



Cathy

PALMDALE

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March 20, 2008



JAMES C. LEDFORD, JR.
Mayor

STEPHEN KNIGHT
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MIKE DISPENZA
Councilmember

STEVEN D. HOFBAUER
Councilmember

TOM LACKEY
Councilmember

Department of Housing
and Community Development
1800 Third Street, Suite 430
P.O. Box 952053
Sacramento, California 94252-2053
Attn: Lynn Jacobs, Director

38300 Sierra Highway

Re: Annual Report on the City of Palmdale General Plan

Palmdale, CA 93550-4798

Dear Ms. Jacobs:

Tel: 661/267-5100

In accordance with Section 65400 of the Government Code, we are enclosing a copy of the City of Palmdale's annual report on the implementation of its General Plan. This report covers the period from January 1, 2007 through December 31, 2007 and was reviewed by the City of Palmdale City Council on March 19, 2008.

Fax: 661/267-5122

TDD: 661/267-5167

If you have any questions, please contact me at (661) 267-5200.

Sincerely,

Asoka Herath
Director of Planning

Auxiliary aids provided for

communication accessibility

upon 72 hours' notice and request.



P A L M D A L E
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**2007 Annual Report
On
Implementation
Of the
City of Palmdale General Plan**

**Reviewed on March 19, 2008
By the City Council of the
City of Palmdale**

Introduction

Government Code Section 65400(b) requires that all California cities provide a yearly report on the status of the General Plan and how it is progressing toward implementation of its stated goals.

Accomplishments

New development can be a good measure of the effectiveness of a city's General Plan; therefore, the 2007 Annual Report to the Governor highlights the development activity the City has experienced over the past year. The report includes a summary of approved entitlements and building permit activity as well as public facility improvements and discusses how the City is progressing in terms of meeting its regional housing need allocation.

Between January 1, 2007, and December 31, 2007, new housing starts totaled 879 single-family units, which is a decrease of 31 percent over the prior year's 1,279 units. This includes 191 new multi-family units, including 80 senior housing units, which began construction during this period. 63 commercial and industrial construction permits were issued during this same time period. A total of 509 miscellaneous structures, residential alternations, carports/garages, and other permits were approved in 2007 by the Building and Safety Department, a decrease of 59 percent over the previous year. In total, \$3,566 million in construction permit valuation was issued in Palmdale during the year. This reflects an increased valuation of 4.5 percent, or just over \$155 million, more than the prior year's total permit valuation.

The Planning Department is responsible for reviewing current development proposals and ensuring consistency with the General Plan. The Department facilitates public hearings held by the Planning Commission twice a month. In addition, the Planning Director acts as Hearing Officer over Site Plan Review hearings. As shown in Table 1, a total of 53 development projects were approved in 2007, including ten legislative acts such as zone changes, zoning ordinance amendments and general plan amendments. Many of these actions help meet long-term goals as stated in the Land Use; Community Design; Housing; Public Services; Parks, Recreation and Trails; and Environmental Resources Elements of the General Plan to accommodate new development that adds value to the community, provides housing opportunities and increase job opportunities for residents.

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Table 1. Development Activities/Projects Approved in 2007

Development Application	General Plan Consistency
<p>1. Comprehensive Planned Development 96-1 Time Extension #2 and Vesting Tentative Tract Map 52200 Time Extension #2: a two year discretionary time extension to subdivide 793 acres into 535 single-family residential lots ranging in size from 10,000 square feet to 2.25 acres, to develop a community park and a system of hiking and equestrian trails and to maintain approximately 500 acres of open space consisting of primarily native preserve for a phased development.</p> <p>2. Tentative Parcel Map 069169: subdivision of 5.14 acres into four parcels including a private street.</p>	<p>Density is within the applicable General Plan density range of 0-2 dwelling units per acre (du/ac) and conforms to design standards and locational criteria established under the Single Family Residential 1 Land Use designation, consistent with Land Use Element Policy L3.1.1.3.</p>
<p>3. Site Plan Review 5-07-2: construct 77 senior housing units and 1 manager's unit for a total of 78 housing units on 2.1 acres in the fourth phase of the senior housing component of the Courson Connection Planned Development.</p> <p>4. Site Plan Review 10-06-3: construct an 80 unit senior housing complex on approximately 3 acres.</p>	<p>Consistent with the General Plan Medium Residential Land Use designation that permits construction of multi-family housing and Community Design Element Objective CD 5.1 that requires site designs for multiple family developments to relate to surrounding property with respect to building locations, orientation, massing and setbacks. Promotes construction of new housing affordable to all income groups pursuant to Housing Element Goal H1; encourages development of new affordable units through the provision of incentives pursuant to Policy H1.1.2; encourages development of housing affordable to lower income groups in areas well served by public transportation, school, retail and other services pursuant to Policy H1.1.3; and complies with Program H1.B Density Bonus Ordinance of the General Plan Housing Element that provides a bonus for housing developers that provide housing for very low and low income senior residents.</p>
<p>5. Site Plan Review 11-06-3: develop 5 acres as a neighborhood park with a restroom building, playground equipment, sports fields and a walking path.</p>	<p>Design standards, grading standards, and development standards contained in the Ritter Ranch Specific Plan have been incorporated into the project.</p>
<p>6. Conditional Use Permit 07-17: develop a public park on 12.8 acres of a 24.9-acre site.</p>	<p>Consistent with the General Plan Land Use of Single Family Residential 3 that permits lighted playfields and Objective L6.2 that requires development standards to ensure compatibility with adjacent properties, minimize adverse impacts and maintain a high standard of quality.</p>

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<p>7. Site Plan Review 12-06-1: convert an existing single-family residence totaling 2,165 square feet into a church use on 1.18-acre parcel.</p>	<p>Office Commercial Land Use designation permits church uses in compliance with design guidelines.</p>
<p>8. Tentative Tract Map 51224 Time Extension #2: subdivide 31.5 acres into 119 lots including 1 open space / detention lot. 9. Tentative Tract Map 061816: subdivide 8.16 acres into 21 single-family lots including 1 detention basin lot. 10. Tentative Tract Map 50871 Time Extension: a two-year time extension to a previously approved subdivision of 40.6 acres into 165 single family residential lots. 11. Tentative Tract Map 068181: subdivide 1.78 acres into seven single-family residential lots. 12. Tentative Tract Map 061940: subdivide five acres into 16 single-family residential lots including one detention basin. 13. Tentative Tract Map 066087: subdivide approximately 10 acres into 16 residential lots including one detention basin lot. 14. Tentative Tract Map 068222: subdivide 2.5 acres into 8 single-family lots. 15. Tentative Tract Map 54209 Time Extension: a discretionary two year time extension to subdivide 27.49 acres into 97 single family lots including a two lot detention basin. 16. Tentative Tract Map 060431 Time Extension: a two-year discretionary time extension to subdivide 75 acres into 155 lots including 151 single-family residential lots and 4 detention basin lots. 17. Tentative Tract Map 062765: subdivide 3.76 acres into 14 single-family residential lots. 18. Tentative Tract Map 066204: subdivide 2.5 acres into 10 single-family residential lots. 19. Tentative Parcel Map 069363: subdivide 1.28 acres into 3 single-family lots. 20. Tentative Tract Map 054387: subdivide 8.93 acres into 34 single-family residential lots.</p>	<p>Densities are within the applicable General Plan density range of 3.1-6 dwelling units per acre; subdivisions conform to design standards and locational criteria established under the Single Family Residential 3 General Plan Land Use designation, consistent with Land Use Element Policy L3.1.1.5; and are consistent with Land Use Element Policy L3.2.4 requiring a minimum lot size of 7,000 square feet for residential subdivisions.</p>
<p>21. Zone Change 07-01 / Site Plan Review 10-06-1 / Minor Exception 07-01: change the zoning designation on a 26,389 square foot lot from M-4 to C-2; construct four multiple-tenant office buildings totaling 28,644 square feet on two acres; reduce the required row end landscape island width from ten feet to a minimum of six feet.</p>	<p>Consistent with Community Commercial General Plan Land Use designation which allows development similar and compatible to adjacent Land Uses; and conforms to all applicable goals, objectives, policies, and standards contained in the General Plan.</p>

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<p>22. Tentative Parcel Map 060669 Time Extension; a two-year time extension to Tentative Parcel Map 060669 to reconfigure parcels 14 through 20 of Parcel Map 25857.</p>	<p>Creates parcels having access from an improved right-of-way that are adequate in size for development of industrial uses, consistent with the Industrial General Plan Land Use designation.</p>
<p>23. Tentative Parcel Map 067282 and Site Plan Review 6-06-2; subdivide 6.74 acres into 5 lots and to develop the site with 73,168 square feet of medical and professional offices in 8 buildings.</p> <p>24. Site Plan Review 5-06-4: construct a multiple tenant medical office/retail shops building totaling 29,346 square feet on 2.69 acres.</p>	<p>Design standards, grading standards, and development standards contained in the Palmdale Trade and Commerce Center Specific Plan have been incorporated into the project.</p>
<p>25. Site Plan Review 12-03-2; construct a 14,040 square foot machine shop and manufacturing building on 1.25 acres of a partially improved 2.25-acre site.</p> <p>26. Site Plan Review 10-06-2: construct an office / retail building totaling 7,670 square feet on a .41 acre.</p> <p>27. Site Plan Review 2-07-4: construct an 8,080 square foot credit union building on approximately two acres of a five acre parcel.</p>	<p>Consistent with General Plan Land Use designation of Commercial Manufacturing and with Land Use Element Policy L5.2.2 and Community Design Element Policy CD 10.1.2 ensuring compatibility between industrial developments with adjacent uses.</p>
<p>28. Site Plan Review 2-06-1: construct an office / retail building totaling 13,036 square feet on .97 acres.</p>	<p>Consistent with Community Commercial General Plan Land Use designation which allows development similar and compatible to adjacent Land Uses; and conforms to all applicable goals, objectives, policies, and standards contained in the General Plan.</p>
<p>29. Site Plan Review 2-07-3 Major Modification: modify previously approved Site Plan Review 2-07-3 to relocate the approved water pump booster station and to construct the water pump booster station within a 25,000 square foot easement of City-owned property.</p>	<p>Consistent with the General Plan Land Use designation of Public Facility and with Land Use Element Policy L6.1.1.1.2 ensuring facilities are available for serving or providing benefit to the general public and Objective L6.2 ensuring compatibility with adjacent properties through design</p>

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<p>30. Environmental Impact Report 06-01 (SCH # 2006081052), General Plan Amendment 07-01A, Zone Change 05-01, Specific Plan 05-01, Tentative Tract Map 069008, and Site Plan Review 03-07-2: amend the General Plan Land Use designations for the properties located within the Palmdale Transit Village Specific Plan from BP (Business Park), CM (Commercial Manufacturing), IND (Industrial), MFR (Multi-Family Residential), and MR (Medium Residential) to Specific Plan 18-Palmdale Transit Village Specific Plan; amend the Zoning designations for the properties located within the Palmdale Transit Village Specific Plan from C-5 (Service Commercial), M-1 (Light Industrial), M-4 (Planned Industrial), R-2 (Medium Residential), and R-3 (Multiple Residential), to Specific Plan 18-Palmdale Transit Village Specific Plan; Specific Plan 05-01, Palmdale Transit Village Specific Plan, an approximately 110-acre project area to be developed for the purpose of providing a Transit Oriented Development (TOD) that provides for residential, commercial, and mixed commercial and residential uses for increasing transit ridership, relieve congestion, improve air quality, offer centrally located services to local residents and to provide employment opportunities; subdivide 10.59 acres into approximately 2 one acre lots for construction of 2 four story apartment complexes (78 units each), 121 townhome lots, 3 open space and 2 common area lots for a total of 128 lots; and a request to construct 2 four story apartment complexes (78 units each) with a 2 level garage, one at grade and one sub-level, open spaces and a community pool, and construct 121 townhomes with attached garages to be constructed within three phases, for sale to qualifying homeowners with very low, low, and moderate incomes on 10.59 acres within the Palmdale Transit Village Specific Plan.</p>	<p>Consistent with the General Plan Land Use Policy L3.2.2 which encourages the location of senior and multifamily housing to areas accessible to public transportation, supportive commercial use and community facilities and Policy L3.5.1 ensuring design standards for multifamily development which will create safe, convenience, attractive environment with open space and on-site recreational amenities. Promotes construction of new housing affordable to all income groups pursuant to Housing Element Goal H1; encourages development of housing affordable to lower income groups in areas well served by public transportation, school, retail and other services pursuant to Policy H1.1.3.</p>
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<p>31. General Plan Amendment 07-01B / Zone Change 07-02 / Zoning Ordinance Amendment 07-01 / Tentative Parcel Map 065044 / Conditional Use Permit 06-05: develop a total of 99,363 square foot of commercial retail and service uses on 12.3 acres.</p> <p>32. General Plan Amendment 07-02 / Zone Change 07-03 / Tentative Parcel Map 069766 / Conditional Use Permit 07-18: amend the General Plan Land Use designation from NC to CC on 7.88 acres and from SFR-3 to CC on 5.01 acres; change the zoning designation from C-1 to C-3 on 7.88 acres and from R-1-7,000 to C-3 on 5.01 acres; a request to subdivide 12.88 acres into 8 commercial lots; develop a commercial retail center consisting of eight buildings totaling 105,796 square feet on 12.88 acres with 24 hour operations and Incidental alcohol sales for the market and drug store, a drive through use for the drug store and Pads A, B, and C; and a request for a Finding of Public Convenience and/or Necessity.</p>	<p>Consistent with Land Use Element Objective L1.3 promoting compatibility between Land Uses which have different functions, requirements and impacts; and with Policy L4.2.8 establishing siting criteria for commercial Land Uses that are free from major topographical variations, and will be located and designed to minimize interface conflicts with adjacent residential uses through building siting, setbacks, landscaping, and architectural enhancements located at the intersection of two major arterial streets.</p>
<p>33. Site Plan Review 7-06-3: construct an office building totaling 10,370 square feet on .83 acres.</p>	<p>Consistent with the Office Commercial General Plan Land Use designation which allows professional office uses; and conforms to all applicable goals, objectives, policies, and standards contained in the General Plan.</p>
<p>34. Conditional Use Permit 07-07: establish a 24-hour use and authorize the existing alcohol sales use.</p> <p>35. Conditional Use Permit 07-14: allow an alcohol use within an existing restaurant.</p>	<p>Consistent with the Community Commercial General Plan Land Use designation, which promotes development of restaurant uses.</p>
<p>36. Conditional Use Permit 06-24: allow an alcohol use within an existing restaurant.</p> <p>37. Conditional Use Permit 07-04: allow an alcohol use within an existing restaurant.</p> <p>38. Conditional Use Permit 07-08: allow an alcohol use within an existing restaurant.</p> <p>39. Conditional Use Permit 07-05: allow an alcohol use within a new restaurant.</p> <p>40. Conditional Use Permit 07-10: allow an alcohol use within an existing restaurant.</p> <p>41. Conditional Use Permit 07-13: allow an alcohol use within a new restaurant.</p> <p>42. Conditional Use 07-16: allow an alcohol use within a new restaurant.</p> <p>43. Conditional Use Permit 07-20: allow an alcohol use within a new restaurant.</p>	<p>Consistent with the Regional Commercial General Plan Land Use designation, which promotes development of restaurant uses.</p>

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<p>44. Site Plan Review 3-07-1 and Minor Exception 07-08: construct a two-story office building totaling 10,882 square feet for office uses on a .58-acre parcel and a Minor Exception to reduce the required row end landscape island width from ten feet to a minimum of six feet.</p> <p>45. Site Plan Review 4-07-1 and Minor Exception 07-16: construct a single-story general office building totaling 6,888 square feet on a 0.5-acre parcel and a request to reduce the required row end landscape island width from ten feet to a minimum of six feet and to reduce the landscape setback along.</p> <p>46. Site Plan Review 5-05-2 Major Modification and Minor Exception 07-02: develop a 7,335 square foot office building on .62 acres and a request to reduce the required row end landscape island width from 10 feet to a minimum of 6 feet.</p>	<p>Consistent with General Plan Land Use designation of Commercial Manufacturing and with Land Use Element Policy L5.2.2 and Community Design Element Policy CD 10.1.2 ensuring compatibility between industrial developments and adjacent uses.</p>
<p>47. Site Plan Review 2-07-1 and Site Plan Review 2-07-2: construct four two-story commercial buildings totaling 60,716 square feet in each on two parcels (6.9 acres and 7.2 acres).</p>	<p>Located within the Palmdale Trade and Commerce Center Specific Plan which is consistent with the General Plan Land Use Map.</p>
<p>48. Site Plan Review 7-06-5: construct a multiple tenant retail commercial building totaling 20,380 square feet on a 1.83-acre site.</p> <p>49. Conditional Use Permit 07-06; establish a money transfer service to Mexico and Latin America and to provide other financial services such as utility service collection, the sale of money orders and phone cards in an existing building.</p> <p>50. Conditional Use Permit 07-03: establish a money wire service within a 1,782 square foot lease space in a multi-tenant commercial building.</p> <p>51. Conditional Use Permit 07-09: establish a pawnshop use within an existing jewelry store consisting of a 182 square foot kiosk lease space.</p>	<p>Consistent with Community Commercial Land Use designation because it promotes office and retail uses, provides access from an arterial street and conforms to General Plan Community Design Element design standards.</p>
<p>52. Specific Plan Amendment 07-01: amend Exhibit 8, Land Use Plan, of the Palmdale Trade and Commerce Center Specific Plan for Lot 19 of Tract Map 49556 from PD and MX to MX.</p>	<p>Located within the Palmdale Trade and Commerce Center Specific Plan which is consistent with the General Plan Land Use Map.</p>

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<p>53. Conditional Use Permit 07-11: construct a 131,052 square foot, seven story, 150 room, full service hotel on 12.3 acres located on the southwest corner of Avenue P-4 and 5th Street West, a request for a waiver from the distance requirement between an incidental alcohol related use and a recreation center, and a request for a Finding of Public Convenience and/or Necessity to allow for the sale of alcohol within the hotel.</p>	<p>Located within the PD designation of the Palmdale Trade and Commerce Center Specific Plan which allows hotel uses. Specific Plan is consistent with the General Plan</p>
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Summary of approved development applications for year 2007 is shown below:

Type	Units or Building Size	Acreage
Single Family Residential	1,104 lots	1016.64
Multi-Family Residential	435 units	15.69
Commercial/ Retail/Service	495,714 sq.ft.	58.73
Hotel	150 rooms	12.3
Religious Assembly	2,165 sq.ft.	1.18
Parks		18.37

The **Land Use Element** contains a blueprint for long-term growth and development of the City. It also serves as a guide for the day-to-day operational decisions of City staff. Consistent with the above-listed entitlements, three General Plan Amendments were approved during the year as noted in Attachment 1. Amendments such as these keep the General Plan current, alleviating the need for wholesale changes to the Land Use plan under the City's current vision for future development. The development proposals approved in Table 1 were all clearly found to be consistent with the provisions of the Land Use Element as well as the Land Use designations contained in the Land Use Map. Therefore, the approval of each new entitlement further implements this element of the General Plan.

The **Circulation Element** addresses the City's plans to upgrade and expand its pedestrian walkways, surface streets, arterial and regional highways, public transportation, rail service and air service. In addition to street improvements constructed in conjunction with new development during 2007, the City maintained an existing contract with a consultant to design and implement a traffic model that when completed will help the City determine whether the Circulation Plan will be adequate to accommodate future growth. Further reporting on the results of that effort will be addressed in a future annual report. In addition to initiating a study of the future street system, the City has begun design work, initiated or completed construction of the following improvements to improve traffic on the current street system:

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- Rancho Vista Boulevard Grade Separation at Sierra Highway/Railroad: Street widening, grade separation with an underpass and right-of-way acquisition. Federal, state and local government project in design.
- Avenue R and 15th Street East Improvements: Widened the northwest corner of 15th Street East and Avenue R.
- 20th Street West at Amargosa Creek: Improvement of 20th Street West between Avenue P-8 and Elizabeth Lake Road is a critical transportation element that will benefit the general public and provide a link between upstream development north of Avenue P-8 and downstream commercial/residential developments associated with the 5,000± unit Anaverde and 7,000± unit Ritter Ranch developments. Improvement plans were completed in 2006.
- Palmdale Boulevard and 47th Street East Roundabout: Improve the four-way intersection of Palmdale Boulevard and 47th Street East by constructing a 197-foot diameter roundabout, which is scheduled for construction in 2008.
- Rancho Vista Boulevard Widening/3rd Street East to 10th Street East: Revisions to the alignment of the street, centerline, right-of-way requirements, utility relocation, drainage, and bikeway improvement project. Design was completed in 2006.
- Tierra Subida Avenue Corridor Improvements: Roadway improvements along Tierra Subida Avenue from the new Palmdale Regional Medical Center site south Avenue S. Currently in Phase 2 of this three phase project.

The **Public Services Element** presents a plan for ensuring that services and infrastructure including water, sewer, storm drainage, police and fire protection, power, natural gas, telephone, solid waste disposal, cable, library, hospital and school services will be available to permit orderly growth and promote public health, safety and welfare. All new development is required to provide infrastructure improvements in accordance with adopted City standards. Major public improvements that have taken place in 2007 to implement the Public Services Element include the following:

- 22nd Street East, 35th Street East, 40th Street East Storm Drain: Construct storm drain improvements.
- Barrel Springs Basin: Design and construct a regional flood control facility on a 40-acre parcel owned by the City. The need for this basin has been identified under the City's Master Plan of Drainage.

- Traffic Signal Program: Provide street improvements for streets including signing/stripping, storm drain, and traffic signal system, including video detection.
- Transit Amenities Program: Provide benches, shelters, and other amenities at AVTA bus stops.

The **Safety Element** of the General Plan presents a plan for minimizing natural and man-made hazards to public health and safety. In this regard and in accordance with the Federal Disaster Mitigation Act of 2000, the City has drafted a natural disaster mitigation plan. The local mitigation plan process places emphasis on reducing risks and ensuring effects from natural hazards through pre-event risk identification, assessment, and mitigation. Following review by FEMA, the plan will be sent to the City Council for approval in 2008.

The **Noise Element** sets guidelines for development in order to prevent noise and Land Use conflicts. Noise studies are routinely required for new residential development proposed along major arterial streets, railroad and within an adjacent to US Air Force Plant 42 Air Installation Compatible Zone Use (AICUZ) and mitigation measures are then incorporated into the project that meet the guidelines contained in the General Plan Noise Element.

The **Housing Element** of the General Plan analyzes the community's housing needs and identifies a set of goals, quantified objectives, financial resources as well as a schedule of programs for preserving, improving and developing new housing units. The following housing projects have been approved, implemented or in process during 2006:

- Rental Housing Inspection Program: The Building and Safety Department is implementing an inspection program affecting all rental housing in the City. An ongoing building inspection process for all rental units in the City is now required in order to ascertain minimum Housing Code compliance, which includes handicap access requirements. This inspection program is consistent with General Plan Housing Element Program H5.H, which promoted annual or biannual inspection of multifamily housing units for compliance with accessibility provisions in force at the time the buildings were built.
- Courson Connection Infrastructure, Senior Center and Senior Housing Projects: The Community Redevelopment Agency and National Community Renaissance are currently developing land connecting the civic center with the City's existing Courson Park for future senior citizen housing, a senior center and a park. This

project is consistent with General Plan Housing Element Goal H1 which promotes construction of new housing affordable to all income groups and Goal H5 to provide for households with special needs.

- Palmdale Regional Hospital Senior Housing: This proposed 80+ senior housing project will compliment improvement of the new Palmdale UHS Medical Center planned on Tierra Subida Avenue south of Palmdale Boulevard.
- Avenue R and 27th Street East: These 80+ low-income senior housing units are currently under construction.
- Global Premier Developments: Four separate projects to provide low-moderate income rental units and senior housing within Palmdale. Projects are already under construction, approved or in process.
- Transit Village Specific Plan: The Palmdale Transit Village Specific Plan was adopted in 2007 allowing for the construction of a mixed-use Transit Oriented development. The Specific Plan provides for development of a maximum of 1,027 new dwelling units, approximately 93,000 square feet of mixed-use office and retail, approximately 40,000 square feet of neighborhood retail uses, and approximately 4 acres of public open space.

SCAG's Regional Council approved a new housing construction goal of 17,910 units in Palmdale during the planning period 2006-2014 under its Regional Housing Needs Assessment (RHNA). This housing goal will be reflected in the City's General Plan Housing Element Update, which must be submitted to the California Department of Housing and Community Development (HCD) by June 30, 2008, for certification. The number of housing units identified under the RHNA by income level is shown in Table 2.

Table 2. Future Housing Needs According to SCAG's adopted Regional Housing Needs Assessment (RHNA¹)

INCOME LEVEL	NUMBER OF UNITS	PERCENT
Very Low (50% or less of median)	4,481	25.0%
Low (51 to 80% of median)	2,822	15.8%
Moderate (80% to 120% of median)	3,024	16.9%
Above Moderate (>120% of median)	7,583	42.3%
TOTAL	17,910	100%

¹ The Regional Housing Needs Assessment counts all units constructed between January 1, 2006 and June 30, 2014.

Table 3 shows a breakdown of new construction housing units since January 2006. To date, the City has achieved approximately 13 percent of SCAG's total new housing construction goal. If new housing construction continues to decrease or remain relatively static for the next few years as it has over the past year, the City will not achieve 17,910 additional new units within the cycle and the target household income levels set forth is SCAG's RHNA allocation will not likely be met.

Table 3. New Housing Units Constructed by Income Level

FISCAL YEAR	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL UNITS
2006		75		1205	1280
2007	41	150		879	1070
TOTAL:	41	225		2084	2350

The Housing Element also contains objectives for meeting housing rehabilitation loans, down payment assistance, and loans for first-time homeowners and emergency grants, as reflected in Table 4.

Table 4. Other Housing Objectives by Income Level

TYPE OF OBJECTIVE	VERY, VERY LOW	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	TOTAL
Single Family Rehab Program		1		1	2
Mortgage Assistance Loans					
Mobile Home Grants**	10	15	11		36
Emergency Grants*	11	44			55
TOTAL:	21	60	11	1	93

* This program is only for very low-income households

The **Parks, Recreation and Trails Element** of the General Plan guides future development of parks, recreational facilities, multi-use trails, bikeways and open space areas for City residents. As the City's population increases, so does the need for active park acreage. The Element identifies a need for three acres of active parkland per 1,000 residents. The amount of active parkland the City now operates totals approximately 278 acres. This equates to approximately 1.9 acres of active parkland per 1,000 residents. The City owns an additional 235± acres of undeveloped parkland, which is anticipated to be improved as funding becomes available.

Policies contained in the **Community Design Element** shape the City's overall form and appearance. By continually striving to meet the policies contained in the Element, improvements can be seen throughout the City in its functional and aesthetic quality. Establishing and maintaining high development standards is a significant way in which the Community Design Element can be implemented.

The **Environmental Resources Element** provides a basis to evaluate existing natural resources and plan for their protection. The Element establishes policies concerning conservation, preservation and managed use of air, water, open space and hillsides, biological ecosystems, and historical and/or energy resources. Implementation of this Element is accomplished primarily through the environmental review process. The City complies with the California Environmental Quality Act (CEQA), including requirements established by the California Department of Fish and Game for all projects.

A Native Vegetation Preservation Ordinance has been in effect in Palmdale since 1989. Under the provisions of this ordinance, prior to land development Joshua trees and California Juniper are to be preserved in place or transplanted when feasible. Residents and land developers may request trees for private use on a first come, first serve basis. The City has had to implement an interest list in this regard because interest in this program has been so high.

Further Efforts to Implement the General Plan

The City of Palmdale is currently in the process of updating its General Plan Master EIR. As a part of this effort, a State of the City Report will be generated, which will evaluate the degree to which the current General Plan has been effectively implemented since it was adopted in 1993. This report will also identify if any changes are needed in order to address the environmental impact of building out the City. If changes are warranted, General Plan amendments will be considered for the City Council action. The updated General Plan Master EIR is anticipated to be complete and certified in 2008.

Attachment 1: List of General Plan Amendments Approved Since 1993

Element	Amendments
Land Use (22 Amendments)	<p>GPA 93-2 corrected mapping and text errors; GPA 94-2 adopted policies for the development of the College Park Palmdale property; GPA 94-3 clarified policies regarding the location of parks and other public facilities and corrected Land Use mapping errors; GPA 94-4 revised Land Uses at 14 locations throughout the City and clarified text regarding mobile home parks; GPA 95-1 modified the Land Use designation on undeveloped industrial land; GPA 95-2 modified the Land Use designation on a one-acre property to accommodate a mortuary; GPA 96-1 changed the Land Use map and text to reflect the Downtown Revitalization Plan; GPA 96-2 added a policy regarding development on the east side and reduced the development density within that area; GPA 96-4 assigned Land Use designations to most areas which had previously been designated as SD; GPA 97-4A through D modified 15± acres on Avenue S at 45th Street East from SFR-3 to OC for development of a Kaiser Permanente facility, 28± acres from DC and CC to PF along both sides of Sierra Highway near Avenue Q-6, and 37 acres on 10th Street East at Avenue Q-10 from MR to PF for a public parking; GPA 98-2 amended policies to accommodate the College Park Palmdale Specific Plan; GPA 98-3 approved Land Use map and policies consistent with the Avenue S Area Plan and repealed the Palmdale Park South Specific Plan; GPA 98-4 modified 160 acres from Harris Specific Plan to SFR-3 and OC, modified six acres on 5th Street East at Avenue R-5 from MFR to IND and repealed the Rancho Valley Specific Plan; and GPA 99-1 A through M reduced the number of potential new multiple family housing units in the City in response to a moratorium on development of three or more units; GPA 99-2 A & B amended 13± acres from SFR-3 to CC for development of a 33-acre community retail shopping center at 47th Street East and Avenue S and 83± acres from BP to IND at the southwest corner of Division Street and Avenue O; GPA 00-02 A through C amended 4.5 acres from OC and CM to PF and .55 acres from SFR-3 to NC to reflect developed conditions; GPA 02-01A&B amended 40 ac. From SFR1 to OS and 33 ac. From SP4 to OS to construct two voter-approved park sites; and GPA 03-02 amended 2.5 acres from OS to RC adjacent to the A.V. Country Club. GPA 03-04A amended 10 acres from NC to SFR-3; GPA 03-04B amended 13.65 acres from RC to CC; GPA 03-07 amended 15.23 acres from SFR-3 to CC, GPA 03-05 amended 37.2 acres from RC (Regional Commercial) to OC (Office Commercial), GPA 04-03 to amend .76 acres from CC (Community Commercial) to CM (Commercial Manufacturing); GPA 05-04 amended 8.6 acres from OC to CC; GPA 05-03 on 5.44 acres from OC to MR and on 27.04 acres from OC to CC; GPA 06-02 on 8.6 acres from OC to CC, GPA 07-01A amended 110 acres from BP (Business Park), CM (Commercial Manufacturing), IND (Industrial), MFR (Multi-Family Residential), and MR (Medium Residential) to Specific Plan 18-Palmdale Transit Village Specific Plan; GPA 07-01B amended 8 acres from SFR-3 to NC on the north side of Avenue S, between the alignments of Springfield Street and 42nd Street East; and GPA 07-02 amended 5.01 acres from SFR-3 to NC located approximately 600 feet north of the northeast corner of Avenue R and 47th Street East.</p>
Circulation (4 Amendments)	<p>GPA 93-2 corrected the right-of-way designation for 6th Street East; GPA 94-3 corrected errors on the circulation map; GPA 95-3 updated the circulation map and adopted street cross-sections; and GPA 97-1 changed the designation on certain roadway segments.</p>
Public Services (4 Amendments)	<p>GPA 93-2 eliminated a reference to adoption of the Hazardous Waste Management Plan as an element of the General Plan; GPA 94-3 updated information regarding schools; and GPA 97-3 provided policies regarding telecommunication facilities. GPA 04-05 was an update of the Public Services Element.</p>
Housing (5 Amendments)	<p>GPA 93-2 revised programs which related to transitional housing and emergency shelters; GPA 94-6 updated the status of housing programs and established a "senior housing target area" downtown; GPA 96-3 represented an overall update to the element, updating housing programs and demographic and development statistics; and GPA 00-01, update of the General Plan Housing Element for the planning period 2000-2005. GPA 04-04 minor amendment to the Housing Element.</p>
Safety (2 Amendments)	<p>One Amendment: GPA 93-2 added a policy regarding development near hazardous waste facilities. GPA 04-01 was an update of the Safety Element.</p>
Environmental Resources (3 Amendments)	<p>GPA 93-3 provided clarification for Policy ER6.2.1, which dealt with sand and gravel extraction; and GPA 98-3 amended the list of designated scenic highways to include the Antelope Valley Freeway south of Rayburn Road. GPA 04-01 was an update of the Environmental Resources Element.</p>

Parks, Recreation & Trails - adopted 3/9/94 (2 Amendments)	GPA 96-6 updated the multi-use trail and bikeway plans. GPA 03-06 updated the Parks, Recreation & Trails Element.
Community Design - adopted 12/24/94	GPA 97-2 modified community design policies for industrial development.
Noise (1 Amendment)	GPA 04-04 was an update of the Noise Element.