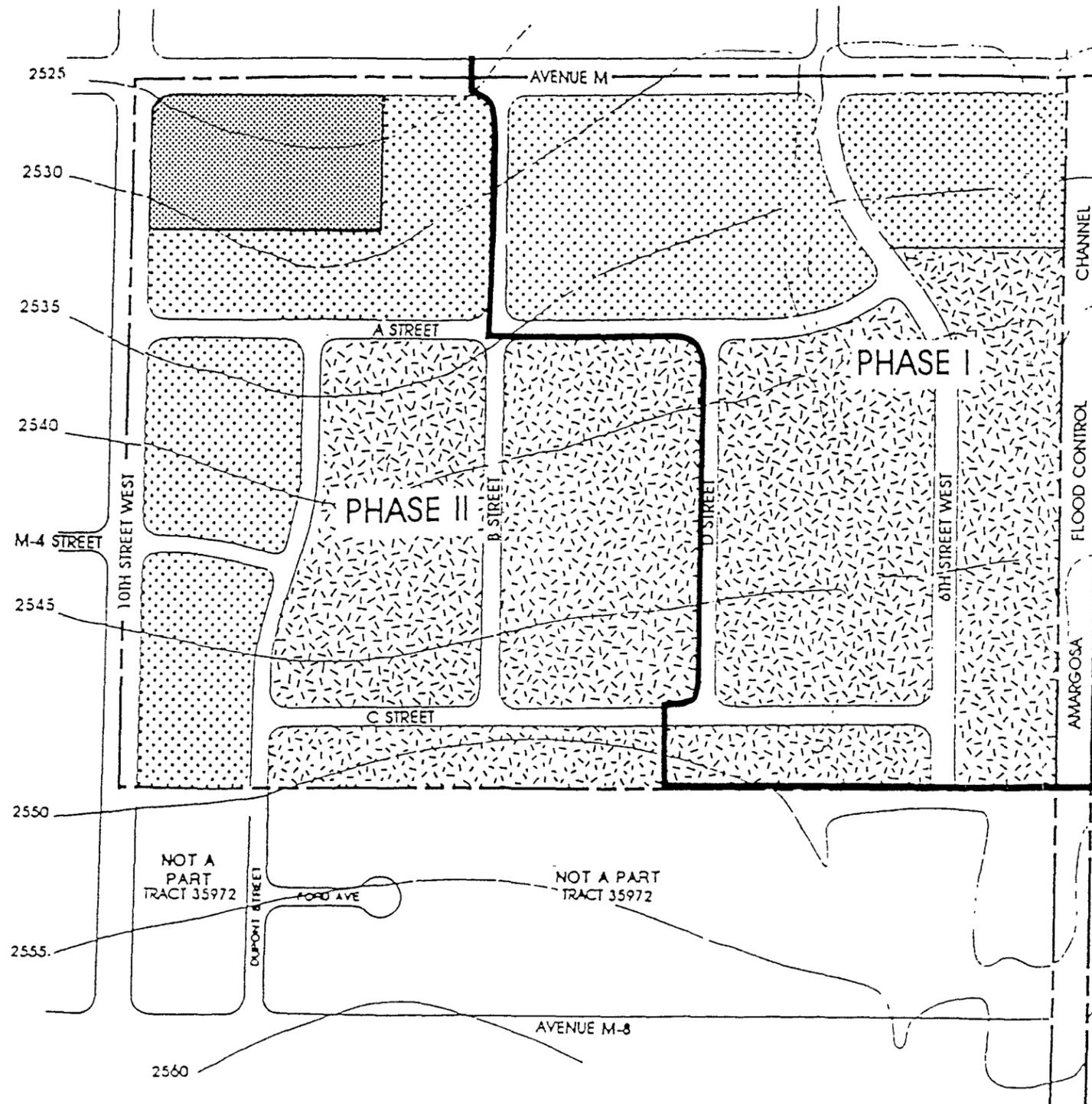
### **A. LAND USE**

A conceptual phasing concept, as depicted on Figure 21 Conceptual Phasing Plan, has been developed to outline the projected phasing program. This concept will be subject to change depending on future market conditions. Any changes to this conceptual plan will be subject to review and approval by the Palmdale Planning Department.

Timing of project construction and estimated build out are based solely on two primary factors; the rate of product absorption driven by market demand and; the availability of infrastructure necessary to ensure adequate facilities and utilities for the individual users. Based on current projections for buildout, the Antelope Valley Business Park development will be constructed in two phases. In addition, the following concept has been prepared based on assumptions of utility and infrastructure availability, capacity and improvements, and channelization improvements to Amargosa Creek which may also effect the method of project phasing.

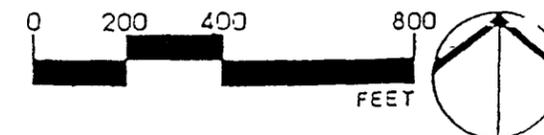
Prior to commencement of project site preparation or construction, the applicant shall prepare and submit for review and approval, improvement plans for any phase of construction - including the provision of adequate utilities, circulation and infrastructure - with the Palmdale Planning Department.

Figure 21



LAND USES	PHASE I	PHASE II	TOTAL
 BUSINESS PARK	19.85	17.88	37.73
 INDUSTRIAL	28.87	29.07	57.94
 COMMERCIAL		5.53	5.53
NET ACRES	48.72	52.48	101.20
ROADS	10.59	9.03	19.62
TOTAL ACRES	59.31	61.51	120.82

Note: This Conceptual Phasing Plan is subject to change based upon future market conditions and infrastructure improvements.



**ANTELOPE VALLEY  
BUSINESS PARK**

## **IX. IMPLEMENTATION PROCESS**

### **A. REQUIRED APPROVALS**

#### **1. PUBLIC REVIEW**

##### **a. Site Plan Review**

Site development plans shall be subject to review and approval by the City of Palmdale Planning Department through the Site Plan Review Process. The Site Plan Review Process is a staff level public hearing. All plans and submittal requirements will be consistent with requirements set forth by the City of Palmdale at the time of development.

##### **b. Conditional Use Permit**

Conditional Use Permit applications shall be subject to review and approval by the City of Palmdale Planning Commission. All plans and submittal requirements shall be consistent with requirements set forth by the City of Palmdale at the time of development.

##### **c. Other Discretionary Approvals**

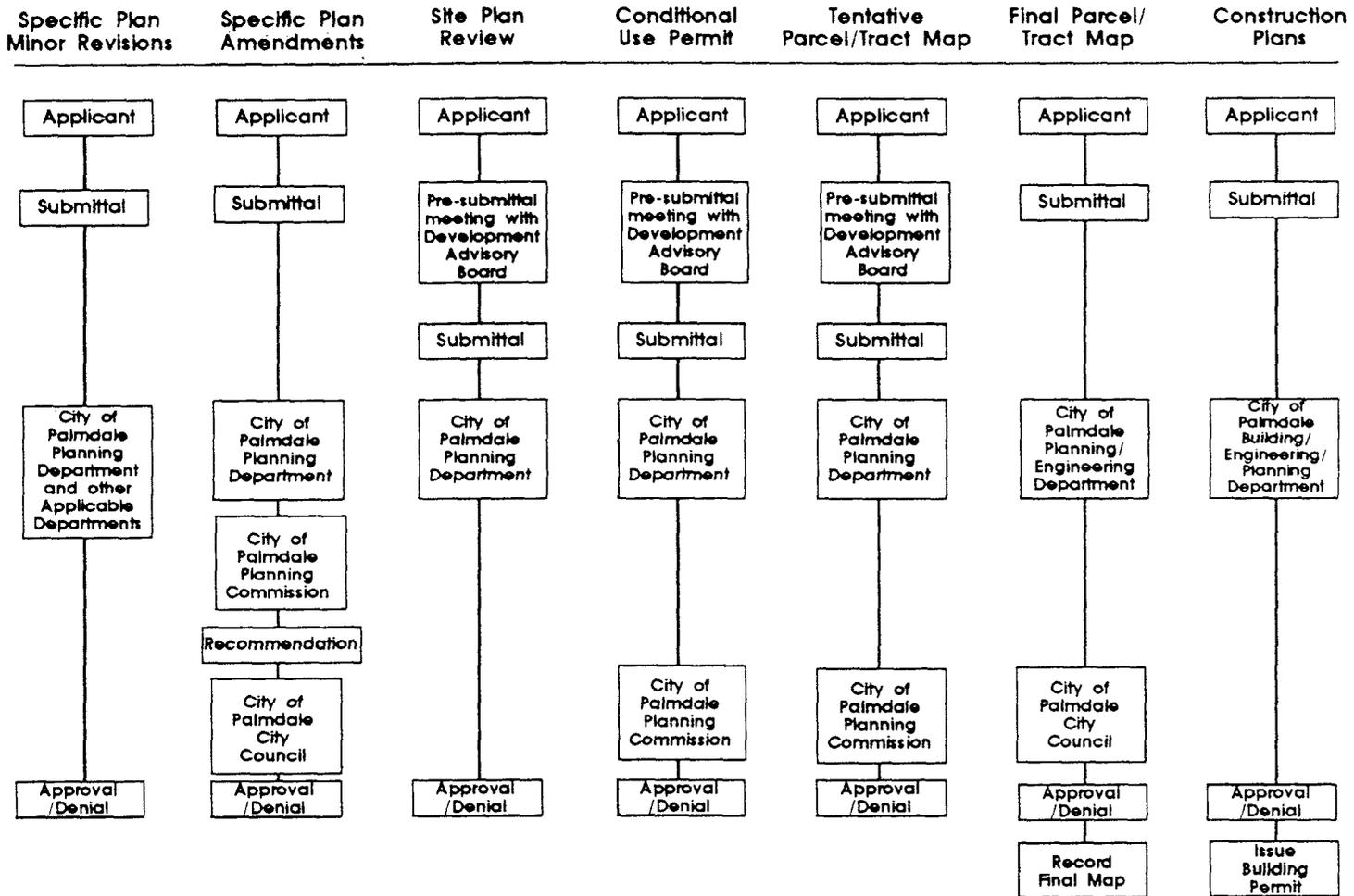
Subsequent Tentative Maps, Parcel Maps, Variance Requests, Minor Revisions, and Major Modifications/Specific Plan Amendment applications shall be consistent with all City review procedures at the time of submittal.

Should future market conditions dictate, business park uses as outlined in Table 2, shall be permitted within the Commercial Zone located at the intersection of 10th Street West and Avenue M. Should the developer exercise this option, the Business Park development standards contained in Section V-C and V-D shall regulate development of business park uses on this area of the project. A single site plan for the entire 5.53 acre area shall be processed for review and approval through the Site Plan Review Process pursuant to the process and standards contained in Section V, Table 2, V-B, and V-B-4.

Whereas the nature and associated impacts of business park development are less than those typically associated with commercial development, this action will require approval through the Site Plan Review Process approval by the Planning Department.

# IMPLEMENTATION PROCESS

FIGURE 22



**ANTELOPE VALLEY  
BUSINESS PARK**

## 2. ADMINISTRATIVE APPROVALS

### a. Merger of Contiguous Parcels

The provision of lot mergers shall be allowed within the Antelope Valley Business Park Specific Plan area, under the local ordinance authority granted to this specific plan through adoption by the Palmdale City Council.

#### (1) Definition

A lot merger is the formal combination of contiguous lots under common ownership in order to conform to minimum zoning standards, tax purposes, construction purposes, or similar reasons.

#### (2) Review Process

Application for voluntary mergers of contiguous parcels shall be made to the Director of Planning and shall include such items as may reasonably be required to make the necessary findings, and a filing fee shall be paid as established by resolution of the Palmdale City Council.

Mergers shall be approved by the Director of Planning upon findings that:

- The lots to be merged are under common ownership at the time of the merger.
- The lots as merged will not be deprived of legal access as a result of the merger and access to the adjoining lots will not be restricted by the merger.
- All current and any delinquent taxes have been paid on all affected lots.

After approval, the applicant shall file for recordation of the new legal description along with the site map prepared by a registered civil engineer, and/or licensed land surveyor. Any documents needed to reflect the merger shall be recorded concurrently with the legal descriptions.

## **B. FISCAL IMPACT SUMMARY**

As part of the comprehensive plan developed for the Antelope Valley Business Park project, a Fiscal Impact analysis was prepared by Ultra-Research, Inc. to research, analyze, and summarize the fiscal characteristics and impacts associated with development of the project.

The fiscal analysis, included as Appendix A to this document, addresses the estimated fiscal impacts of the Antelope Valley Business Park project on services provided by the City of Palmdale, the County of Los Angeles, and other special jurisdictions/districts servicing the area.

The result of this analysis indicates that for the study period from fiscal year 1992 to fiscal year 2001, the project will generate approximately over 5,400 new jobs in the area, and will create a total cost to the general fund of approximately \$473,000 (estimated to be \$88,000 annually by fiscal year 2001), an impact considered to be normal for a project of this type.

Service provisions including water and sewer, street lighting, flood control and landscape maintenance will be paid via user fees and special property assessments. As a result of project buildout, significant property tax revenue amounting to over \$260,000 a year will be generated to pay for fire protection services.

Educational impact fees have been estimated based on the project use and size, and will be paid directly to the Palmdale Elementary School District and the Antelope Valley Joint Union High School District. In addition, approximately \$75,000 and \$145,000 annually will be generated in the form of property tax revenue to these districts respectively, upon project buildout.

## **X. AMENDMENT PROCESS**

### **A. MINOR REVISIONS**

Minor revisions to the Specific Plan that relate to realignment of roads, or adjustments to infrastructure plans (such as drainage, sewer, and water) shall be approved by the City of Palmdale Planning Director and any other applicable department head (see Figure 22).

Rearrangements, transfer or exchange of land use designations within the specific plan may be approved subject to the following conditions:

1. The applicant shall submit an analysis of the proposed land use rearrangement to ascertain the following:
  - a. The rearrangement does not create adverse impacts on traffic volumes and circulation adjacent to areas of land use category exchange.
  - b. The rearrangement does not create adverse impacts on sewer, water, and other infrastructure capacity in the areas of land use category exchange.
  - c. The proposal involves a rearrangement of less than 5 percent of the total project acreage.

### **B. MAJOR AMENDMENTS**

A major amendment to the Specific Plan (i.e. proposed change of land use categories) will require review and approval by the Lusk Company and the City of Palmdale. Such major amendments are governed by the California Government Code, Section 65450, which requires an application and fee submitted to the Palmdale Planning Department, stating in detail the reasons for the proposed amendment (see Figure 22). Such amendments will require the approval of the Planning Commission and City Council.



## XI. DEFINITIONS OF LAND USE TYPES

### A. DEFINITIONS

Special words and terms used in this document are defined below. All other terms shall be defined per the Palmdale Municipal Code. Terms not defined herein or in the Municipal Code shall have the meaning ascribed to them in Webster's Collegiate Dictionary.

1. **Applicant:** person or entity applying for a Site Plan, Subdivision Map or other land use or development approval submitted pursuant to this Specific Plan.
2. **Arterial:** a through road or street constructed as part of the Antelope Valley Business Park which has the minimum design characteristics established herein and which conforms to the City of Palmdale's street standards.
3. **City:** shall refer to the City of Palmdale.
4. **Local Industrial Streets:** local public streets serving internal circulation needs of the project.
5. **Permitted:** any principally permitted use which requires approval through the City of Palmdale Site Plan Review Committee.
6. **Project:** shall refer to the Antelope Valley Business Park.
7. **Project Site:** shall refer to the area within the designated legal boundaries of the Antelope Valley Business Park.
8. **Project Applicant:** shall refer to The Lusk Company.



## **APPENDIX A - FISCAL IMPACT ANALYSIS**



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ANTELOPE VALLEY BUSINESS PARK

FISCAL IMPACT REPORT

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PREPARED FOR  
THE LUSK COMPANY  
IRVINE, CA



PREPARED BY  
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12 NOVEMBER 1990





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## EXECUTIVE SUMMARY

The proposed Antelope Valley Business Park involves the development of a 120-acre site for industrial, commercial, and business park uses with the emphasis being placed on manufacturing, research and development, light industrial and office-based uses with supporting commercial uses. In other words, emphasis is not being placed on those uses that generate significant taxable retail sales (and hence sales tax), but rather on those uses that generate employment opportunities. In this case, **the project is estimated to generate over 5,400 new jobs in the Palmdale area.**

The consequence of this development emphasis on non-taxable retail sales uses is that, as a result, there is estimated to be a city general fund deficit of at least \$27,000 by fiscal year 1992<sup>(1)</sup> and increasing to at least \$88,000 by fiscal year 2001<sup>(2)</sup>. Over the 10-year study period FY92 through FY01, the estimated total city general fund deficit is on the order of \$473,000. Such negative fiscal impact results are the "norm" for projects of this type.

On the other hand, significant property tax revenue, on the order of over \$260,000 per year after project buildout, will be generated to pay for fire protection by the County of Los Angeles (via the Consolidated Fire Protection District).

Water and sewer services will be paid for through user charges and, as a result, there will be no negative fiscal impacts on the providers of these services, which are the Los Angeles County Waterworks District No. 4 and the Los Angeles County Sanitation District No. 14, respectively.

Street lighting costs will be paid for via annual assessments as the result of annexation to the Los Angeles County Lighting District.

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(1) denoted by FY92

(2) denoted by FY01



Flood control and drainage costs will be paid for via annual assessments as the result of the creation of the City of Palmdale Assessment District 90-1.

Local landscape maintenance (such as for parkways and median strips) will be paid for via the creation of a commercial association of the project property owners and, as a result, the city will not incur any such costs.

Even though the project will not have a direct impact on local school districts, but may have an indirect impact in the sense that employees may choose to relocate their families to the Palmdale area, developer fees paid will be on the order of \$377,000 to the Palmdale Elementary School District and \$132,000 to the Antelope Valley Joint Union High School District. Upon completion of project buildout during FY95 and each year thereafter over \$75,000 and \$145,000 annually will be generated in the form of property tax revenue to each of these two school districts, respectively.

In addition, developer-paid public infrastructure improvements are estimated<sup>(1)</sup> to cost as follows:

Sewers	\$ 473,120
Streets	1,301,810
Street lights	63,120
Water meters/mains	502,655
	<hr/>
	\$2,340,705

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(1) Lusk Company estimate



## 1.0 INTRODUCTION

### 1.1 Project Overview

This report addresses the estimated fiscal impacts of the Antelope Valley Business Park project on services provided by the City of Palmdale, the County of Los Angeles, and other special jurisdictions/districts servicing the area.

The project site encompasses approximately 121 acres of land in the northern portion of Los Angeles County within the City of Palmdale. Referring to Figure 1.1, the site is located on the southeastern corner of 10th Street West and Avenue M, immediately easterly of the Antelope Valley Freeway, and bounded on the east by the Amargosa Flood Control Channel.

Three types of land uses will be developed within the Antelope Valley Business Park, namely: industrial, commercial and business park, as indicated in the land use summary in Table 1.1. Within these land use categories, specific types of uses planned are as follows:

- (1) Industrial -- manufacturing, research and development, warehousing and distribution, and various multi-tenant industrial uses
- (2) Commercial -- primarily retail sales services that support business operations such as administrative and professional offices, business supply retail and services, business support services, fast food sales, and personal services (NOTE: A service station is planned for the corner of 10th Street West and Avenue M. There is not planned any major restaurant and/or bar type facility.)
- (3) Business park -- primarily light industrial, research and development and office-based firms.

The proposed project **will have a significant employment impact** on the area in the sense of generating approximately 5,400 jobs, described as follows:

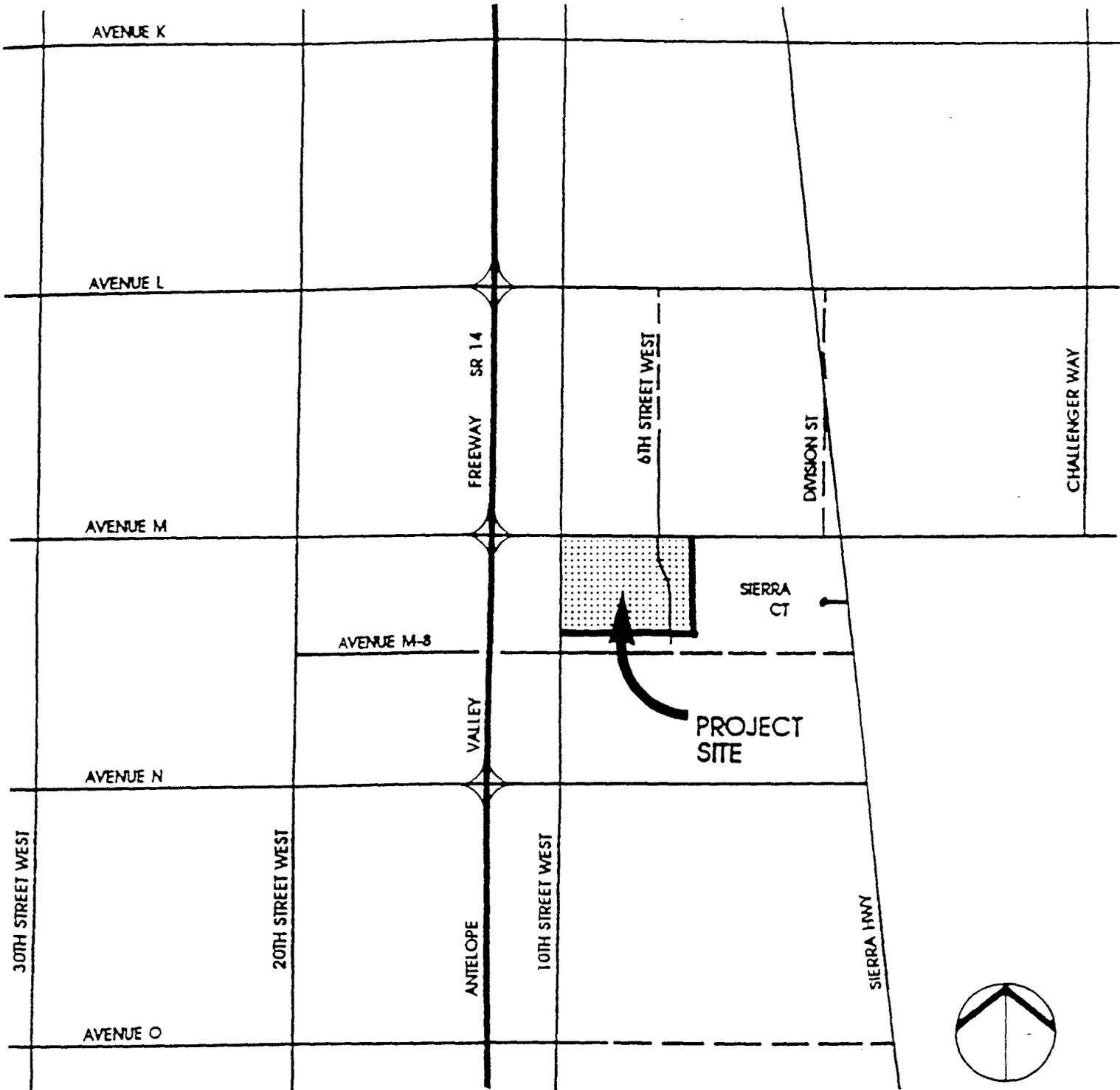


Figure 1.1 Antelope Valley Business Park Site Location

SOURCE: Planning Network



Table 1.1 Land Use Mix Characteristics for the Antelope Valley Business Park Development

	<u>Type of Use</u>		
	<u>Industrial</u>	<u>Commercial</u>	<u>Business Park</u>
Number of acres	57.94	5.53	37.73
Building sq. ft.	1,117,314	98,794	743,650
Valuation			
Land <sup>(1)</sup>	\$13,881,265	\$1,324,877	\$ 9,039,353
Buildings	39,105,990 <sup>(2)</sup>	7,409,550 <sup>(3)</sup>	44,619,000 <sup>(4)</sup>
	<hr/>	<hr/>	<hr/>
TOTAL	\$52,987,255	\$8,734,427	\$53,658,353

Public Facilities

Linear footage of streets = 15,300

(1) Based on \$5.50 per sq. ft. for improved lots (i.e., includes infrastructure)

(2) Construction cost = \$35 per sq. ft.

(3) Construction cost = \$75 per sq. ft.

(4) Construction cost = \$60 per sq. ft.



<u>Type of Use</u>	<u>Square Footage</u>	X	<u>Employee Generation Factor</u>	=	<u>Number of Jobs</u>
Industrial	1,117,314		1 per 750 ft <sup>2</sup>		1,490
Commercial	98,794		1 per 500 ft <sup>2</sup>		198
Business Park	743,650		1 per 200 ft <sup>2</sup>		<u>3,718</u>
				<b>TOTAL</b>	<b>5,406</b>

The proposed project will be phased in three increments, starting at the southwestern corner of the property adjacent to 10th Street West, moving easterly toward the Amargosa Flood Control Channel and, finally, developing the southeastern corner of the intersection of 10th Street West and Avenue M. The estimated construction phasing details are as follows:

- Phase I: 28.97 acres of industrial  
10.78 acres of business park  
Start in mid-1991  
Completed in 16 months
- Phase II: 28.97 acres of industrial  
10.78 acres of business park  
Start in early 1993  
Completed in 16 months
- Phase III: 16.17 acres of business park  
5.53 acres of commercial  
Start in mid-1994  
Completed in 9 months

## 1.2 Government Agencies Providing Services to the Project Area

City of Palmdale services and the agencies expected to provide services to the Antelope Valley Business Park development are as follows:

<u>Services</u>	<u>Responsible Agency</u>
General government, law enforcement <sup>(1)</sup> , planning, building services, engineering, street maintenance <sup>(2)</sup> , and other public works services	City of Palmdale

(1) City contracts with the Los Angeles County Sheriff's Department

(2) City contracts with the Los Angeles County Department of Public Works



<u>Services</u>	<u>Responsible Agency</u>
Fire protection	Consolidated Fire Protection District of the County of Los Angeles
Water service	Los Angeles County Waterworks District No. 4
Sewer service	Los Angeles County Sanitation District No. 14
Street lighting	Los Angeles County Lighting District
Flood control	City of Palmdale Assessment District 90-1
Education <sup>(1)</sup>	Palmdale Elementary School District and Antelope Valley Joint Union High School District

The City of Palmdale provides landscape maintenance services to median strips and parkways in the city and pays for such services via fees collected from establishment of a landscape maintenance district (zone). In the case of the proposed Antelope Valley Business Park, the developer plans to set up a commercial association for this purpose, thus alleviating the city from having to provide this type of service in the immediate project area.

The estimated fiscal impacts on the City of Palmdale are discussed in Section 2.0 and the estimated fiscal impacts on other servicing agencies are discussed in Section 3.0.

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(1) The project may have an indirect impact on local school districts as the result of employees relocating their families to the Palmdale area.



## 2.0 FISCAL IMPACTS ON THE CITY OF PALMDALE

### 2.1 Introduction

For the purpose of estimating the fiscal impacts on the City of Palmdale, only the general fund impacts are examined<sup>(1)</sup>. In this regard, the resulting general fund impacts vary according to the type of development. For example, Table 2.1 presents an overview of the types of general fund revenue sources impacted by type of development and Table 2.2 presents an overview of the types of general fund expenditure sources impacted by type of development. Because the proposed uses for the Antelope Valley Business Park are commercial and industrial, with no hotels or motels, the general fund revenue and expenditure sources expected to be impacted can be summarized as follows:

<u>General Fund Revenues</u>	<u>General Fund Expenditures</u>
Property Tax	Administration
Sales Tax	Building Services
Franchise Taxes -- Southern California Edison Co., Southern California Gas Co., and Refuse Collection	Planning
Real Property Transfer Tax	Law Enforcement
Business Licenses	Engineering
Development Fees	Street Maintenance

### 2.2 General Fund Revenues

The basis for the general fund revenues impacted as the result of the proposed Antelope Valley Business Park development can be described as follows:

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(1) Non-general fund impacts would include consideration of impacts on capital expenditures and restricted use revenues such as special developer fees. Capital expenditures, such as public infrastructure improvements provided by the developer, are discussed in Section 2.3.



Table 2.1 City of Palmdale General Fund Revenue Sources Impacted by Development Activities

<u>General Fund Revenue</u>	<u>Type of Development</u>		
	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>
Property Tax	X	X	X
Sales Tax	X	X	(1)
<u>Other Taxes</u>			
Franchise Taxes			
Southern California Edison Co.	X	X	X
Southern California Gas Co.	X	X	X
Cable TV	X		
Refuse Collection	X	X	X
Real Property Transfer Tax	X	X	X
Business Licenses	(2)	X	X
Transient Occupancy Tax		(3)	
<u>Revenue From Other Agencies</u>			
Gasoline Tax <sup>(4)</sup>	X		
Motor Vehicle In-Lieu Fees	X		
Cigarette Tax	X		
<u>Other Revenues</u>			
Fines, Forfeitures and Penalties	X		
Development Fees <sup>(5)</sup>	X	X	X

(1) if applicable

(2) rental and leased units

(3) hotels and motels

(4) non-general fund revenue; however, portions can be used for street maintenance

(5) planning, engineering and other miscellaneous filing fees



Table 2.2 City of Palmdale General Fund Expenditure Sources Impacted by Development Activities

<u>General Fund Expenditure</u>	<u>Type of Development</u>		
	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>
Administration	X	X	X
Building Services	X	X	X
Planning	X	X	X
Law Enforcement <sup>(2)</sup>	X	X	X
<u>Public Works</u>			
Engineering	X	X	X
Park Maintenance	X		
Street Maintenance <sup>(3)</sup>	X	X	X
<u>Recreation</u>			
Recreation Programs	X		
Recreation Facilities	X		

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(1) Includes City Council, City Administrator, City Clerk, Elections, Human Resources, Legal, Finance, Information Services and General City-Non-Departmental

(2) Contract with the Los Angeles County Sheriff's Department

(3) Contract with the Los Angeles County Department of Public Works



<u>General Fund Revenue</u>	<u>Description</u>
Property Tax	According to the provisions of AB 1197, the city is expected <sup>(1)</sup> to receive 1% of the 1% tax rate applied to property valuation (land plus improvements) starting in FY89, increasing to 2% in FY90, etc., up to a maximum of 7% in FY95.
Sales Tax	Based on 1% of the taxable retail expenditures generated by the project. (NOTE: This will only be associated with the commercial uses.)
Southern California Edison Co. Franchise Tax	Based on 2% of the electricity sales revenue collected by the Southern California Edison Co.
Southern California Gas Co. Franchise Tax	Based on 2% of the natural gas sales revenue collected by the Southern California Gas Co.
Refuse Collection	Based on 7.5% of the trash collection revenue collected by Palmdale Disposal.
Real Property Transfer Tax	Based on \$0.55 per \$1,000 in sales transaction involving the transfer of real property.
Business Licenses	Based on an annual tax of \$60 per business plus \$10 per employee.
Development Fees	Unable to estimate at this time; however, such fees will be assumed to be adequate to pay for all costs incurred by planning and engineering.

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(1) According to the provisions of AB 1197, which was enacted in 1988, this represents the Tax Equity Allocation formula to be used in allocating property tax from the general county property tax to those cities that did not collect property tax prior to the passage of Proposition 13. Because of the recent passage of SB 2557, which allows the county to deduct from property tax allocations charges for the costs incurred in collecting property taxes, this allocation could be reduced by at least 10% (which is what the estimated charge is for FY90). For years beyond FY90 it is not known at this time how this time-phased allocation could be altered.



For fiscal impact analysis purposes, a 10-year study period was selected starting in FY92 and ending in FY01. The reason for this time period selection was that development is expected to commence in FY92 and be completed in FY95. Thus, this time period enables one to examine the fiscal impacts during development and for at least 5 years after buildout. The details of the assumed development schedule are presented in Appendix A, based on the development phasing previously discussed in Section 1.1.

Detailed annual projections of the above described revenues are presented in Appendix D, based on the basic factors and assumptions discussed in Appendix B. Total annual revenues are as follows:

<u>Fiscal Year</u>	<u>Annual General Fund Revenue (in \$ million)</u>
1992	0.044
1993	0.095
1994	0.163
1995	0.251
1996	0.321
1997	0.329
1998	0.337
1999	0.346
2000	0.355
2001	<u>0.364</u>
	<b>2.605</b>

By FY96, the proposed development is estimated to generate annual revenues in excess of \$320,000 and increase to at least \$360,000 by FY01.

On a total 10-year basis, the annual revenues are distributed as follows:



<u>Revenue Type</u>	<u>Total Revenue (in \$ million)</u>	<u>Percent of Total</u>
Property Tax	0.768	29.5
Sales Tax	0.222	8.5
<u>Franchise Taxes</u>		
Southern California Edison Co.	0.791	30.4
Southern California Gas Co.	0.048	1.8
Refuse Collection	0.084	3.2
Real Property Transfer Tax	0.078	3.0
Business Licenses	<u>0.614</u>	<u>23.6</u>
	2.605	100.0

Even though, as stated earlier, one is unable at this time to provide estimates of the total fees for planning and engineering, developer-provided<sup>(1)</sup> initial estimates are as follows:

Fees at subdivision	\$ 207,581
Assessment at subdivision	<u>507,920</u>
	\$ 715,501

### 2.3 General Fund Expenditures

The basis for the general fund expenditures impacted as the result of the proposed Antelope Valley Business Park development can be described as follows:

<u>General Fund Expenditure</u>	<u>Description</u>
Administration	Basic city administrative services such as for City Council, City Administrator, City Clerk, Elections, Human Resources, Legal, Finance, Information Services and General City-Non-Departmental.

<sup>(1)</sup> Lusk Company estimate



<u>General Fund Expenditure</u>	<u>Description</u>
Building Services & Planning	Building and planning services to new development normally paid for via fees collected.
Law Enforcement	Contract <sup>(1)</sup> services for Sheriff's protection.
Engineering	Engineering services to new development normally paid for via fees collected.
Street Maintenance	Contract services provided by Los Angeles County Department of Public Works.

As indicated above, it is assumed that all costs for building services, planning and engineering are 100% recovered through developer fees; hence, there will be no negative fiscal impacts on these city services.

Using the 10-year study period from FY92 through FY01, detailed annual projections of the above described expenditures are presented in Appendix D, based on the basic factors and assumptions discussed in Appendix C. Total annual expenditures are as follows:

<u>Fiscal Year</u>	<u>Annual General Fund Expenditure (in \$ million)</u>
1992	0.040
1993	0.122
1994	0.208
1995	0.300
1996	0.354
1997	0.372
1998	0.390
1999	0.410
2000	0.430
2001	<u>0.452</u>
	<b>3.078</b>

---

(1) Contract amount based on population trends and required response times.



By FY96, the proposed development is estimated to generate annual expenditures in excess of \$350,000 and increase to at least \$450,000 by FY01.

On a total 10-year basis, the annual expenditures are distributed as follows:

<u>Expenditure Type</u>	<u>Total Expenditure (in \$ million)</u>	<u>Percent of Total</u>
Administration	1.133	36.8
Police Protection	1.771	57.5
Street Maintenance	<u>0.174</u>	<u>5.7</u>
	3.078	100.0

#### 2.4 Revenue and Expenditure Comparison

Combining the annual results discussed in the preceding sections, Table 2.3 presents an annual summary comparison of general fund revenues and expenditures on a cash flow basis. The estimated fiscal impact results for the 10-year time period FY92 through FY01 can be summarized as follows:

<b>Revenue</b>	<b>\$2.605 million</b>
<b>Cost</b>	<b>\$3.078 million</b>
<b>Revenue-Cost</b>	<b>(\$0.473 million)</b>
<b>Revenue-to-Cost Ratio</b>	<b>0.85</b>

On a cash flow basis, it is estimated that development of the Antelope Valley Business Park will create a general fund deficit of at least \$27,000 in FY92 and this deficit will increase to at least \$88,000 by FY01, resulting in a 10-year total deficit of at least \$473,000.

The significance of the 0.85 revenue-to-cost ratio is that for every dollar spent by the City of Palmdale in providing services to the project the city would receive eighty-five cents in return via general fund revenues, thus indicating that the project does not pay its own way relative to the city's general fund.



Table 2.3 General Fund Annual Revenue and Cost Comparison On a Cash Flow Basis for the Antelope Valley Business Park for the Period FY 92-01

<u>Fiscal Year</u>	<u>Annual Revenue(1)</u>	<u>Annual Cost(1)</u>	<u>Revenue Minus Cost(1)</u>	<u>Revenue-to-Cost Ratio</u>
1992	0.044	0.040	0.004	1.10
1993	0.095	0.122	(0.027)	0.78
1994	0.163	0.208	(0.045)	0.78
1995	0.251	0.300	(0.049)	0.84
1996	0.321	0.354	(0.033)	0.91
1997	0.329	0.372	(0.043)	0.88
1998	0.337	0.390	(0.053)	0.86
1999	0.346	0.410	(0.064)	0.84
2000	0.355	0.430	(0.075)	0.83
2001	0.364	0.452	(0.088)	0.81
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL	2.605	3.078	(0.473)	0.85

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(1) in \$ million



These negative results should not be surprising because of the heavy emphasis on "pure industrial uses" (specifically, 95.67 acres out of 101.2 developed acres, or 95%, are for industrial and business park uses) and only 5.53 acres are retail commercial, primarily in support of the adjacent industrial and business park uses. This is the "norm" for industrial developments. The primary benefit of such developments is that they create jobs, which in this case would be on the order of at least 5,400 jobs.



3.0 FISCAL IMPACTS ON OTHER JURISDICTIONS/AGENCIES

3.1 Consolidated Fire Protection District of the County of Los Angeles

The City of Palmdale is located within the Consolidated Fire Protection District of the County of Los Angeles and, in this regard, fire protection and paramedic services are provided by the Los Angeles County Fire Department. Property tax revenue is used to pay for the costs of these services.

The project site is located within County Tax Rate Area 7001. Of the current 1% tax rate levied against property in this Tax Rate Area the Consolidated Fire Protection District currently receives approximately 18.09%.<sup>(1)</sup> Based on the assumed development schedule shown in Appendix A and the valuations indicated in Table 1.1, this would imply that over the 10-year study period from FY92 through FY01 the estimated property tax revenue flow to the Consolidated Fire Protection District would be as follows:

<u>Fiscal Year</u>	<u>Annual Property Tax Revenue</u>
1992	\$ 9,450
1993	68,099
1994	111,664
1995	182,444
1996	262,012
1997	267,251
1998	272,597
1999	278,048
2000	283,608
2001	289,282

(1) Source: Auditor AF42 Annual Tax Increment Ratios Report, Los Angeles County Auditor-Controller, October 1989



Upon completion of project buildout, estimated to occur in FY95, the annual property tax revenue to the Consolidated Fire Protection District will be in excess of \$260,000 and will increase annually according to the Proposition 13 property tax annual increase limitation of 2%.

At the present time, the City of Palmdale, in conjunction with the Consolidated Fire Protection District, is considering<sup>(1)</sup> the establishment of a developer fee program in order to pay for the costs of necessary fire protection infrastructure. Such a program is not expected to be formally established until some time next year. The currently proposed fee structure is 17.84¢ per square foot of "floor space under roof". Such a fee would be paid at the building permit stage. Should such a fee be imposed as a condition of approval of the Antelope Valley Business Park Specific Plan, based on 1,959,758 sq. ft. of floor space, this would imply a fee equal to approximately \$349,621. However, land dedication and/or other infrastructure "donations" could be used as credit toward the payment of such a fee.

### 3.2 Los Angeles County Waterworks District No. 4

Water service is provided by Los Angeles County Waterworks District No. 4. The district imposes Water Supply Charges of four types on new construction in its service area as follows:

#### (1) Capital Improvement (Acreage) Charge

Acreage charges are based on property usage and the fire flow protection requirements and are computed on a per gross acre basis. Depending on the fire flow requirements of the premises, the charge per acre ranges from \$1,334 to \$1,897.

#### (2) Capital Improvement (Tank Capacity Unit) Charges

Tank Capacity Unit Charges are based on domestic and fire sprinkler meter demand and fire protection requirements. These

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(1) Source: Mr. John Gee, Planning Division Chief, Los Angeles County Fire Department



charges are calculated by multiplying "Water Service Billing Units" times "Fire Flow Demand Units" according to an established schedule. As an example<sup>(1)</sup>, using such a procedure, an office building would require 52.5 Tank Capacity Units and, based on a current rate of \$480 per Tank Capacity Unit, this would imply a charge of \$25,200.

(3) Local System Improvement (Frontage) Charge

Frontage charges are based on benefited front footage, required fire flow and size of water main from which fire flow is to be available. Where fronting water mains are to be installed by the developer as part of the project development, the construction thereof will be accepted in lieu of the frontage charge. This project will be served with 8" and 10" main extensions from existing 12" mains in 10th Street West and Avenue M. Estimated<sup>(2)</sup> costs of such improvements are \$502,655, which will be paid by the developer.

(4) Water System Engineering Charges

Water System Engineering Charges are charged by the District to review the development, to establish water system construction facility requirements needed to serve the development, to check plans and other documents needed for the developer to carry out the construction work, to inspect the developer's construction work, to process water service applications, and to inspect the installation for service connections and meters. These charges are determined on the basis of the service connection size and the meter size according to an established fee schedule.

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(1) Source: Los Angeles County Waterworks District No. 4 Tank Capacity Units Capital Improvement Charge Schedule

(2) Lusk Company estimate



At this time, at the specific plan level, sufficient information is not available to estimate any of the above four types of charges.

In addition, the District imposes a monthly service charge according to meter size and water consumption, thus recovering the costs for water service.

**3.3 Los Angeles County Sanitation District No. 14**

Sewer and wastewater treatment service will be provided by Los Angeles County Sanitation District No. 14. To pay for the costs of such service, the District imposes an initial connection charge on the basis of "per unit of usage", which for commercial and industrial uses is a fee per 1,000 sq. ft. of building space. The connection fee for an industrial discharger is calculated by the Los Angeles County Sanitation Districts based on the projected wastewater quantity and strength contained in the Application for Permit for Industrial Wastewater Discharge. In addition, an annual service charge is imposed, and collected via the property tax bill, similarly based on a "per unit of usage". Current rates<sup>(1)</sup> for candidate uses in the proposed Antelope Valley Business Park are as follows:

<u>Land Use</u>	<u>Annual Service Charge Per 1,000 sq. ft.</u>
Office Building	\$ 36.75
Professional Building	54.88
Service Station	18.62
Wholesale Outlets	18.62
Warehousing	6.86
Manufacturing	54.88
Dry Manufacturing	6.86

(1) Source: District No. 14 Loadings, Sewage Units, and Unit Rates Schedule for 1 July 1990-30 June 1991



At this time, at the specific plan level, sufficient information is not available to estimate either the total connection charges or the total annual service fees. The annual service fee schedule is designed to recover 100% of the costs of services provided, thus there will be no negative fiscal impact on the District.

Proposed sewer facilities within the project area will incorporate 8", 10", and 12" lines. The estimated cost<sup>(1)</sup> for related infrastructure improvements is \$473,120, which will be paid by the developer.

#### **3.4 Los Angeles County Lighting District**

Street lighting and street light maintenance will be provided by the County of Los Angeles via annexation of the site to the County Lighting District. Costs for maintenance of facilities in the District and lighting energy costs are 100% recovered through a charge imposed on the annual property tax bill. Thus, there will be no negative fiscal impact as the result of this proposed development.

In addition, the estimated cost<sup>(1)</sup> for street light improvements in the area is \$63,120, which will be paid by the developer.

#### **3.5 City of Palmdale Assessment District 90-1**

The project site is located within the Amargosa Drainage Basin in which surface water drainage is conveyed by the Amargosa Flood Control Channel. Currently planned improvements to the flood control channel are planned to be financed through the establishment of Assessment District 90-1 in which case the current drainage fee of \$10,770 per acre for commercial and industrial development will be waived for the developer. Instead, an annual charge will be collected (on the basis of "benefits received") through the annual

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(1) Lusk Company estimate



property tax bill to pay for these infrastructure improvements and annual maintenance costs. Consequently, there will be no negative fiscal impact on either the City of Palmdale or the County of Los Angeles for drainage and flood control.

### 3.6 School Districts

Even though the project will not directly impact the local school districts, there will be an indirect impact in the sense that employees at the Antelope Valley Business Park may elect (if not already residents) to relocate their families to the Palmdale area and, as a result, there will be a "student generation" impact. In this regard, under the provisions of AB 2926, the Palmdale Elementary School District, in conjunction with the Antelope Valley Joint Union High School District, collects a developer fee from commercial and industrial projects on the basis of 26¢ per square foot. This amount is allocated 75% to the Palmdale Elementary School District and 26% to the Antelope Valley Joint Union High School District. On the basis of the proposed 1,959,758 sq. ft. of development, this implies school district fees equal to:

<u>School District</u>	<u>Developer Fee Allocation</u>
Palmdale Elementary School District	$0.74 \times \$0.26 \times 1,959,758 = \$377,037$
Antelope Valley Joint Union High School District	$0.26 \times \$0.26 \times 1,959,758 = 132,480$
	<b>TOTAL</b>
	<b><u>\$509,537</u></b>

The project site is located within County Tax Rate Area 7001. Of the current 1% tax rate levied against property in this Tax Rate Area, the current allocations to these school districts are approximately as follows<sup>(1)</sup>:

(1) Source: Auditor AF42 Annual Tax Increment Ratios Report, Los Angeles County Auditor-Controller, October 1989



<u>School District</u>	<u>Property Tax Allocation(%)</u>
Palmdale Elementary School District	5.19
Antelope Valley Joint Union High School District	10.07

Based on the assumed development schedule shown in Appendix A and the valuations indicated in Table 1.1, this would imply that over the 10-year study period from FY92 through FY01 the estimated property tax revenue flow to the two school districts would be as follows:

<u>Fiscal Year</u>	<u>Palmdale Elementary School District</u>	<u>Antelope Valley Joint Union High School District</u>
1992	\$ 2,711	\$ 5,261
1993	19,533	37,910
1994	32,029	62,163
1995	52,330	101,565
1996	75,153	145,860
1997	76,655	148,777
1998	78,189	151,753
1999	79,752	154,788
2000	81,347	157,883
2001	82,975	161,041

Upon completion of project buildout, estimated to occur in FY95, the annual property tax revenue to the Palmdale Elementary School District will be in excess of \$75,000 and will increase annually according to the Proposition 13 property tax annual increase limitation of 2%. Similarly, the annual property tax revenue over this same time period to the Antelope Valley Joint Union High School District will be in excess of \$145,000 and increasing to over \$161,000 by FY01.



## REFERENCES

- (1) Antelope Valley Business Park Specific Plan, Prepared by Planning Network, 4 October 1990
  
- (2) City of Palmdale, California, Annual Budget 1990-91





APPENDIX A

ANTELOPE VALLEY BUSINESS PARK  
PROPOSED SCHEDULE OF DEVELOPMENT





LEGEND

Commercial  
Type

1

Description

Commercial

Industrial  
Type

1

2

Description

Industrial

Business Park

NOTE: Year 1 = FY92, Year 2 = FY93, etc.



DEVELOPMENT STATUS AT YEAR END

	YEAR				
	1	2	3	4	5
POPULATION	0.	0.	0.	0.	0.
CUMULATIVE NUMBER OF DWELLING UNITS CONSTRUCTED TOTAL	0.	0.	0.	0.	0.
CUMULATIVE NUMBER OF DEVELOPED ACRES					
RESIDENTIAL TOTAL	0.00	0.00	0.00	0.00	0.00
COMMERCIAL TYPE 1 TOTAL	0.00 0.00	0.00 0.00	0.00 0.00	5.53 5.53	5.53 5.53
INDUSTRIAL TYPE 1 TYPE 2 TOTAL	21.73 8.09 29.81	36.21 13.48 49.69	57.94 21.56 79.50	57.94 37.73 95.67	57.94 37.73 95.67
TOTAL ACRES	29.81	49.69	79.50	101.20	101.20

DEVELOPMENT STATUS AT YEAR END

	YEAR				
	6	7	8	9	10
POPULATION	0.	0.	0.	0.	0.
CUMULATIVE NUMBER OF DWELLING UNITS CONSTRUCTED					
TOTAL	0.	0.	0.	0.	0.
CUMULATIVE NUMBER OF DEVELOPED ACRES					
RESIDENTIAL					
TOTAL	0.00	0.00	0.00	0.00	0.00
COMMERCIAL					
TYPE 1	5.53	5.53	5.53	5.53	5.53
TOTAL	5.53	5.53	5.53	5.53	5.53
INDUSTRIAL					
TYPE 1	57.94	57.94	57.94	57.94	57.94
TYPE 2	37.73	37.73	37.73	37.73	37.73
TOTAL	95.67	95.67	95.67	95.67	95.67
TOTAL ACRES	101.20	101.20	101.20	101.20	101.20



APPENDIX B

CITY OF PALMDALE GENERAL FUND  
REVENUE FACTORS AND ASSUMPTIONS





Table B.1 Basic General Fund Revenue Assumptions

Revenue Type

Assumptions

Property Tax

- (1) For market valuation purposes, commercial and industrial property values increase at an average annual rate of 8%.
- (2) During the 10-year study period selected, there will be no turnover of commercial or industrial property.
- (3) Under the provisions of AB 1197, property tax revenue is derived on the basis of a percentage of the 1% levied against market value of land plus improvements according to the following schedule:

FY92	4%
FY93	5%
FY94	6%
FY95-FY01	7%
- (4) Current land valuation of the project site is estimated<sup>(1)</sup> to be \$5,222,208.
- (5) Property tax revenue increases annually at the Proposition 13 limitation rate of 2%.

Sales Tax

- (1) No sales tax revenue is derived from the industrial and business park uses.
- (2) Sales tax revenue is derived on the basis of 1% of taxable retail sales, which is estimated<sup>(2)</sup> to be \$143 per sq. ft. for 17,850 sq. ft.<sup>(3)</sup> of commercial uses that generate taxable retail sales.
- (3) Sales tax revenue increases annually at 5%.

---

(1) Lusk Company estimate

(2) Ultra-Research estimate

(3) The remaining 80,944 sq. ft. are for office/professional uses that do not generate taxable retail sales.



Table B.1 Basic General Fund Revenue Assumptions (Cont.)

Revenue

Assumptions

Southern California Edison Co.  
Franchise Tax

- (1) Derived on the basis of 2% of the electricity sales revenue which is estimated<sup>(1)</sup> to be as follows:

<u>Land Use</u>	<u>Electricity Sales Revenue Per Acre</u>
Commercial	\$35,300
Industrial	36,700
Business Park	39,200

- (2) Electricity sales revenue increases annually at 4%.

Southern California Gas Co.  
Franchise Tax

- (1) Derived on the basis of 2% of the natural gas sales revenue which is estimated<sup>(1)</sup> to be as follows:

<u>Land Use</u>	<u>Natural Gas Sales Revenue Per Acre</u>
Commercial	\$16,400
Industrial	1,300
Business Park	2,150

- (2) Natural gas sales revenue increases annually at 4%.

Refuse Collection

- (1) Derived on the basis of 7.5% of the trash collection revenue which is estimated<sup>(1)</sup> to be as follows:

<u>Land Use</u>	<u>Annual Trash Collection Revenue Per Acre</u>
Commercial	\$3,056
Industrial	642
Business Park	1,344

(1) Ultra-Research estimate



Table B.1 Basic General Fund Revenue Assumptions (Cont.)

Revenue

Assumptions

Refuse Collection (Cont.)

(2) Refuse collection revenue increases annually at 5%.

Real Property Transfer Tax

(1) Constant rate of \$0.55 per \$1,000 valuation applied to sale of property.

Business Licenses

(1) Based on an annual tax of \$60 per business plus \$10 per employee, which is estimated<sup>(1)</sup> to be as follows:

<u>Land Use</u>	<u>Business License Tax Per Acre</u>
Commercial	\$ 252
Industrial	367
Business Park	1,469

(2) No annual increase is assumed for business license fees.

---

 (1) Ultra-Research estimate





APPENDIX C

CITY OF PALMDALE GENERAL FUND  
COST FACTORS AND ASSUMPTIONS





Table C.1 Basic General Fund Expenditure Assumptions

Expenditure Type

Assumptions

Administration

(1) According to the City Budget (see Reference (2)), the estimated FY90 total expenditures<sup>(1)</sup> for City Council, City Administrator, City Clerk, Elections, Human Resources, Legal, Finance, Information Services and General City-Non-Departmental are \$3,256,230. Allocation of this expenditure to commercial and industrial land uses on the basis of developed acres implies a cost equal to

$$\frac{(\$3,256,230) \times (.178)^{(2)}}{603 \text{ acres}^{(3)}} = \$961$$

per acre.

(2) Administration costs increase annually at 5%.<sup>(4)</sup>

Police Protection

(1) According to the City Budget (see Reference (2)), the estimated FY90 expenditure for Law Enforcement is \$4,761,730.

(2) Allocation of police protection costs to commercial land uses and building square footage implies a cost equal to

$$\frac{(\$4,761,730) \times (.097)^{(5)}}{4,718,639 \text{ sq. ft.}^{(6)}} = \$0.098$$

per sq. ft.

(1) Personnel plus Operating Expenses less Capital

(2) Economics Research Associates estimate of the percent of developed acres in 1989 for commercial and industrial uses

(3) Economics Research Associates estimate of the number of developed acres for commercial and industrial uses in 1989

(4) Source: Reference (2)

(5) Economics Research Associates estimate of the percent of developed acres in 1989 for commercial uses

(6) Source: City of Palmdale Planning Department



Table C.1 Basic General Fund Expenditure Assumptions (Cont.)

Expenditure Type

Assumptions

Police Protection (Cont.)

- (3) Allocation of police protection costs to industrial land uses and building square footage implies a cost equal to

$$\frac{(\$4,761,730) \times (.081)^{(1)}}{5,028,036 \text{ sq. ft.}^{(2)}} = \$0.077$$

per sq. ft.

- (4) Police protection costs increase annually at 5%.<sup>(3)</sup>

Street Maintenance

- (1) According to the City Budget (see Reference (2)), the estimated FY90 expenditure for street maintenance is \$1,199,480 for the maintenance of 240 miles of city streets, which implies a cost equal to

$$\frac{\$1,199,480}{240 \text{ miles}} = \$4,998$$

per mile, or equivalently, \$0.95 per foot.

- (2) Estimated street construction schedule is as follows:

<u>Fiscal Year</u>	<u>Linear Footage</u>
1992	8,648
1993	5,322
1995	1,300
	<u>15,300</u>

- (3) Street maintenance costs increase annually at 5%.<sup>(3)</sup>

(1) Economics Research Associates estimate of the percent of developed acres in 1989 for industrial uses

(2) Source: City of Palmdale Planning Department

(3) Source: Reference (2)



APPENDIX D

CITY OF PALMDALE GENERAL FUND FISCAL  
IMPACT PROJECTIONS AS THE RESULT OF THE  
PROPOSED ANTELOPE VALLEY BUSINESS PARK  
PROPOSED PLAN OF DEVELOPMENT



## ANNUAL REVENUE FORECAST

ANNUAL REVENUE SOURCES	YEAR				
	1	2	3	4	5
PROPERTY TAX	2089.	18818.	37028.	70581.	101363.
SALES TAX	0.	0.	0.	0.	32573.
OTHER TAXES					
FRANCHISE TAXES					
SOUTHERN CALIFORNIA EDISON CO	11588.	32137.	54312.	79223.	92484.
SOUTHERN CALIFORNIA GAS CO	469.	1301.	2199.	4277.	5969.
CABLE TV	0.	0.	0.	0.	0.
WATER	0.	0.	0.	0.	0.
REFUSE COLLECTION	977.	2735.	4666.	7791.	10030.
REAL PROPERTY TRANSFER TAX	18633.	13416.	21733.	23743.	0.
BUSINESS LICENSES	9930.	26480.	43030.	65538.	78115.
TRANSIENT OCCUPANCY TAX	0.	0.	0.	0.	0.
SUBTOTAL	41597.	76069.	125940.	180572.	186597.
REVENUE FROM OTHER AGENCIES					
GASOLINE TAX	0.	0.	0.	0.	0.
MOTOR VEHICLE IN-LIEU FEES	0.	0.	0.	0.	0.
CIGARETTE TAX	0.	0.	0.	0.	0.
SUBTOTAL	0.	0.	0.	0.	0.
FINES, FORFEITURES AND PENALTIES	0.	0.	0.	0.	0.
 TOTAL ANNUAL REVENUE	 43685.	 94886.	 162968.	 251153.	 320533.

## ANNUAL REVENUE FORECAST

	YEAR				
	6	7	8	9	10
ANNUAL REVENUE SOURCES					
PROPERTY TAX	103390	105458.	107567.	109718.	111913.
SALES TAX	34201.	35911.	37707.	39592.	41572.
OTHER TAXES					
FRANCHISE TAXES					
SOUTHERN CALIFORNIA EDISON CO	96183.	100031.	104032.	108193.	112521.
SOUTHERN CALIFORNIA GAS CO	6207.	6456.	6714.	6982.	7262.
CABLE TV	0.	0.	0.	0.	0.
WATER	0.	0.	0.	0.	0.
REFUSE COLLECTION	10531.	11058.	11611.	12191.	12801.
REAL PROPERTY TRANSFER TAX	0.	0.	0.	0.	0.
BUSINESS LICENSES	78115.	78115.	78115.	78115.	78115.
TRANSIENT OCCUPANCY TAX	0.	0.	0.	0.	0.
SUBTOTAL	191037.	195659.	200472.	205482.	210698.
REVENUE FROM OTHER AGENCIES					
GASOLINE TAX	0.	0.	0.	0.	0.
MOTOR VEHICLE IN-LIEU FEES	0.	0.	0.	0.	0.
CIGARETTE TAX	0.	0.	0.	0.	0.
SUBTOTAL	0.	0.	0.	0.	0.
FINES, FORFEITURES AND PENALTIES	0.	0.	0.	0.	0.
TOTAL ANNUAL REVENUE	328628.	337028.	345745.	354792.	364183.

## TOTAL REVENUE

## ANNUAL REVENUE SOURCES

PROPERTY TAX	757925.
SALES TAX	221556.
OTHER TAXES	
FRANCHISE TAXES	
SOUTHERN CALIFORNIA EDISON CO	790703.
SOUTHERN CALIFORNIA GAS CO	47835.
CABLE TV	0.
WATER	0.
REFUSE COLLECTION	84390.
REAL PROPERTY TRANSFER TAX	77525.
BUSINESS LICENSES	613670.
TRANSIENT OCCUPANCY TAX	0.
SUBTOTAL	1614123.
REVENUE FROM OTHER AGENCIES	
GASOLINE TAX	0.
MOTOR VEHICLE IN-LIEU FEES	0.
CIGARETTE TAX	0.
SUBTOTAL	0.
FINES, FORFEITURES AND PENALTIES	0.
 TOTAL ANNUAL REVENUE	 2603604.

## ANNUAL COST FORECAST

ANNUAL COST SOURCES	YEAR				
	1	2	3	4	5
ADMINISTRATION	15797.	44231.	75469.	110839.	130357.
BUILDING AND PLANNING	0.	0.	0.	0.	0.
POLICE PROTECTION	24453.	68468.	116824.	172743.	204240.
PUBLIC WORKS					
ENGINEERING	0.	0.	0.	0.	0.
PARK MAINTENANCE	0.	0.	0.	0.	0.
STREET MAINTENANCE	0.	9481.	16081.	16885.	19417.
SUBTOTAL	0.	9481.	16081.	16885.	19417.
RECREATION					
RECREATION PROGRAMS	0.	0.	0.	0.	0.
RECREATION FACILITIES	0.	0.	0.	0.	0.
SUBTOTAL	0.	0.	0.	0.	0.
TOTAL ANNUAL COST	40250.	122180.	208373.	300467.	354014.

## ANNUAL COST FORECAST

ANNUAL COST SOURCES	YEAR				
	6	7	8	9	10
ADMINISTRATION	136875.	143719.	150905.	158450.	166372.
BUILDING AND PLANNING	0.	0.	0.	0.	0.
POLICE PROTECTION	214452.	225174.	236433.	248255.	260667.
PUBLIC WORKS					
ENGINEERING	0.	0.	0.	0.	0.
PARK MAINTENANCE	0.	0.	0.	0.	0.
STREET MAINTENANCE	20388.	21407.	22477.	23601.	24781.
SUBTOTAL	20388.	21407.	22477.	23601.	24781.
RECREATION					
RECREATION PROGRAMS	0.	0.	0.	0.	0.
RECREATION FACILITIES	0.	0.	0.	0.	0.
SUBTOTAL	0.	0.	0.	0.	0.
TOTAL ANNUAL COST	371714.	390300.	409815.	430306.	451821.

TOTAL COST

ANNUAL COST SOURCES

ADMINISTRATION	1133012.
BUILDING AND PLANNING	0.
POLICE PROTECTION	1771710.
PUBLIC WORKS	
ENGINEERING	0.
PARK MAINTENANCE	0.
STREET MAINTENANCE	174517.
SUBTOTAL	174517.
RECREATION	
RECREATION PROGRAMS	0.
RECREATION FACILITIES	0.
SUBTOTAL	0.
 TOTAL ANNUAL COST	 3079239.

REVENUE AND COST SUMMARY

	YEAR				
	1	2	3	4	5
TOTAL REVENUE	43685.	24886.	162968.	251153.	320533.
TOTAL COST	40250.	122180.	208373.	300467.	354014.
TOTAL REVENUE-TOTAL COST	3435.	-27294.	-45405.	-49314.	-33481.
TOTAL REVENUE/TOTAL COST	1.0853	0.7766	0.7821	0.8359	0.9054

REVENUE AND COST SUMMARY

	YEAR				
	6	7	8	9	10
TOTAL REVENUE	328628.	337028.	345745.	354792.	364183.
TOTAL COST	371714.	390300.	409815.	430306.	451821.
TOTAL REVENUE-TOTAL COST	-43086.	-53272.	-64070.	-75513.	-87638.
TOTAL REVENUE/TOTAL COST	0.8841	0.8635	0.8437	0.8245	0.8060

TOTAL DEVELOPMENT FEES	0.
TOTAL REVENUE	2803604.
TOTAL COST	3079239.
TOTAL REVENUE-TOTAL COST	475635.
TOTAL REVENUE/TOTAL COST	0.8455