

RITTER RANCH SPECIFIC PLAN

APPROVED BY:

THE CITY OF PALMDALE

SUBMITTED BY:

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FEBRUARY 1992

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**SECTION ONE
EXECUTIVE SUMMARY**

1.1 Project Overview

The Ritter Ranch Specific Plan provides a comprehensive approach toward master planned development. It defines the goals, objectives and development standards which will serve to guide the buildout of Ritter Ranch over the next two decades. The Specific Plan is designed as both a policy and regulatory document.

Sections within the Specific Plan include Development Standards, Regulatory Procedures, Design Guidelines, Implementation and Goals, Objectives and Policies. The document provides the vision, guidance, regulation and procedures for the City of Palmdale and the developer to ensure that upon project buildout, Ritter Ranch is a high quality, environmentally sensitive, and comprehensively designed master planned community.

Ritter Ranch, encompassing approximately 10,625 acres, will be developed as a mixed use project incorporating residential, open space, public facility, recreational, school and commercial land uses. The Ritter Ranch property is located slightly less than four miles west of State Route 14, south of Elizabeth Lake Road; west of 30th Street West; generally north of the Sierra Pelona ridge line; and east of Bouquet Canyon Road and the Angeles National Forest. The ultimate development of the Ritter Ranch property is designed to include 7,200 residential units with project-wide gross density of .68 dwelling units per gross acre. The proposed land uses are as follows:

LAND USE CLASSIFICATION	GROSS ACRES _±	% ACRES _±
Natural Open Space	7,628	72%
Residential	2,376	22%
Community/Neighborhood Parks	95	1%
Golf Course	184	2%
Schools	121	1%
Commercial	73	1%
Roadways	148	1%
	10,625	100%



The Ritter Ranch Specific Plan is designed to provide a variety of housing products aimed at all market sectors. The Specific Plan proposes the development of 80 single family detached equestrian estates, 5,089 single family detached homes, 1,189 single family attached homes, 348 multifamily residences and 494 senior housing residences, which totals 7,200 residential units.

As with any and all projects which encompass a land area equivalent in size to the 10,625-acre Ritter Ranch site, development constraints do exist. During the project design phase of Ritter Ranch, extensive site analysis was completed to identify and evaluate known potential development constraints. The following are some of the development constraints identified: electrical transmission-line easements, Joshua Tree woodlands, fault hazards, topographical changes, flood hazards and wetlands.

Design of the Ritter Ranch Community Concept Plan considers these known development constraints and incorporates them into the project design in a logical and environmentally sensitive manner. For example, electrical transmission-line easements are designated as open space; a Joshua Tree woodland is designated as a specialty park to preserve the woodland in a natural state; development is proposed to be clustered to preserve steeper portions of the site as natural open space; grading standards included within the Specific Plan require utilization of contour, terrace, and landform grading techniques to integrate development with natural topography; and Fault Hazard Restricted Use Areas are incorporated into the site planning of an 18-hole golf course.

Further discussion of known existing site conditions are discussed in Section 3, Site Analysis.

1.2 Project Goals, Objectives and Policies

The goals, objectives and policies of the Ritter Ranch Specific Plan define the developmental approach for Ritter Ranch. This Specific Plan has been prepared to conform with the goals, objectives and policies within the adopted City of Palmdale General Plan. The Specific Plan process provides a formal procedure for governmental review and public input. Implementation of the Specific Plan will encourage quality community design, and the highest quality development and comprehensive regional planning of an environmentally sensitive site.

The goals, objectives and policies of the Ritter Ranch Specific Plan include:

1. Land Use

Goal 1 Create a comprehensively designed Specific Planned Community.

Objective 1.1 **Develop a residential community which includes sufficient commercial development, schools, parks, community facilities and other elements to support the residents of the community.**

Policy 1.1.1 **Provide active and passive parkland which meets or exceeds the City standards.**

Policy 1.1.2 **Provide community facility sites for fire stations, community buildings, library, etc.**

Policy 1.1.3 **Provide commercial uses on-site to service the local and regional community.**

Goal 2 **Maintain a close relationship between the natural environment and the developed areas of Ritter Ranch.**

Objective 2.1 **Preserve key habitat areas and physiographic features as prescribed in the Ritter Ranch Final Environmental Impact Report (EIR) and Specific Plan.**

Policy 2.1.1 **Respect the natural character of the visually prominent Sierra Pelona ridgeline through the placement of open space designations on this area.**

Policy 2.1.2 **Provide an open space network throughout the project with pedestrian, biking and equestrian trails.**

Policy 2.1.3 **Promote the use of indigenous landscaping through the implementation of the landscape guidelines.**

2. Circulation

Goal 1 **Provide a transportation system which allows for the safe and efficient movement of people, goods and services throughout Ritter Ranch.**



Objective 1.1 Establish a Circulation System which meets local and regional transportation needs and accommodates a variety of transportation modes.

Policy 1.1.1 Participate in the Southwest Planning Area Traffic Study and ensure that the Ritter Ranch Circulation Plan is consistent with the Traffic Study recommendations and provides ultimate right-of-way widths which will accommodate general plan buildout.

Policy 1.1.2 Create bicycling, equestrian and hiking trails which interconnect with a regional trail system to promote non-vehicular transportation.

Policy 1.1.3 Create an extensive on-site pedestrian trail system which interconnects neighborhoods, parks, open space and commercial uses within Ritter Ranch to promote non-vehicular transportation.

Policy 1.1.4 Locate schools and parks within walking distance to the neighborhoods which they serve.

Policy 1.1.5 Contribute a pro-rata share toward the acquisition of an off-site Regional Park-And-Ride Facility to promote car pooling.

Policy 1.1.6 Provide bus turnouts (and additional right-of-way), benches and covered bus stops on-site within the specific plan area at strategically located places approved by the Traffic Engineer.

Policy 1.1.7 Ensure that the City of Palmdale is not responsible for the cost of roadway and right-of-way improvements including associated landscaping and infrastructure

necessary to support the
development of Ritter Ranch.

3. Housing

Goal 1 Housing availability and opportunity for all citizens.

Objective 1.1 Provide housing opportunities which meet the needs of a variety of lifestyles with respect to unit type, size, and cost.

Policy 1.1.1 Provide Development Standards to allow adequate flexibility to adapt to changing community needs.

Policy 1.1.2 Provide a variety of housing to accommodate families of all sizes and socioeconomic levels.

Objective 1.2 Increase the housing availability for groups with special needs.

Policy 1.2.1 Incorporate provisions to provide a variety of senior housing developments.

4. Public Services and Utilities

Goal 1 Provide adequate public and semi-public services to serve the needs of the Ritter Ranch development and the residents in an efficient and cost-effective manner.

Objective 1.1 Ensure that public facilities, services and utilities are developed at the time of development.

Policy 1.1.1 Ensure that the rate of development does not exceed the capacities of both public and semi-public services.

Policy 1.1.2 Ensure that development shall not result in the reduction of service levels (i.e. sewerage, water, fire, police, parks and schools) to other residents of the City.



Policy 1.1.3 **Ensure that development will not occur prior to construction of necessary infrastructure.**

Policy 1.1.4 **Ensure that the City of Palmdale is not responsible for the cost of infrastructure improvements necessary to support the development of Ritter Ranch.**

Goal 2 **Develop and maintain a water supply system capable of meeting normal and emergency demands at the Ritter Ranch Project.**

Objective 2.1 **Water supply systems at Ritter Ranch shall meet minimum standards for domestic and emergency supply and quality.**

Policy 2.1.1 **Provide a conceptual water plan which provides adequate service for the proposed development.**

Policy 2.1.2 **Work with jurisdictional agencies to provide water service to meet the increased demand generated by the Ritter Ranch Project.**

Policy 2.1.3 **Incorporate water conservation measures in the overall design of the Ritter Ranch Project, including low water usage landscaping and the installation of low-flow fixtures within the development.**

Policy 2.1.4 **Protect the groundwater aquifer from contamination as specified in the Ritter Ranch Specific Plan Final EIR.**

Policy 2.1.5 **Provide for adequate emergency water supply in compliance with local jurisdictional agencies.**

Goal 3 **Develop a sewage system plan which adequately services the Ritter Ranch Project.**

Objective 3.1 All development at Ritter Ranch shall be serviced by sewage disposal systems which are adequately sized to handle expected wastewater flows and designed and maintained to protect the health of residents.

Policy 3.1.1 Provide a conceptual sewage plan which provides adequate service for the proposed development.

Policy 3.1.2 Work with jurisdictional agencies to expand the sewage disposal system to handle the increase demand which the Ritter Ranch Project will generate.

Policy 3.1.3 Provide an adequate sewer system for all development within Ritter Ranch (except those specialty parks which do not provide restroom facilities).

Policy 3.1.4 Provide a location for a future water reclamation facility, or, if not necessary, participate in the development of an off-site water facility.

Goal 4 Develop and maintain a safe effective system of conducting stormwater that respects existing flowlines.

Objective 4.1 Design a master storm drain system that is sensitive to the environment and meets the City's Master Plan of Drainage requirements.

Policy 4.1.1 Drainage improvements should be designed to protect those natural drainage channels which are recognized as important biological communities and groundwater recharge areas.

Objective 4.2 Provide for safe, efficient flow of storm water.

Policy 4.2.1 Any mitigation of flood hazard in one area shall not exacerbate flooding problems in another area.



Policy 4.2.2 Reduce downstream storm water flows through the use of flood control systems and other 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 facilities on streetscapes and surrounding views.

Policy 5.1.1 All new development shall have underground utility lines as required by the City Ordinance.

Policy 5.1.2 Design of all utility facilities shall blend with the surrounding development and be screened from view to the extent possible.

5. Design

Goal 1 Preserve and enhance the unique aesthetic and visual qualities of Ritter Ranch.

Objective 1.1 Protect the scenic viewsheds both to and from Ritter Ranch.

Policy 1.1.1 Designate the visually prominent Sierra Pelona ridgeline as permanent natural open space.

Policy 1.1.2 The Ritter Ranch Community shall include landscaped arterial roadways, bikeways, equestrian paths and hiking trails to create a network of aesthetically pleasing links into and around the West Palmdale area.

Policy 1.1.3 Promote the incorporation of equestrian, bicycling and hiking trails linked to the citywide network.

Policy 1.1.4 Utilize specialized grading techniques and indigenous

landscape materials to create a natural appearance and mitigate visual impacts.

Goal 2 Provide public parkland for both passive and active use that is equally accessible to the community on a neighborhood, community and regional basis.

Objective 2.1 Meet or exceed parkland requirements identified in the Master Parks and Recreation Plan.

Policy 2.1.1 Provide joint use of facilities, such as public schools in conjunction with public and private open spaces where feasible, to efficiently use all areas offering recreational potential, while continuing to develop free-standing parks.

Policy 2.1.2 Provide access to parklands for all residents, including the young, handicapped and elderly, by locating park facilities within close proximity to senior development and within residential neighborhoods.

Policy 2.1.3 Provide recreational opportunities that are both active and passive (i.e. hiking, bicycling, running, swimming, picnicking, sightseeing, etc.) through the provision of hiking, bicycling and equestrian trails, neighborhood and community parks, pocket parks, specialty parks and natural open space areas.

Policy 2.1.4 Provide recreational and leisure parklands at a minimum ratio of five (5) acres per 1,000 people.

Policy 2.1.5 Incorporate equestrian, bicycling and hiking trails into the overall design of Ritter Ranch.

Goal 3 Respect the physical and biological environment of Ritter Ranch.



Objective 3.1 Develop and actively promote a higher level of environmentally sensitive design through state, regional and local efforts to preserve and protect the environment.

Policy 3.1.1 Preserve a significant portion of the Ritter Ranch site as natural open space and provide enhanced open space area opportunities.

Policy 3.1.2 Develop Design Guidelines and landscape criteria which are compatible with the unique natural environment of the Antelope Valley and Leona Valley.

Policy 3.1.3 Provide a Landscape Plan which emphasizes utilization of indigenous or native plant material and water conservation.

Objective 3.2 Minimize impacts to the natural environment.

Policy 3.2.1 Actively promote the use of native or drought tolerant vegetation to conserve, preserve and enhance the quality of biological and physical environments throughout Ritter Ranch.

Goal 4 Preserve and protect the natural environment.

Objective 4.1 Provide open space areas for conservation, recreation, leisure and aesthetic purposes.

Policy 4.1.1 Protect open space and recreational resource areas from impacts resulting from off-road vehicle use through a variety of means (i.e., signs, barriers, etc.).

Goal 5 Preserve historic and prehistoric resources at Ritter Ranch.

Objective 5.1 Promote the preservation of historic and prehistoric resources at Ritter Ranch as prescribed in the Ritter Ranch Final EIR.

Policy 5.1.1 Comply with the recommendations and/or alternatives contained within the Phase Two Archaeological Survey.

Goal 6 Create Grading Standards which will provide an aesthetically pleasing environment for the Ritter Ranch Project and the surrounding community.

Objective 6.1 Preserve the Sierra Pelona ridgeline.

Policy 6.1.1 Designate the Sierra Pelona ridgeline as permanent natural open space.

Objective 6.2 Ensure that manufactured slopebanks are effectively revegetated.

Policy 6.2.1 Renaturalize disturbed surfaces with indigenous and drought tolerant vegetation.

Policy 6.2.2 Revegetation shall be planted in a manner which creates a natural appearance.

Policy 6.2.3 Establish parameters for slopebank maintenance/responsibility.

Policy 6.2.4 Utilize specialized grading techniques and indigenous landscape materials to create a natural appearance and mitigate visual impacts.

6. Noise

Goal 1 Protect and enhance the environment at Ritter Ranch through noise management.

Objective 1.1 Minimize the ambient noise level at Ritter Ranch to the maximum extent practical.

Policy 1.1.1 Locate residences, schools and other noise sensitive uses on the Community Concept Plan in areas with acceptable noise levels.



Policy 1.1.2 **Require acoustically sensitive design in new construction.**

Objective 1.2 **Ensure that a reasonably quiet living environment be provided for all residential neighborhoods.**

Policy 1.2.1 **Noise studies shall be performed for proposed development to ensure that noise levels are appropriate.**

Policy 1.2.2 **Residential development adjacent to major arterial roads shall be designed to achieve a maximum outdoor living area noise level which complies with the City of Palmdale Noise Standards.**

Policy 1.2.3 **Means of reducing noise may include the following:**

- **Control the noise at its source by using noise barriers and other muffling devices built into the noise source.**
- **The provision of buffer areas and/or wide setbacks between the noise source and other development.**
- **The use of sound insulation, blank walls, double paned windows and other design or architectural techniques to reduce interior noise.**

7. Public Safety

Goal 1 Minimize natural and man-made hazards at Ritter Ranch.

Objective 1.1 **Development shall incorporate measures to minimize natural and man-made hazards.**

Policy 1.1.1 **Comply with applicable state and federal environmental and pollution control laws.**

Policy 1.1.2 **Ensure that public and private water distribution and supply facilities**

have adequate capacity to supply both everyday and emergency fire-flow needs.

Policy 1.1.3 Require installation of smoke detectors in all dwellings.

Objective 1.2 Restrict development in hazardous or unstable areas including fault hazard restricted use zones.

Policy 1.2.1 Ensure compatible development in both man-made and natural high-hazard areas (i.e. fault hazard restricted use zones, slide-prone hillsides, floodplains, etc.); and prohibit development of critical facilities, such as police, fire and health facilities, in these areas.

Policy 1.2.2 Development in areas near high pressure, natural gas lines should be buffered from said lines and such areas shall be provided with alternative access/evacuation routes.

Policy 1.2.3 Encourage the use of water filtration systems as point-of-delivery for acceptable water quality in emergency situations.

Policy 1.2.4 Utilize best efforts to minimize the exposure of public improvements within the areas of fault hazards.



SECTION TWO

SECTION TWO INTRODUCTION

2.1 Purpose and Intent

The Ritter Ranch Specific Plan represents a sensitive and comprehensive approach to community planning in the Leona Valley and foothill area of West Palmdale. This Specific Plan has been prepared to conform to the Goals, Objectives and Policies of the adopted Palmdale General Plan. As required in California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 65451, the Specific Plan provides the following:

- 2.1.1 The distribution, location and extent of the uses of land including open space within the area covered by the plan:
- 2.1.2 The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- 2.1.3 Standards and criteria by which development will proceed, and standards for the conservation, development and utilization of natural resources, where applicable.
- 2.1.4 A program of implementation measures including regulations, programs, public works projects, and financing of 2.1.1, 2.1.2 and 2.1.3, identified above.
- 2.1.5 A statement of the relationship of the Specific Plan to the City of Palmdale General Plan.

2.2 Authority and Scope

The Ritter Ranch property encompasses approximately 10,625 acres in the unincorporated portion of Los Angeles County which will be annexed into the City of Palmdale.

The Ritter Ranch Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65451 through 65457 and the City of Palmdale Specific Plan Guidelines, Resolution 90-43. The California Government Code authorizes local jurisdictions, such as the City of Palmdale, to adopt specific plans as a more comprehensive method of implementing the General Plan. The City of Palmdale adopted the Ritter Ranch Specific Plan by ordinance. An Environmental Impact Report (EIR) was prepared to meet the requirements of



the California Environmental Quality Act (CEQA). The Draft Specific Plan and Draft EIR were subject to Noticed Public Hearings before the Planning Commission and the City Council. Upon extensive public input and the certification of the EIR, the City Council adopted the Specific Plan to govern the future development of the affected property.

The Ritter Ranch Specific Plan, as a planning tool, bridges the gap between the general, policy-oriented guidelines of the General Plan and the specific, detail-oriented site plan criteria provided at the level of a tentative tract map or site plan review. The specific plan performs the regulatory functions of zoning, subdivision regulations and other design and development standards which are tailored to the area for which the plan is developed.

The specific plan approach provides several distinct advantages in connection with a planned development community. First, the specific plan can relate to local conditions which cannot be fully resolved through zoning, since zoning regulations must be broadly applied throughout the community. A specific plan can be designed to a particular area and the issues unique to that area. Another advantage of a specific plan is its function of coordinating public and private efforts into a single development. Finally, the specific plan is useful in expediting local permit processing and environmental review through the use of a Master Environmental Impact Report (see Section 2.4, Environmental Documentation).

The Ritter Ranch Specific Plan will serve as a compilation of public policies affecting the Ritter Ranch property. The Development Standards, Section 6, and Design Guidelines, Section 7, will serve as the zoning provisions for the property. Proposed housing developments, commercial developments, public improvements, tentative tract maps, parcel maps, and any other development proposals must be consistent with the Ritter Ranch Specific Plan.

2.3 Project Location

The City of Palmdale is located in the Antelope Valley approximately 65 miles north of the City of Los Angeles. Access to Palmdale is provided by the Antelope Valley Freeway (SR-14) and State Route 138. The Palmdale Regional Airport is approximately eight miles from the site. Neighboring communities include the City of Lancaster and the unincorporated communities of Leona Valley, Acton and Agua Dulce. Location is graphically depicted on Exhibit 2, "Regional Location."

Specifically, the Ritter Ranch property is situated on the north facing slopes of the Sierra Pelona Ridge and slopes northward to the Amargosa Creek at the southwest corner of the Antelope Valley. Development will occur on the north facing slopes of the McDill Mountain range below the 4,250 foot contour, on north facing slopes of Odell Peak below the 3,600 foot contour, and on the

south facing slopes of Ritter Ridge below the 3,250 foot contour. The development is well below the heights of Mt. McDill at 5,187 feet and Mt. Odell at 5,217 feet. The majority of the development area is generally south of Elizabeth Lake Road. Primary access to Ritter Ranch will be provided through Elizabeth Lake Road (which becomes Palmdale Boulevard) and Avenue S. Both roads intersect the Antelope Valley Freeway (SR-14) approximately four miles east of the site. Elizabeth Lake Road and Avenue S will be improved to accommodate traffic generated from Ritter Ranch and surrounding developments.

Specific Plan communities within the immediate vicinity of Ritter Ranch are currently in various phases of project development and/or processing. The projects include Santa Fe Hills (3 DU/Acre Gross) to the northeast and City Ranch (2.6 DU/Acre Gross) to the east.

Ritter Ranch is currently located in the unincorporated portion of Los Angeles County; but within the City of Palmdale sphere of influence an Annexation Amendment application has been submitted to annex Ritter Ranch into the City of Palmdale.

2.4 Environmental Documentation

The City of Palmdale prepared an Initial Environmental Study for Ritter Ranch and determined that a comprehensive Environmental Impact Report (EIR) was required. Robert Bein, William Frost Associates was selected by the City to prepare the EIR as a separate document. The EIR addresses impacts associated with the Ritter Ranch General Plan Amendment, Pre-zone, Annexation and Specific Plan. The EIR was submitted and processed simultaneously with the Ritter Ranch Specific Plan.

The Ritter Ranch EIR shall serve as the Master EIR for the entire Ritter Ranch development. All subsequent project submittals, such as site plans and tentative maps, shall be evaluated by the City to determine potential environmental impacts associated with the site-specific project submittal. For a negative declaration, mitigated negative declaration or finding of consistency, such proposed development must be consistent with the design, intent, density, use and development standards of the Ritter Ranch Specific Plan; otherwise, a Subsequent EIR or Supplemental EIR will be required. A Subsequent EIR or Supplemental EIR may be required as provided by CEQA.

2.5 Existing General Plan Designations

The existing General Plan Designations for the Ritter Ranch site and surrounding areas are graphically depicted on Exhibit 5, "Existing General Plan Land Use Designations."



A General Plan Amendment application and Sphere of Influence Amendment application are currently being processed by the City of Palmdale to incorporate the entire Ritter Ranch site into the City of Palmdale planning area boundaries; to designate the site "Ritter Ranch Specific Plan, maximum .68 DU/Acre", and to designate individual land uses within the Specific Plan area based upon the Ritter Ranch Community Concept Plan. (See Exhibits 18 and 19, "General Plan Land Use Designations.")

2.6 Existing Zoning

The existing zoning for the Ritter Ranch property is currently under Los Angeles County jurisdiction. The zoning category for the site consists of A-2-2 which permits heavy agriculture with two-acre minimum sized lots. Exhibit 6, "Existing Zoning," graphically depicts the existing zoning for Ritter Ranch and the surrounding area. A Pre-zone application was approved by the City of Palmdale to establish zoning for the property of "Ritter Ranch Specific Plan, .68 DU/Acre." The Specific Plan category creates site-specific comprehensive zoning standards for the property.

2.7 Relationship to the General Plan

The overall relationship between the Ritter Ranch Specific Plan and the Palmdale General Plan is that the Specific Plan provides a site specific, detailed program of regulations, standards, and guidelines for implementation of General Plan policies and priorities. In order to accomplish this, the Specific Plan must be in conformance with and be consistent with the General Plan. A detailed policy-by-policy discussion is provided in Section 5, General Plan Conformance to exemplify how the Ritter Ranch Specific Plan conforms with the Palmdale General Plan.

The Ritter Ranch Specific Plan was not consistent with the General Plan Land Use designations originally identified on the site. Therefore, to provide General Plan Consistency, in June 1990, the City of Palmdale initiated a General Plan Amendment to incorporate the entire Ritter Ranch Specific Plan Area into the City Planning area, identify specific land use designations within the Specific Plan Area and designate the site as:

"Ritter Ranch Specific Plan"
Maximum .68 D.U./Acre

All subsequent project related submittals shall be processed in accordance with the applicable requirements set forth in Section 8, "Implementation" and deemed consistent with the Ritter Ranch Specific Plan.

2.8 Relationship Between the Specific Plan and Zoning Ordinance

Development Standards, included in Section 6 of the Specific Plan, are intended to act as the zoning standards for the entire Ritter Ranch development. The Development Standards are based upon the City of Palmdale Zoning Ordinance; however, deviations in the Development Standards (i.e. permitted uses, setbacks, landscaping, etc.) exist to achieve site-specific development standards based upon the unique characteristics of the individual sites.

The Development Standards Section contains the regulatory provisions applicable to each Development Designation Category identified on Exhibit 21, "Development Designations." Included as subsections are standards for Residential Planned Developments, Signage, Grading, and Off-street Parking. Design Guidelines are provided in Section 7 and Governmental Processing procedures are provided in Section 8.2.

The Ritter Ranch Community Concept Plan is designed to regulate development at Ritter Ranch in conjunction with the City of Palmdale Municipal Code. Several references are made herein to the Palmdale Municipal Code.

2.9 Existing Land Use

Exhibit 7, "Existing Land Use," graphically depicts the existing land uses for the Ritter Ranch Project. The primary existing use of the site area is cattle ranching. While only one ranch structure is still inhabited, cattle are grazed there under lease agreements. Additionally, two mountain ridges, Mt. McDill and Mt. Hauser, are utilized for microwave transmission sites on island parcels which are not a part of the Ritter Ranch although easements are provided. The Mt. Hauser microwave station is owned and operated by Pacific Bell. The Mt. McDill microwave station is owned and operated by Lockheed. Jeep roads provide access to mountain ridges and westward to the national forest, as well as south to the community of Acton/Agua Dulce. The microwave station is fenced to restrict public access.

2.10 Interface with Adjacent Major Land Holdings

The Ritter Ranch Specific Plan takes into consideration the existing and proposed land uses of the adjacent properties in the overall project design. Following is a list of the specified land uses and a brief discussion of how the Ritter Ranch Specific Plan is compatible with each land use.

2.10.1 Messer Ranch

Discussions with the current owners of Messer Ranch have been held in the preparation of the Ritter Ranch Specific Plan. The



Messer Ranch property is an important link in the alignment of Ritter Ranch Road, and its precise alignment through Messer Ranch is being coordinated with the property owners. The preparation of a Land Plan for Messer Ranch is underway, and preliminary studies indicate that single family detached residential will most likely be proposed which is very compatible with the estates and golf course community in Planning Area 1 of the Ritter Ranch Specific Plan.

2.10.2 City Ranch

The preparation of the Ritter Ranch Specific Plan by Ritter Park Associates and the City of Palmdale have paralleled the preparation of the City Ranch Specific Plan by Kaufman & Broad. The two specific plans are logical extensions of each other, integrating compatible land uses, circulation, open space, trails, schools, parks and other community facilities. The City Ranch Specific Plan Area is designated on the General Plan Land Use Map at 2.6 dwelling units per gross acre. The City Ranch Specific Plan proposes 5,200 units on 1,985 acres which results in a gross density of 2.6 dwelling units per acre. City Ranch proposes a variety of land uses including multifamily residential, single family attached residential, single family detached residential, commercial, and open space uses. Directly adjacent to Ritter Ranch, City Ranch proposes open space, single family attached residential, and single family detached residential land uses. To provide land use compatibility between the two projects, the Ritter Ranch Specific Plan proposes corresponding land uses (open space, single family attached residential, and single family detached residential) adjacent to City Ranch.

2.10.3 Santa Fe Hills

Santa Fe Hills is one of the first developments proposed as a Specific Plan in this area. Initially submitted, the Santa Fe Hills Land Use Plan called for over 2,000 dwelling units of attached and detached products. The project has been resubmitted to the City and proposes 1,285 units. Planning Area 3 of the Ritter Ranch Specific Plan, which borders Santa Fe Hills, proposes single family detached residential with a residential roadway linkage into Santa Fe Hills. The density in Planning Area 3 is compatible with the densities proposed in Santa Fe Hills.

2.10.4 Lazy T Ranch

Discussions have been held with the owners of Lazy T Ranch apprising them of the status of the Ritter Ranch Specific Plan Project. Lazy T Ranch is an equestrian boarding facility. To provide compatibility, Ritter Ranch has designated permanent natural open space adjacent to the south and west borders of the Lazy T Ranch facility. Directly east of the Lazy T Ranch within the Specific Plan area, a commercial site is designated which is intended to be developed as a compatible commercial use and is further discussed in Section 4.6.3. In addition, Lazy T Ranch will have access to the Ritter Ranch pedestrian and equestrian trail systems.

2.10.5 Valley High Ranch - Adjacent Off-site Equestrian Ranch

An equestrian facility has been proposed on the Ritter Ranch site adjacent to this existing off-site equestrian facility located directly to the west along Elizabeth Lake Road. Land use compatibility is not envisioned to be an issue here since an identical use is proposed. Further, the off-site equestrian facility will be provided with access to the Ritter Ranch equestrian trail system.

2.10.6 Leona Valley - Adjacent

In addition to providing compatibility with adjacent major land holdings, the Ritter Ranch Specific Plan provides several measures to ensure compatibility with the nearby community of Leona Valley. Several of the measures were incorporated into the Specific Plan to mitigate concerns raised by Leona Valley residents. Measures to provide compatibility with Leona Valley include:

- A. Provision of two-acre minimum lots on the western perimeter of the site along Bouquet Canyon Road.
- B. Utilization of rural street standards in the equestrian estate community.
- C. Provision of an open space buffer along Elizabeth Lake Road to maintain the scenic qualities of the roadway.
- D. Provision of an equestrian facility site at the intersection of Elizabeth Lake Road and Ritter Ranch Road as discussed above in Section 2.10.5, Paragraph 1.
- E. Provision of approximately 31 miles of public equestrian trails which link to the regional trail system.



- F. Restriction of vehicular access and egress to Bouquet Canyon Road.
- G. Designation of Planning Areas 7 and 8 as permanent natural open space for public use which includes preservation of the visually prominent Sierra Pelona ridgeline.

2.11 Market Analysis

Based upon these current and projected market analyses, a range of housing product types are identified and the characteristics of the target buyers have been defined.

These categories are as follows:

2.11.1 Single Family/Entry Level Buyers:

This market is oriented toward first-time buyers which may include young couples with or without children, single adults and empty nesters. Homes may range from 1,000 square feet to approximately 1,600 square feet. Planning units which could potentially accommodate this type of housing include Residential Planning Units in Planning Area 5.

2.11.2 Single Family/Move-up Buyers:

This group comprises the largest segment of current home buyers in the Antelope Valley and should consist of the largest percentage of homes at Ritter Ranch due to the projected future demand on the market in the Antelope Valley. This market is oriented toward move-up buyers with families, particularly established families with two or more children. Homes will range from about 1,350 to 2,500 square feet. Planning areas which could potentially accommodate this type of home include Planning Areas 2, 3 and 4.

2.11.3 Luxury Family/Move-up Buyers:

A large portion of potential buyers in this segment may originate from the Los Angeles basin. A majority of the buyers will consist of second-time move-up homeowners and a number can be expected to be of pre-retirement status. As the Antelope Valley expands, local area upper income residents will also be potential buyers. Homes will be larger in size, varying from 2,000 square feet to in excess of 3,000 square feet, and will possess special features such as larger lots, views and/or equestrian amenities.

Planning units which could potentially accommodate this type of home include Residential Planning Units in Planning Areas 1 and 6.

2.11.4 Multifamily:

Potential residents in this segment should consist of singles and young couples who are seeking a maintenance-free living environment with recreational amenities. Amenities such as fitness rooms, park/picnic areas and pools will meet this market-driven need. The multifamily residences are anticipated to be constructed in the later phases of the overall project. Planning units which could potentially accommodate this type of housing include Planning Units 5O and 5R.

2.11.5 Senior Housing:

Currently, the Antelope Valley does not have any major senior-oriented housing development. Ritter Ranch meets this need by including a 494-unit multifamily "senior only" site as Planning Unit 5Q. The site should provide a variety of senior housing products which may provide varying levels of on-site care and services. The site was chosen for its convenient access to parks, open space, transportation and commercial uses.

2.11.6 Job Opportunities and Employment:

Job opportunities are expected to be generated as a result of the services required by the local residential needs of the Ritter Ranch development. Approximately 692,135 combined square feet of commercial space, schools, parks, active and passive open spaces, golf course, fire stations, and equestrian facility are anticipated to result in direct jobs employing 2,180 people in Ritter Ranch on a permanent basis plus an average of 0.3 indirect jobs per resident. These additional employment opportunities would include professional and residential services such as gardeners, housekeepers, contractors and public service amenities.



SECTION THREE

SECTION THREE
SITE ANALYSIS**3.1 Purpose and Intent**

This section is intended to provide a site analysis of the Ritter Ranch Specific Plan area, summarizing technical information discussed in detail within the Ritter Ranch EIR.

3.2 Historical

A prominent period in the past site history of Ritter Ranch centers around the Ritter family winery which still stands on the adjacent Messer Ranch. The vineyards were a product of vine stock brought from Germany by the Ritters in the 1860s.

After prohibition began, according to one of the Ritter brothers, the five Ritter brothers each utilized part of the 360-acre Spanish Land Grant for agriculture. Various crops, grain and alfalfa were grown without much need for irrigation until the 1940s. One of the brothers was a beekeeper and was proud of the buckwheat honey and strawberry-tasting manzanita honey. Livestock was raised from the earliest days and this use continued through the drier 1940s and 1950s until the present. The ranchers dug six ponds which were fed by springs or wells for watering their stock.

Following the completion of the California aqueduct water project in 1975, which conveys water from northern California through the Antelope Valley to the Los Angeles basin, and which brings water to within a half mile of the Ritter properties, Ritter family members and others helped organize local water distribution systems based on the new water supply. The provision of potable water from the aqueduct has induced population growth in the Antelope Valley.

An early growth magnet was the Southern Pacific Railroad which was completed in 1876. It serviced the copper and later the gold mining interests of the region. The community of Acton and the City of Palmdale both moved their centers toward the railroad route as town populations grew. Sierra Highway came into the valley following the arrival of the railroad. Previous connections to Bakersfield were through Spunky Canyon or San Francisquito Canyon.

The Ritter family's interests were sold by 1957 and the site has been leased primarily for cattle ranching since then. Part of the site was leased to the Ritter Ranch Sportsman's Club until 1974. Presently, a few ranch artifacts remain, marking the several homesteads that once existed on the site at Anaverde Creek and Amargosa Creek.



3.3 Archaeology

Archaeological research has determined that settlers first occupied the region some 12,000 years ago. The hunting and gathering cultures adapted with the physical alterations in the regional environment.

Evidence of a village lifestyle in the Antelope Valley has been dated to A.D. 500 with manifestations of semi-subterranean structures, cemeteries, pottery and trade items. It is thought that these Takic-speaking Shoshoneans immigrated into the Antelope Valley. In historic times, two distinct peoples with related languages occupied the Western Mojave periphery. These were the Kitanemuk to the north and west of the project area and the Serrano to the south. The population dwindled immediately before Spanish contact, leaving understanding of the reasons for this to archaeological inquiry.

Fourteen archaeological sites within the project area have been previously recorded. These sites represented habitation sites, quarry activity and food processing localities.

The recent archaeological assessment (prepared by LSA, 1989) documented 30 previously unrecorded sites and 15 previously undocumented historical sites. Ten of these had cupule petroglyph/bedrock milling features, while four individual sites displayed: (1) a midden deposit exposed in a road cut; (2) a hunting blind; (3) a grouping of rock-lined pits; and (4) a lithic scatter of chert, rhyolite and obsidian flakes. Seven sites were "isolated finds" of various materials. These artifacts provide evidence of habitation sites which may have been used only seasonally near the water and food sources. Trading with coastal and desert people, hunting in the hills, and ritual rock art are the other activities revealed by the site discoveries.

A Phase Two investigation for the Ritter Ranch site was completed October 11, 1990. The Phase Two investigation assessed the potential archaeological importance of 28 of those sites identified during the survey in order to develop a more complete preservation/mitigation plan of the Ritter Ranch project area. Significance of findings and mitigation measures are discussed in the Ritter Ranch EIR.

3.4 Paleontology

A paleontological assessment on the Ritter Ranch site identified ten geologic units (types of rock foundation) within the Specific Plan area. Each was evaluated for paleontological sensitivity. A high paleontological sensitivity indicates that it is more likely that fossils (evidence of previous life) will be encountered during development, while a low paleontological sensitivity describes geologic units which have little likelihood of containing

paleontological resources. Certain geologic units of the project area shall require full-time monitoring of grading activities by a paleontologist to evaluate any fossils exposed. In addition, one area requires a pregrading recovery program to gain information regarding the San Andreas Fault and life and climatic conditions of the Pleistocene Age, because a fossilized bone fragment was recovered from that area.

3.5 Topography

The topographic features of the Ritter Ranch property are characterized by a wide assortment of natural landforms, physical shapes, the San Andreas Fault features and significant changes in elevations, which are depicted on Exhibit 8, "Topography."

The most prominent feature of the Ritter Ranch property is the Sierra Pelona Range. The Sierra Pelona ridgeline provides a spectacular viewshed from the lower elevations of the site and the Antelope Valley beyond. Valleys, canyons, saddles, ridges, and other natural landforms are visually well-defined from the ridgeline and foothills. The entire ridgeline will be designated as natural open space.

Leona Valley extends through the northwest portion of the site, Amargosa Canyon extends through the northeast corner of the site, and the Anaverde Valley headwaters begin on the east side of the site extending beyond the Ritter Ranch boundaries. The prominent physical features are Mt. Odell (5,217 feet above sea level), Mt. McDill (5,187 feet) and the Amargosa Creek (the lowest point at 2,830 feet). The Sierra Pelona Ridge defines the southern most boundaries of the Amargosa and Anaverde watersheds. The San Andreas Fault traverses the northern portion of the property boundary. Run-off flows northwardly down various tributaries and ultimately eastwardly toward the City of Palmdale.

From the highest elevation to the lowest elevation (some 2,387 feet), the intervening slope gradients vary from steep mountainsides to rolling foothills, to flatlands along the Amargosa and Anaverde Creeks. Existing vegetation primarily consists of low brush and wild grasses. Junipers are located along the southwesterly hillsides and Joshua trees are located in the northeastern portions of the property.

3.6 Slope Analysis

As discussed, significant changes in topography occur in various locations throughout the site. In order to assess the changes in topographic relief, a slope analysis of the site was prepared and is depicted on Exhibit 9, "Slope Analysis," and in better detail on Exhibits 9A through 9F.

Approximately 40 percent of the Ritter Ranch property consists of land that is located in areas where the natural gradient is less than 25 percent.



Following is a summary of the Slope Analysis of the Ritter Ranch site:

AREA	SLOPE 0-15%		SLOPE 15-25%		SLOPE 25-50%		SLOPE 50% +		TOTAL
	ACRES	%	ACRES	%	ACRES	%	ACRES	%	
1	718	86%	75	9%	25	3%	17	2%	835
2	115	25%	101	22%	148	32%	97	21%	461
3	72	45%	43	27%	24	15%	20	13%	159
4	242	39%	197	32%	96	15%	86	14%	621
5	525	80%	72	11%	39	6%	20	3%	656
6	382	14%	654	24%	1117	41%	572	21%	2725
7	175	7%	475	19%	1426	57%	425	17%	2501
8	80	3%	320	12%	1040	39%	1227	46%	2667
TOTAL	2309		1937		3915		2464		10625

3.7 Geology and Soils

A comprehensive Geotechnical Engineering Report, prepared by Buena Engineers, Inc., documents the geotechnical conditions existing in the Ritter Ranch Specific Plan area. The following information is provided as a partial summary of the geologic conditions of the site.

The Ritter Ranch property is located within and adjacent to the Sierra Pelona Range in Southern California. The Sierra Pelona Range is part of the Transverse Range which extends across Southern California in a southeast-northwest direction. Hauser/Odell Ridge and Mt. McDill form the crestline of the Sierra Pelona Range on the Ritter Ranch property. North and northeast of the Sierra Pelona Range is the Mojave Desert. Dividing the Sierra Pelona Range from the Mojave Desert is the San Andreas Rift Zone.

The San Andreas Rift Zone in the Antelope Valley area is comprised of several active and potentially active faults. At the site, known faults include the San Andreas, Powerline Thrust, Leona Avenue, San Francisquito and several other unnamed fault splays. The local trace of the San Andreas Fault is considered to be active with the last fault movement and earthquake occurring in 1857. The nearby secondary or subsidiary faults, including the Powerline Thrust, Leona Avenue and San Francisquito faults, are considered to be potentially active. The currently delineated Alquist-Priolo Special Studies Zone encompasses these described faults and sets forth the affected areas in which

detailed geologic studies are necessary to define building suitability and restrictions. This Rift Zone is located in the northern portion of the site as delineated on Exhibit 10, "Geology," and Exhibit 11, "Fault Hazards Restricted Use Areas."

Soil and bedrock encountered on the Ritter Ranch property include poorly to moderately consolidated alluvial soils, moderately indurated sedimentary sandstones, and shales and granitic or schist bedrock. The Pelona schist underlies most of the mountainous portions of the site.

Restrictions relative to location of structures adjacent to the identified active or potentially active faults are provided within the Geotechnical Engineering Report and are graphically depicted on Exhibit 11, "Fault Hazards Restricted Use Areas." Further site-specific analysis may determine that some restricted use areas are buildable. The restriction zones are partially determined by the soil and rock conditions in the various portions of the site. Risks of faulting, seismic shaking, liquefaction, settlement, ground failure, seiching, landslides and various soil conditions have been evaluated to help determine building areas and to provide guidance for grading and foundation designs. These conditions are graphically depicted on Exhibits 10A through 10E.

A certified Engineering Geologist has determined that habitable structures shall not be built within delineated restricted use zones unless site-specific fault hazard evaluations are performed to demonstrate that areas of proposed structure locations are not underlain by active faults. A habitable structure is defined as a "structure for human occupancy which is used or intended for supporting or sheltering any use or occupancy, which is expected to have a human occupancy rate of more than 2,000 person-hours per year." The restricted use boundaries include a setback encompassing areas where no active faults were observed. An active fault is defined as "a fault that has had surface fault rupture within the last 11,000 years."

According to extensive studies performed on Ritter Ranch, structures intended for habitable use can be located outside of and right up to the defined restricted use line. Lot lines, tract boundaries or planning area boundaries may encroach within the restricted use zone with the understanding that habitable structures are to be located within defined buildable areas.

According to Buena Engineers, non-habitable structures, including picnic areas, ball fields, corrals, barns or intermittent-use recreational facilities, may be located within the restricted use zones, provided the developer and governing agencies are aware that damage could occur to these facilities in the event of fault rupture. Other uses for fault hazard restricted use zones may include roadways, parking lots/carports, outdoor storage areas, trash enclosures and playgrounds, provided these facilities do not qualify as habitable structures.



The Ritter Ranch Development Plan land uses have considered the locations and characteristics of these restricted use areas for determining the specific type and extent of development in and around these zones.

3.8 Seismology

The San Andreas Fault could generate the most significant earthquake which would affect the community of Palmdale. The local San Andreas Fault is capable of generating an 8+ Richter magnitude earthquake which has an average recurrence interval of approximately 145 years. Estimated maximum Modified Mercalli intensities from a locally occurring 8+ Richter magnitude earthquake at the site and in the greater Palmdale area are VIII to IX.

The Ritter Ranch Specific Plan area is located in seismically active Southern California. It is likely that existing and proposed developments constructed in the general Palmdale area will experience significant ground shaking from earthquakes originating from many of the multitude of faults located in Southern California. In Palmdale, earthquake shaking intensities from significant earthquakes occurring within 200 miles could range from approximately V to IX as measured on the Modified Mercalli Scale. All purchasers of real property at Ritter Ranch will be informed of earthquake hazards in accordance with the requirements established in Section 8.24, Seismic Disclosures.

3.9 Drainage

A major drainage basin divide traverses the Ritter Ranch Specific Plan area with most of the site area tributary to the Antelope Valley Basin. That portion of the Ritter Ranch property within the Antelope Valley Drainage Basin is traversed by natural water courses originating within the site and flowing northerly and easterly from the major ridgeline extending across the site. The major on-site drainage basin is the headwaters of Anaverde Creek. Approximately 4,060 acres of the Ritter Ranch site are tributary drainage to Anaverde Creek. Amargosa Creek impacts the northerly fringe of the site as it flows easterly along Elizabeth Lake Road. This creek is a major flood plain with its headwaters located westerly of the project boundary. The tributary drainage area upstream of the project boundary is almost 13,000 acres. The Ritter Ranch Specific Plan tributary area includes 4,130 acres to Amargosa Creek. The total Antelope Valley Basin System will drain 8,190 acres of the Ritter Ranch Specific Plan area. The remaining 2,435 acres drain southward off-site.

Exhibit 13, "Existing Drainage," indicates existing watershed/drainage areas and flood zone areas as defined as the Los Angeles County 50-Year Capital Flood Area. Upon construction of channel improvements, the zone designation

may be modified to a less hazardous designation. Hydrologic studies have been performed for the Antelope Valley Basin portion of the Ritter Ranch Specific Plan area. These studies calculated expected flows from natural and development sources as well as debris production during an L.A. County 50-year capital flood event. This data is used to plan for the necessary drainage facilities.

3.10 Biological Resources

A Biological Assessment of the Ritter Ranch Site was prepared by Ecological Research Services (E.R.S.) and the following represents a partial summary. More extensive discussion is provided in the EIR.

3.10.1 Flora

After an assessment of the site in August and September of 1989, E.R.S. reported that there are three main types of vegetative communities on the Ritter Ranch Specific Plan area, namely shrublands, woodlands and ruderal areas as depicted on Exhibit 12, "Vegetation."

The south-facing slopes of the Sierra Pelona Range and about 50 percent of the entire site is covered with the golden California buckwheat. (The Sierra Pelona name, which means "Bald Range," was probably derived from the light colored appearance of the buckwheat.) In addition to the California Buckwheat Scrub community, other shrublands found here are the Big Sagebrush Scrub (mostly on north-facing slopes above 3,000 feet), Semi-Desert Chaparral (moderately dense manzanita and desert scrub oak and other species), Chamise Chaparral (identified by chamise, mountain mahogany and others) and Turbinella Oak Chaparral (on ridges and north-facing slopes above 4,000 feet and south-facing slopes above 4,800 feet — primarily Desert Scrub Oak).

Five different communities of woodlands were identified in the Ritter Ranch Specific Plan area. The California Juniper Woodland is seen both on slopes and flat lands notably scattered with shrubby juniper trees interspersed with buckwheat, yucca and grasses. The Joshua Tree - California Juniper Woodland is located near the northeastern boundary of the site at its lowest altitude. In this community, rabbitbrush and four-winged saltbush are scattered between the Joshua Trees and junipers. A moderately dense woodland on north-facing slopes above the 4,800 foot level makes up the Blue Canyon Turbinella Oak Woodland. Canyon oak, desert oak, blue oak, big-leaf maple and other species make up this association. A dense thicket of shrubs and trees in the arroyos along north-facing slopes make up the Desert Olive Arroyo/Canyon Woodland. Here the desert olive,



arroyo willow, verbena and other species grow where some moisture is present.

Several spring and seep areas support a sparse riparian community dominated by cottonwood trees. Small portions of Amargosa Creek are shaded by these cottonwoods. These and several other areas, including the Roger's Creek Reservoir, are identified as Cottonwood Springs and Riparian Areas.

3.10.2 Wildlife

Habitats of certain wildlife species are represented in each of the vegetative communities. The biological assessment (E.R.S., 1989) enumerates the birds, mammals and reptiles related to each community. Mammals sighted on the site include jack rabbits and blacktail hares, California and Antelope ground squirrels, including signs of Botta pocket gopher, coyote and mule deer. A number of birds were seen and a designation of each as to its permanence of residence or migratory status was charted in the E.R.S. Report. Additionally, numerous lizards were observed on the site. Tables of mammals, birds and reptiles observed or expected on the site are included in the E.R.S. Biological Assessment Report to be found as an Appendix of the EIR.

3.10.3 Sensitive Species

While no rare or endangered species, as established by applicable federal or state authorities, are expected or have been encountered in the Ritter Ranch Specific Plan area, the biological assessment was focused on identifying the possible presence of several sensitive species.

Of the three species of sensitive plants which are recorded in the Natural Diversity Data Base for the region around the site, slender-horned spinyflower, Pierson's morning glory and Los Angeles sunflower, only the Pierson's morning glory was identified on the site. The Slender-horned spinyflower habitat (sandy coastal sage scrub) and the Los Angeles sunflower habitat (wet ground at 1,000 to 1,500 feet) have not been detected on the site. In addition to Pierson's morning glory, Pringle's yampah was found within the Ritter Ranch area proposed as natural open space.

The short-jointed beavertail cactus, present on the City Ranch site to the east of the Ritter Ranch Specific Plan area, was searched for but not found on the Ritter Ranch site. Another species of beavertail cactus, which is not a sensitive species, was found on-site on south-facing

slopes of the Sierra Pelona Range above the 3,500 foot level near Mt. McDill.

Several sensitive animal species were evaluated for their presence in the Ritter Ranch Specific Plan area:

- 3.10.3.1 The golden eagle was observed foraging on the site near Hauser Peak.
- 3.10.3.2 The prairie falcon was observed on an adjacent property. Suitable nesting areas for this species (steep cliffs and more rugged topography) is not found on the project land.
- 3.10.3.3 While it is likely that horned lizards inhabit the Ritter Ranch Specific Plan area, the coast horned lizard was not observed. The likelihood of its presence is low as the area is at the far southern edge of the lizard's known range.
- 3.10.3.4 Mountain lion is expected to utilize the site occasionally. Tracks of one lion were noted off-site along Amargosa Creek.
- 3.10.3.5 Spotted owl was not observed on-site; however, potentially suitable habitat is present on-site in the form of the oak woodlands.
- 3.10.3.6 The sharp-shinned hawk, while not observed, is likely to forage in the junipers and Oak Woodland habitat during the winter months.
- 3.10.3.7 The tri-colored blackbird is unlikely to occur because its habitat, cattail marsh, is not found on the site.
- 3.10.3.8 The long-eared owl (habitat: dense riparian) was not identified on the site.
- 3.10.3.9 Le Conte's thrasher (habitat: Creosote Bush Scrub) is not likely to be found.
- 3.10.3.10 The Mojave ground squirrel, a California threatened species, was thoroughly searched for on the property to the east, which is between the last known range extension, and the Ritter Ranch Specific Plan area. This search was conducted during the squirrel's most active and visible season (March through July) and resulted in not one of the species being located or spotted. To confirm that this finding is applicable to the site, a Department of Fish & Game approved trapping survey was conducted in May and June, 1990, which found no evidence of the Mojave ground squirrel on the site.



3.10.3.11 One Cooper's hawk was observed foraging on-site and is strongly expected to nest on the site in the Oak Woodlands on the north-facing slope of the mountain.

3.10.3.12 Least Bell's vireo is possibly, though not probably, present on the site.

3.11 Existing Major Easements

A listing of all easements located within the Ritter Ranch Specific Plan area is provided in Appendix B. The two major easements traversing the site are the Southern California Edison Easement and the Sagebrush Powerline Easement which are graphically depicted on Exhibit 16, "Major Easements." Construction or improvements within these easements are regulated and subject to review and approval by the respective utility companies. Typically high voltage powerline easements regulate construction of structures within the easement areas. Uses which the easements are commonly utilized for include nurseries, trail systems, parking areas, roadways and passive open space uses. All uses within the high voltage powerline easements shall conform with the respective utility company requirements. Additionally, a 107-acre easement is located on the northwest portion of the property for a regional flood control basin.

3.12 Existing Circulation System

The following information was provided by DKS Associates Engineers:

Regional access is currently available from the Antelope Valley Freeway, which is located approximately four miles east of the project site. Local access is available from Elizabeth Lake Road, Bouquet Canyon Road and Godde Hill Road. Exhibit 17 depicts the "Existing Regional Circulation" in the project area. A description of the characteristics of the existing circulation system in the general project area is presented in the following paragraphs.

3.12.1 Antelope Valley Freeway

Antelope Valley Freeway (State Route 14) is a north/south freeway which provides the primary access for the entire Antelope Valley. To the south, the Antelope Valley Freeway becomes an east/west route providing access to the Santa Clarita Valley. The Antelope Valley Freeway has four travel lanes south of Avenue P-8 and six travel lanes north of Avenue P-8. The current traffic volumes of the Antelope Valley Freeway range between 40,000 to 43,000 Average Daily Trips (ADT).

3.12.2 Elizabeth Lake Road

Elizabeth Lake Road, which generally runs along the northern boundary of the site and its eastward extension (Palmdale Boulevard), is a regionally significant thoroughfare in the Antelope Valley and is classified as a major arterial in the Palmdale Circulation Element. Running through the center of Palmdale, it extends east to the San Bernardino County border where it intersects Avenue P, which reaches into San Bernardino County. Palmdale Boulevard has a partial cloverleaf interchange with the Antelope Valley Freeway, providing connection to both Kern and northwestern Los Angeles Counties. This arterial has two through lanes (one in each direction) west of Foxholm Drive near the City line, four lanes between Foxholm Drive and 47th Street East, and two lanes east of 47th Street East.

Current daily traffic volumes, according to the City of Palmdale Department of Public Works, Traffic Flow Map (1990), in the vicinity of the site area are in the range of 2,900 to 3,100 Average Daily Trips (ADT). Volumes are approximately 3,100 ADT west of Godde Hill Road, becoming lighter to 2,900 ADT to the east; then, gradually increasing to over 15,200 ADT as the arterial approaches the Antelope Valley Freeway and downtown Palmdale. Maximum daily volumes on Palmdale Boulevard reach 35,400 ADT in the area between the Antelope Valley Freeway and 20th Street East; then, gradually declining to about 12,700 ADT as the arterial exits the developed area and the eastern boundary of Palmdale.

3.12.3 Avenue S

Avenue S, which begins just over a mile east of the eastern boundary of the project area at 20th Street West, extends through the City to about 3,800 feet east of 47th Street East. It is designated as a major arterial and currently has two lanes over its entire length, except between 10th Street East and 15th Street East and between 25th Street East and 35th Street East, where it has two lanes eastbound and one lane westbound. The arterial has a full-diamond interchange with the Antelope Valley Freeway, providing regional connections to the north and south.

Volumes for Avenue S are relatively light at approximately 4,900 ADT west of the Antelope Valley Freeway; then, gradually build up to 13,700 ADT near Sierra Highway and eventually to 18,300 ADT near 20th Street East.

3.12.4 Avenue R/Rayburn Road

Avenue R is classified as a major arterial which extends from Tierra Subida Avenue about three miles east of the project area, to east of 47th Street East. It has two through lanes west of 6th Street East, four lanes between 6th Street East and 20th Street East, two lanes eastbound, and one lane westbound between 20th Street East and 30th Street East, and two lanes



east of 30th Street East. The arterial crosses under but does not have an interchange with the Antelope Valley Freeway.

Volumes for Avenue R are relatively light at approximately 5,600 ADT near the Antelope Valley Freeway, but increase to 15,400 ADT near 20th Street East and decrease to 5,500 ADT near 47th Street East.

3.12.5 10th Street West/Tierra Subida

Located approximately three miles east of the site, 10th Street West and its extension, Tierra Subida Avenue, is the main continuous north/south arterial in the vicinity of the site. Tenth Street West, extending from north of Avenue K in Lancaster, has an interchange with the Antelope Valley Freeway near Avenue P, then changes its name at Palmdale Boulevard and extends south to Barrel Springs Road. It is classified as a major arterial north of Avenue S and as a minor arterial to the south. It has two lanes to six lanes over its entire length.

Daily traffic volumes range between a low of 1,200 ADT south of Avenue S to 5,600 ADT south of Elizabeth Lake Road, and increase to about 11,600 ADT north of Elizabeth Lake Road approaching the Antelope Valley Freeway.

3.12.6 25th Street West

Twenty-fifth Street West is a minor arterial which has two discontinuous segments: one from north of Avenue K to Avenue L in Lancaster and the other from Avenue P to Elizabeth Lake Road to the north of the site. Both segments have two through lanes.

Daily volumes are nearly 3,200 ADT on the segment from Avenue P to Elizabeth Lake Road.

3.12.7 Godde Hill Road

Godde Hill Road is a major arterial entering the site boundary from the north at Elizabeth Lake Road. It is the extension of 60th Street West, which extends from north of Avenue K to Avenue N where it becomes Godde Hill Road. It has two through lanes. Daily volumes are approximately 3,000 ADT south of 60th Street West.

3.12.8 Bouquet Canyon Road

Bouquet Canyon Road is a two-lane road which extends southerly from Elizabeth Lake Road along the western boundary of the project site, winding

through the canyons west of the site to the Santa Clarita Valley. Daily volumes are near 1,800 ADT south of Elizabeth Lake Road.



SECTION FOUR

SECTION FOUR DEVELOPMENT PLAN

4.1 Introduction

In order to provide a comprehensively planned community, Ritter Ranch established a philosophy of development based on community expectations, skillful community planning practices, quality engineering, in-depth market assessment and the continuing economic viability of the entire project. Through numerous intensive design workshops with a team of consultants and the City of Palmdale Staff, the Ritter Ranch Specific Plan was created, a document which will guide the planning, design, engineering and financing of the Ritter Ranch community.

The 7,200 unit Community Concept Plan was strongly influenced by the City of Palmdale General Plan, the unique characteristics of the Ritter Ranch site, regional land use patterns, marketing considerations, and the economic objectives of the Developer.

4.2 Community Concept

The Ritter Ranch Project is actually a collection of neighborhoods known as "Planning Areas," nestled in the valley and foothill areas of the Sierra Pelona Range, located in west Palmdale. The neighborhood concept provides the opportunity for the Ritter Ranch Community Concept Plan to tailor development to the vast array of unique characteristics at the Ritter Ranch site, ranging from the rural equestrian characteristics within the Leona Valley portions of the site to the hillside and valley aspects in the southern foothill areas of the site.

By dividing the Ritter Ranch Specific Plan area, which encompasses approximately 10,625 acres, into eight planning areas, the Community Concept Plan provides the opportunity to provide better detail and identity to each planning area. Within each planning area are individual planning units which define where particular land uses and densities are designated. The planning area and planning unit concept is depicted on Exhibit 20, "Community Concept Plan," and individual planning areas are depicted on Exhibits 20A through 20F.

Following is an overview of each planning area:

4.2.1 Planning Area 1 (Golf Course Community)

Planning Area 1 is located in the northwest portion of the site within the Leona Valley. This planning area has been designed to blend with the community of Leona Valley, incorporating open space and lower density residential uses. Included within this planning area is an 18-hole golf course; a 32± acre open space park enhanced with native and introduced vegetation; a 48± acre equestrian center; a private-gated equestrian estate community with a minimum two-acre lot size;



and single family detached homes with a golf course orientation. A minimum depth of 1,320 feet shall be provided for the complete length of the single family estate area between Bouquet Canyon and Ritter Ranch Roads. This requirement will provide a quarter mile transition area between the off-site area of Leona Valley and the 8,000 sq. ft. lots of the golf course community.

The 222± acre private-gated equestrian estate community, with lot sizes ranging from a minimum of two acres, is located along the western boundary of Planning Area 1. The 80 homes in the equestrian community will be custom or semi-custom in design. All lots will have rear or side yard access to an internal equestrian trail system. This equestrian community is intended to act as a transitional buffer between the balance of Ritter Ranch and nearby Leona Valley community.

The 18-hole public or semi-private golf course (184± acres) has been designed to be a visual continuation of the 32± acre Amargosa Park, which is landscaped to provide open space and "wetland" area adjacent to Elizabeth Lake Road. The golf course and Amargosa Park provide an open space buffer ranging from 300 to 1,400 feet between Elizabeth Lake Road and single family detached residential development, except for approximately 25 lots in Planning Unit 1L. The approximate 25 lots have a minimum 50-foot landscaped and bermed setback from the curb of Elizabeth Lake Road which, in conjunction with the minimum 20-foot required rear yard setback, results in a 70-foot minimum setback of any residence from Elizabeth Lake Road. Dispersed around the golf course are 875 golf-course-oriented single family detached units with minimum lot sizes of 8,000 and 10,000 square feet. The golf course single family detached units are physically and visually separated from the nearby Leona Valley community and adjacent Elizabeth Lake Road by the public equestrian park, the enhanced open space and wetlands area of Amargosa Park, a landscaped drainage corridor, the equestrian estate community, and the golf course. Further, through the enhancement of existing vegetation with natural and introduced material, the open space corridor along Elizabeth Lake Road will act to minimize visibility of the single family detached golf course community from off-site. (Refer to Exhibits 38 and 39, "Visual Analysis.")

4.2.2 Planning Area 2 (West Highlands)

West Highlands is located directly south of Planning Area 1 along Ritter Ranch Road in the foothills at the base of McDill Mountain. Planning Area 2 is composed of 232 single family detached homes with lot sizes ranging from 8,000 square feet to in excess of 12,000 square feet; a high school overlay site; a 24± acre community park site with a one

acre fire station site located within the park site; an 8± acre elementary school site; and over 200 acres of permanent natural open space. Development is clustered to increase open space areas and minimize grading activities.

4.2.3 Planning Area 3 (Highlands)

North Ridge, located north of Elizabeth Lake Road, is proposed as a 36 unit single family estate community with a minimum lot size of two (2) acres. The development area is buffered from Elizabeth Lake Road by approximately 83± acres of natural or slightly enhanced open space/passive parkland. Access will be provided to the site from Elizabeth Lake Road, and a secondary access from the proposed Santa Fe Hills Specific Plan area located directly east of Planning Area 3. In the event a secondary access is not feasible or necessary through Santa Fe Hills as determined by the City of Palmdale, the Los Angeles County Fire Department has determined singular access from Elizabeth Lake Road may be allowed based upon the following conditions: 1) all homes shall have fire sprinklers, 2) a helipad site shall be provided within the planning area, and 3) an additional 25-foot width of all-weather surface shall be provided along the access road. In the event secondary access is not required for circulation purposes, the development may become a gated community. Homes along the edge of the bluff areas visible from Elizabeth Lake Road will have enhanced landscaping and increased rear yard setbacks to mitigate viewshed concerns. A high school overlay site is also designated in this planning area.

4.2.4 Planning Area 4 (Lakeside)

The Lakeside Community, with 599 proposed units on minimum 7,000 square foot lots, is located north of Ritter Ranch Road west of the Ranch Center. This single family residential neighborhood is centered around a lake and park area which serve as the destination point for trails located within surrounding open space areas. In addition to the Lakeside Park, a 15 acre community park adjacent to an 8± acre elementary school site is proposed.

Along the northern edge of Planning Area 4, open space uses, which will provide in some instances up to one-half of a mile between Elizabeth Lake Road and proposed residential uses, are designated. This area is only slightly visible from Elizabeth Lake Road due to its location on a plateau above the canyon.

4.2.5 Planning Area 5 (Ranch Center)

At the heart of the Ritter Ranch development is the Ranch Center. The architectural theme of the Ranch Center will be oriented toward the



traditional village at which residents of Ritter Ranch may congregate. The residential areas surrounding the commercial core are higher in density to provide a solid population base within reasonable walking distance. Two multifamily sites, 26± acres (348 units) and a 22± acre senior's site (494 units), are adjacent to commercial uses. There are approximately 215 acres of single family attached development area located north of the Ranch Center and the power line easements which will be developed with 1,189 dwelling units. Additionally, 144± acres of single family detached development area is proposed to be developed with 556 dwelling units. Along the power line easements through Planning Area 5, a 15.1-acre community park and three neighborhood parks totalling 16 acres are proposed and linked together with pedestrian and bicycling trails meandering through the power line easements from the community park to City Ranch Road. Along the trails, random drought tolerant plant material is proposed to enhance the existing landscape. This landscaping will be subject to approval by Southern California Edison and the City Engineer, in the latter instance in accordance with the design guidelines and development standards contained within this Specific Plan. There is also an 8± acre elementary school site and a 25-acre middle school site in this planning area adjacent to neighborhood parks. A high school overlay site is additionally designated in this planning area.

The commercial areas in Planning Area 5 are located along Elizabeth Lake Road and Ritter Ranch Road and provide the first impressions of the Ritter Ranch development. An amphitheater site is proposed off of Ranch Center Drive near the Elizabeth Lake Road entrance. Site-specific design of the amphitheater will be reviewed at a later date through the Conditional Use Permit Process.

The Ranch Center Commercial Area, located at the intersection of Ritter Ranch Road and Ranch Center Drive, is intended to be a destination and gathering point within the Specific Plan Area, providing a variety of commercial and service uses within easy access of the residents of Ritter Ranch. The site planning of the area is expected to deviate from typical neighborhood shopping center site planning concepts by incorporating plazas, outdoor eating areas, walkways, and bike paths integrated with the project wide trail system, specialty features such as fountains, gardens, and public art, second story office/commercial uses, and a visual landmark such as the clock tower. In order to allow these amenities and other specialty features, the Ranch Center is designated as a Commercial Planned Development which provides flexibility by allowing a Master Plan, as approved by the City, to establish the ultimate building site area, setbacks, parking and landscape standards for development within the Ranch Center Commercial Area. To insure that the envisioned quality level and design concept is achieved, specific design guidelines relating to the

Ranch Center Commercial Area are provided in Section 7.2.2, "Ranch Center Commercial Area Design Guidelines."

4.2.6 Planning Area 6 (East Highlands)

East Highlands is nestled within the central foothills of Ritter Ranch and is planned for upscale, view-oriented single family detached housing. East Highlands is proposed to include 2,647 single family detached units on minimum 7,000 square foot lots surrounded by over 1,582± acres of permanent natural open space. Four 5-acre minimum neighborhood park sites and two 5-acre elementary school sites are conveniently located within the planning area.

Architectural design within the East Highlands Planning Area will be consistent with the Design Guidelines of the Ritter Ranch Specific Plan; however, special emphasis will be placed on building material and color selection to ensure that structures blend with the surrounding natural environment and are fire resistant in nature.

4.2.7 Planning Area 7 (West Ridge)

West Ridge encompasses approximately 2,500± acres designated as permanent natural open space which contain portions of the Sierra Pelona Ridgeline including McDill Mountain. The entire planning area is intended for public access with passive open space uses such as off-road bicycling, hiking and equestrian trails.

4.2.8 Planning Area 8 (East Ridge)

East Ridge encompasses approximately 2,667± acres of permanent natural open space containing portions of the Sierra Pelona Ridgeline including O'Dell Peak. Like West Ridge (Planning Area 7), East Ridge is intended for passive open space uses.

4.3 Open Space and Recreation Plan

In keeping with the fundamental goal to maintain an open, rural feeling for the Ritter Ranch Project, development areas have been clustered with expansive open space areas of both natural and man-made slopes integrated between and adjacent to developed areas. As shown on Exhibits 24 and 25, "Open Space and Recreation Plans," nearly 75 percent of the Ranch has been preserved as active or passive open space. Open space for the project is divided into four main categories: Natural Open Space, Parks, Golf Course and Equestrian.



4.3.1 Natural Open Space

Approximately 7,500 acres of undisturbed land, which includes nearly the entire southern portion of the site, will be preserved as natural open space. This land contains existing and proposed trails to be used for such recreational uses as hiking, mountain bicycling and horseback riding.

Additionally, areas of land will be preserved and enhanced at the northwest and northeast portions of the site along Elizabeth Lake Road. Existing stands of Joshua trees and junipers unique to the northeast portion of the site will also be preserved.

4.3.2 Parks

Park sites are divided into three main categories: Neighborhood Parks (approximately 5 - 15 acres), Community Parks (15 acres +) and Specialty Parks (5 - 60+ acres).

4.3.2.1 Community and Neighborhood Parks

Totalling 95 acres, three community and seven neighborhood park sites have been identified for active park recreational use. The parks will provide recreational opportunities for the residents of Ritter Ranch and the surrounding communities through such proposed active uses as organized/active sports fields, play courts, picnic areas, and playgrounds, etc. Conceptual Site Plans for all Community and Neighborhood Parks are provided on Exhibits 25A-1 through 25A-10. Final site planning of the park sites is subject to review and approval by the Director of Parks and Recreation to ensure recreational facilities within the parks are designed, located and constructed in accordance with City Standards. The total park acreage shall not include any areas located under the Southern California Edison Power Line Easement. The land contained in these easement areas shall remain as natural open space.

All neighborhood and community parks shall be dedicated to the City of Palmdale and shall be fully improved by the Ritter Ranch Developer pursuant to an approved Park Phasing Plan. Such improvements are to include, but not be limited to, grading, landscaping, installation of irrigation systems, restroom facilities, utilities, and park equipment and the improvement of abutting streets, curbs, gutters, walkways, sewer, water, storm drainage,

and other improvements all to City of Palmdale standards. The value of the dedicated land and the costs of the improvements shall be borne solely by the Developer. The City shall credit such land value and improvement costs for neighborhood and community parks against the City's parkland requirements. Determination of such costs and values shall be made in accordance with the Development Agreement.

If such parkland requirements are not fully satisfied by the value of the dedicated lands and costs of improvements, the Developer shall provide additional fees and/or improvements in lieu of fees, as required by the City, in order to satisfy the remainder of the parkland requirements.

In addition to landscaping, restroom and parking facilities, depending on the site configuration, opportunities and constraints, each community and neighborhood park may conceptually include the following recreational uses (as determined by the Director of Parks and Recreation) identified below.

The City shall have the right to modify the enumeration of facilities for the neighborhood parks on a park site by park site basis, as set forth in Developer's conceptual plans, so long as the cost of facilities on the modified list do not, in the aggregate for that site, exceed the costs which Developer would have incurred in construction of installation of the facilities set forth on the conceptual plans as originally submitted by Developer and approved by City.

A. Community Park 15.1 Acres
Planning Unit 5T

Located in Planning Area 5 is a proposed 34-acre community park which may include such recreational uses as:

- 2 basketball courts
- 4 lighted softball fields
- 2 tennis courts
- 2 volleyball courts
- 1 tot lot
- 1 covered group picnic area
- 5 individual picnic areas
- 1 gymnasium



**B. Community Park 15 Acres
Planning Unit 4C**

Located in Planning Area 4 adjacent to an elementary school site is a proposed 15-acre community park which may include such recreational uses as:

- 2 basketball courts
- 4 lighted softball fields or 2 lighted softball fields and one soccer field
- 2 tennis courts
- 2 volleyball courts
- 1 playground
- 1 tot lot
- 1 covered group picnic area
- 5 individual picnic areas
- 1 activity building

**C. Community Park 23 Acres
Planning Unit 2B**

Located between a high school site and elementary school site in Planning Area 2 is a proposed 23-acre community park. An additional one acre is provided to accommodate a fire station facility within the park site. Recreational uses may include:

- 2 basketball courts
- 2 soccer fields
- 2 tennis courts
- 2 volleyball courts
- 1 playground
- 1 tot lot
- 1 covered group picnic area
- 10 individual picnic areas
- 1 activity/pool building (5,000 sq. ft.)
- 1 outdoor olympic size pool

D. Neighborhood Parks

Throughout the Ritter Ranch Project is a series of seven neighborhood park sites strategically located to service the recreational needs of individual neighborhoods. Conceptually, each neighborhood park may include such

recreational uses, in addition to restroom, landscaping, and parking facilities, as follows:

1. **Neighborhood Park 5 Acres
Planning Unit 5U**
 - 1 tot lot
 - 3 individual picnic sites

2. **Neighborhood Park 5 Acres
Planning Unit 5F**
 - 1 soccer field
 - 2 tennis courts
 - 1 tot lot
 - 3 individual picnic sites

3. **Neighborhood Park 10 Acres
Planning Unit 6H**
 - tot lot
 - 1 soccer field
 - 3 individual picnic sites
 - library facility site

4. **Neighborhood Park 5 Acres
Planning Unit 6V**
 - 1 tot lot
 - 3 individual picnic sites

5. **Neighborhood Park 5.5 Acres
Planning Unit 6L**
 - 1 tot lot
 - 3 individual picnic sites

6. **Neighborhood Park 6.5 Acres
Planning Unit 5H**
 - 1 tot lot
 - 3 individual picnic sites



7. Neighborhood Park 5.5 Acres
Planning Unit 6N

- 1 tot lot
- 3 individual picnic sites

4.3.2.2 Specialty Parks

In addition to the proposed community/neighborhood parkland sites, a total of approximately 352 acres of parks on eight sites have been identified for additional recreational opportunities in addition to City required parks for the residents of Ritter Ranch. These sites are special in that they typically occupy a unique portion of the site with exceptional vegetation and/or landform quality. With minimum improvement, these sites provide an opportunity for programming public or privately operated recreational uses, such as play courts, swimming, picnicking, volleyball, playgrounds, hiking, horseback riding, etc.

All specialty park sites except Specialty Park Sites 1 and 2 shall be conveyed to the City for ownership upon terms and conditions acceptable to the City and the Developer. Specialty Park Sites 1 and 2 shall be retained by the Developer. Maintenance of specialty parks shall be the responsibility of the owner of said specialty parks.

Specifically, each proposed specialty park includes:

A. Specialty Park 1 - Lakeside Park (12 Acres)

Located in Planning Area 4, Lakeside Park may include amenities such as a public swim club facility, off-street parking, restroom facilities and two lakes.

The two lakes, subject to review and approval of a Conditional Use Permit, will include both body and non-body contact areas. The body contact area is expected to be located within close proximity to the lakeside swim club facility. The body contact area of the lake may be physically separated from the non-body contact area by a rock berm, levy or other acceptable means. The non-body contact portions of the lake may

accommodate paddle boats, canoes and small non-motorized boats.

The surface area of each lake is expected to be between one and three acres in size, with a maximum depth of fifteen feet. When totally full, the lakes combined are expected to reach approximately thirty-acre feet in volume. The two lakes are expected to be connected by a water recirculation system which will include a stream-bed feature. The lake is intended to remain mostly full during the year, acting as a storage reservoir for non-potable water for irrigation and emergency water needs. Raw or reclaimed water will be pumped from the County Waterworks transmission main, currently proposed in Elizabeth Lake Road, to allow gravity distribution to the varied irrigation needs of the project. Additionally, during storm events, the rest of the lake will fill up and act as a flood control basin, thereby controlling the peak storm run-off and refilling the lake naturally at the same time. A predetermined amount of detention storage will be available above the normal water level for the use in collecting and reducing run-off prior to releasing the flows under the proposed City Ranch Road.

The surface level of the lake will be required to be maintained at a minimum level acceptable to the City Engineer at all times to ensure that the lake does not become a nuisance or safety hazard, and does not pose adverse aesthetic impacts. However, the lake would be allowed to drain for emergency purposes, maintenance purposes, or in the case of a supply interruption beyond the control of the lake owner. Exact terms and conditions for the maintenance of minimum lake surface levels shall be established prior to approval of the Conditional Use Permit for the lake improvements.



- B. Specialty Park - 2 Equestrian Park (48± acres)
Planning Unit 1A

Located along the west end of Elizabeth Lake Road in Planning Area 1 near the Leona Valley entry to the site, the Equestrian Park may include a publicly or privately operated equestrian center (i.e., stables, riding rinks, etc.), equestrian staging area (vehicle and horse trailer parking and horseback riding assembling area), trail connections, picnic areas, and restroom facilities. Final development of the Equestrian Park is subject to the applicable City of Palmdale Development Review Process.

- C. Specialty Park - 3 Nature Park (83± acres)
Planning Unit 3B

A site proposed to remain predominantly in its unique natural condition, the nature park may include limited improvements to accommodate such potential uses as a bicycling/hiking/equestrian staging area for proposed trails north of Elizabeth Lake Road. Proposed uses also may include picnic areas, hiking areas, and restroom facilities.

- D. Specialty Park - 4 Summit Park (10± acres)
Planning Unit 6P

Strategically located on a major panoramic view ridge, Summit Park is proposed to be a primary regional trail rest area, "Day Use Only" campground and picnic area.

- E. Specialty Park - 5 Trailhead Park (10± acres)
Planning Unit 6T

Located at the end of McDill Mountain Road in Planning Area 6, Trailhead Park is proposed to be the primary hiker staging area for Ritter Ranch and surrounding communities. As proposed, the park improvements include a paved parking area

for 20 to 30 cars, picnic areas, trail staging area, and restroom facilities.

- F. Specialty Park - 6 Creekside Park (17+ acres)
Planning Unit 6Z

Just below Trail Park and adjacent to McDill Mountain Road, Creekside Park (Planning Areas 5 and 6) is a linear park that follows the revegetated and enhanced Anaverde Creek riparian water course. As proposed, Creekside Park is the primary trail link from the development areas in Planning Areas 5 and 6 and community center in Planning Area 5 to the backbone trails and natural open space. Additional amenities may include picnic areas and restroom facilities.

- G. Specialty Park - 7 Juniper Park (139+ acres)
Planning Unit 4H

Located at the northeast portion of the site, Juniper Park (Planning Area 4) is proposed to remain predominantly in a natural state as a preservation area for the unique Juniper and Joshua tree vegetation indigenous to the area. In consideration of its unique vistas along Leona and Anaverde Valleys, a Visitor Information Center is proposed together with nature trails and picnic areas throughout the park. Ownership and maintenance responsibility of the Visitor Information Center and site, which will be approximately one acre, will be retained by the property owner.

- H. Specialty Park - 8 Amargosa Park (32+ acres)
Planning Unit 1C

Just east of the proposed Equestrian Park and Center along Elizabeth Lake Road is a passive park. Primarily consisting of the Amargosa Creek riparian watercourse, the park is proposed to be developed mainly in a natural open space floodplain area which will also function as a flood control basin.



Limited uses such as nature and equestrian trails and picnic areas are proposed for the site.

I. Park Summary Table

The following is a summary of the park sites in Ritter Ranch showing the approximate acres, flat usable acres, and net buildable area upon which park structures could be placed. (Please refer to Exhibit 25A, "Park Site Locations," for the location of various park sites, and Exhibits 25A-1 through 25A-10 for Conceptual Park Site Plans.)

PARK NUMBER	NAME OR LOCATION	GROSS ACRES	CONSTRAINTS			FLAT ¹ USABLE	NET ² BUILDABLE
			SLOPES	EASE- MENT	FLOOD- WAY		
CP-1	5T	15.0				15	15.0
CP-2	4C	15.0	*			13.6	13.6
CP-3	2B	23.0	*			21.4	16.7
SUBTOTAL		53.0				50.0	45.3
NP-1	5U	5.0				5.0	1.0
NP-2	5F	5.0				5.0	5.0
NP-3	6H	10.0	*			9.4	9.4
NP-4	6V	5.0	*			4.0	4.0
NP-5	6L	5.5	*			5.0	5.0
NP-6	5H	6.5	*			4.8	4.3
NP-7	6N	5.5	*			4.5	4.5
SUBTOTAL		42.5				37.7	33.2
SP-1	LAKE SIDE	12.0	*	*		8.0	8.0
SP-2	EQUESTRIAN	48.3	*	*	*	40.8	0
SP-3	NATURE	83.0	*	*	*	24.9	1.4
SP-4	SUMMIT	10.2	*			5.0	5.0
SP-5	TRAILHEAD	10.0	*	*		4.0	1.0
SP-6	CREEKSIDE	16.8	*	*		1.5	0
SP-7	JUNIPER	139.1	*		*	32.5	9.7
SP-8 ³	AMARGOSA	32.6		*	*	28.5	0
SUBTOTAL		351.9				145.2	25.1
TOTAL		447.5				232.9	103.6

NOTES:

- 1 Flat Usable is defined as Gross Acres less Slopes (greater than 10%)
- 2 Net Buildable is defined as Gross Acres less slopes (greater than 10%); Easements, Streets, Floodways and Fault Zones.
- 3 SP-8 subject to flood control basin design.



J. Park Construction Phasing

All neighborhood and community parks shall be dedicated to the City of Palmdale and shall be fully improved by the Ritter Ranch Developer pursuant to the following Park Phasing Plan. Each park shall be completed within one year from the date of its commencement.

PARK SITE	SIZE (AC)	TYPE	ESTIMATED NUMBER OF DWELLINGS*	REQUIRED DATE OF COMMENCEMENT
2B	23	Community	1187	Concurrent with the issuance of a building permit for the 900th residential unit in Planning Area 1.
4C	15	Community	599	Concurrent with the issuance of a building permit for the 400th residential unit in Planning Area 4.
5F	5	Neighborhood	805	Concurrent with the issuance of a building permit for the 250th residential unit in the aggregate within Planning Units 5D, 5V and 5W.
5H	6.5	Neighborhood	556	Concurrent with the issuance of a building permit for the 250th residential unit in the aggregate within Planning Units 5J and 5K.
5T	15	Community	2587	Concurrent with the issuance of a building permit for the 1000th residential unit in Planning Area 5.
5U	5	Neighborhood	384	Concurrent with the issuance of a building permit for the 250th residential unit in Planning Unit 5X.
6H	10	Neighborhood	734	Concurrent with the issuance of a building permit for the 600th residential unit in the aggregate within Planning Units 6B and 6F.
6L	5.5	Neighborhood	573	Concurrent with the issuance of a building permit for the 200th residential unit in Planning Unit 6K.
6N	5.5	Neighborhood	615	Concurrent with the issuance of a building permit for the 300th residential unit in the aggregate within Planning Units 6A, 6C and 6D.
6V	5	Neighborhood	404	Concurrent with the issuance of a building permit for the 200th residential unit in the aggregate within Planning Units 6J, 6Q and 6S.

* Total number of dwelling units in each Planning Area is subject to change based upon final tract map approvals.

4.3.2.3 Golf Course

A professionally designed 184 ± acre, 18-hole public or semi-private golf course, clubhouse, and driving range are proposed for the northwest end of the project. Located within the residential development areas and adjacent to Amargosa Park, the golf course is interwoven throughout the development area of Planning Area 1. A five-acre buildable site is provided to allow construction of clubhouse facilities. The clubhouse facilities could contain such amenities as a Pro Shop, restaurant, tennis club (courts, etc.) and a swimming pool, etc. A conceptual site plan of the golf course is depicted on Exhibit 25, "Open Space and Recreation Plan," and on Exhibit 20A, "Planning Area 1."

4.3.2.4 Pocket Parks

Pocket parks are small, privately owned and maintained, passive landscape areas which are designed to provide outdoor play areas for small children and function as a visual amenity within residential developments. In general, pocket parks should range in size from 5,000 to 10,000 square foot. Pocket parks are necessary within or adjacent to apartments, condominiums, townhomes, or small lot subdivisions which typically have a higher than average concentration of households with smaller children. Additionally, pocket parks are proposed in other subdivisions which are not located within a reasonable walking distance to other public parks or private recreational amenities. Pocket parks are also proposed within hillside subdivisions which result in small parcels which can be utilized as entry areas, vista points, tot lots and picnic areas.

4.3.3 Trail System

Unique to the Ritter Ranch Project is a spine of proposed and existing trails linking development areas, parks and natural open space within the project, as well as linking Ritter Ranch to a Regional Trail System. Consisting of approximately 85 miles of trails, this extensive trail system provides an opportunity for residents of both Ritter Ranch and the greater Palmdale area to access regional trails, which thread together Ritter Ranch and the adjacent communities of Acton and Leona Valley, and the Angeles National Forest and the proposed Specific Plan communities of Santa Fe Hills and City Ranch. (Refer to Exhibits 24 and 25,



"Open Space and Recreation Plan," and Exhibit 25B, "Trail System.")

On a local project scale, the trail system, in addition to sidewalks, includes bicycle, equestrian, and hiking trails which allow Ritter Ranch residents to walk, hike and ride freely and safely between their homes, parks, schools, natural open space, and adjacent and surrounding developments. Existing and proposed trails within the development area shall be improved and provided by the Developer. All trails, dedication of which has been accepted by the City, shall be maintained by the City of Palmdale or another public agency identified by the City of Palmdale. Trails which traverse private property shall have an easement for public use.

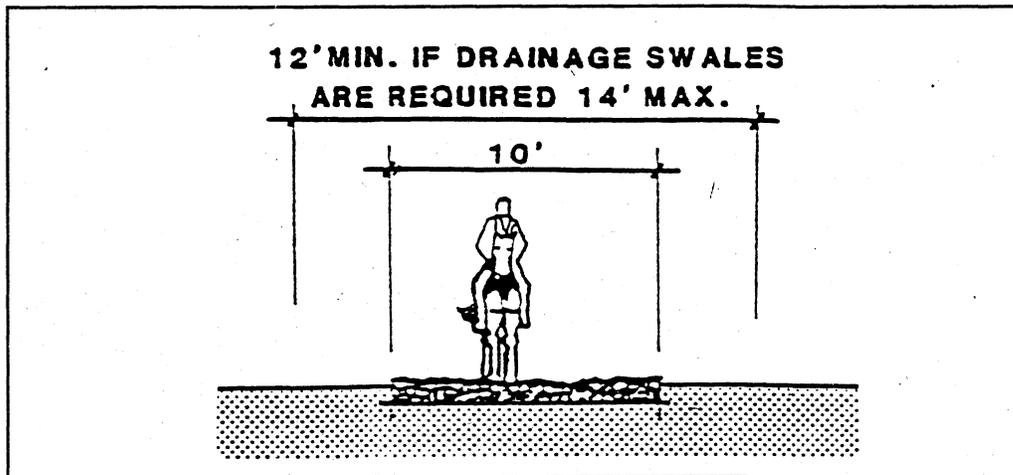
4.3.3.1 Equestrian Trails

Equestrian trails will link the proposed public equestrian center and equestrian lots at the northwest portion of the project to the natural open space and off-site backbone trail system. Additionally, a proposed equestrian trail south of Elizabeth Lake Road provides linkage to the surrounding communities of Leona Valley and City Ranch. Two main equestrian public staging areas are proposed for the project: a primary staging area at the Equestrian Center in the Equestrian Park and a secondary staging area at the Nature Park. Following are the standards and criteria for equestrian trail design and improvement:

- A. Trails should have a minimum level tread width of ten feet and a cleared level width of 12 feet to allow two horses to stand side by side.
- B. Trails shall be used by equestrians and hikers only. Bicycles, motorcycles, and all other vehicles except maintenance vehicles shall be prohibited.
- C. A maximum grade of ten percent is desirable. Steeper grades of not more than 15 percent may be allowed in exceptional terrain, but the distance should be limited to a maximum of 500 feet or less.
- D. Trails should be aligned to eliminate the need for sharp switchbacks. However, if these are unavoidable, the trail should be reinforced and drainage provisions made to prevent erosion of

the trail and properties adjoining it. Horse trails shall be kept separate from vehicular roads except at street crossings.

- E. Street crossing should be avoided where possible. Street crossings that are permitted by the City Engineer should be at grade with appropriate traffic control devices in accordance with City Standards.
- F. Trail surface will be of decomposed granite or wood chips or native soil as reasonably required by the Director of Parks and Recreation and the City Engineer. Rocks and debris will be removed and trail surface graded smoothly.



Equestrian Trail

4.3.3.2 Hiking Trails

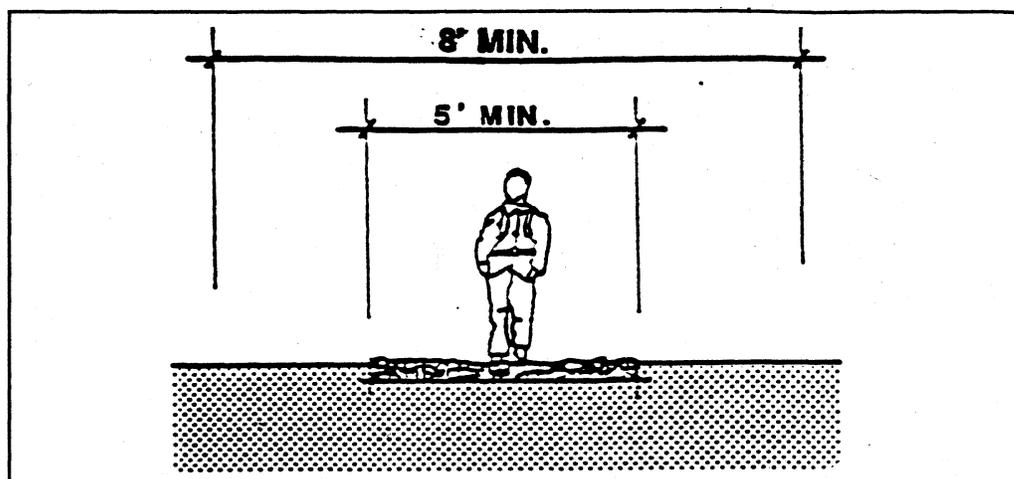
Hiking trails are proposed to link lower and upper development areas and to ultimately connect the backbone trails adjacent to and along the main ridges of the site. These trails act as links to the backbone trails and are intended for day hiking and nonmotorized off-road biking use. Although there are several points of entry to the trails throughout the project, the primary staging area for public access will occur in the Trail Park located at the south end of McDill Mountain Road.

Following are the standards and criteria for hiking trail design and improvement:

- A. Hiking trails will be kept separate from vehicular roads.



- B. Trail surface will be asphalt, concrete, decomposed granite, native soil or other surface as reasonably required appropriate by the Director of Parks and Recreation and the City Engineer.
- C. Road crossings should be at grade with appropriate traffic control devices in accordance with City Standards.
- D. Where trail gradient exceeds four percent, diversionary drainage devices may be required as determined by the City Engineer.
- E. Trail should have a minimum level tread width of five feet and a cleared level width of eight feet, except in unusual circumstances which warrant specific increases or decreases due to terrain, physical features or safety considerations. Where trails occur adjacent to residential development, the cleared width shall be sufficient to permit emergency or sheriff vehicles to pass. In order to prohibit use by nonemergency vehicles, said trails shall employ lockable, removable boulders or posts which block the passage of motor vehicles but which permit pedestrians to pass freely.
- F. Trails shall be illuminated if it is determined necessary for public safety by the Director of Parks and Recreation and the City Engineer. Mountain hiking trails are exempt from this requirement.



Hiking Trail

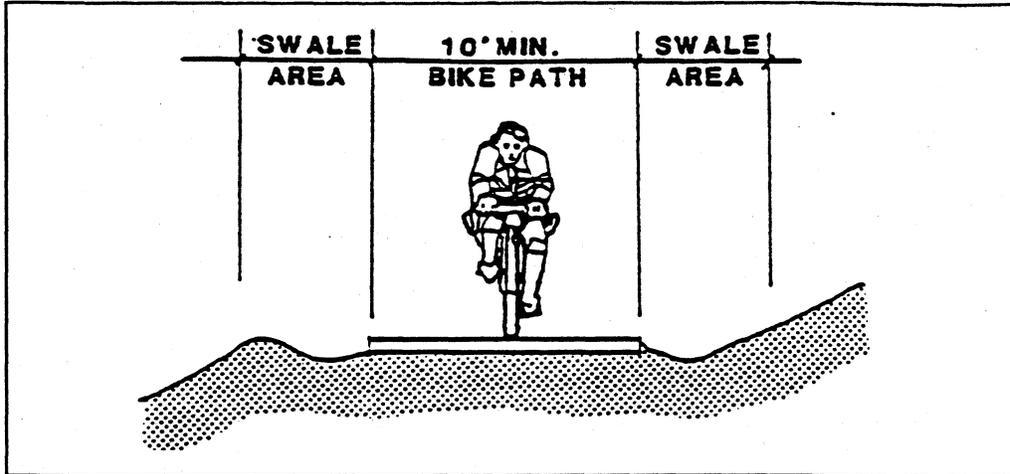
4.3.3.3 Bicycle Trails

In addition to the walking/trail system, an off-street bicycle trail is proposed along Ritter Ranch Road and City Ranch Road. The bicycle trail connects Ritter Ranch Road and City Ranch Road with parks, schools, commercial areas and the adjoining City Ranch Project areas at the east end of the project. In addition to the Ritter Ranch off-street bicycle trails, a region-wide bicycle trail along the north side of Elizabeth Lake Road is proposed.

The following are the standards and criteria for off-road bicycle trails:

- A. Off-road bicycle trails are to be a ten-foot minimum paved level width, and a minimum cleared width of 12 feet.
- B. Swales shall be required by the City Engineer if drainage conditions would result in erosion or depositing of slope material onto the bicycle path paved area.
- C. Trail grades should not exceed ten percent; however, steeper grades of not more than 15 percent gradient may be permitted over a distance of 500 feet or less.
- D. Bicycle trails shall be provided with adequate lighting to comply with reasonable public safety requirements as determined by the City Engineer.





Bicycle Trail

4.4 Conceptual Landscape Plan

As diagrammed on Exhibit 26, "Landscape Concept Plan," and illustrated on Exhibit 27, "Project Entry - Elizabeth Lake Road (West)" and Exhibit 33, "McDill Mountain Road/Collector Streetscape," the major landscape zones for Ritter Ranch are proposed as follows: [Note: Landscape Guidelines for these areas are addressed in Section 7.6, Design Guidelines, Landscape Concept.]

- 4.4.1 Project Entries off Elizabeth Lake Road (east and west) and Ritter Ranch Road-East (Avenue S extension).
- 4.4.2 Streetscapes including arterial streets: Ritter Ranch Road, Ranch Center Drive, City Ranch Road, McDill Mountain Road and local streets/collectors.
- 4.4.3 Revegetated Slopes/Fuel Modification Zones at edge of development adjacent to open space.
- 4.4.4 Riparian/watercourse revegetation including Amargosa and Anaverde Creek and other smaller scale riparian/watercourse areas.
- 4.4.5 Residential Area Landscape Zones including individual planning areas and the internal slopes, local/collector streets, parks and schools. The main residential area landscape zones include:
 - Zone A - "Lowlands/Valley Floor" Zone
Planning Areas 1 and 5
 - Zone B - "Midlands" Zone
Planning Areas 2, 3 and 4
 - Zone C - "Uplands" Zone
Planning Area 6

These zones have specific plant palettes from which to choose plant materials. The suggested plant material listed are designed to create theme distinction, but consistent images for the Ritter Ranch community and the selection of plant material will correspond to the existing plant material found on-site. All plant materials shall be reviewed and approved by the City Engineer in accordance with the Specific Plan development standards and design guidelines.

4.5 Residential Land Use and Density

The residential uses on the Ritter Ranch Project have been positioned to respond to the physical constraints of the site, surrounding land uses, and current and anticipated market conditions. The residential land uses proposed will provide a range of housing types for a variety of socio-economic groups. The intensity of land use generally decreases as development moves away from the Ranch Center. This is evidenced by the gross densities cited on Exhibit 20, "Community Concept Plan," and in Section 4.19, Statistical Summary Tables.

Within residential areas, parks are located adjacent to school sites throughout Ritter Ranch in order to allow for joint uses. Residential areas have been situated in the middle of large open space areas to provide buffers between developments, to maximize open space and recreation opportunities for future residents, and to minimize grading impacts.

4.5.1 Single Family Detached

A majority of the residential areas in Planning Areas 3, 4, 6 and the southern half of Planning Area 5 are similar to the City of Palmdale R-1-7,000 zones. In hillside areas, uphill and downhill lots may vary slightly in dimension with view lots being slightly wider in order to help provide visual relief. The general concept in hillside areas has been to cluster development and leave open space areas in between development areas.

In Planning Area 1, the Golf Course Community, two-acre single family estate lots are designated in predominantly 0 - 15 percent sloping terrain along Bouquet Canyon Road to provide compatibility with the community of Leona Valley. Single family lots around the golf course are clustered with a minimum 8,000 and 10,000 square foot lot size. A significant open space buffer, as discussed in Section 4.2.1, is provided between Elizabeth Lake Road and residential development.

In Planning Area 2, minimum 8,000 and 10,000 square foot lots are proposed. Minimum 2 acre lots are proposed in Planning Area 3. Hillside areas in Planning Area 2 and 3 will be buffered with natural open space to minimize potential visual impacts of development.



4.5.2 Single Family Attached

The single family attached designation can be found in Planning Area 5 and within walking distance to the Ranch Center. This area of Ritter Ranch possesses the flattest topography and therefore has been allotted the highest single family densities. It is anticipated that single family attached housing, which may include detached and paired townhomes, will appeal to first-time home buyers and retirees due to affordability and proximity to on-site commercial and park uses.

4.5.3 Multifamily Residential

High intensity residential uses have been located adjacent to the commercial core of Ritter Ranch allowing accessibility to retail and other basic commercial services. By locating higher density housing adjacent to the commercial center area, a substantial residential population will be created across the street from the Ranch Center.

The multifamily areas, Planning Units 5R and 5O, are targeted for a density of 16.0 dwelling units per gross acre. The intended housing product types may include attached townhomes, or stacked units developed as condominiums or apartments, with either attached or detached garages or carports. It is anticipated that a portion of these units may be offered as affordable housing products developed in accordance with any applicable City of Palmdale affordable or senior housing ordinances.

4.5.4 Senior Housing

Planning Unit 5O is designated as Multifamily "Seniors Only" Housing. The site is 22.3 acres and may accommodate up to 494 units. The site is intended to accommodate a variety of senior housing opportunities within close proximity to commercial and open space uses. In addition to this "Seniors Only" designated site, provisions for senior housing opportunities are provided in Single Family Detached Senior Development Standards contained in Section 6, Development Standards.

4.6 Commercial Land Use

Eight commercial sites (Planning Areas 1M, 4I, 5A, 5C, 5M, 5N, 5P, and 5S) are proposed within the Ritter Ranch Project. All sites are intended to serve as multitenant, maximum two-story retail and office development totalling approximately 73 acres, and providing approximately 692,135 square feet of gross leasable area. The Floor Area Ratio's (FAR) for each site vary slightly due to factors such as location and intended uses. These commercial sites are described as follows:

- 4.6.1 Planning Unit 1M is approximately six acres and will offer about 52,272 square feet of gross leasable area resulting in a FAR of approximately .26. Proposed uses for this site include a retail store with a country theme that will offer basic services and amenities for neighboring residential areas. The proposed center will also offer office space with approximately 15,682 square feet of gross leasable area.
- 4.6.2 Planning Unit 4I is approximately seven acres. This site is intended to include an amphitheater which would service outdoor and open-air events, festivals, music and drama concerts, and other outdoor related events in the community. The amphitheater will be reviewed through the Conditional Use Permit process upon submittal of site-specific amphitheater design. Additional or alternative uses for the site may include community facilities, recreational facilities, health club, farmers' market, or equestrian uses.
- 4.6.3 Planning Unit 5A is comprised of two sites (5A₁ and 5A₂) bisected by Ranch Center Drive. The area west of Ranch Center Drive (5A₁) is approximately one-half acre, and the area east of Ranch Center Drive (5A₂) is approximately 14 acres which totals approximately 14.5 acres. Approximately three acres of the site, located east of Ranch Center Drive, is buildable and the remaining 11.5 acres of the site, which includes the one-half acre west of Ranch Center Drive, is impacted by fault hazard restricted use zone. However, additional buildable area may be identified upon completion of further geotechnical investigation. The site may accommodate about 81,675 square feet of gross leasable area. The area within the fault hazard restricted use zone shall be utilized for parking, landscaping, open space or other approved uses subject to review and approval through the applicable development review process. Proposed uses include a farmers' market, activity-oriented market place with grocery store, and other related services to meet neighborhood residential-related needs. The proposed center may also offer second-story office space with approximately 32,670 square feet of gross leasable area. The total FAR for the site is expected to be approximately .20. A conceptual site plan of the planning unit is depicted on Exhibit 28A, "Planning Unit 5A: Concept Plan."
- 4.6.4 Planning Unit 5C is approximately 4.5 acres and will offer approximately 39,204 square feet of gross leasable area resulting in a FAR of approximately .20 which may include retail or office uses.
- 4.6.5 Planning Unit 5P is approximately 15.4 acres and will offer about 134,165 square feet of gross leasable area. The proposed center is sized to accommodate a home improvement center and a gas station. The proposed center will also offer second-story office uses with approximately 40,249 square feet of gross leasable area. The total FAR for the site is expected to be approximately .26.



- 4.6.6 Planning Unit 5M is approximately eight acres and will offer about 87,120 square feet of gross leasable area. This center is sized to accommodate a primary anchor such as a theater or supermarket with multiple smaller tenants such as a dry cleaner, take-out restaurants, or specialty retail business to meet neighborhood residential needs. Other proposed uses might include other related office activities with approximately 26,136 square feet of gross leasable area. The total FAR for the site is expected to be approximately .33.
- 4.6.7 Planning Unit 5N is approximately 11 acres and will offer about 95,832 square feet of gross leasable area. This center is sized to accommodate a primary anchor such as a major-chain discount department store or drugstore with multiple smaller tenants such as video rental store, take-out restaurants and other related specialty retail stores. Other proposed uses might include adjacent or second-story office space with approximately 28,750 square feet of gross leasable area. The total FAR for the site is expected to be approximately .26.
- 4.6.8 Planning Unit 5S is approximately 6.7 acres and will offer about 58,370 square feet of gross leasable area resulting in a FAR of approximately .20. Proposed uses will include community service oriented facilities such as a cultural/community center, office, post office, church, gas station or other related uses.

The commercial sites are expected to meet the demand generated by project build-out. The commercial centers are required to include site design and architecture that is compatible with adjacent homes. (See Section 7.2, Commercial Design Guidelines, for more specific design criteria.)

4.7 Assessment District 90-1

The Developer of the Ritter Ranch Project is participating in Assessment District 90-1 which covers the construction and financing of realignment and improvements, including sewer, water, flood control and dry utilities, for Elizabeth Lake Road as currently proposed. Assessment District 90-1 includes two phases: Phase I covering all improvements from 10th Street West to 25th Street West, and Phase II covering all improvements from 20th Street West to Godde Hill Road.

4.8 Circulation Plan

The proposed Ritter Ranch Circulation Plan follows the roadway standards, capacities and recommended alignments set by the Southwest Planning Area Traffic Study, prepared for the City of Palmdale by DKS Associates, June 1990, as a part of the General Plan Update. This traffic impact analysis, which addresses the ultimate circulation system needs for the region, analyzes the

long-term traffic impacts resulting from all development within the study area, and provides a more detailed assessment of cumulative impacts and right-of-way requirements for the General Plan roadway network for Ritter Ranch, City Ranch and Valley Ranch. The study area is south of Avenue P-8, north of the Sierra Pelona ridgeline, east of Bouquet Canyon Road, and west of the Antelope Valley Freeway. In coordination with the adjacent proposed developments, the Circulation Plan widens or extends the existing arterial grid system of the southwestern area of Palmdale, taking into account the varied topography of the area and other natural features. The Ritter Ranch Circulation Plan and Street Sections (as depicted on Exhibits 22, "Circulation Plan" and 23, 23A and 23B, "Circulation Plan - Street Sections") complement the City's one-mile-spaced major arterial and one-half-mile-spaced secondary arterial grid system. (Refer to Exhibit 17, "Existing Regional Circulation.") The exhibits graphically depict all improvements, including sidewalks, off-street bicycle paths, trails, and landscape areas, within the specified right-of-way.

Bus turnouts and/or bus stops will be required at various locations throughout the site as determined by the City Traffic Engineer in accordance with adopted citywide standards.

4.8.1 East/West Arterials

The following descriptions are projections in Average Daily Traffic (ADT) volumes at project build-out with maximum capacities noted.

4.8.1.1 Elizabeth Lake Road

Elizabeth Lake Road will be a four-lane divided major arterial from Godde Hill Road eastward to Bridge Road in City Ranch. Average Daily Trips range from 18,000 to 36,000.

As a four-lane divided arterial, Elizabeth Lake Road is designed with a 100-foot wide right-of-way. (Refer to Section A, of Exhibits 22 and 23, "Circulation Plan.") The curb-to-curb dimension is consistently 64 feet with roadway striping determining the width and number of travel lanes. A 14-foot wide raised, planted median is located within the curb-to-curb dimension. Located on the north side of the street within the right-of-way is a 18-foot wide landscaped parkway with a ten-foot wide paved bicycle path located eight feet from the curb. Located on the south side of the street within the right-of-way is a 18-foot landscaped parkway with a ten-foot wide equestrian/paved pedestrian trail within the landscaped parkway located eight feet from the curb.



4.8.1.2 Ritter Ranch Road/Avenue S Extension

Ritter Ranch Road is a four-lane divided arterial or collector from Elizabeth Lake Road at Godde Hill Road southward and eastward to the eastern project boundary where it becomes the extension of Avenue S. Average daily trips will range from 14,000 ADT between Elizabeth Lake Road and City Ranch Road, to 36,000 ADT from City Ranch Road to the eastern project boundary.

Ritter Ranch Road is designed with a 97- to 143-foot wide right-of-way and a curb-to-curb dimension which varies 64 feet to 110 feet. The curb-to-curb dimension varies due to the raised, planted median which varies from 14 feet to 60 feet in width. (Refer to Sections B₁ and B₂ of Exhibits 22 and 23, "Circulation Plan.") Located on the north side of the street within the right-of-way is a 28-foot wide landscaped parkway with a five-foot sidewalk and a ten-foot wide paved bicycle path. Minimum spacing between the sidewalk and bicycle path is five feet. Located on the south side of the street within the right-of-way is a landscaped parkway which varies from five feet between City Ranch Road and McDill Mountain Road to 13 feet from McDill Mountain Road to Avenue S. A five-foot sidewalk is provided eight feet from the curb from McDill Mountain Road to Avenue S.

Maximum grade for Ritter Ranch Road shall not exceed eight (8) percent.

4.8.1.3 City Ranch Road

City Ranch Road, from its beginning at Ritter Ranch Road, originates as a two-lane residential collector (10,000 ADT) with a 90-foot right-of-way and 40-foot curb-to-curb dimension. (Refer to Section D₁, Exhibits 22 and 23A.) Located on the north side of the street within the right-of-way is a 28-foot wide landscaped parkway with a ten-foot wide paved bicycle path within the landscaped parkway located eight feet from the curb. Located on the south side of the street within the right-of-way is a 22-foot wide landscaped parkway with a five-foot wide sidewalk within the landscaped parkway located eight feet from the curb.

Eastward past Ranch Center Drive, City Ranch Road becomes a four-lane divided minor arterial (28,000 ADT)

with a 90-foot right-of-way and a 64-foot curb-to-curb dimension which continues on to City Ranch to an offset intersection at Bridge Road. (Refer to Section D₂, Exhibits 22 and 23A.) Located on the north and south sides of the street within the right-of-way are 13-foot wide landscaped parkways each with a five-foot wide sidewalk within the landscaped parkways located eight feet from the curb. In addition, a minimum 10-foot wide landscape easement is located on the south side of the right-of-way.

4.8.2 North/South Arterial and Entry Roads

4.8.2.1 Godde Hill Road/Ritter Ranch Road

Godde Hill Road is planned to extend north of Elizabeth Lake Road as a four-lane divided minor arterial (28,000 ADT) with an 80-foot wide right-of-way. Ritter Ranch Road is planned to extend south of Elizabeth Lake Road as a two-lane divided minor arterial (14,000 ADT) with a 104-foot wide right-of-way. (Refer to Section B₁ of Exhibits 22 and 23, "Circulation Plan.")

4.8.2.2 Ranch Center Drive (Major Entry Road)

Ranch Center Drive, as the major entry road to the property, varies southward from a wide rural two-lane divided minor arterial (14,000 ADT) to a narrow hillside two-lane collector (10,000 ADT) at the base of a steep incline, leading to the upper plateau and to a four-lane divided minor arterial (14,000 ADT) at City Ranch Road, and continues past Ritter Ranch Road to terminate at McDill Mountain Road.

As a two-lane undivided collector, Ranch Center Drive is designed with a minimum 60-foot wide right-of-way and a 40-foot curb-to-curb dimension. Located on the east and west sides of the street within the right-of-way are ten-foot wide landscaped parkways. (Refer to Section E, Exhibits 22, "Circulation Plan," and 23A, "Circulation Plan - Street Sections.") As a four-lane divided arterial, Ranch Center Drive is designed as a 110-foot right-of-way and a 64-foot curb-to-curb dimension as it travels to and around the Ranch Center area. A 14-foot wide raised landscaped median is located within the curb-to-curb dimension. From City Ranch Road to the Southern California Edison Easement and from Ritter Ranch Road to McDill Mountain Road, located on the east side of the street within the right-of-way are 23-foot wide



landscaped parkways with five-foot wide sidewalks within the landscaped parkways located eight feet from the curb. Between the SCE Easement and Ritter Ranch Road, the eastern parkway is 13-foot wide with a five-foot-wide sidewalk, located eight feet from the curb, and the western parkway is 33-foot wide with a five-foot sidewalk and ten-foot paved bicycle path. Minimum spacing between the sidewalk and bicycle path is five feet. (Refer to Section C₁ and C₂, Exhibits 22, 23 and 23A.)

4.8.2.3 Collector Roads

Several collector streets (10,000 ADT) with a 64-foot wide right-of-way (refer to Section F, Exhibits 22 and 23A) and McDill Mountain Road with a 64-foot wide right-of-way and a 40 foot curb-to-curb dimension (refer to Section G, Exhibits 22 and 23A) complete the backbone circulation network. Individual single family residential driveways shall not obtain access from collector or arterial streets.

4.8.2.4 Local Residential Streets

Local residential streets will connect with the collector and arterial roadway network of the Circulation Plan. All local double-loaded residential streets with driveways accessing on both sides are designed with a 60-foot wide right-of-way. In the hillside areas, local single-loaded residential streets with driveway access limited to one side of the street are designed with a 45-foot wide right-of-way. Cul-de-sac streets serving residential lots are designed with a 58-foot wide right-of-way.

4.8.2.5 Private Streets

Private rural streets within the estate area (Planning Unit 1B) are designed with a 48-foot wide roadway. All private streets not specified in this document shall be constructed in accordance with public street standards except as modified by the City Traffic Engineer.

4.8.3 Circulation System Design

Two new east/west arterials, extensions of Avenue R (City Ranch Road) and Avenue S (Ritter Ranch Road), along with the improvements of Elizabeth Lake Road to divided arterial standards, provide for the most essential circulation and access needs of the southwest Palmdale

region. These arterials provide access to the east side of Palmdale and the Antelope Valley Freeway. Preliminary capacity and circulation analysis was conducted using the City of Palmdale's Travel Demand Model, which is based on the TRANPLAN modeling system, to provide guidance for the supply and orientation of the transportation infrastructure. The need for high level, east/west access capacity to connect this developing portion of the foothills to the main body of the Antelope Valley was identified during the development of the Circulation Plan.

4.8.4 Regional Park-And-Ride Facility

The Developer shall contribute its pro-rata share toward the acquisition and construction of a Regional Park-And-Ride Facility in the vicinity of Avenue S and the 14 Freeway, as determined in a Development Agreement. The Park-And-Ride Facility will help to reduce traffic and air quality impacts associated with the development of Ritter Ranch.

4.9 Conceptual Grading Plan

The following information was prepared by Azeka De Almeida Planning, The Keith Companies, and Sukit Construction.

As illustrated on Exhibit 36, "Conceptual Grading Plan," all grading operations on Ritter Ranch will take place north of and below the Sierra Pelona Ridge and the upper Edison power transmission corridor that bisects the site in an east/west direction. The vertical distance from the highest points on the site (McDill Mountain and Odell Peak) down to the highest areas of proposed development is nearly 1,000 feet at an elevation of 4,250 feet.

The ridgetop areas of the Sierra Pelona Range, which are potentially buildable, will remain as permanent natural open space to provide a scenic backdrop for the City of Palmdale and the Ritter Ranch community.

Every planning area and every planning unit within Ritter Ranch will require some degree of grading activities with the possible exception of some of the natural open space areas. This is typical of any development because building pads, park uses, and roadways necessitate flat, well drained surfaces regardless of the topography. Even open space areas may have trails, fire access roads, or other facilities that require a limited amount of grading operations.

The proposed Conceptual Grading Plan shows the areas that would be significantly impacted by development, and demonstrates on a very small scale, the intention of contour grading techniques and other measures to reduce adverse visual impacts of grading activities. The Grading Standards in Section 6.14 ensures the use of contour grading and other specified techniques. Larger scale exhibits with detailed grading contours will be demonstrated at tract map level design; however, preliminary grading designs/operations, as shown on



Exhibit 36, and cut and fill totals are discussed. Development standards concerning grading techniques and the mitigation of visual impacts have been included within this Specific Plan in Section 6.14, Grading Standards.

It should be noted that once the surficial layer of soil is disturbed by development, the depth of disruption is somewhat irrelevant. Due to engineering requirements to provide safe efficient design, grading has been proposed in limited areas possessing steep slopes. However, grading in large areas possessing steep slopes greater than 50 percent has been avoided.

The golf course area, the Amargosa watercourse, the equestrian area, and much of the single family estate area along the western edge has been shown as relatively undisturbed by grading activities. It is anticipated that the uses proposed for these areas would take place at grade with very minor or no grading to create roadways, buildable areas and flood control basins.

Grading operations on the Ritter Ranch Project will be balanced on-site and roughly within each phase, as shown on Exhibit 45, "Phasing Plan." Limited interim grading may be required outside of each individual phase in order to achieve overall balance. Exact volumes of earthwork will be determined upon final tentative map design of each phase of development.

The following summarizes the general grading concepts for each planning area. Volumes are given on a "per acre gross" rather than "per-unit" basis to avoid failing to factor in grading for schools, parks, golf course, roads, commercial and other uses against residential units. In planning areas with major natural open space areas, per-acre estimates would, for the most part, transfer from natural open space acreage to developed areas.

Planning Area 1: The Equestrian Estate and Golf Course Community at the northwestern edge of the property is situated on predominantly 0 - 15 percent slopes. Development is proposed to hold closely to existing contours with knolls being incorporated into various planning areas. The estate lots and equestrian center along Bouquet Canyon Road (noted on Phase II) will have minimal grading operations for streets, building pads, horse paddocks and flood control basins resulting in less than 2,000 cubic yards per acre gross. The golf course community (Phase III) will require grading activities for building pads, streets, retention areas and the golf course. Based on preliminary cut and fill analysis, grading volumes are estimated to be less than 4,000 cubic yards per gross acre, or 3.3 million cubic yards of cut for the entire area. The flood control basin, as designed by Assessment District 90-1, may require additional grading operations to improve capacity.

Planning Area 2: Situated on more moderate terrain at the base of the Sierra Pelona Range, West Highlands (noted as Phase II) proposes daylight grading at the top of several small knolls and in the Pine Creek Canyon or Valley area. Large manufactured slopes will be avoided. Volumes are estimated to be less

than 6,000 cubic yards per gross acre, which would amount to 2.8 million cubic yards of cut for all of Planning Area 2 including the proposed high school site.

Planning Area 3: The one area of Ritter Ranch located north of Elizabeth Lake Road, North Highlands is situated in a small canyon on several knolls and on the south-facing slopes below Ritter Ridge. Contour grading that responds to the natural landform is utilized for this area. Volumes are estimated to be slightly more than 6,000 cubic yards per gross acre. This would equate to roughly 1.0 million cubic yards of cut for the development in Planning Area 3.

Planning Area 4: The Lakeside Community, composed of single family homes, is positioned around a small canyon that will be regraded into a park and two lakes. Volumes are estimated at slightly above 10,000 cubic yards per gross acre, which totals 6.2 million cubic yards for the entire planning area. The Lakeside Community is within Phase II as shown on Exhibit 45. It is anticipated that Planning Area 4 may need minor borrow sites to achieve grading balance.

Planning Area 5: The Ranch Center area is located on predominantly 0 - 15 percent slopes, neighboring City Ranch. It is anticipated that the Ranch Center area may receive fill from Planning Area 6. The north portion of Planning Area 5 is in Phase I and the south portion is in Phase II. Volumes are estimated to be slightly more than 8,000 cubic yards per gross acre, with flat areas requiring less grading and steep areas more extensive grading. Calculated against the gross area, roughly 5.2 million cubic yards of earthwork would be required.

Planning Area 6: The East Highlands Community is located on rolling slopes and valley areas at the base of the Sierra Pelona Mountains. Contour grading that responds to the natural landform while providing view opportunities is utilized for this area. Volumes are estimated at approximately 11,000 cubic yards per gross acre. Calculated against the acreage in Planning Area 6, this equates to almost 30 million cubic yards of cut. Planning Area 6 would be split into several phases and will be the last area to be graded.

Planning Areas 7 and 8: No significant grading is proposed in either of these areas since the land use designation is open space. However, there may be grading associated with trails and access roads.

Total Planning Areas 1 through 8: An overall balance of earthwork will be achieved on-site, and generally within planning areas and by phase. Some minor borrow sites may be needed between various planning areas. This was taken into consideration when formulating Exhibit 45. It is estimated that approximately 48.5 to 50.0 million cubic yards of mass excavation will occur project-wide.



4.10 Drainage Plan

The following information was obtained from The Keith Companies and is graphically depicted on Exhibit 13, "Existing Drainage," and Exhibit 40, "Storm Drain Plan."

4.10.1 General

Amargosa Creek impacts the northerly fringe of the project area as it flows easterly along Elizabeth Lake Road. The Amargosa Creek headwaters are located westerly of the project boundary. Exhibit 13, "Existing Drainage," proposes to integrate the creek as a natural watercourse through the golf course (Planning Area 1), integrating the creek with the fairway landforms.

The Ritter Ranch Project area watershed divides into a portion tributary to Amargosa Creek and a portion tributary to Anaverde Creek. Approximately 4,060 acres of Ritter Ranch is tributary to Anaverde Creek and 4,130 acres tributary to Amargosa Creek for a total area of 8,190 acres tributary to both basins. The drainage plan proposes various facilities to carry the watershed's run-off safely through the property onto areas to the east.

4.10.2 Existing County Master Plan of Drainage

The County of Los Angeles has adopted a Comprehensive Plan of Flood Control and Water Conservation for the Antelope Valley Basin. The County plan provides a drainage plan which includes most of the Ritter Ranch area. The plan is covered in a report entitled "Antelope Valley Final Report of the Comprehensive Plan of Flood Control and Water Conservation," dated June 1987, which indicates that the Ritter Ranch property lies within the "Flood Plain Management" area. "Flood Plain Management" is defined as a nonstructural solution to flood protection and is accomplished by locating future development outside of flood prone areas.

The existing County Master Plan indicates that, where the natural watercourses have readily defined flood hazard areas, development can be restricted to flood-free areas. However, on the alluvial fans with unpredictable and meandering storm flow paths, structural improvements will be required. These improvements include flood control basins located at the mouths of the larger canyons and a system of conveyance facilities commencing at the basins and other controlled locations.

Because of proposed annexation of Ritter Ranch to the City of Palmdale, all planning and design of flood control facilities for this

project area will be in conformance with the City of Palmdale Drainage Management Plan (dated March, 1989) and the City of Palmdale Master Plan of Drainage (dated October, 1988), as may be amended or unless other methods are approved by the City Engineer.

The existing County Master Plan does not specifically locate any detention or retention basins, or other improvements, within the Ritter Ranch area or upstream of the area.

4.10.3 Levels of Protection

All regional and major on-site facilities depicted on the drainage plan will be designed to accommodate a 50-year capital flood per Los Angeles County Design Standards and the City of Palmdale Master Plan with bulking and freeboard included as required. All local drainage facilities will be designed to accommodate a 25-year or a 10-year storm as follows:

4.10.3.1 Peak run-off from a 25-year storm will be contained within the street right-of-way.

4.10.3.2 Peak run-off from a 10-year storm will be contained at or below the street top of curbs.

The lowest floor elevation of all habitable structures shall be a minimum of one foot above the resulting maximum water level resulting from a capital flood.

4.10.4 Proposed Drainage Facilities

Most of the natural watercourses in the area are relatively steep, varying from six percent to over 25 percent gradient in the canyon areas, and from one percent to five percent in the alluvial fan areas. The steep slopes result in high flow velocities and erosive conditions.

The Storm Drain Plan (Exhibit 40) shows the proposed capital flood drainage facilities for the Ritter Ranch Project area. The plan does not show local lateral drainage facilities which will be required to convey flows through developed areas to the major drains. Some developments which are tributary to the Amargosa Creek are isolated from each other. Drainage facilities between those developments where natural creeks and washes are proposed as conveyance facilities will be evaluated for potential erosion and alternate drainage facilities will be required by the City Engineer.

For well-defined natural canyon channels, the "planned flow path" approach is used. The approach does not remove the flood hazard to adjoining land as would flood control improvements. Therefore,



adjoining development within Ritter Ranch must be designed to ensure that it is free of flood hazard. Some erosion control improvements may be required to protect roads adjacent to natural channels.

Check dams may be incorporated in the flatter reaches of natural canyon channels where slopes are eight percent or less to mitigate erosive velocities. Check dams may also be considered for use in improved channels to reduce velocities.

Amargosa Creek meanders in and out of the site at several locations as a natural channel with a slope of approximately one percent. Its initial watershed area lies to the west of the project site. The creek flows easterly and has developed a bulked peak flow of 17,190 cubic feet per second (cfs) when it enters the westerly site boundary. As part of the Amargosa Creek Assessment District 90-1, a major flood control basin is proposed where these flows enter the site. This naturalized basin will reduce the peak storm flows downstream of the basin so flood and erosion control improvements can be minimized. By utilizing this approach, flood mitigation and roadway embankment protection can be achieved by using rock slope protection and soft bottom channelization rather than open concrete channels and will be the design goal when possible. Those areas of the creek which are not directly impacted by the proposed roadway construction will not be disturbed. Those areas which are affected by construction operations will be replanted with native vegetation and/or enhanced riparian species.

The major backbone drainage facilities will consist of the following:

4.10.4.1 Natural Unlined Channels

Natural unlined channels with limited bank protection and check dams (as required) are used in relatively undeveloped areas with steep canyon topography. Of unique importance is the combination flood control/recreation usage of the Creekside Park along McDill Mountain Road. Broad, relatively flat lawn areas will carry the storm flows between cascading benches. These cascades will be rock covered slopes which allow a rapid descent of the flows without picking up excessive velocities. Small stilling ponds will be constructed at both top and bottom of each cascade to stabilize the flows and velocities. A low-flow creek element within the lawn areas will handle normal nuisance and irrigation flows and provide a scenic focus for the park. The concept and usage of the park is essential to the canyon area. The exact extent of the park both in length and breadth

cannot be determined without subsequent engineering of the development areas.

4.10.4.2 Improved Unlined Channels

Improved unlined channels, which are utilized in the major floodways of flatter topographies, employ levee bank protection with a natural bottom. A lined low-flow channel is incorporated within the main channel and check dams and may also be used to reduce velocity.

4.10.4.3 Trapezoidal Concrete-lined Channels

Trapezoidal concrete-lined channels are used for routing flood flows through developed areas where land use restricts the channel widths and where peak flow velocities are erosive.

4.10.4.4 Vertical Wall Concrete-lined Channels

Used interchangeably with trapezoidal channels, vertical wall channels allow for decreased channel widths where higher land use densities are desired. In certain areas a top may also be placed on the channel for greater land utilization.

4.10.4.5 Culverts

Culverts may be pipes or reinforced concrete boxes and are used at roadway intersections for open channel crossings.

4.10.4.6 Debris Basins

Debris basins have been considered at the higher elevations within the study area where development is minimal and debris and erosion are anticipated to be a problem. The basins should be located where the natural topography facilitates such use and a significant basin capacity is available. Debris basins allow a reduction of the required size of downstream facilities through the elimination of the requirements for bulked flow.

4.10.4.7 Flood Control Basins

Flood control basin facilities will be incorporated at strategic locations along various major watercourses to regulate and reduce the peak flow of a capital storm to a



lower value, thereby reducing the size requirements for downstream drainage facilities. More precise location of flood control basin facilities will be determined by subsequent site design and coordination with the City of Palmdale Master Drainage Plan.

Proposed development may create the need for on-site detention if the actual developed flow exceeds the flow as shown in the City's Master Drainage Plan. Opportunities exist within the project area for flood control basins which, to be most effective, should be located at or near the canyon mouths. Since run-off into the basins will be from undeveloped areas with significant levels of debris production, the basins must be designed to accommodate debris volumes, in addition to clear water detention, unless a debris basin has been constructed upstream. The flood control basin will not reduce the total volume of run-off but will extend the time over which the total storm volume will discharge, thereby lowering the peak design flow. Flood control basins can also serve as joint-use facilities to be designed as parks, playgrounds and sports fields with resulting benefits, within those flood control basins determined by the City Engineer to be suitable for such use.

All Final Drainage Improvement Plans are subject to review and approval by the City Engineer in conjunction with tentative map review and approval.

4.11 Water Service Plan

The following information was obtained by Brockmeier Consulting Engineers and The Keith Companies and is graphically depicted on Exhibits 15, 41 and 42:

4.11.1 Domestic and Commercial Water Supply

The water supply proposed for Ritter Ranch will originate from several sources. The potable water supply will be acquired from Los Angeles County Water Works District (LACWWD) No. 34, Desert View Highlands. LACWWD No. 34 obtains its water supply from the Antelope Valley East Kern Water Agency (AVEK). AVEK water is treated at the Quartz Hill Water Treatment Inlet, conveyed through the South Feeder transmission mains, and delivered through three separate turnouts. If the AVEK water supply is interrupted, LACWWD No. 34 maintains continuity of supply by using groundwater pumped from the Lancaster Subunit of the Antelope Valley Groundwater Basin.

4.11.2 Irrigation and Landscape Water

Untreated water is currently available from an existing AVEK turnout on the California Aqueduct east of the site for the Specific Plan's landscape irrigation. Existing wells in the Anaverde and Leona Valleys shall not be used for the project's irrigation needs. Waterlines will be provided from the AVEK turnout to Ritter Ranch to allow use of the untreated water for landscape irrigation purposes. Additionally, the lake within Planning Area 4 is intended to be utilized for storage of irrigation water, which is addressed in Section 4.3.2.2. A. Specialty Park 1.

Another potential source of irrigation water that could be used to supplement this supply for landscape irrigation purposes is a wastewater reclamation plant. There is a future site identified within Ritter Ranch for a wastewater reclamation plant, but currently Los Angeles County Sanitation District policy will not allow the Sanitation District to own or operate satellite wastewater reclamation plants. The County Sanitation District has indicated that it favors constructing and operating a regional wastewater reclamation plant at the Palmdale Wastewater Reclamation Plant (WRP) site. The discharge from the reclamation plant could be distributed to the surrounding area. The reclaimed water could be used for parks, greenbelts, and other uses in the immediate area of the Palmdale Water Reclamation Plant. If the sphere of influence of the reclaimed water distribution system expanded to include Ritter Ranch's untreated water supply, landscape irrigation could be supplemented with reclaimed water from the regional wastewater reclamation plant. The proposed untreated water distribution system on Ritter Ranch could be used for distributing the reclaimed wastewater.

4.11.3 Annexation to District

The Ritter Ranch property lies within the AVEK boundary and to the west of the District boundary at 20th Street West and Elizabeth Lake Road. The property will be annexed to the District and the water system improvements required will be constructed under a Water Service Agreement.

4.11.4 Water Plan

The water system improvements required to provide an adequate water supply to Ritter Ranch are graphically illustrated on "Water Service Plan - Off-site" and "Water Service Plan - On-site," Exhibits 41 and 42, respectively.

The principal source of water supply for Ritter Ranch will be delivered from AVEK through both the existing South Feeder and the proposed



48-inch South Feeder Relief. This water will be delivered to LACWWD No. 34 at a future utility site located at Avenue O-8 and 25th Street West (O-8/25W). This water will be conveyed to Ritter Ranch through a network of existing and proposed facilities extending through both the 2,911-foot and 3,240-foot Service Zones.

If the AVEK supply is interrupted, water will be provided to Ritter Ranch from new groundwater wells improved as part of the Ritter Ranch water system, which pump approximately 6,000 gallons per minute (GPM) from the Lancaster Subunit. The wells will be located west of 60th Street West along Avenue H. Water will be treated and pumped through existing and proposed LACWWD No. 4 facilities to the AVEK water system. Water will then be pumped into AVEK and conveyed to the O-8/25W utility site and then to Ritter Ranch via the route mentioned earlier.

The topography and elevation of Ritter Ranch will require that six additional service zones be constructed. The future water systems serving Ritter Ranch will include the 3430-foot, 3620-foot, 3810-foot, 4000-foot, 4190-foot, and 4380-foot Service Zones in addition to the 3240-foot Service Zone. The proposed on-site water systems will include several miles of water supply main, seven pumping stations, several pressure reducing stations, and approximately 13.0 million gallons (MG) net of water storage capacity.

The areas surrounding the project site contain several different water districts as depicted on Exhibit 15, "Existing Water Districts and Facilities." The majority of domestic and commercial water is supplied to these areas by LACWWD No. 4, LACWWD No. 34, and Palmdale Water District. The remaining areas receive water from other water districts, mutual water companies or private wells.

Imported water is supplied to several of these entities by AVEK. The Ritter Ranch property lies in the AVEK service area. AVEK conveys water from the California Aqueduct to its 65 Million Gallon Per Day (MGD) water treatment plant at Quartz Hill. This water flows by gravity from the Quartz Hill Water Treatment Plant into a network of AVEK transmission mains. The AVEK water supply is typically utilized by most entities as a primary source of supply. In times of peak demand or periods of interruption, groundwater wells are then used as a back-up source of supply.

The Ritter Ranch property lies within the sphere of influence of LACWWD No. 4 and approximately one mile west of LACWWD No. 34. Although no part of the property falls within LACWWD No. 34 or its sphere of influence, future administrative and boundary changes make this the best alternative for annexation. This District presently

obtains its water supply from three metered AVEK turnouts. The back-up water supply is obtained from groundwater wells located in the Lancaster Subunit of the Antelope Valley Groundwater Basin.

LACWWD No. 34 is divided into two zones: the 2911-foot Service Zone and the 3240-foot Service Zone. The 2911-foot Service Zone is provided by two pumping stations located at Avenue P and 10th Street West (P10W) and Avenue O-4 and Division Street (O-4/D). The combined capacity of these stations is presently 10,600 GPM with provisions for an additional 7,200 GPM of pumping capacity. The 2911-foot Service Zone has a total of 6.8 MG of water storage. Two water storage reservoirs are planned for this Service Zone: (1) 2.5 MG, and (2) 1.5 MG reservoirs. The 3,240-foot Service Zone is presently served by a 1,800 GPM hydropneumatic pumping station. Water storage for this zone is contained in the 2,911-foot Service Zone.

Untreated water is currently available from both an existing AVEK turnout located east of the Ritter Ranch property and from existing groundwater wells located in the Anaverde and Leona Valleys. These sources of untreated water are suitable and will be optimized for landscape irrigation including the proposed golf course within the Ritter Ranch Specific Plan area.

4.11.5 Water Conservation Measures

The following is a summary of water conservation measures which shall be utilized in the development of Ritter Ranch:

- 4.11.5.1 Low flush toilets and urinals shall be used project-wide.
- 4.11.5.2 Low flow shower heads and faucets shall be used project-wide.
- 4.11.5.3 Hot water lines in water recirculating systems shall be insulated.
- 4.11.5.4 All fixtures shall be CEC certified.
- 4.11.5.5 Public lavatory facilities must be equipped with self-closing valves.
- 4.11.5.6 Irrigation systems shall be designed to be water efficient.
- 4.11.5.7 Mulch shall be utilized to increase water holding capacity of soil in landscaped areas.
- 4.11.5.8 Use of turf in landscaped areas shall be limited. When turf is used, it shall be a warm-season grass.
- 4.11.5.9 Low water usage indigenous or native plants and trees shall be utilized in landscape design.
- 4.11.5.10 Utilize raw water from an AVEK turnout, if available, to irrigate landscaped areas within the Specific Plan area.



4.12 Sewer Plan

The following information was obtained from Brockmeier Consulting Engineers and The Keith Companies and is graphically depicted on Exhibits 14, 43 and 44.

4.12.1 Existing Conditions

A trunk sewer extends existing District No. 20 Trunk Sewer facilities from 10th Street West and Avenue P-4 to Division Street and Avenue P-8. This trunk sewer is sized to serve the Ritter Ranch and other projects in process. The trunk sewer connects to existing District No. 20 Trunk A which conveys sewage to the Palmdale Water Reclamation Plant.

4.12.2 Off-site Sewer

To serve the Ritter Ranch area, the Amargosa Creek Trunk Sewer will be continued westerly along the south bank of the Amargosa Creek drainage channel to Elizabeth Lake Road. This trunk sewer will follow the Elizabeth Lake Road alignment to the intersection with Godde Hill Road at the northwest corner of the property. The Amargosa Creek Trunk Sewer will then continue westerly in Elizabeth Lake Road which is designed to serve the Ritter Ranch and future projects. This trunk sewer will follow the alignment of Elizabeth Lake Road and extend from the point of connection to the Amargosa Creek Trunk Sewer, to the farthest northwest corner of the Ritter Ranch development in the vicinity of Godde Hill Road.

4.12.3 On-site Sewer

All proposed trunk sewers associated with backbone streets within the portion of Ritter Ranch tributary to the Antelope Valley drainage basin are shown on Exhibit 44, "Sanitary Sewer Plan - On-site." The on-site sewers have been sized to meet Los Angeles County Sanitation District's design criteria, in accordance with flows generated by the proposed development shown on the Ritter Ranch Specific Plan. All of the trunk sewers are tributary to the proposed Elizabeth Lake Road Trunk Sewer which will intercept the various trunk sewer flow as it proceeds from west to east along the northerly fringe of the project site. Local sewer collection systems within the planning units tributary to the trunk sewers will flow into these trunk sewers. The specific design of the collector lines will be developed when each planning unit is developed. A temporary lift station may be required for the transportation of sewage. This temporary lift station will be maintained at the cost of the Developer by an entity approved by the City.

Build-out of the project would result in increased effluent volumes estimated at 2.1 MGD. This increased sewage flow will be treated at the Palmdale Water Reclamation Plant (WRP) which is owned and operated by the Los Angeles County Sanitation District No. 20. The capacity of the facility is 7.5 MGD and is currently operating at or near that capacity. The policy of the County Sanitation District is to expand the Palmdale WRP to meet development wastewater requirements. The current plan is to add aeration to the existing lagoons, which will double the capacity to 15.0 MGD. This added capacity will more than handle the additional wastewater flows from the Ritter Ranch community.

The financing of the Palmdale WRP expansion and conveyance facilities is provided for by Annexation Fees and Connection Fees; thus, all new developments pay their share of the required new facilities.

The extension of several sewer lines may be needed in order to serve the development. However, the impacts of construction will be reduced to less than significant levels if the sewer lines are constructed during the grading phase of the development.

4.13 School Sites

4.13.1 Elementary and Middle School Sites

Five proposed elementary school sites and one middle school, all located in the Westside Union School District, ranging from five to eight net acres in size, are identified on the Community Concept Plan. All six proposed school sites are located out and away from potential adverse impacts, including fault hazard restricted use areas, future flood hazard areas and high voltage power lines. Locations of school sites are within or adjacent to residential and open space areas and are oriented away from major arterials.



TYPE of SCHOOL	PLANNING AREA UNIT	SCHOOL DISTRICT	NET ACRES	ADJACENT USERS
Elementary	2A	Westside Union	8	Single Family Detached, Community Park and Open Space
Elementary	4B	Westside Union	8	Single Family Detached, Community Park and Open Space
Elementary	5E	Westside Union	8	Single Family Attached and Neighborhood Park
Elementary	6M	Westside Union	5	Single Family Detached and Neighborhood Park
Elementary	6W	Westside Union	5	Single Family Detached, Open Space and Neighborhood Park
Middle School	5I	Westside Union	20	Single Family Detached and Neighborhood Park
TOTAL			54	

4.13.2 High School Site

The Community Concept Plan, Exhibit 20, provides a high school site overlay on Planning Units 2C, 3A and a 28 acre portion of 5X. Negotiations for the ultimate high school site are on-going; however, the ultimate high school site location shall be determined by the High School District. Upon determination of the high school site, the remaining two planning units shall have the high school overlay removed administratively, and the two planning units shall be permitted to develop in accordance with the underlying Specific Plan Land Use Designation and allocated density of the area previously identified as a potential high school site.

In the event Planning Unit 2C is selected, the permitted units within Planning Unit 3A shall be 36 units and the permitted units in Planning Unit 5X shall be 384 units. In the event Planning Unit 3A is selected, the permitted units in Planning Unit 2C shall be 180 units and the permitted units in Planning Unit 5X shall be 384 units. In the event the 28 acre portion of Planning Unit 5X is selected, the permitted units in Planning Unit 2C shall be 148 units, the permitted units in Planning Unit 3A shall be 36 units, and the density within the remaining portion of Planning Unit 5X shall be 236 units. Designation of these permitted

dwelling units for each scenario ensures compliance with the land use designations identified for each site and the project wide maximum of 7,200 dwelling units.

Conveyance and improvement of all school sites shall be in accordance with the Ritter Ranch Final EIR mitigation requirements.

4.14 Fire Station Site

A one-acre fire station site is identified in Planning Unit 2B within the community park located on the south side of Ritter Ranch Road. The exact configuration of the site shall be determined in the tentative map stage of development subject to the review and approval of the Los Angeles County Fire Department or other applicable public or private entities providing fire service to the Ritter Ranch site. The site location and size were determined by Fire Department site criteria requirements.

The Developer shall participate in financing fire service facilities and apparatus in proportion to the demand created by the developed project as determined by the Los Angeles Fire Department. Financing measures may include paying the prevailing development fee or providing land, a completed fire station and/or specialized apparatus, unless otherwise determined in a Development Agreement.

4.15 Library Site

A one-acre library site is reserved in Planning Unit 6H, which is a ten-acre neighborhood park located on the southwest corner of Ritter Ranch Road and McDill Mountain Road. Planning Unit 6H is centrally located within the specific plan area thereby affording residents convenient access to the facility location.

4.16 Phasing

Ritter Ranch will be developed in four phases over approximately a 20-year build-out. The Phasing Plan ensures that development of Ritter Ranch occurs in a logical manner, providing adequate infrastructure and other required physical improvements to service the Ritter Ranch development during and after project build-out. It is expected that completion of a given phase may overlap with the initialization of a subsequent phase. Additionally, several subphases are anticipated to occur within phases. The following is a tentative outline of the Ritter Ranch Phasing Plan which is also graphically depicted on Exhibit 45, "Phasing Plan." Phasing lines reflect the boundaries necessary to achieve grading balance between subareas.



4.16.1 Phase I

- 4.16.1.1 Based on Assessment District 90-1 plans, the construction of Elizabeth Lake Road along the northern perimeter of the site.
- 4.16.1.2 Initiation of improvement of required off-site infrastructure improvements.
- 4.16.1.3 Ranch Center Drive to the SCE easement.
- 4.16.1.4 Partial construction of Ritter Ranch Road in the golf course area near Elizabeth Lake Road.
- 4.16.1.5 Preparation and initiation of development in Planning Areas 1, 3 and 5.

4.16.2 Phase II

- 4.16.2.1 Construction of Ranch Center Drive to Avenue S.
- 4.16.2.2 Construction of Avenue S to Ranch Center Drive from City Ranch.
- 4.16.2.3 Partial construction of Ritter Ranch Road from Ranch Center Drive to Planning Unit 5K and from Godde Hill to golf course clubhouse.
- 4.16.2.4 Preparation and initiation of development in Planning Area 2 and the remainder of Planning Area 5.

4.16.3 Phase III

- 4.16.3.1 Construction of Ranch Center Loop Road.
- 4.16.3.2 Construction of Ritter Ranch Road from Planning Area 1 to Planning Area 5.
- 4.16.3.3 Construction of City Ranch Road.
- 4.16.3.4 Preparation and initiation of development in Planning Area 4 and a portion of PA 6.

4.16.4 Phase IV

- 4.16.4.1 Construction of McDill Mountain Road from Ranch Center to Planning Unit 6T.
- 4.16.4.2 Preparation and initiation of development in the remainder of Planning Area 6.

All phasing and tentative map submittals are subject to review and approval by the Los Angeles County Fire Department, among others, including access and egress requirements.

Phasing of certain items (e.g., schools, parks, infrastructure improvements, open space, provision of trails, park-and-ride, maintenance facilities, etc.) will be set forth in the Development Agreement.

Phasing of arterial street improvements shall be based upon traffic studies of projected level of service in accordance with the terms of the Development Agreement and requirements of the Environmental Impact Report.

4.17 Population

Ritter Ranch will be developed in four phases. Within each phase subphases may occur. The project total of 7,200 dwelling units built or constructed over approximately a 20-year time frame indicates that an average of 360 dwelling units per year, or one new home per day, will be absorbed by the market. This amounts to 972 people per year. This absorption rate will vary as market conditions vary, and new home construction shall not be limited to this average rate. In any one year this rate could triple, depending on the strength of the economy. However, this is a practical way to estimate what actual building rates will be since market conditions and home sales fluctuate so dramatically. The population increase by phase is estimated below based upon the City of Palmdale standard of 2.7 persons per household.

PHASE	NO. OF UNITS	POPULATION	CUMULATIVE POPULATION
1	2,395	6,467	6,467
2	816	2,203	8,670
3	1,864	5,033	13,703
4	2,125	5,737	19,440
TOTAL	7,200	19,440	



The approximate number of residents based on the City of Palmdale standard of 2.7 persons per household per housing product type is estimated below:

RESIDENTIAL PRODUCT TYPE	NO. OF UNITS	POPULATION
Single Family Estate	106	286
Single Family Detached	4,939	13,335
Single Family Attached	1,260	3,402
Multifamily Attached	401	1,083
Senior	494	1,334
TOTAL	7,200	19,440

4.18 Visual Analysis

A Visual Analysis (Exhibits 38 and 39) has been performed to determine what areas of Ritter Ranch are visible from off-site developed areas. This study has been based on field surveys, the proposed grading concept and photographic analysis.

The Ritter Ranch property is located behind Ritter and Margo Ridges, and the Verde Ridge located just west of the Antelope Valley Freeway. These topographic features predominantly obscure views of Ritter Ranch from the City of Palmdale. Two "view windows" to the site exist located along Avenue S, and between Elizabeth Lake Road and Avenue P toward U.S. Air Force Plant 42. At a distance of approximately ten miles or greater, the upper reaches of Planning Area 6 begin to peek out from behind these topographic obstructions; however, the scale of development at this distance is diminutive. Also, at this distance the view angle is so low that any nearby development or vegetation could potentially block the viewer's perspective of the site.

From the two view windows identified, it has been shown after analysis of the visual impacts that roughly 20 percent of the developed area of Ritter Ranch is visible from off-site developed areas. Street lighting and infrastructure lighting will have impacts on the night sky. The policy for the Ritter Ranch development is to reduce the number and wattage of streetlights to the minimum required for safe and efficient circulation.

Travelers along Elizabeth Lake Road have their view of Ritter Ranch partially obscured by existing and man-made steep canyon walls from Bridge Road, the entry to City Ranch, to the projected alignment of 60th Street West. Several sections through the proposed grading concept demonstrate this point.

From Leona Valley, portions of Planning Areas 2, 3, 4 and 6 may be visible at selected positions. Planning Area 1 will be quite apparent from Elizabeth Lake Road, especially at certain positions. However, these views to development will be softened and screened by open space setbacks and landscaping such as the revegetation of the Amargosa watercourse.



TABLE 4.1

**COMMUNITY CONCEPT PLAN
SPECIFIC PLAN - STATISTICAL SUMMARY**

GENERAL PLAN LAND USE DESIGNATION	SPECIFIC PLAN CATEGORY/LAND USE	DWELL. UNITS	% UNITS	GROSS ACRES	% ACRES
Non-Urban (.5 DU/AC)	Single Family Estate	116	1.1%	221.7	2.1%
Urban Residential (3.1 to 6.1 DU/AC)	Single Family Detached/Attached	6,242	87.2%	2,107.5	19.84%
Urban Medium High Residential (18.1 to 26.0 DU/AC)	Multifamily Residential	348	4.8%	25.5	0.2%
Urban High Residential (18.1 to 26.0 DU/AC)	Multifamily Residential	494	6.9%	22.3	0.2%
Community or Neighborhood Commercial	Commercial (8)			73.1	0.7%
Open Space	Parks (Community & Neighborhood)			95.5	1.14%
	Fire Station			1.0	--
	Open Space/Specialty Park			7,625.8	71.53%
	Golf Course			184.0	1.73%
Schools	Elementary (5)			34.0	0.32%
	Middle (1)			25.0	0.24%
	High School (1)**			61.6	0.6%
Major Roadways				148.0	1.4%
TOTALS		7,200	100%	10,625±	100%
GROSS AREA DENSITY		.68 DU/AC			

** See Section 4.13.2.



TABLE 4.3

**COMMUNITY CONCEPT PLAN -- STATISTICAL SUMMARY
PLANNING AREA 1: GOLF COURSE COMMUNITY**

PLNG UNIT	GENERAL PLAN LAND USE DESIGNATION	SPECIFIC PLAN CATEGORY/LAND USE (SYMBOL)	DEVEL. DES.	DWELL. UNITS	GROSS ACRES	NET ACRES	NET DENSITY	GROSS DENSITY
1A	Open Space	Equestrian (EQ)	OS	--	48.3	--	--	--
1B	Suburban Residential	Single Family Estate (SFE)	SFD	80	221.7	192.0	0.42	0.36
1C	Open Space	Specialty Park (OS)	OS	--	32.6	--	--	--
1D	Open Space	Golf Course (GC)	OS	--	74.7	10.0	--	--
1E	Open Space	Golf Course (GC)	OS	--	71.9	30.0	--	--
1F	Open Space	Golf Course (GC)	OS	--	37.4	20.0	--	--
1G	Urban Residential	Single Family Detached (SFD)	SFD	208	68.8	67.3	3.1	3.0
1H	Urban Residential	Single Family Detached (SFD)	SFD	116	52.7	36.6	3.2	2.2
1I	Urban Residential	Single Family Detached (SFD)	SFD	66	23.7	23.7	2.8	2.8
1J	Urban Residential	Single Family Detached (SFD)	SFD	76	23.1	23.1	3.3	3.3
1K	Urban Residential	Single Family Detached (SFD)	SFD	174	59.7	59.7	2.9	2.9
1L	Urban Residential	Single Family Detached (SFD)	SFD	121	38.4	32.3	3.7	3.2
1M	Neighborhood Commercial	Commercial (C)	C	--	6.0	3.7	--	--
1N	Urban Residential	Single Family Detached (SFD)	SFD	114	37.0	37.0	3.1	3.1
	Major Roadways			--	39.0	--	--	--
TOTALS				955	835.0	535.4		
GROSS AREA DENSITY					1.1 DU/AC			

Net acreage area excludes steep slopes (25% +), flood plain area, flood control basins, major easements, areas of fault hazard and major roadways. Net buildable area may be increased upon further site specific study and/or final grading design. Gross or net density is not a limit on the achievable density within a planning unit, since buildable areas may be decreased or increased upon final tentative map and grading design as discussed in Section 8.17.



TABLE 4.4

COMMUNITY CONCEPT PLAN -- STATISTICAL SUMMARY
PLANNING AREA 2: WEST HIGHLANDS

PLNG UNIT	GENERAL PLAN LAND USE DESIGNATION	SPECIFIC PLAN CATEGORY/LAND USE (SYMBOL)	DEVEL. DES.	DWELL. UNITS	GROSS ACRES	NET ACRES	NET DENSITY	GROSS DENSITY
2A	Residential	Elementary School (ES)	SFD	0	8.0	8.0	--	--
2B	Park	Commun. Park (CP) Fire Station (FS)	OS FS	0 0	23.0 1.0	23.0 1.0	--	--
2C	Residential	High School (HS)**	SFD	0	61.6	35.7	--	--
2D	Open Space	Natural (OS)	OS	0	58.0	--	--	--
2E	Urban Residential	Single Family Detached (SFD)	SFD	119	60.0	38.1	3.1	2.0
2F	Urban Residential	Single Family Detached (SFD)	SFD	113	47.2	38.9	2.9	2.4
2G	Open Space	Natural (OS)	OS	0	60.0	--	--	--
2H	Open Space	Natural (OS)	OS	0	133.7	--	--	--
	Major Roadways		--	--	8.5	--	--	--
TOTALS				232	461.0	144.7		
GROSS AREA DENSITY						.5 DU/AC		

Net acreage area excludes steep slopes (25%+), flood plain area, flood control basins, major easements, areas of fault hazard and major roadways. Net buildable area may be increased upon further site specific study and/or final grading design. Gross or net density is not a limit on the achievable density within a planning unit, since buildable areas may be decreased or increased upon final tentative map and grading design as discussed in Section 8.17.

** See Section 4.13.2.

TABLE 4.5

**COMMUNITY CONCEPT PLAN -- STATISTICAL SUMMARY
PLANNING AREA 3: NORTH RIDGE**

PLNG UNIT	GENERAL PLAN LAND USE DESIGNATION	SPECIFIC PLAN CATEGORY/LAND USE (SYMBOL)	DEVEL. DES.	DWELL. UNITS	GROSS ACRES	*		
						NET ACRES	NET DENSITY	GROSS DENSITY
3A	Urban Residential	Single Family Estate (SFE)**	SFD	36	73.0	57.4	---	---
3B	Open Space	Specialty Park (OS)	OS	--	83.0	1.4	---	---
	Major Roadways			--	3.0	--	---	---
TOTALS				36	159.0	58.8		
GROSS AREA DENSITY					.25 DU/AC			

Net acreage area excludes steep slopes (25%+), flood plain area, flood control basins, major easements, areas of fault hazard and major roadways. Net buildable area may be increased upon further site-specific study and/or final grading design. Gross or net density is not a limit on the achievable density within a planning unit, since buildable areas may be decreased or increased upon final tentative map and grading design as discussed in Section 8.17.

** See Section 4.13.2.



TABLE 4.6

COMMUNITY CONCEPT PLAN -- STATISTICAL SUMMARY
PLANNING AREA 4: LAKESIDE

PLNG UNIT	GENERAL PLAN LAND USE DESIGNATION	SPECIFIC PLAN CATEGORY/LAND USE (SYMBOL)	DEVEL. DES.	DWELL. UNITS	GROSS ACRES	NET ACRES	NET DENSITY	GROSS DENSITY
4A	Open Space	Natural (OS)	OS	--	222.0	--	--	--
4B	Residential	Elementary School (ES)	SFD	--	8.0	8.0	--	--
4C	Park	Community Park (CP)	OS	--	15.0	13.6	--	--
4D	Urban Residential	Single Family Detached (SFD)	SFD	98	39.0	30.5	3.2	2.5
4E	Urban Residential	Single Family Detached (SFD)	SFD	298	80.0	80.0	3.7	3.7
4F	Open Space	Specialty Park (OS)	OS	--	12.0	2.3	--	--
4G	Urban Residential	Single Family Detached (SFD)	SFD	203	69.0	67.2	3.0	2.9
4H	Open Space	Specialty Park (OS)	OS	--	139.0	15.3	--	--
		Reclamation Water Plant (RWP)	OS	--	2.0	2.0	--	--
4I	Neighborhood Commercial	Amphitheater (AMPHI)	C	--	7.0	3.8	--	--
	Major Roadways			--	28.0	--	--	--
TOTALS				599.00	621.0	222.7		
GROSS AREA DENSITY					1.0 DU/AC			

Net acreage area excludes steep slopes (25%+), flood plain area, flood control basins, major easements, areas of fault hazard and major roadways. Net buildable area may be increased upon further site-specific study and/or final grading design. Gross or net density is not a limit on the achievable density within a planning unit, since buildable areas may be decreased or increased upon final tentative map and grading design as discussed in Section 8.17.

TABLE 4.7

**COMMUNITY CONCEPT PLAN -- STATISTICAL SUMMARY
PLANNING AREA 5: RANCH CENTER**

PLNG UNIT	GENERAL PLAN LAND USE DESIGNATION	SPECIFIC PLAN CATEGORY/LAND USE (SYMBOL)	DEVEL. DES.	DWELL. UNITS	GROSS ACRES	NET ACRES	NET DENSITY	GROSS DENSITY
5A	Neighborhood Commercial	Commercial (C)	C	--	14.5	3.0	--	--
5B	Open Space	Natural (OS)	OS	--	6.7	--	--	--
5C	Neighborhood Commercial	Commercial (C)	C	--	4.5	1.6	--	--
5D	Urban Residential	Single Family Attached (SFA)	SFA	269	50.0	50.0	5.4	5.4
5E	Residential	Elementary School (ES)	SFA	--	8.0	8.0	--	--
5F	Park	Neighborhood Park (NP)	OS	--	5.0	5.0	--	--
5G	Open Space	Natural (OS)	OS	--	45.0	--	--	--
5H	Park	Neighborhood Park (NP)	OS	--	6.5	4.3	--	--
5I	Residential	Middle School (MS)	SFD	--	25.0	16.0	--	--
5J	Urban Residential	Single Family Detached (SFD)	SFD	291	69.0	52.2	5.6	4.2
5K	Urban Residential	Single Family Detached (SFD)	SFD	265	75.0	61.1	4.3	3.5
5L	Open Space	Natural (OS)	OS	--	15.0	--	--	--
5M	Community Commercial	Commercial (C)	C	--	8.0	8.0	--	--
5N	Community Commercial	Commercial (C)	C	--	11.0	11.0	--	--
5O	Urban Medium High Residential	Multifamily Residential (MFR)	MF	152	9.5	8.0	19.0	16.0
5P	Community Commercial	Commercial (C)	C	--	15.4	15.0	--	--
5Q	Urban High Residential	Multifamily Senior (Senior)	MF	494	22.3	17.2	28.7	22.2
5R	Urban Medium High Residential	Multifamily Residential (MFR)	MF	196	16.0	11.8	16.6	12.3

Net acreage area excludes steep slopes (25% +), flood plain area, flood control basins, major easements, areas of fault hazard and major roadways. Net buildable area may be increased upon further site-specific study and/or final grading design. Gross or net density is not a limit on the achievable density within a planning unit, since buildable areas may be decreased or increased upon final tentative map and grading design as discussed in Section 8.17.



TABLE 4.7

**COMMUNITY CONCEPT PLAN -- STATISTICAL SUMMARY
PLANNING AREA 5: RANCH CENTER
Continued**

PLNG UNIT	GENERAL PLAN LAND USE DESIGNATION	SPECIFIC PLAN CATEGORY/LAND USE (SYMBOL)	DEVEL. DES.	DWELL. UNITS	GROSS ACRES	NET ACRES	NET DENSITY	GROSS DENSITY
5S	Community	Commercial (C)	C	--	6.7	6.3	--	--
5T	Park	Community Park	OS	--	15.0	15.0	--	--
5T(A)	Open Space	Open Space	OS	--	19.1	0	--	--
5U	Park	Neighborhood Park (CP)	OS	--	5.0	1.0	--	--
5V	Urban Residential	Single Family Attached (SFA)	SFA	100	22.4	22.4	4.5	4.5
5W	Urban Residential	Single Family Attached (SFA)	SFA	436	70.0	70.0	6.2	6.2
5X	Urban Residential	Single Family Attached (SFA)**	SFA	384	72.4	72.4	5.3	5.3
Major Roadways				--	39.0			
TOTALS				2,587	656.0	459.4		
GROSS AREA DENSITY					4.0 DU/AC			

Net acreage area excludes steep slopes (25%+), flood plain area, flood control basins, major easements, areas of fault hazard and major roadways. Net buildable area may be increased upon further site-specific study and/or final grading design. Gross or net density is not a limit on the achievable density within a planning unit, since buildable areas may be decreased or increased upon final tentative map and grading design as discussed in Section 8.17.

** See Section 4.13.2.

TABLE 4.8

**COMMUNITY CONCEPT PLAN -- STATISTICAL SUMMARY
PLANNING AREA 6: EAST HIGHLANDS**

PLNG UNIT	GENERAL PLAN LAND USE DESIGNATION	SPECIFIC PLAN CATEGORY/LAND USE (SYMBOL)	DEVEL. DES.	DWELL. UNITS	GROSS ACRES	*		GROSS DENSITY
						NET ACRES	NET DENSITY	
6A	Urban Residential	Single Family Detached (SFD)	SFD	227	103.0	62.3	3.6	2.2
6B	Urban Residential	Single Family Detached (SFD)	SFD	434	125.0	98.3	4.4	3.5
6C	Urban Residential	Single Family Detached (SFD)	SFD	80	55.0	29.5	2.7	1.5
6D	Urban Residential	Single Family Detached (SFD)	SFD	308	121.0	106.0	2.9	2.5
6E	Open Space	Natural (OS)	OS	--	120.0	--	--	--
6F	Urban Residential	Single Family Detached (SFD)	SFD	300	149.0	94.1	3.18	2.0
6G	Open Space	Natural (OS)	OS	--	25.8	--	--	--
6H	Park	Neighborhood Park (NP/Civic)	OS	--	10.0	10.0	--	--
6I	Urban Residential	Single Family Detached (SFD)	SFD	200	64.0	36.9	5.4	3.1
6J	Open Space	Natural (OS)	OS	--	165.4	--	--	--
6K	Urban Residential	Single Family Detached (SFD)	SFD	573	254.0	190.0	3.0	2.3
6L	Park	Neighborhood Park (NP)	OS	--	5.5	5.0	--	--
6M	Residential	Elementary School (ES)	SFD	--	5.0	5.0	--	--
6N	Park	Neighborhood Park (NP)	OS	--	5.5	4.5	--	--
6O	Open Space	Natural (OS)	OS	--	833.1	--	--	--
6P	Open Space	Specialty Park (OS)	OS	--	10.2	5.0	--	--
6Q	Urban Residential	Single Family Detached (SFD)	SFD	143	80.0	53.2	2.7	1.8
6R	Open Space	Specialty Park (OS)	OS	--	85.1	--	--	--

Net acreage area excludes steep slopes (25% +), flood plain area, flood control basins, major easements, areas of fault hazard and major roadways. Net buildable area may be increased upon further site-specific study and/or final grading design. Gross or net density is not a limit on the achievable density within a planning unit, since buildable areas may be decreased or increased upon final tentative map and grading design as discussed in Section 8.17.



TABLE 4.8
COMMUNITY CONCEPT PLAN -- STATISTICAL SUMMARY
PLANNING AREA 6: EAST HIGHLANDS
Continued

PLNG UNIT	GENERAL PLAN LAND USE DESIGNATION	SPECIFIC PLAN CATEGORY/LAND USE (SYMBOL)	DEVEL. DES.	DWELL. UNITS	GROSS ACRES	NET ACRES	NET DENSITY	GROSS DENSITY
6S	Urban Residential	Single Family Detached (SFD)	SFD	61	26.4	19.9	3.1	2.3
6T	Open Space	Specialty Park (OS)	OS	--	10.0	--	--	--
6U	Suburban Residential	Single Family Detached (SFD)	SFD	17	7.9	5.8	2.9	2.2
6V	Park	Neighborhood Park (NP)	OS	--	5.0	4.0	--	--
6W	Residential	Elementary School (ES)	SFD	--	5.0	5.0	--	--
6X	Urban Residential	Single Family Detached (SFD)	SFD	113	31.0	25.1	4.5	3.6
6Y	Urban Residential	Single Family Detached (SFD)	SFD	191	59.8	43.2	4.4	3.2
6Z	Open Space	Specialty Park (OS)	OS	--	16.8	--	--	--
6AA	Open Space	Natural (OS)	OS	--	316.0	--	--	--
	Major Roadways			--	30.5	--	--	--
TOTALS				2,647	2,725.0	802.8		
GROSS AREA DENSITY					4.0 DU/AC			

Net acreage area excludes steep slopes (25%+), flood plain area, flood control basins, major easements, areas of fault hazard and major roadways. Net buildable area may be increased upon further site-specific study and/or final grading design. Gross or net density is not a limit on the achievable density within a planning unit, since buildable areas may be decreased or increased upon final tentative map and grading design as discussed in Section 8.17.

TABLE 4.9

**COMMUNITY CONCEPT PLAN -- STATISTICAL SUMMARY
PLANNING AREA 7: WEST RIDGE**

PLNG UNIT	GENERAL PLAN LAND USE DESIGNATION	SPECIFIC PLAN CATEGORY/LAND USE (SYMBOL)	DEVEL. DES.	DWELL. UNITS	GROSS ACRES	*		
						NET ACRES	NET DENSITY	GROSS DENSITY
7A	Open Space	Natural (OS)	OS	--	2,501.0	175.0	--	--
TOTALS				--	2,501.0	175.0		

Net acreage area excludes steep slopes (25%+), flood plain area, flood control basins, major easements, areas of fault hazard and major roadways. Net buildable area may be increased upon further site-specific study and/or final grading design. Gross or net density is not a limit on the achievable density within a planning unit, since buildable areas may be decreased or increased upon final tentative map and grading design as discussed in Section 8.17.



TABLE 4.10

COMMUNITY CONCEPT PLAN -- STATISTICAL SUMMARY
PLANNING AREA 8: EAST RIDGE

PLNG UNIT	GENERAL PLAN	SPECIFIC PLAN		DWELL. UNITS	GROSS ACRES	NET ACRES	NET DENSITY	GROSS DENSITY
	LAND USE DESIGNATION	CATEGORY/LAND USE (SYMBOL)	DEVEL. DES.					
8A	Open Space	Natural (OS)	OS	--	2,667.0	80.0	--	--
TOTALS				--	2,667.0	80.0		

Net acreage area excludes steep slopes (25%+), flood plain area, flood control basins, major easements, areas of fault hazard and major roadways. Net buildable area may be increased upon further site-specific study and/or final grading design. Gross or net density is not a limit on the achievable density within a planning unit, since buildable areas may be decreased or increased upon final tentative map and grading design as discussed in Section 8.17.

SECTION FIVE GENERAL PLAN CONFORMANCE

5.1 Purpose and Intent

The purpose of this section is to describe how the Ritter Ranch Specific Plan conforms with the Goals, Objectives and Policies of the City of Palmdale General Plan Elements.

5.2 General Plan Consistency

5.2.1 Land Use Element

The Ritter Ranch Specific Plan is in conformance with the goals, policies, and objectives of the Land Use Element. The Land Use Element encourages the use of specific plans for large parcels of land to ensure that development is planned in a comprehensive manner which makes provisions for adequate public services and utilities. The Ritter Ranch Specific Plan provides measures for location, financing and phasing of infrastructure public services and utilities needed to service the site in the following ways:

The Land Use Element encourages a wide range of living and housing opportunities in a suburban environment, as provided at Ritter Ranch. This wide range of housing opportunities (i.e. rural estates, single family homes, single family attached homes, multifamily homes, senior housing, etc.) will potentially result in creating a diversified population; another goal of the Land Use Element.

The designated land uses of the Community Concept Plan provide a balanced mix of compatible uses which integrate with the natural environment, regional circulation systems and proposed community facilities. For instance, schools are located within residential planning areas adjacent to neighborhood parks. Intensive residential densities are not designated in areas where natural and/or man-made hazards may threaten life, property, or the environment. Neighborhood commercial centers which serve local residents are positioned near the residential areas which are intended to be served. The Ranch Center, which is designated Community Commercial within Ritter Ranch, is centrally located to provide easy access to all residents within the project and the surrounding areas. Trails and bikeways provide internal access and regional access linkage within and outside the development. Additionally, the Community Concept Plan provides for development on the topographically lower portions of the site in order to retain the larger natural hillside areas as preserved open space.



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The Specific Plan is sensitive to the land uses on surrounding properties, both existing and proposed. On the western-most portion of the site, two-acre residential equestrian lots are included in order to provide land use compatibility with the rural environment of the nearby Leona Valley community. On the eastern boundary, single family attached/detached residential areas within the Ritter Ranch project will abut single family attached/detached residential homes on the proposed City Ranch Project. On the southeastern boundaries, in keeping with the Angeles National Forest resource, passive recreational uses such as specialty parks and natural open spaces are located near the forest property, and active recreational uses such as community and neighborhood parks are placed within the residential areas away from natural areas.

To further describe conformance with the Palmdale General Plan Land Use Element, a policy-by-policy discussion of how the Ritter Ranch Specific Plan conforms with the Land Use Element Policies is provided below.

City of Palmdale General Plan Land Use Element Policies	Ritter Ranch Specific Plan Conformance Statement
<p><u>LAND USE:</u></p> <p>5.2.1.1 All land uses shall be developed in accordance with the land uses designated on the Land Use Map.</p>	<p>A General Plan Amendment (GPA) Application was approved by the City of Palmdale to amend the General Plan Land Use Map. The GPA Application requested the following:</p> <ul style="list-style-type: none"> A. To designate the Ritter Ranch site as "Ritter Ranch Specific Plan, .68 DU/AC"; B. To incorporate the Ritter Ranch Specific Plan area into the City of Palmdale Planning Area boundaries; and C. To identify individual General Plan Land Use Designations within the Specific Plan area, based upon the Ritter Ranch Community Concept Plan. <p>Upon approval of the Ritter Ranch GPA, the Ritter Ranch Specific Plan area became subject to the City of Palmdale General Plan. The project will be developed in accordance with the approved General Plan Land Use Designation.</p>
<p>5.2.1.2 Incompatible land uses shall be separated by the provision of an adequate buffer area.</p>	<p>The proposed Ritter Ranch land uses are compatible with existing and proposed surrounding land uses. For example, open space and low density residential uses have been utilized to buffer the development area from surrounding off-site open space and low density residential land uses.</p>
<p>5.2.1.3 Use of specific plans and other comprehensive planning techniques shall be encouraged for the development of land.</p>	<p>The Ritter Ranch Specific Plan is being processed in a comprehensive manner, addressing all aspects of the future community as encouraged in the Land Use Element.</p>



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City of Palmdale General Plan Land Use Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.1.4 Open spaces shall be used to create a visually pleasing environment as well as to distinguish City and neighborhood boundaries.	Over 7,500 acres of permanent natural open space are proposed at Ritter Ranch to provide a visually pleasing backdrop to the proposed development. In addition, natural open space is utilized between planning areas and planning units to distinguish neighborhood boundaries.
5.2.1.5 Land uses shall be organized to promote maximum opportunity for transit usage.	Schools are centrally located within the neighborhoods which they serve; commercial and recreational amenities are centrally located within the Specific Plan area; and residential densities are at higher levels around commercial areas to facilitate easy access to these facilities for residents. Senior housing will be provided adjacent to commercial areas to make shopping and other services more convenient for senior citizens. Bus turnout facilities will be provided throughout the project area to facilitate public transportation in accordance with City Standards.
5.2.1.6 Intensive uses and activities shall be restricted in areas where natural and/or man-made hazards may threaten life, property, or sense of well-being.	All man-made and natural high hazard areas on site, including high voltage powerlines, landslide areas and fault zones, are considered in the project design; and appropriate setbacks and land uses are incorporated into the project site layout. For example, required setbacks from high voltage powerlines have been strictly adhered to, and in most areas residential uses are buffered from the powerline easements by various forms of open space. Further, extensive geological investigation has been completed to identify known Fault Hazard Restricted Use Zones. The Fault hazard Restricted Use Zones are integrated into project design and designated as various forms of active and passive open space.
5.2.1.7 A mix of different but compatible land uses and activities shall be encouraged throughout the City.	Ritter Ranch proposes a balanced variety of inter-related and compatible land uses within the Specific Plan area including commercial, open space, rural residential, and single family land use designations.

<p>City of Palmdale General Plan Land Use Element Policies</p>	<p>Ritter Ranch Specific Plan Conformance Statement</p>
<p>5.2.1.8 Commercial facilities shall be provided to meet the retail and service needs of the community and, where feasible, such facilities will be conveniently accessible by bicycle and by foot as well as by automobile.</p>	<p>Neighborhood commercial sites totalling approximately 73 acres are provided within the Ritter Ranch Specific Plan area. These centers are centrally located to serve the surrounding neighborhood. Trails and bicycle paths interlink residential areas to all commercial facilities.</p>
<p>5.2.1.9 Land uses shall be organized to avoid creating nuisances among adjacent land uses.</p>	<p>The Ritter Ranch Specific Plan expressly provides for the systematic compatibility of land uses, externally and internally, including graduated buffering techniques ranging from two-acre equestrian estates adjacent to Leona Valley to single family attached development adjacent to the proposed City Ranch Specific Plan area which proposes similar single family attached development adjacent to Ritter Ranch.</p>
<p>5.2.1.10 Industrial development shall be coordinated to encourage an integrated industrial area with maximum flexibility and access to the regional circulation network.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan as there will be no industrial development proposed within the Specific Plan area.</p>
<p><u>HOUSING:</u> 5.2.1.11 The City shall promote infilling and appropriate use of vacant land within the City.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p>5.2.1.12 The development of affordable housing will be encouraged throughout the City.</p>	<p>The Ritter Ranch Specific Plan provides the opportunity to develop housing for all market sectors including entry-level single family detached, attached, and multifamily housing, as well as a designated 494-unit senior housing site.</p>
<p>5.2.1.13 Diverse housing stock will be encouraged city-wide.</p>	<p>Ritter Ranch provides a variety of housing opportunities designed to accommodate a wide range of socio-economic standards of living. Housing opportunities include equestrian estates, single family detached and attached residences, multifamily residences, and seniors only housing.</p>



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<p align="center">City of Palmdale General Plan Land Use Element Policies</p>	<p align="center">Ritter Ranch Specific Plan Conformance Statement</p>
<p>5.2.1.14 Zoning regulations will be adapted to changing community needs.</p>	<p>The Ritter Ranch Specific Plan provides detailed Development Standards (zoning regulations) tailored to the unique characteristics within the Specific Plan area. The Planned Development Standards also allow for the adaptation to changing community needs.</p>
<p>5.2.1.15 Encourage physical development of sufficient quality to ensure and add to the visual amenities of the City.</p>	<p>The Ritter Ranch Specific Plan provides Design Guidelines which specifically establish high quality standards for architectural and landscape designs and building materials. These standards will ensure Ritter Ranch is a visually pleasing community.</p>
<p>5.2.1.16 Pursue appropriate private and public sector measures to provide housing for "special need" groups.</p>	<p>The Ritter Ranch Specific Plan designates a site to provide 494 senior residences. In addition, the Development Standards provide Single Family Detached Senior Housing Standards to encourage further senior housing opportunities within the Specific Plan area.</p>
<p>5.2.1.17 Encourage the recognition from other localities that housing problems and housing needs extend beyond political jurisdictions.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p><u>COMMUNITY REVITALIZATION:</u> 5.2.1.18 Designate as a redevelopment area and prepare a redevelopment plan for the area at the intersection of Palmdale Boulevard and Sierra Highway. The plan should incorporate uses specified in the General Plan Land Use Element.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p>5.2.1.19 Neighborhood improvement programs should be developed, coordinating the efforts of all concerned agencies.</p>	<p>Ritter Ranch will have covenants enforced by Homeowners Associations which will be responsible for ensuring that quality levels established by the Specific Plan are maintained and/or improved.</p>
<p>5.2.1.20 Encourage commercial revitalization along Palmdale Boulevard and encourage economic maintenance of commercial along Palmdale Boulevard.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>

City of Palmdale General Plan Land Use Element Policies	Ritter Ranch Specific Plan Conformance Statement
<p><u>COMMUNITY DESIGN:</u></p> <p>5.2.1.21 The Land Use Plan should establish buffer zones or other appropriate controls between adjacent incompatible land uses.</p>	<p>The Ritter Ranch land uses are compatible with existing and proposed surrounding land uses. Open space and low density residential uses have been utilized to buffer the development area from surrounding off-site open spaces and low density residential land uses.</p>
<p>5.2.1.22 Physical land use development should be carefully integrated into the natural environment setting (e.g., hillside development should respect natural contours rather than utilizing massive grading to reshape the site).</p>	<p>The conceptual site planning and grading concepts for Ritter Ranch are based on environmentally sensitive design techniques.</p> <p>Landform grading and revegetation with native materials may assure that graded slopes and slopebanks will blend with natural slopes. Daylight grading techniques minimize the manufactured slopebank area found on the perimeter of development. Single-loaded streets and other hillside standards also serve to reduce grading impacts. Terraced grading is used to follow the natural landform, reduce earthwork quantities, provide visual relief with revegetated slopebanks, and to allow for views from the project.</p>
<p>5.2.1.23 Design Review Boards, consisting of community design professionals, should be created to evaluate development proposals and to advise the Planning Commission and the City Council on appearance and design issues.</p>	<p>The Specific Plan provides detailed Development Standards and Design Guidelines which establish the development quality and project theme intended for Ritter Ranch.</p>
<p>5.2.1.24 All new power distribution networks, communication lines, and other service network facilities should be located underground as possible.</p>	<p>All new permanent power distribution networks, communication lines and other service network facilities associated with the development of Ritter Ranch will be located underground.</p>
<p>5.2.1.25 Design criteria will be established for on-and-off premise signs and billboards.</p>	<p>The Ritter Ranch Specific Plan establishes stringent Development Standards and Design Guidelines for signs to ensure that signs are integrated into the overall design theme of the project.</p>



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City of Palmdale General Plan Land Use Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.1.26 Special districts should be made distinctive by preserving and emphasizing their scale, architectural character, and dominant activities.	The Ritter Ranch Design Guidelines establish a project-wide architectural and landscape character designed to physically distinguish Ritter Ranch as a special district within the City of Palmdale.
5.2.1.27 A wider variety of shopping, entertainment, employment, and residential activity should be encouraged throughout the City.	Ritter Ranch will provide approximately 73 acres of commercial land which will provide shopping, entertainment and employment within close proximity to the wide variety of housing opportunities available at Ritter Ranch.
5.2.1.28 The City of Palmdale should encourage the inclusion of green space belts in large subdivisions, and provide for linking the green space systems among subdivisions.	Over 42 percent of the six developed planning areas (Planning Areas 1 through 6) at Ritter Ranch is designated for open space uses. The open space uses include natural open space, neighborhood and community parks, specialty parks, and an 18 hole golf course. The open space uses are interlinked throughout the Specific Plan area by over 85 miles of hiking, bicycling, and equestrian trails. In addition, the overall Ritter Ranch trail system and open space system interconnects with off-site local and regional systems.
5.2.1.29 Clustered housing should be encouraged throughout to enhance the aesthetic quality.	A General Plan Amendment to designate the Ritter Ranch Site "Ritter Ranch Specific Plan, .68 DU/AC," has been initiated by the City of Palmdale. The Specific Plan proposes to cluster the residential development and maintain over 7,500 acres of the site as permanent natural open space including the visually prominent Sierra Peiona ridgeline.
5.2.1.30 The location and design of public facilities should play a strategic role in the overall community appearance. They provide essential services which should be grouped to form community focal points and permit space-sharing economies.	Community facilities are carefully designed and located in the Ritter Ranch Community Concept Plan. All school sites are located adjacent to parks within the neighborhoods which they serve to promote joint use of facilities. In addition, the library facility site has been centrally located within a park site located at the intersection of Ritter Ranch Road and McDill Mountain Road.

City of Palmdale General Plan Land Use Element Policies	Ritter Ranch Specific Plan Conformance Statement
<p><u>HUMAN RESOURCES:</u></p> <p>5.2.1.31 A Commission on Economic Development should be created to assist Palmdale in attracting new industries.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p>5.2.1.32 The six-county SCAG (Southern California Association of Governments) region should participate in a Commission on Economic Development for City of Palmdale.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p>5.2.1.33 The high school and community college districts should continue to expand course offerings related to the job market and the economic base of the Antelope Valley.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p><u>TRANSPORTATION:</u></p> <p>5.2.1.34 All City streets shall be constructed in accordance with the Circulation Map.</p>	<p>The Ritter Ranch Circulation Network, both on-site and off-site, integrates into the regional circulation system as recommended by the Southwest Planning Area Traffic Study (DKS, June 1990), prepared for the City of Palmdale. Roadway Design Standards and construction for Ritter Ranch streets shall conform to the City's Circulation Plan, as amended for the Ritter Ranch Project Annexation, and with the recommendations outlined in the City's Circulation Plan and the Southwest Planning Area Traffic Study.</p>
<p>5.2.1.35 All City streets shall be constructed in accordance with the construction standards set forth in the City Engineering Manual.</p>	<p>All development at Ritter Ranch shall meet City of Palmdale required construction standards.</p>



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City of Palmdale General Plan Land Use Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.1.36 Schools, parks, and neighborhood commercial uses shall be located within convenient walking distance to residential growth centers.	All school sites and neighborhood park sites at Ritter Ranch are located within convenient walking distance to the homes intended to be served. The major commercial center at Ritter Ranch (Ranch Center) is centrally located within the Specific Plan area directly adjacent to the senior housing site, multifamily housing site, and single family detached and attached housing sites. To promote further pedestrian access to parks, schools and commercial uses, an extensive trail system is provided within the Specific Plan area.
5.2.1.37 Access to major and secondary arterials shall be limited to protect the efficient flow of traffic.	The Ritter Ranch Specific Plan limits access to major and secondary arterials by prohibiting ingress and egress of individual dwelling units onto major and secondary arterials.
5.2.1.38 The City shall reduce congestion and the need for energy consumptive job commuting by providing expanded employment opportunities.	Job opportunities are expected to be generated as a result of the services required by the local residential needs of the Ritter Ranch development. Approximately 692,135 combined square feet of commercial space, schools, parks, active and passive open spaces, golf course, fire stations, and equestrian facility are anticipated to result in direct jobs employing 2,180 people in Ritter Ranch on a permanent basis plus an average of 0.3 indirect jobs per resident. These additional employment opportunities would include professional and residential services such as gardeners, housekeepers, contractors and public service amenities.
5.2.1.39 The City shall support the concept of constructing a metropolitan bypass freeway for the purpose of providing an improved regional Highway 138 connection between Interstate 5 and Interstate 15.	This policy is currently not applicable to the Ritter Ranch Specific Plan.

City of Palmdale General Plan Land Use Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.1.40 A major dedicated access route to the Antelope Valley Freeway shall be required to minimize the adverse impacts associated with development of the Palmdale International Airport site.	This policy is not currently applicable to the Ritter Ranch Specific Plan.
5.2.1.41 Land uses shall be arranged in a manner which increases the opportunity to utilize alternate forms of transportation such as mass transit systems, bikeways, and pedestrian thoroughfares.	The Ritter Ranch Specific Plan provides over 85 miles of pedestrian, bicycling and equestrian trails designed to promote alternate forms of transportation. Land uses have been arranged to locate higher density residential land uses adjacent to commercial land uses to promote bicycle and pedestrian access. Parks and schools are located within neighborhoods to further promote bicycle and pedestrian access. Bus turnout facilities, including benches, shelters, etc., will be provided throughout the Ritter Ranch Project in accordance with City Standards. In addition, the Developer of Ritter Ranch is contributing a pro-rata share toward the acquisition and construction of a Regional Park-And-Ride Facility.
5.2.1.42 Higher density land uses shall be located in groups to facilitate use of mass transit programs.	Higher density land uses (multifamily and commercial) are centrally located at Ritter Ranch near the intersection of Ritter Ranch Road and Ranch Center Drive, the main arterials of the project.
5.2.1.43 The Circulation Map shall designate the location of existing and future transit terminals.	This policy is not applicable to the Ritter Ranch Specific Plan.



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City of Palmdale General Plan Land Use Element Policies	Ritter Ranch Specific Plan Conformance Statement
<p><u>PUBLIC SERVICES AND FACILITIES:</u></p> <p>5.2.1.44 Groundwater sources should be developed and used to their safe yield.</p>	<p>The off-site wells for Ritter Ranch will be developed in the area of 60th Street West along Avenue H, which is a location in the Lancaster Subunit that is known to have a prolific quantity of groundwater. All wells will be constructed under specification of LACWWD and at safe yield rates for the aquifer. The safe yield rates will be determined from hydrogeological studies of the aquifer. The withdrawal rates will be established and managed by LACWWD to stay within the safe yield of the aquifer, if the wells have to be pumped for an extended period of time.</p>
<p>5.2.1.45 New imported water should be used for irrigation to relieve overdrafted groundwater sources and the rates for this use made competitive with pumping groundwater.</p>	<p>Ritter Ranch will install an untreated water distribution system for landscape irrigation needs. The distribution system will take untreated water from the California Aqueduct and distribute this water within Ritter Ranch. By taking untreated water from the aqueduct, the dependency on groundwater sources will be substantially relieved and the cost of the untreated water from the aqueduct will be less than treated water from LACWWD.</p>
<p>5.2.1.46 Residential land use densities greater than two (2) units per acre should be served by community water systems for public health and fire protection.</p>	<p>Ritter Ranch shall be served by a community water system as indicated in Section 4.11 of the Specific Plan.</p>
<p>5.2.1.47 Land use densities greater than three (3) units per acre should be served by a public sewerage system.</p>	<p>As indicated in Section 4.12, Ritter Ranch shall be served by a public sewerage system.</p>

City of Palmdale General Plan Land Use Element Policies	Ritter Ranch Specific Plan Conformance Statement
<p><u>GOVERNMENTAL SYSTEMS:</u></p> <p>5.2.1.48 The major recommendation of this Element is that the City of Palmdale continue its annexation program to include the entire planning area encompassed by this Plan, both populated and unpopulated areas.</p>	<p>An Annexation Application are currently being processed to annex the entire Ritter Ranch Specific Plan area to the City of Palmdale.</p>
<p>5.2.1.49 Subdivision procedures should require annexation to existing service districts when public services are required in developing areas.</p>	<p>Ritter Ranch will annex to existing service districts as public services are required.</p>
<p>5.2.1.50 Expansion of existing facilities in floodways should not be permitted.</p>	<p>All development at Ritter Ranch shall conform with City of Palmdale Standards relating to construction of improvements within floodways.</p>
<p>5.2.1.51 Flood control measures should be constructed to protect existing urban development areas.</p>	<p>By participation in the proposed Assessment District 90-1, this project will assist in providing much needed flood control protection for existing downstream developments. Additionally, the Developer has addressed drainage design for the Anaverde drainage area in conformance with the City of Palmdale Master Plan of Drainage.</p>
<p>5.2.1.52 Multiple elementary school districts should be consolidated.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan, which will be part of the Westside Union School District.</p>
<p>5.2.1.53 All future library facilities should be located in the primary urban development area.</p>	<p>A one-acre library site is identified near the intersection of McDill Mountain Road and Ritter Ranch Road. The location was chosen as it is centrally located within the Specific Plan area within close proximity to Ranch Center, the commercial core of Ritter Ranch.</p>
<p>5.2.1.54 The feasibility of providing a detention facility in the area should be examined.</p>	<p>This concept has been evaluated and made a part of the proposed Assessment District 90-1.</p>
<p>5.2.1.55 Joint school and city recreation facilities should be shared and maintained by Palmdale School District through a joint powers agreement.</p>	<p>All school sites at Ritter Ranch are located within close proximity to parks to promote joint use of facilities.</p>



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<p align="center">City of Palmdale General Plan Land Use Element Policies</p>	<p align="center">Ritter Ranch Specific Plan Conformance Statement</p>
<p>5.2.1.56 An open space network should be established to protect and preserve the ecological balance of wildlife and plant communities.</p>	<p>Over 7,500 acres of the 10,625-acre Ritter Ranch site will be designated permanent natural open space. In addition, several creek areas within the development areas will be "naturalized" in conjunction with improvements to further promote protection of the ecological balance of wildlife and plant communities at Ritter Ranch.</p>
<p>5.2.1.57 Urban development should be consolidated in well-defined growth centers to reduce disruption of native plant and animal habitat and to prevent degradation of unique ecological areas.</p>	<p>Over 7,500 acres of permanent open space is provided within the Specific Plan area to minimize degradation of unique ecological areas.</p>
<p>5.2.1.58 Development should be encouraged to utilize and enhance natural topographic features, thus establishing harmony between the natural and man-made environment.</p>	<p>The conceptual site planning and grading concepts for Ritter Ranch are based on environmentally sensitive design techniques. Development is clustered from steep areas to less steep areas to maximize common habitat area, allowing for recreational opportunities and providing a visual buffer between development areas.</p> <p>Landform grading and revegetation with native materials will assure that graded slopes and slopebanks will blend with natural slopes. Daylight grading techniques minimize the manufactured slopebank area found on the perimeter of development. Single-loaded streets and other hillside standards also serve to reduce grading operations. Terraced grading is used to follow the natural landform, to reduce earthwork quantities, to provide visual relief with revegetated slopebanks, and to allow for views from the project.</p> <p>Development Standards and Grading Standards within the Specific Plan assure the implementation of the quality design envisioned for Ritter Ranch.</p>

City of Palmdale General Plan Land Use Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.1.59 Known archaeological and historical resources should be protected to the extent appropriate.	A complete archeological study (Phase One and Phase Two) has been performed on the Ritter Ranch site. A comprehensive mitigation program is established in the Ritter Ranch EIR. All development at Ritter Ranch shall comply with the required mitigation measures.
5.2.1.60 Air quality which is compatible with health, well-being, and enjoyment of life should be promoted.	Ritter Ranch will participate in the acquisition and improvement of a Regional Park-And-Ride Facility which should promote carpooling to reduce vehicle emissions. In addition, several required mitigation measures to minimize air quality associated with development of Ritter Ranch impacts are contained in the Master EIR.
5.2.1.61 Where feasible, aquifer recharge zones should be maintained to assure water quality and quantity.	Ritter Ranch will be annexed to the Los Angeles County Sanitation District No. 20 for all sewage collection and treatment to minimize impacts to aquifer recharge zones within the development. Park and open space areas are provided to allow percolation of irrigation and store run-off. Further, upstream of the development, flood control basins will encourage infiltration into the existing soils in accordance with City Standards.
5.2.1.62 In all governmental and private actions related to sewage and solid waste disposal, the potential effects on local groundwater quality should be carefully considered.	Ritter Ranch will comply with the principles, rules and regulations of the California Regional Water Quality Control Board (CRWQCB), Lahontan Region.
5.2.1.63 Important mineral resources, primarily sand and gravel deposits, should be protected by a long-range approach toward mineral resource utilization.	No significant mineral resources are known to exist on the site at this time. Sand and gravel deposits are limited and do not have the characteristics suitable for economic development. Schist bedrock does not normally produce gravels suitable for aggregate use.
5.2.1.64 Public exposure to flood hazards should be prevented by restricting residential, commercial, and industrial development in recognized flood inundation areas unless proper mitigation is instituted.	Complete flood protection is provided for such areas through reduction and control of storm run-off through compliance with the Drainage Management Plan.



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City of Palmdale General Plan Land Use Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.1.65 High priority should be given for routes proposed for scenic corridors or bikeways which form linkages between recreation areas.	An extensive landscape plan and open space corridor, which includes bikeways as well as pedestrian and equestrian trails along Elizabeth Lake Road, is incorporated into the Specific Plan to insure protection of the scenic qualities of Elizabeth Lake Road.
5.2.1.66 Continue to apply currently recommended standards for the provision of local recreation facilities.	The Ritter Ranch Specific Plan includes over 95 acres of neighborhood and community parks. In addition, a golf course and eight specialty parks including an equestrian park and a swim club are also proposed.
5.2.1.67 Implement land use policies which concentrate growth and discourage premature urban expansion.	The Ritter Ranch Specific Plan area is the logical and orderly expansion of the City of Palmdale. The Specific Plan provides comprehensive policies and requirements to regulate development and ensure that phasing over the 20-year project build-out does not occur prematurely and that all necessary infrastructure, services and facilities needed to support development are available at the time of development. The Specific Plan also concentrates development within the site through clustering, thereby preserving over 70% of the site as open space.
5.2.1.68 An environmental early warning system should be established to monitor the health and viability of ecological resources.	A comprehensive Master EIR has been prepared for the Ritter Ranch Specific Plan which identifies and provides mitigation and monitoring for impacts on environmentally sensitive resources affected by development.
<p><u>NOISE:</u></p> <p>5.2.1.69 A noise ordinance should be developed to provide operational noise-level limits for residential, commercial, and industrial activities, and for noise from construction and motor vehicles.</p>	All development including construction activities shall comply with the City of Palmdale Noise Ordinance requirements and the Ritter Ranch Master EIR Noise Mitigation requirements.

City of Palmdale General Plan Land Use Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.1.70 All areas within projected annual Community Noise Equivalent Level (CNEL) contours of 60 to 65 Db shall be designated as a Noise Impact Management Area.	All development including construction activities shall comply with the City of Palmdale Noise Ordinance requirements and the Ritter Ranch Master EIR Noise Mitigation requirements.
5.2.1.71 In Noise Impact Management Areas, land use types and densities will not be restricted due to the presence of noise, given compliance with the prescribed insulation standards.	It is not anticipated that any Noise Impact Management Areas will be located within the Ritter Ranch Specific Plan area.
5.2.1.72 The City of Palmdale and County Engineer shall have primary responsibility for implementing noise-control policies.	All development including construction activities shall comply with the City of Palmdale Noise Ordinance requirements and the Ritter Ranch Master EIR Noise Mitigation requirements.
5.2.1.73 Noise standards consistent with health and quality-of-life goals should be consistently monitored and revised as new information becomes available.	All development including construction activities shall comply with the City of Palmdale Noise Ordinance requirements and the Ritter Ranch Master EIR Noise Mitigation requirements.
<u>SEISMIC SAFETY:</u> 5.2.1.74 Standards and criteria to reduce unacceptable levels of seismic risk should be established and enforced.	Construction at Ritter Ranch shall comply with established standards and criteria to reduce seismic risk.
5.2.1.75 Selective land use and building regulations should be adopted and enforced in areas of high seismic hazard.	Fault Hazard Restricted Use Zones and special foundation zones have been recommended, per the Geotechnical Report, within identified fault zones. Ground shaking hazards on the Ritter Ranch site will not be significantly different than those experienced in the general Palmdale area.
5.2.1.76 Earthquake resistance of Lake Palmdale and Uno Lake should be reviewed.	This policy is not applicable to the Ritter Ranch Specific Plan.
5.2.1.77 The Alquist-Priolo Seismic Special Studies Zone should be designated as a "Seismic Safety Management Area," provided specifications of the Alquist-Priolo Act can be attained.	The City of Palmdale has identified the Alquist-Priolo Seismic Special Studies Zone as a Seismic Safety Management area. A portion of the area traverses the Ritter Ranch site; therefore, an extensive geotechnical study has occurred to delineate specific potential seismic hazard areas.

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City of Palmdale General Plan Land Use Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.1.78 Development should be minimized in active fault zones per current standards.	The Geotechnical Report for the Ritter Ranch site identifies active fault zones known as Fault Hazard Restricted Use Zones. Development is not proposed within the areas identified as Fault Hazard Restricted Use Zones.
5.2.1.79 Critical facilities (health, police, fire, etc.) should be specifically excluded from development in this area.	No critical facilities are proposed within Fault Hazard Restricted Use Zones or the Alquist-Priolo Seismic Special Studies Zone.
5.2.1.80 The City Engineer shall assess, based on geologic information on file, whether or not a geologic investigation should be required.	As previously mentioned, extensive geologic investigation, including over 6,000 linear feet of trenching to date, has been completed on the Ritter Ranch site to identify potential geologic hazards. Development at Ritter Ranch shall comply with development criteria established in the Geotechnical Report.
<p><u>PUBLIC SAFETY:</u></p> <p>5.2.1.81 Standards to reduce unacceptable levels of fire and geologic risk should be maintained.</p>	Development at Ritter Ranch will comply with the recommendations provided in the Ritter Ranch Geotechnical Report and guidelines included for Seismic Zone 4, as outlined in the Uniform Building Code.
5.2.1.82 Disaster preparedness and emergency response capabilities should be reviewed and improved as necessary.	This policy is not applicable to the Ritter Ranch Specific Plan; however, development will comply with all applicable agency requirements for emergency access and communications.

City of Palmdale General Plan Land Use Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.1.83 Development should be closely regulated on steep slopes of 35 percent or more.	<p>The Specific Plan has goals, objectives and policies that provide strict guidance for development in steep slope and hillside areas. In summary, the major goals encourage safe and aesthetically pleasing design, preservation of steep slope areas as natural open space between development areas, minimal grading impacts, proper slope revegetation and erosion control, and water conservation.</p> <p>Additionally, detailed development standards, such as grading standards, site planning, and revegetation requirements, are included in the document to regulate development in all hillside and slope areas, and not just slopes greater than 35 percent (35%). A detailed slope analysis is provided for each planning area in which development is proposed. (Refer to Exhibits 9 and 9A - 9F.)</p>
5.2.1.84 Urban development should be carefully controlled in areas with identified brush fire hazards, except in areas where fire retardant planning and/or fuel removal have removed the fire hazard, to the satisfaction of the county authorities.	The Ritter Ranch Specific Plan provides an extensive Fuel Modification Plan specifically designed to minimize fire hazards.
5.2.1.85 Continued research in the field of geologic hazard reduction should be encouraged.	This policy is not applicable to the Ritter Ranch Specific Plan; however, development within the Specific Plan area may utilize several innovative techniques such as geo-grid to reduce geologic hazards.
5.2.1.86 Urban development should be restricted in areas with known slope stability problems.	Development at Ritter Ranch will be restricted within any areas with known slope stability problems unless approved engineering practices such as geo-grid or butress slopes can correct the slope instability.



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<p align="center">City of Palmdale General Plan Land Use Element Policies</p>	<p align="center">Ritter Ranch Specific Plan Conformance Statement</p>
<p><u>ENERGY CONSERVATION:</u></p> <p>5.2.1.87 Inducements should be offered to encourage energy-saving changes and innovations.</p>	<p>The Ritter Ranch Specific Plan Design Guidelines and the Master EIR require measures be incorporated into project design which promote energy and water conservation, and all development at Ritter Ranch shall comply with Title 24, Energy Conservation Requirements.</p>
<p>5.2.1.88 Residential, commercial, and industrial structures should be recognized for their energy-saving characteristics.</p>	<p>All development at Ritter Ranch shall comply with Title 24, Energy Conservation Requirements.</p>
<p>5.2.1.89 Self-sufficient communities should be developed to reduce travel.</p>	<p>The Specific Plan promotes centrally located commercial, recreational, and educational facilities to meet shopping, educational, and recreation needs within walking or bicycling distance to residents' homes, thereby reducing the need to travel beyond the Specific Plan area.</p>
<p>5.2.1.90 Inducements and disincentives should be offered to encourage movement of Palmdale International Airport (PIA) passengers from the Los Angeles Basin by more efficient means than private automobile.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p>5.2.1.91 Present policies of influencing personal and corporate life styles toward greater conservation efforts should be maintained and strengthened.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p><u>REGIONAL IMPACT:</u></p> <p>5.2.1.92 The City of Palmdale and Los Angeles County should establish and fund Economic Development Commissions to assist Antelope Valley agencies in developing the local industrial base.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan; however, participation in Assessment District 90-1 will ultimately assist in providing about 700 acres of industrial property which is currently not buildable due to flood hazard conditions.</p>

<p align="center">City of Palmdale General Plan Land Use Element Policies</p>	<p align="center">Ritter Ranch Specific Plan Conformance Statement</p>
<p>5.2.1.93 To guarantee a continued flow of Feather River water to meet future demand, a high level of regional cooperation in the construction and management of water distribution system must be maintained.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p>5.2.1.94 The improvements to internal circulation, as elaborated in the Circulation Element of this General Plan, are compatible with current regional transportation goals and policies. However, the emergence of PIA as the major regional airport will require expansion of both Interstate 5 and the Antelope Valley Freeway to support projected levels of automobile traffic. Therefore, planning is essential to minimize the fiscal, social, and environmental impact of construction.</p>	<p>This policy is currently not applicable to the Ritter Ranch Specific Plan.</p>
<p>5.2.1.95 PIA will generate employment and additional land use in portions of the Southern California region, particularly Los Angeles, Kern, and San Bernardino Counties. To the extent that these dollar expenditures by new employees and air travelers are inducers of economic growth, policies promoting the growth of this facility should be instituted. However, thorough analysis of the impact of this policy decision upon existing regional airports must be simultaneously undertaken in order to determine those policies which maximize airport capacity and financial return and minimize adverse environmental impacts.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>

5.2.2 Housing Element

The four broad goals of the Housing Element are identified below:



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1. To promote and ensure the provision of adequate housing for all persons, regardless of income, age, race, or ethnic background.
2. To promote and ensure the provision of housing selection by location, type, price, and tenure.
3. To promote and ensure open and free choice of housing for all.
4. To act as a guide for governmental decisions that affect the quality of housing.

The Ritter Ranch Specific Plan complies with the intent of the Housing Element by providing a comprehensively designed Community Concept Plan which integrates, encourages and provides a diverse choice of housing for all socio-economic levels including singles, young families, professionals, move-up buyers, and retired/senior persons. Housing products at Ritter Ranch include rural estates, single family detached and attached homes, multifamily residences, and seniors only housing. The Specific Plan places extra emphasis in providing clustered housing to develop affordable housing while maintaining greater areas of open space in contrast to typical development, as also encouraged by the Housing Element.

The Ritter Ranch Specific Plan also complies with the Housing Element by incorporating public facilities into overall community design and by strategically locating the facilities within close proximity to those residential areas which will be served. For example, all neighborhood parks are located within residential neighborhoods and all elementary school sites are located next to park sites to provide maximum use and access to the facilities. Additionally, to ensure comprehensive community design, the Specific Plan consolidates fragmented parcels into a single master planned development site. The Specific Plan, therefore, provides a framework so that the Ritter Ranch property will not be developed in a random manner more commonly associated with "checkerboard" development.

To further describe conformance with the Housing Element, a policy-by-policy discussion of how the Ritter Ranch Specific Plan complies with the Housing Element Policies is provided below.

City of Palmdale General Plan Housing Element Policies	Ritter Ranch Specific Plan Conformance Statement
<p><u>COST OF LIVING:</u></p> <p>5.2.2.1 A Housing Agency should be established by the City to coordinate all actions that affect housing. This Agency would be empowered to conduct housing studies, assist developers of low-cost housing, coordinate improvement programs, act as a lease agent for Section 23 housing, review residential development proposals to determine their effectiveness in meeting City needs, etc.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p>5.2.2.2 Government procedures should be reviewed to determine ways in which they can be altered to improve processing time and cost for housing developments.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p>5.2.2.3 Land use density allocations should be modified from the traditional concept which connotes density without type. Rather, density designations should be considered as an average for the total proposed development site to encourage clustering and consequent cost savings.</p>	<p>The Ritter Ranch Development Plan is designed with a project-wide density of .68 dwelling units per acre. This concept allows development to be clustered within the site, thereby preserving over 7,500 acres (representing about 70 percent of the total site area) as natural open space.</p>
<p>5.2.2.4 Utilize funding provided by the Community Development Act of 1974 to upgrade existing housing stock and assist in the provision of additional low-income stock.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p><u>LOW-INCOME HOUSING:</u></p> <p>5.2.2.5 Sufficient housing should be provided in all price ranges to enable persons employed in a community to obtain housing in that community.</p>	<p>Ritter Ranch will provide a diverse range of housing opportunities to meet the needs of persons of all socio-economic levels.</p>



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City of Palmdale General Plan Housing Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.2.6 Unreasonable obstacles to the supply of low- and moderate-cost housing should be eliminated.	The Ritter Ranch Specific Plan does not pose an unreasonable obstacle to the supply of low- and moderate-cost housing. In fact, it allows the opportunity to provide such housing by designating single family attached and multifamily land uses.
5.2.2.7 Government codes and ordinances should be revised to allow flexibility in meeting specialized group needs (i.e., needs of the elderly).	The Ritter Ranch Specific Plan provides standards to allow the development of a variety of senior housing developments including multifamily, senior housing, and single family detached senior housing.
5.2.2.8 Disperse low-income housing throughout the urban area.	The Ritter Ranch Specific Plan provides a range of residential land uses to accommodate housing for a variety of socio-economic levels.
5.2.2.9 Equal opportunity should be provided for low- and moderate-income persons and minority group members to occupy suitable housing.	The developers of Ritter Ranch will encourage equal opportunity to all persons to obtain suitable housing.
5.2.2.10 Encourage the development of socially and economically diverse communities.	The Ritter Ranch Specific Plan provides a diverse range of residential land use designations (including seniors only designations) to accommodate housing for a wide variety of socio-economic levels. This provision encourages development of a socially and economically diverse community.
5.2.2.11 Funds for low-income housing should be provided, as available, through local, state, and federal appropriations.	This policy is not applicable to the Ritter Ranch Specific Plan.
5.2.2.12 Low-income housing should be dispersed throughout the urban areas.	The Ritter Ranch Specific Plan provides a range of residential land uses to accommodate housing for a variety of socio-economic levels dispersed throughout the project.

<p align="center">City of Palmdale General Plan Housing Element Policies</p>	<p align="center">Ritter Ranch Specific Plan Conformance Statement</p>
<p>5.2.2.13 The City of Palmdale should continue to seek available federal funds to improve the supply of low-cost housing.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p><u>MOBILE HOME PARKS:</u></p> <p>5.2.2.14 A comprehensive set of performance standards should be developed for mobile home parks including upgraded standards for landscaping, fencing, and setbacks. Establish architectural and landscape standards as a condition of approval for mobile homes in lieu of single family residences.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan, as no mobile home parks are proposed within the Specific Plan area.</p>
<p>5.2.2.15 Mobile homes should be permitted on individual lots in rural areas, subject to meeting all performance standards developed as part of a comprehensive review if:</p> <p>A. Water service can be provided.</p> <p>B. Sewage requirements for single family units can be attained. (Adhering to federal, state, and regional water quality standards.)</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan, as no mobile home parks are proposed within the Specific Plan area.</p>
<p>5.2.2.16 Mobile home parks should be encouraged to locate in residential areas designated for 6.7 dwelling units per acre and higher (U3 and U4) and specifically excluded from industrial and commercial areas.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan, as density is proposed at .68 dwelling units per acre and there are no mobile home parks proposed within the Specific Plan area.</p>



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City of Palmdale General Plan Housing Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.2.17 Assessment procedures for mobile homes should be modified, reflecting their characteristic as a "modular residential unit," rather than a "vehicle." In this manner greater equity for the community may be provided.	This policy is not applicable to the Ritter Ranch Specific Plan.
5.2.2.18 Provide incentives to developers for the acquisition of fragmented parcels into single development units. Such incentives may include provisions for intensification of density, tax credits, and other such mechanisms.	The Ritter Ranch Specific Plan consolidates currently fragmented parcels and develops them as a single comprehensive planned community.
<u>"CHECKERBOARD" DEVELOPMENT PATTERN:</u>	
5.2.2.19 Encourage development of centrally located parcels through provision of incentives such as additional public improvement programs in the vicinity.	This policy is not applicable to the Ritter Ranch Specific Plan.
<u>SMALL DEVELOPMENTS AND PUBLIC SERVICES:</u>	
5.2.2.20 Require a full accounting in the environmental review process of all probable public sector costs related to remote, small residential developments.	While this policy is not applicable to the Ritter Ranch, the Ritter Ranch Specific Plan Master EIR provides an economic impact assessment which evaluates and provides mitigation to minimize potential public sector costs associated with the development of Ritter Ranch.

5.2.3 Community Revitalization Element

The Ritter Ranch Specific Plan Design Guidelines and Implementation Sections provide measures to ensure that the quality levels established within the Specific Plan are implemented and maintained beyond project buildout, as required by the Community Revitalization Element. The Design Guidelines establish standards for low maintenance and durable building

materials, such as stucco, masonite siding, tile roof, masonry accents, etc. The Landscape Guidelines identify drought tolerant, low maintenance plant materials to be utilized within public right-of-ways, landscape easements and slope banks. The Fence and Wall Plan incorporates a hierarchy of fence and wall designs which include stucco-finished masonry walls, decorative steel or iron fencing, and open-view fencing, all of which are to be utilized throughout the project.

The Development Plan Section of this Specific Plan provides provisions for continued maintenance of public and private areas including slopebanks. These provisions include the establishment of a Maintenance District and/or Homeowners Associations to maintain landscape easements and slopebanks which are accessible from public right-of-ways, and a hierarchy of Homeowners Associations to maintain common areas and improvements within condominium and planned development projects.

The Ritter Ranch Specific Plan also complies with the Community Revitalization Element through the provision of commercial/retail center sites on the Community Concept Plan to serve Ritter Ranch and the surrounding population.

To further describe conformance with the Community Revitalization Element, a policy-by-policy discussion of how the Ritter Ranch Specific Plan complies with the Community Revitalization Element Policies is provided below.

<p align="center">City of Palmdale General Plan Community Revitalization Element Policies</p>	<p align="center">Ritter Ranch Specific Plan Conformance Statement</p>
<p>5.2.3.1 Designate as a Redevelopment Area and prepare a Redevelopment Plan for the area at the intersection of Palmdale Boulevard and Sierra Highway. The Plan should incorporate uses specified in the General Plan Land Use Element.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>



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City of Palmdale General Plan Community Revitalization Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.3.2 Neighborhood improvement programs should be developed, coordinating the efforts of all concerned agencies.	While this policy is not applicable to the Ritter Ranch Specific Plan, Ritter Ranch will establish Homeowners Associations and/or Maintenance Districts designated to maintain the quality level of the developed landscape easements, slopebanks, and common areas.
5.2.3.3 Rehabilitation should be encouraged through establishment of tax incentive programs.	This policy is not applicable to the Ritter Ranch Specific Plan; however, the Design Guidelines require utilization of durable low maintenance building materials to minimize the deterioration of structures. Further, the Ritter Ranch Specific Plan provides a maintenance responsibilities program (see Section 8.21. Continued Maintenance) which is aimed at maintaining the established quality level of public facilities, community amenities, and several private facilities and/or amenities through Homeowners Associations and/or Maintenance Districts.
5.2.3.4 On transfer of housing ownership, the City should conduct a program to assess structural, electrical, and general conditions of the unit. These should be reported to the new owner.	This policy is not applicable to the Ritter Ranch Specific Plan.
5.2.3.5 Educational programs should be established, promoting continuing maintenance of housing.	This policy is not applicable to the Ritter Ranch Specific Plan.
5.2.3.6 As major commercial centers develop, residential densities should be upgraded to existing "strip" commercial areas, particularly along Palmdale Boulevard, to encourage economic maintenance and revitalization of the commercial.	This policy is not applicable to the Ritter Ranch Specific Plan as no "strip" development is proposed within the Ritter Ranch Specific Plan area.

5.2.4 Community Design Element

The Ritter Ranch Specific Plan achieves conformance with the Community Design Element by providing comprehensive Design Guidelines which promote sensitive community design. The Design Guidelines establish a project-wide California Ranch theme and incorporate measures for architectural design, street design, signage, theme fencing, grading, open space, and recreational concepts. Virtually, all Design Guidelines established in the Specific Plan exceed the current City standards. Finally, the Design Guidelines are created to ensure that the Ritter Ranch development will harmonize and be compatible with the surrounding environment and communities.

To further describe conformance with the Community Design Element, a policy-by-policy discussion of how the Ritter Ranch Specific Plan conforms with the Community Design Element Policies is provided below.

City of Palmdale General Plan Community Design Element Policies	Ritter Ranch Specific Plan Conformance Statement
<p><u>COMPATIBILITY AND PROXIMITY OF URBAN ACTIVITIES:</u></p> <p>5.2.4.1 Undesirable impacts of adjacent land uses (i.e., noise interruptions, visual intrusion, and airborne emissions) should be mitigated where possible through planning and development of appropriate buffer zones and utilization of building codes and standards.</p>	<p>The Ritter Ranch Specific Plan provides several mitigation measures to minimize undesirable impacts of adjacent land uses including open space buffers, sound walls, and landscaping. In addition, land uses are arranged to ensure land use compatibility, both on-site and off-site.</p>
<p>5.2.4.2 The Land Use Plan should establish buffer zones or other appropriate controls between adjacent incompatible land uses.</p>	<p>The proposed Ritter Ranch land uses are compatible with existing and proposed surrounding land uses. Open space and low density residential uses are utilized to buffer the development area from surrounding off-site open space and low density residential land uses.</p>



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City of Palmdale General Plan Community Design Element Policies	Ritter Ranch Specific Plan Conformance Statement
<p><u>RELATIONSHIP OR URBAN AND NATURAL ENVIRONMENTS:</u></p> <p>5.2.4.3 Physical land use development should be carefully integrated into the natural environmental setting (e.g., hillside development should respect natural contours rather than utilizing massive grading to reshape the site).</p>	<p>Conceptual site planning and grading concepts for Ritter Ranch are based on environmentally sensitive design techniques. Development is clustered from steep areas to less steep areas to maximize the common habitat area, allowing for recreational opportunities and providing a visual buffer between developments.</p> <p>Landform grading and revegetation with native materials will assure that graded slopes and slopebanks will blend with natural slopes. Daylight grading techniques minimize the manufactured slopebank area found on the perimeter of development. Single-loaded streets and other hillside standards also serve to reduce grading operations. Terraced grading is used to follow the natural landform, reduce earthwork quantities, provide visual relief with revegetated slopebanks, and to allow for views from the project. Development Standards and Grading Standards within the Specific Plan assure the implementation of the quality design envisioned for Ritter Ranch.</p>
<p>5.2.4.4 Existing avenues that have sufficient right-of-way should be developed as pedestrian and bikeway open spaces.</p>	<p>Several major right-of-ways at Ritter Ranch are designed to include expansive parkways which incorporate walkways and bicycle paths separated by landscaped areas.</p>
<p>5.2.4.5 Open land should be used to identify community boundaries in order to differentiate between communities and strengthen community identity and character.</p>	<p>The Ritter Ranch development provides over 7,500 acres of permanent natural open space including the Sierra Pelona ridgeline and an open space corridor along Elizabeth Lake Road, which, in conjunction with the project-wide Architectural, Signage, and Landscape Design Guidelines, contribute toward identifying the boundaries and project identity of the Ritter Ranch Community.</p>

City of Palmdale General Plan Community Design Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.4.6 The pattern of open areas for each rural community should promote and enhance a rural community character.	The plan incorporates approximately 95 acres of parks within and around the development; and over 70 percent of the Specific Plan area is designated as open space to promote the rural character of the project.
PHYSICAL APPEARANCES - COMMUNITY IMAGE:	
5.2.4.7 Design Review Boards, consisting of community residents and design professionals, should be created to evaluate development proposals and to advise the City Council and County Board of Supervisors on appearance and design issues.	The Specific Plan provides Architectural and Landscape Design Standards to assist review bodies in evaluating project proposals within the Specific Plan area.
5.2.4.8 All new power distribution networks, communication lines, and other service network facilities should be located underground as possible.	All new power distribution networks associated with the development of Ritter Ranch within the Specific Plan area shall be located underground wherever technically feasible.
5.2.4.9 A long-range program should be maintained for the underground relocation of overhead power distribution facilities, telephone lines, and other utility services where feasible.	This policy is not applicable to the Ritter Ranch Specific Plan.
5.2.4.10 Design criteria should be established for on- and off-premise signs and billboards.	Comprehensive Sign Standards and Design Guidelines are provided within the Ritter Ranch Specific Plan which regulate location, design and material of all on-site signs.
5.2.4.11 Potential landmarks, topographic features, and other dominant physical characteristics should be emphasized as a focal point for each community.	The most dominant physical feature of the Ritter Ranch site, the Sierra Pelona Ridgeline, is being preserved as permanent natural open space.

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City of Palmdale General Plan Community Design Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.4.12 Fences, landscaping, or walls should be utilized to screen freeway divider distractions and glare which disturb persons living adjacent to freeways.	This policy is not applicable because no freeways are proposed to be located adjacent to the Specific Plan area.
5.2.4.13 Landscaping should be utilized along major thoroughfares (parkways, median strips, etc.) to provide visual interest. Native vegetation should be utilized, as feasible, to emphasize the environmental characteristics of the area.	A comprehensive project-wide Landscaping Plan, which utilizes native and indigenous low water usage plants, is provided within the Specific Plan. The Landscaping Plan is designed to enhance the environmental characteristics of the site along all streets including major thoroughfares, within parks and within several renaturalized open space areas.
5.2.4.14 At major community entry points from freeways, railroads, rapid transit line, and the airport, landscaping and attractive signage should be utilized.	Enhanced landscaping and community entry monuments are provided at all major entry points to Ritter Ranch.
5.2.4.15 In hillside areas, efforts should be made to preserve views by keeping street plantings low, limiting the height, design, and location of new building, or purchasing land for scenic turnouts.	Significant open space corridors are utilized in site planning to allow for panoramic views from roads and trails. Plantings along roads where there is opportunity for views will consist of low shrub and ground plant material with periodic opening in tree masses to enhance view opportunities.
5.2.4.16 Telephones, police, and fire call boxes, street numbers, and newsstands should be located in consistent locations along major streets to facilitate their use.	Location of such facilities at Ritter Ranch will be regulated in conformance with City of Palmdale requirements.

City of Palmdale General Plan Community Design Element Policies	Ritter Ranch Specific Plan Conformance Statement
<p>5.2.4.17 A coordinated system of variation in the use of street trees, lighting, and other details should be adopted to give streets better visual continuity and provide differentiation between through streets and local streets. The variations could include size, spacing, and species of street trees and other landscaping; color, intensity, spacing, and design of lighting fixtures; color, size, and design of street signs; and color tint or texture of pavement.</p>	<p>The Specific Plan designates Landscape Guidelines which provide an integrated project-wide landscape concept and theme, utilizing a variety of street trees, spacing, lighting fixtures/standards, and other streetscape concepts to differentiate streets within the Specific Plan area.</p>
<p>5.2.4.18 Traffic control and information signs should be made more efficient and better appearing (e.g., Market Street, San Francisco).</p>	<p>Traffic control and information signage at Ritter Ranch shall comply with applicable Ritter Ranch Specific Plan Standards and City of Palmdale Standards.</p>
<p>5.2.4.19 Special Districts should be made distinctive by preserving and emphasizing their scale, architectural character, and dominant activities.</p>	<p>The Ritter Ranch Design Guidelines establish a project-wide architectural and landscape character designed to physically distinguish Ritter Ranch as a Special District within the City of Palmdale.</p>
<p>5.2.4.20 Regular cleaning of sidewalks, buildings, parking lots, and plazas should be encouraged.</p>	<p>A maintenance responsibility program (see Section 8.21, Continued Maintenance) is contained within the Specific Plan to encourage adequate maintenance of facilities and right-of-ways within the Specific Plan area.</p>
<p>5.2.4.21 A wider variety of shopping, entertainment, employment, and residential activity should be encouraged in major centers. (Refer to Land Use Element.)</p>	<p>Ritter Ranch will provide approximately 73 acres of commercial land which will provide shopping, entertainment and employment within close proximity to the wide variety of housing opportunities available at Ritter Ranch.</p>
<p>5.2.4.22 Usable open space in mountain residential areas should be preserved through planned residential development and clustering.</p>	<p>Over 7,500 acres of the 10,625-acre Ritter Ranch site are preserved as permanent natural open space as a result of clustering residential development within the Specific Plan area.</p>



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<p align="center">City of Palmdale General Plan Community Design Element Policies</p>	<p align="center">Ritter Ranch Specific Plan Conformance Statement</p>
<p>5.2.4.23 Where major views exist, the County and/or City should establish view easements and special height districts to preserve such views.</p>	<p>The Ritter Ranch Specific Plan designates two vista points (Juniper Park and Summit Park) as open space specialty parks to preserve the expansive views from the areas. In addition, the height limitations for structures identified in the Development Standards are intended to minimize view impacts associated with building construction.</p>
<p>5.2.4.24 Landscaping the banks of flood control channels with tall trees, like the windbreaks in citrus groves, should be encouraged as a strong visual element in flat valley areas.</p>	<p>The Ritter Ranch Specific Plan Project proposes utilization of soft-bottom revegetated channels, planted with natural riparian watercourse plant material, in connection with portions of the Anaverde and Amargosa drainageways, as outlined in the Landscape Concept Section of the Specific Plan (Section 7.5.7.3, Riparian/Watercourse Revegetation). The Landscape Concept proposes enhancement of these areas as a strong visual element which will thread through the project from the upper reaches of McDill Mountain, (Anaverde Creek) to the Valley floor along Elizabeth Lake Road.</p>
<p>5.2.4.25 The City and County should encourage the inclusion of green space belts in large subdivisions and provide for linking the green space systems among subdivisions.</p>	<p>Over 42 percent of the six developed planning areas (Planning Areas 1 through 6) at Ritter Ranch is designated for open space uses. The open space uses include natural open space, neighborhood and community parks, specialty parks, and an 18 hole golf course. The open space uses are interlinked throughout the Specific Plan area with over 85 miles of hiking, bicycling, and equestrian trails. In addition, the undeveloped planning areas of the Specific Plan (Planning Areas 7 and 8) provide an additional 5,168 acres of open space, which results in over 7,500 acres of the Specific Plan area designated as permanent natural open space.</p>

<p align="center">City of Palmdale General Plan Community Design Element Policies</p>	<p align="center">Ritter Ranch Specific Plan Conformance Statement</p>
<p>5.2.4.26 Harmony of streets should be encouraged with mountain topography by alignments which follow mountain contours.</p>	<p>The Circulation Plan (Exhibit 22) for Ritter Ranch shows the major street alignments on a topographic base. The design of the arterial and collector streets must meet City Engineering Design Standards; however, precise roadway alignments and the provision of access and through connections are balanced against the desire to minimize grading activities, thereby preserving the existing topography. Streets generally follow valleys and canyons, or curve around and parallel the natural contours. Design Standards are developed to encourage design of local roadways and site plans that respect the existing natural topography.</p>
<p>5.2.4.27 Clustered housing should be encouraged in hillside areas to enhance the natural aesthetic quality.</p>	<p>The design concept for the Land Plan preserves steep hillside areas as natural open space and clusters development into valley areas, onto plateaus, and onto hillside slopes with gentle topography that is more suitable for development. The Land Plan is illustrated in Exhibits 18, 19, 20, and 20A - 20F. Hillside areas are preserved as natural open space buffers between tiers of development to provide visual relief. Planning Areas 7 and 8, which contain the Sierra Pelona ridgeline, are entirely designated as natural open space.</p>
<p>5.2.4.28 A comprehensive plan for the design and placement of public information and traffic signs throughout North County should be adopted.</p>	<p>Development at Ritter Ranch shall comply with City of Palmdale Standards for placement of public information and traffic signs.</p>
<p>5.2.4.29 Billboard and sign controls should be quite liberal in industrial and entertainment districts, more restrictive in community commercial areas, and highly restrictive in local shopping centers and residential areas.</p>	<p>The Ritter Ranch Specific Plan provides Sign Standards and Design Guidelines which highly regulate the design, materials and location of signs within the Specific Plan area.</p>



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City of Palmdale General Plan Community Design Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.4.30 A variety of paving materials should be encouraged for parking lots.	The Ritter Ranch Design Guidelines promote the utilization of a variety of compatible building materials.
5.2.4.31 The location and design of public facilities should play a strategic role in the overall community appearance. They provide essential services which should be grouped to form community focal points and permit space-sharing economies.	All school sites are located adjacent to neighborhood parks which promote joint use of facilities. Additionally, a library facility site is centrally located within the overall community at the intersection of Ritter Ranch Road and McDill Mountain Road.

5.2.5 Human Resources Element

The Human Resources Element of the Palmdale General Plan provides the framework for discussing the City's part in the regional issues of employment diversity, regional dependence, poverty, and educational equality. The City's intention is to increase the variety of employment opportunities within the sphere of influence for the relief of cyclical declines such as those which characterize a single-industry economy (aerospace), improve the level of income of resident families, and add to the skills and knowledge of citizenry through properly directed, easily accessible education.

The extensive planning involved in the Ritter Ranch Specific Plan incorporates studies of these economic development and regional economy issues, in light of the current 1990 market conditions in the Antelope Valley, to ensure conformance with Human Resource Element.

In addition to the Plan's residential components, the development program for Ritter Ranch provides 692,135 square feet of commercial space, schools, parks, an amphitheater, active and passive open spaces, a public or semi-private golf course, a fire station and equestrian facilities; land uses estimated to generate approximately 2,180 jobs. The construction industry will have increased economic activity for the build-out period based upon

the need for construction labor and supporting materials businesses.

The family income of the home buyers attracted to Ritter Ranch may potentially increase the local average income, providing additional spendable income to support local businesses and commercial enterprises. The increased tax base will provide local revenues on a broader base for the provision of public services. The increase of population in the City of Palmdale created by Ritter Ranch may help further the need for the Palmdale International Airport (PIA) which, in turn, will generate a multitude of job opportunities.



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Although none of the Human Resource Element Policies are applicable to the Ritter Ranch Specific Plan as identified below, the Ritter Ranch Project will benefit the economic development and job opportunities in Palmdale.

City of Palmdale General Plan Human Resources Element Policies	Ritter Ranch Specific Plan Conformance Statement
<p><u>ISSUE ONE - EMPLOYMENT DIVERSIFICATION:</u></p> <p>5.2.5.1 A commission on Economic Development should be created to assist North County communities in attracting new industries.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p><u>ISSUE TWO - REGIONAL DEVELOPMENT</u></p> <p>5.2.5.2 The six-county SCAG (Southern California Association of Governments) region should participate in a Commission on Economic Development for North Los Angeles County.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p><u>ISSUE THREE - POVERTY</u></p> <p>5.2.5.3 The Department of Public Social Services should regularly inform families receiving public assistance of available job skill programs at local educational institutions.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p>5.2.5.4 Local school districts should be encouraged to constantly review the type of courses offered in light of changing employer requirements in North County.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>

City of Palmdale General Plan Human Resources Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.5.5 The Department of Airports of the City of Los Angeles, in cooperation with airlines and retail employers at PIA, should institute an affirmative action program at PIA. This program should include job training for unemployed residents of Palmdale and offer opportunities for unemployed residents elsewhere within the region to obtain jobs at PIA.	This policy is not applicable to the Ritter Ranch Specific Plan.
<u>ISSUE FOUR - EDUCATIONAL FACILITY</u>	
5.2.5.6 Local school districts should seek prompt attention from the California legislature regarding equalization of per pupil spending.	This policy is not applicable to the Ritter Ranch Specific Plan.
5.2.5.7 School districts should review curricula, particularly for older students, in light of new employment opportunities due to PIA.	This policy is not applicable to the Ritter Ranch Specific Plan.
5.2.5.8 The high school and community college districts should continue to expand course offerings related to the job market and the economic base of the North County.	This policy is not applicable to the Ritter Ranch Specific Plan.
5.2.5.9 The high school and community colleges districts should work in liaison with the Department of Airports to ensure course offerings and job training that are related to the positions that will become available as the PIA facility develops.	This policy is not applicable to the Ritter Ranch Specific Plan.

5.2.6 Circulation Element

The Ritter Ranch Specific Plan conforms with the Circulation Element, as discussed herein, by providing an efficient vehicular and non-vehicular circulation system. A technical circulation study has been prepared by DKS Associates for the west side of



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Palmdale and the Ritter Ranch site. The Ritter Ranch Circulation Plan and the Ritter Ranch Traffic Study identify the on- and off-site vehicular circulation standards required to service the Ritter Ranch site. All street standards are consistent with City Engineering requirements. Residential neighborhoods are oriented away from major thoroughfares, such as Elizabeth Lake Road, Ritter Ranch Road, Ranch Center Drive and City Ranch Road, thereby discouraging commuter traffic through residential areas.

The Ritter Ranch Community Concept Plan is aimed at encouraging non-vehicular circulation. Extensive pedestrian, bicycle, and equestrian trail systems are provided on-site which interconnect with the proposed City Ranch trail system and other off-site trail systems to encourage alternative transportation modes. Further, schools, parks and commercial land uses are interspersed throughout the site within or adjacent to residential areas to provide safe and conventional access.

To further describe conformance with the Circulation Element, a policy-by-policy discussion of how the Ritter Ranch Specific Plan conforms with the Circulation Element Policies is provided below.

City of Palmdale General Plan Circulation Element Policies	Ritter Ranch Specific Plan Conformance Statement
<p>5.2.6.1 Complete the following existing arterials to four travel lanes (as land use changes occur):</p> <ul style="list-style-type: none"> A. Avenue Q from the Antelope Valley Freeway to 40th Street East; B. Avenue R from the Antelope Valley Freeway to 40th Street East; C. Avenue S from the Antelope Valley Freeway to 30th Street East; D. Division Street, 10th Street East, 20th Street East, 30th Street, and 40th Street between Avenues Q and S. 	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>

<p>City of Palmdale General Plan Circulation Element Policies</p>	<p>Ritter Ranch Specific Plan Conformance Statement</p>
<p>5.2.6.2 Periodically re-examine current traffic volumes and future projections to coordinate road improvements with actual land use development.</p>	<p>Ritter Ranch participated in a comprehensive Southwest Planning Area Traffic Study (DKS, June 1990 prepared for the City of Palmdale) which determines roadway improvements required to service Ritter Ranch and the entire southwest region of Palmdale.</p>
<p>5.2.6.3 Future Palmdale railroad grade separations should be based upon four factors: community impacts, urban centrality, train volumes, and vehicular volumes. Railroad grade crossings should be implemented if Public Utility Commission (PUC) funds become available in the following sequence:</p> <ul style="list-style-type: none"> A. Palmdale Boulevard B. Sierra Highway C. 40th Street East D. Avenue P <p>It is not anticipated that grade separations other than the above will be required before 1995. In all likelihood, at least one of the above will be required by 1995. Each implementation should be designed to enhance the community image of Palmdale.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan because the Specific Plan area does not include any railroad right-of-way.</p>



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City of Palmdale General Plan Circulation Element Policies	Ritter Ranch Specific Plan Conformance Statement
<p>5.2.6.4 It is recommended policy to keep all but service trucks out of future residential areas of Palmdale. Palmdale should also maintain periodic counts of truck volumes on local arterials. Additional truck routes should be considered only if truck percentages increase about seven (7) percent on any arterial and this increase in truck volume is accompanied by significant delays or safety problems. With the pending airport construction and subsequent air cargo considerations, it will be particularly important for Palmdale to keep close surveillance on future goods movement to ensure a proper balance between passenger vehicle movement and goods movement.</p>	<p>Ritter Ranch will comply with City of Palmdale truck routing requirements.</p>
<p>5.2.6.5 It is recommended that the City consider development of an exclusive pedestrian/bicycle system at the core of any future major shopping area in Palmdale. This possibility should be considered in conjunction with parking and access requirements and the provision of transit to the center. Such provisions can add greatly to the success of and circulation within a major shopping area, particularly if a shopping center will be adjacent to high to medium density housing.</p>	<p>Ranch Center, the core commercial area at Ritter Ranch, is adjacent to medium to high density multifamily and senior housing. An extensive pedestrian/bicycle system is provided within the Specific Plan area which interlinks the commercial center with surrounding residential uses.</p>

City of Palmdale General Plan Circulation Element Policies	Ritter Ranch Specific Plan Conformance Statement
<p>5.2.6.6 Weekend recreational travel will become increasingly important in the future evaluation of circulation within Palmdale. It is recommended that, in addition to the maintenance of annual records on average weekday traffic, a bi-annual data base be maintained on weekend traffic volumes on the local arterial network. Weekend travel will become increasingly important as PIA usage increases.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p>5.2.6.7 The Los Angeles County Road Department is implementing a trial Antelope Valley-wide bus system in 1976. The results of this study should provide some further insight into Palmdale transit needs. These needs are most evident among the elderly, the handicapped, the poor, and the young. It is recommended that if the travel service is successful, the City utilize results of the trial as impetus to either develop its own system of transit or join an Antelope Valley-wide system to serve any existing or future unmet public transit needs. Federal, state, and local funds are available to implement and operate such a system.</p>	<p>Bus turnouts and/or bus stops will be provided at various locations throughout the site as determined by the City Traffic Engineer in accordance with City Standards. Provisions of bus turnouts may accommodate future bus routing through Ritter Ranch within close proximity to centrally located commercial and multifamily housing.</p>



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City of Palmdale General Plan Circulation Element Policies	Ritter Ranch Specific Plan Conformance Statement
<p>5.2.6.8 It is recommended the City of Palmdale design any future interim or permanent airport access corridor with the objective of promoting the smooth flow of traffic to and from PIA. This can be accomplished by several methods including limiting the extent of commercial development along the corridor, limiting access to commercial development along the corridor, buffering the airport access corridor from adjacent development, or all of the preceding. Easy access to the airport is critical if the airport is to achieve projected usage levels.</p>	<p>This policy is currently not applicable to the Ritter Ranch Specific Plan.</p>

5.2.7 Public Services and Facilities Element

The Ritter Ranch Specific Plan conforms with the Public Services and Facilities Element through the establishment of a comprehensive Community Concept Plan which provides planning and phasing of all necessary public services and facilities required to service the Ritter Ranch Specific Plan area.

A potential library facility site has been identified in Planning Unit 6H. The site was chosen due to its central location and easy accessibility to the neighborhoods within Ritter Ranch.

Five elementary school sites, one middle school site, one high school site, and one fire station site are identified on the Community Concept Plan that will service Ritter Ranch and surrounding communities. Seven neighborhood parks and three community parks adjacent to residential areas are also proposed on-site. All ten park sites provide the buildable land required for recreational and community facilities and meet local park credit requirements.

On-site and off-site water, sewer, and drainage plans are identified in the Community Concept Plan Section of the Ritter Ranch Specific Plan. A wastewater reclamation plant site is identified which may provide reclaimed water for irrigation of open

space uses such as the golf course. Plans for water, sewer, and drainage purposes have been reviewed and tentatively approved in concept by applicable servicing agencies. Water and sewer agencies have indicated there will be adequate capacity and supply to service the proposed Ritter Ranch development.



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To further describe conformance with the Public Services and Facilities Element, a policy-by-policy discussion of how the Ritter Ranch Specific Plan conforms with the Public Services and Facilities Policies is provided below.

City of Palmdale General Plan Public Services and Facilities Element Policies	Ritter Ranch Specific Plan Conformance Statement
<p><u>WATER SUPPLY:</u></p> <p>5.2.7.1 Groundwater sources should be developed and used to their safe yield.</p>	<p>The off-site wells for Ritter Ranch will be developed in the area of 60th Street West along Avenue H, which is a location in the Lancaster Subunit that is known to have a prolific quantity of groundwater. All wells will be constructed under specification of LACWWD and at safe yield rates for the aquifer. The safe yield rates will be determined from hydrogeological studies of the aquifer. The withdrawal rates will be established and managed by LACWWD to stay within the safe yield of the aquifer, if the wells have to be pumped for an extended period of time.</p>
<p>5.2.7.2 New imported water should be used for irrigation to relieve overdrafted groundwater sources, and the rates for this use made competitive with pumping groundwater.</p>	<p>Ritter Ranch will install an untreated water distribution system for landscape irrigation needs. The distribution system will take untreated water from the California Aqueduct and distribute this water within Ritter Ranch. By taking untreated water from the aqueduct, the dependency on groundwater sources will be substantially relieved and the cost of the untreated water from the aqueduct will be less than treated water from LACWWD.</p>
<p>5.2.7.3 Residential land use densities greater than three units per acre should be served by community water systems for public health and fire protection.</p>	<p>All development at Ritter Ranch shall be served by a community water system.</p>
<p><u>SEWAGE DISPOSAL:</u></p> <p>5.2.7.4 Land use densities greater than three units per acre should be served by a public sewerage system.</p>	<p>Ritter Ranch shall be served by a public sewerage system.</p>

City of Palmdale General Plan Public Services and Facilities Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.7.5 Septic tanks should not be used where a community sewerage system is installed.	Septic tanks will not be utilized within the developed portions of Ritter Ranch.
5.2.7.6 Subdivision procedures should require annexation to existing service districts when public services are required in developing areas.	Ritter Ranch will be annexed into Los Angeles County Waterworks District No. 34 for all potable and untreated water and Los Angeles County Sanitation District No. 20 for all sewage collection and treatment.
<u>FLOOD CONTROL AND DRAINAGE:</u>	
5.2.7.7 Floodways should be used for recreation or agriculture without structures or improvements that could obstruct the natural flow of floodwater.	Joint use facilities, such as a combination flood control basin/golf course area, are proposed within the Specific Plan.
5.2.7.8 Expansion of existing facilities in floodways should not be permitted.	All development at Ritter Ranch shall conform with City of Palmdale Standards relating to construction of improvements within floodways.
5.2.7.9 Facilities constructed in floodplains should be protected by levees and built to resist flotation.	Proposed facilities within flood plan areas shall be protected by utilizing one or more of the methods included within the City Drainage Management Plan.
5.2.7.10 Residences and public facilities located in the floodplains should have ground floor levels at least one foot above the 100-year flood profile level.	All applicable development at Ritter Ranch shall comply with this requirement as part of the City Drainage Management Plan.
5.2.7.11 Flood control measures should be constructed to protect existing urban areas where the project can be shown to be economically justified. If not justified, then existing facilities should be covered by flood insurance.	By participation in the proposed Assessment District 90-1, this project will assist in providing much needed flood control protection for existing downstream developments.



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City of Palmdale General Plan Public Services and Facilities Element Policies	Ritter Ranch Specific Plan Conformance Statement
<p><u>EDUCATIONAL SERVICES:</u></p> <p>5.2.7.12 Multiple elementary school districts should be consolidated.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan; however, Ritter Ranch will be served by only one elementary school district, Westside School District.</p>
<p><u>LIBRARY SERVICES:</u></p> <p>5.2.7.13 All future library facilities should be located in the primary urban development area.</p>	<p>A library facility site is centrally located within the core of the Specific Plan development area at the intersection of Ritter Ranch Road and McDill Mountain Road. The site is located adjacent to multifamily and single family land uses.</p>
<p>5.2.7.14 The use of bookmobiles to serve outlying rural communities should be encouraged.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan; however, a library facility site is designated within Ritter Ranch to provide library services to the residents of the west Palmdale region.</p>
<p><u>LAW ENFORCEMENT SERVICES:</u></p> <p>5.2.7.15 The Department of Regional Planning should be requested to submit all Environmental Impact Reports on significant projects to the planning section of the Sheriff's Department for review and comment.</p>	<p>The Ritter Ranch Draft EIR was submitted to the Los Angeles County Sheriff's Department during the 45-day public review period.</p>
<p>5.2.7.16 The feasibility of providing a detention facility in the areas should be examined.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p>5.2.7.17 Require strict compliance with the General Management Principles of the California Regional Water Quality Control Board, South Lahontan Region.</p>	<p>Ritter Ranch will include a public sewerage system and sanitary sewer collection and treatment system, consistent with the requirements of governmental agencies having jurisdiction (i.e., Lahontan Regional Water Quality Control Board, Los Angeles County Department of Health Services, Los Angeles County Department of Public Works).</p>

5.2.8 Environmental Resources Management Element

The Environmental Resources Management Element of the Palmdale General Plan incorporates the information and policies from the traditional General Plan Elements of Conservation, Open Space, Recreation, Scenic Highways, and Air Quality. This Section provides an evaluation of each of these aspects for the Ritter Ranch Specific Plan in order to exemplify how the Ritter Ranch Specific Plan conforms with the Policies and Objectives of the City of Palmdale General Plan.

Conservation - The Ritter Ranch Specific Plan incorporates measures intended to integrate natural systems on the site with a distinctive living environment. Preservation of natural landforms and vistas is a major planning objective, both to maintain the visual environment for existing neighbors and the passing motorist, and to enhance the quality of life for new residents. The development areas are located based upon a view analysis and extensive investigation of the on-site environment: botanics, geotechnical, hydrology, archaeology and paleontology.

Significant biological environments are being preserved and enhanced. Infrastructure (Elizabeth Lake Road and Amargosa Creek drainage) is being carefully planned to minimize impacts to Amargosa Creek and to maintain and enhance the riparian area nearby. A "naturalized" drainage corridor is planned along Mt. McDill Road. Joshua trees may be utilized as part of the site entrance landscaping. The major development areas are situated away from the steeper slopes and sensitive vegetation or habitats.

A Phase One and Phase Two Archeological Studies have been completed for the Ritter Ranch site. Even in the preliminary site engineering, cultural resource protection is being accomplished. Archaeological and paleontological monitoring of development near sensitive areas will protect the history these resources may contain.

Natural flood areas identified on FEMA maps will potentially be modified by on-site drainage improvements, minimizing the flood hazards on-site and providing improvements benefiting off-site areas as well.



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Approximately 7,574 acres of natural open space are designated within the Ritter Ranch property. These open space areas further assist in achieving the goal of conserving significant slopes, ridgelines, seismic and other environmentally sensitive areas.

Open Space - This Specific Plan establishes an open space network which incorporates conservation areas, appropriate uses for areas with potential seismic hazards, preservation of wildlife and plant communities, and the provision of aquifer recharge through flood control basins.

The Ritter Ranch Specific Plan depicts the establishment of a new community nestled in natural foothill surroundings, providing a variety of living environments for human enjoyment and enhanced by the open space and recreational/amenities network. The residential areas are clustered in order to preserve the major hills and ridgelines and other natural areas.

The Conceptual Grading Plan is designed to provide for the least intrusive configurations. Grading Standards identified in the Ritter Ranch Specific Plan encourage visually mitigating practices which harmonize with the developed areas into the natural landscape. Design of the roadways follows the natural topography to minimize the impact of road cuts. The design intention is the maximum retention of natural topography and drainage patterns, ridgelines, and views to the extent possible.

The public open space areas of the Ritter Ranch site will be reserved as permanent natural open space. The maintenance of open space and slopebank areas is discussed in the Implementation Section of this Specific Plan, Continued Maintenance. (See Section 8, Implementation.)

Recreation - The Ritter Ranch Specific Plan designates approximately 95 acres for parks: 53 acres for community parks and 41 acres for neighborhood parks. This amount of dedicated parkland complies with applicable City Parkland requirements. These park sites provide a variety of facilities as well as the accessibility needed by the new community. Additionally, some of these parks are proposed to be located adjacent to school sites to increase the benefits of a joint use facility. Within the Development Plan, an 18-hole public or semi-private golf course provides additional recreational usage. Trails connecting to the Angeles National Forest wind through the open space areas of

the site. Trail and bikeway systems provide linkage connecting to various parts of the surrounding communities.

Scenic Highways - No state designated scenic highways are located on or near the property. However, Elizabeth Lake Road is considered by residents as a scenic roadway; therefore, the Specific Plan has carefully considered vistas of the Ritter Ranch site which are apparent from Elizabeth Lake Road. These vistas are being treated with extra concern where they may be impacted by the Ritter Ranch Specific Plan. The San Andreas Rift Zone, which is also located along Elizabeth Lake Road, has been identified in the City's Environmental Resources Management Element as a scenic recreational route. Parks, a golf course, and trails are located on the Ritter Ranch portion of the Elizabeth Lake Road route further adding scenic enhancement.

Air Quality - The factor most affecting air quality in the Antelope Valley is automobile-related discharges. Thus, the Ritter Ranch Specific Plan designs measures to reduce the number of vehicular trips to help mitigate air quality impacts by providing on-site commercial centers, locating schools and parks adjacent to one another within residential neighborhoods, and by providing bicycle trails to discourage the use of the automobile for short trips. Ritter Ranch's participation in a Regional Park-And-Ride system (refer to evaluation in the EIR) will be a major local step in maintaining an acceptable air quality.

To further describe conformance with the Environmental Resource Management Element, a policy-by-policy discussion of how the Ritter Ranch Specific Plan complies with the Environmental Resource Management Element Policies is provided below.



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<p align="center">City of Palmdale General Plan Environmental Resources Management Element Policies</p>	<p align="center">Ritter Ranch Specific Plan Conformance Statement</p>
<p><u>ONE - NATURAL RESOURCES:</u></p> <p>5.2.8.1 An open space network should be established to protect and preserve the ecological balance of wildlife and plant communities.</p>	<p>Over 7,500 acres of permanent natural open space are proposed which will act to permanently protect and preserve the ecological habitat of wildlife and plant communities. In addition, a comprehensive Master EIR and associated mitigation program has been prepared to assess and mitigate potential adverse impacts associated with project development.</p>
<p>5.2.8.2 Urban development should be consolidated in well-defined growth centers to reduce disruption of native plant and animal habitat and to prevent degradation of unique ecological areas.</p>	<p>Development within the Specific Plan area is clustered to preserve over 7,500 acres of the 10,625-acre site as permanent natural open space, which acts to minimize disruption of existing plant and animal habitat.</p>
<p>5.2.8.3 Use of off-road vehicles should be restricted to lands already disrupted by such uses or to lands exhibiting low environmental sensitivity.</p>	<p>Use of off-road recreational vehicles will be prohibited in natural open space areas at Ritter Ranch.</p>
<p>5.2.8.4 As funding becomes available, high priority should be given to acquisition of areas possessing rare species and unique natural values for preservation of scientific and nature study.</p>	<p>The Ritter Ranch Specific Plan is offering over 7,500 acres of permanent natural open space to preserve the natural environment and promote scientific and nature studies within the project area.</p>
<p>5.2.8.5 An environmental early-warning system should be established within the County government to monitor the health and viability of rare species and to take positive action to guarantee their survival.</p>	<p>A comprehensive Master EIR has been prepared for the Ritter Ranch Specific Plan which provides a mitigation monitoring program intended to monitor and minimize the impact on any rare species affected by development.</p>

<p align="center">City of Palmdale General Plan Environmental Resources Management Element Policies</p>	<p align="center">Ritter Ranch Specific Plan Conformance Statement</p>
<p>5.2.8.6 Potentially disruptive land uses should not be located adjacent to surface water bodies. Special attention should be given to problems of siltation and other forms of pollution.</p>	<p>No development is included adjacent to natural surface water bodies within the Ritter Ranch Specific Plan area.</p>
<p>5.2.8.7 Viability of surface water should be protected, since it provides a habitat for fish and other water-related organisms, as well as being an important environmental component for land-based plants and animals.</p>	<p>No development is included adjacent to natural surface water bodies within the Ritter Ranch Specific Plan area.</p>
<p>5.2.8.8 Uniform standards for grading practices should be encouraged on steep terrain, and projects involving excessive grading should be carefully reviewed to ensure environmentally sound development practices.</p>	<p>The Ritter Ranch Specific Plan includes uniform standards for project grading operations. The standards are designed to minimize grading impacts and environmental impacts associated with project development, as well as providing the basis upon which project grading operations should be evaluated by decision makers for approval.</p>



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City of Palmdale General Plan Environmental Resources Management Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.8.9 Development should be encouraged to utilize and enhance natural topographic features, thus establishing harmony between the natural and man-made environment.	<p>Conceptual site planning and grading concepts for Ritter Ranch are based on environmentally sensitive design techniques. Development is clustered from very steep areas to less steep areas to maximize the preservation of common habitat areas, thereby allowing for recreational opportunities and providing a visual buffer between development areas.</p> <p>Landform grading and revegetation with native materials will assure that graded slopes and slopebanks will blend with natural slopes. Daylight grading techniques minimize the manufactured slopebank area found on the perimeter of development. Single-loaded streets and other hillside standards also serve to reduce grading operations. Terraced grading is used to follow the natural landform, reduce earthwork quantities, provide visual relief with revegetated slopebanks, and to allow for views from the project.</p>
5.2.8.10 When all state and local development requirements are otherwise met, housing should be very low density, or where permitted, clustered in hilly and mountainous areas to minimize grading and to preserve the natural terrain.	<p>The design basis for the Land Plan is to preserve very steep hillside areas as natural open space and cluster development into valley areas, onto plateaus, and onto hillside slopes with gentle topography that is more suitable for development. The Land Plan is illustrated by Exhibits 18, 19, 20, and 20A - 20F. Hillside areas are preserved as natural open space buffers between tiers of development to provide visual relief. Planning Areas 7 and 8, which contain the Sierra Pelona ridgeline, are entirely designated as permanent natural open space.</p>
5.2.8.11 Known archaeological and historical resources should be protected to the extent appropriate.	<p>Phase One and Phase Two Archeological Studies have been completed to assess archaeological and historical resources on the Ritter Ranch site and provide appropriate mitigation measures to protect any known resources to the greatest extent possible.</p>

City of Palmdale General Plan Environmental Resources Management Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.8.12 Archaeological surface reconnaissance and impact assessment by qualified archaeologist should be required for any significant development proposed on, or adjacent to, known archaeological sites.	Phase One and Phase Two Archeological Studies have been completed to assess archaeological and historical resources on the Ritter Ranch site and provide appropriate mitigation measures to protect any known resources to the greatest extent possible.
5.2.8.13 Require that adverse impacts be mitigated where a development would adversely affect a known significant archaeological site. Adequacy of the proposed mitigation measures shall be determined by the public agency responsible for project approval.	Phase One and Phase Two Archeological Studies have been completed to assess archaeological and historical resources on the Ritter Ranch site and provide appropriate mitigation measures to protect any known resources to the greatest extent possible.
5.2.8.14 Air quality that is compatible with health, well-being, and enjoyment of life should be promoted. The public nuisance, property and vegetative damage, and deterioration of aesthetic qualities that result from air pollution contaminants should be prevented to the greatest degree possible.	The Ritter Ranch Master EIR provides comprehensive air quality analysis associated with project development. Mitigation measures are provided to minimize air quality impacts associated with the development.
5.2.8.15 Areas where Joshua trees are located should receive a high priority in terms of efforts at conservation in order to prevent unplanned and thoughtless urbanization from disrupting their habitat.	Only one Joshua tree woodland is located within the Specific Plan area and it is designated as natural open space to ensure preservation of the Joshua trees.
<u>TWO - MANAGED RESOURCE PRODUCTION:</u>	
5.2.8.16 Prime agricultural soils should be recognized as an irreplaceable resource that should be utilized to the fullest extent for resource production, consistent with the goals and policies of the General Plan.	This policy is not applicable to the Ritter Ranch Specific Plan as the site has been used primarily for grazing land and possesses relatively poor agriculture soil.



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<p align="center">City of Palmdale General Plan Environmental Resources Management Element Policies</p>	<p align="center">Ritter Ranch Specific Plan Conformance Statement</p>
<p>5.2.8.17 Where feasible, aquifer recharge zones should be maintained to assure water quality and quantity.</p>	<p>Several existing drainage courses, including Amargosa and Anaverde drainageways, will incorporate soft-bottom channels into the design concept of drainageway improvements.</p>
<p>5.2.8.18 In all governmental and private actions related to sewage and solid waste disposal, the potential effects on local groundwater quality should be carefully considered.</p>	<p>Protection of local groundwater quality is under the jurisdiction of CRWQCB Lahontan Region which monitors and regulates CSD No. 20 and solid disposal operations. Ritter Ranch will comply with all applicable requirements.</p>
<p>5.2.8.19 Watershed areas should be protected and managed to maximize water yield in combination with public needs for fire protection, maintenance of habitat, and recreation.</p>	<p>Ritter Ranch will comply with requirements of U.S. Army Corps of Engineers, California Department of Fish and Game, U.S. Forest Service, Los Angeles County Fire Department and other governmental agencies having jurisdiction.</p>
<p>5.2.8.20 A sustained yield management of timber resources should be encouraged including considerations of watershed conservation, scenic quality, habitat protection and recreation.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p>5.2.8.21 Important mineral resources, primarily sand and gravel deposits, should be protected by a long-range approach toward mineral resource utilization.</p>	<p>No significant mineral resources are known to exist on the site at this time. Sand and gravel deposits are limited and do not have the characteristics suitable for economic development.</p>
<p><u>THREE - HAZARDOUS AREAS:</u></p> <p>5.2.8.22 Additional development standards should be adopted and enforced in active fault zones.</p>	<p>Construction activity at Ritter Ranch shall comply with all City of Palmdale Building Codes. Fault Hazard Restricted Use Zones and special foundation zones have been recommended, per the Geotechnical Report.</p>

<p align="center">City of Palmdale General Plan Environmental Resources Management Element Policies</p>	<p align="center">Ritter Ranch Specific Plan Conformance Statement</p>
<p>5.2.8.23 A comprehensive seismic analysis should be conducted for dams with current restrictions on their maximum water levels or that are located adjacent to an active or potentially active fault.</p>	<p>An existing small earth dam located on the Ritter Ranch site is currently being studied by the Geotechnical Consultant. No other dams are proposed within the scope of the project.</p>
<p>5.2.8.24 Public exposure to flood hazards should be prevented by restricting residential, commercial, and industrial development in recognized flood inundation areas unless proper mitigation is instituted.</p>	<p>Complete flood protection will be provided for such areas through reduction and control of storm run-off in compliance with the City Drainage Management Plan.</p>
<p>5.2.8.25 The multiple use of flood inundation areas for recreation, agriculture, scenic relief, groundwater recharge, and wildlife protection should be encouraged.</p>	<p>Joint use facilities such as combination detention basin/golf course areas are proposed within the Specific Plan.</p>
<p>5.2.8.26 Programs to reduce fire hazards in areas of high and extreme fire risk should be supported. Such programs may take a variety of forms and may include brush removal and control, as well as the use of fire-retardant plantings.</p>	<p>A comprehensive Fuel Modification Plan is provided within the Ritter Ranch Specific Plan to minimize fire hazards within the Specific Plan area.</p>
<p><u>FOUR - RECREATION:</u></p> <p>5.2.8.27 Continued cooperation among federal, state and local agencies for multiple use management, which includes recreation, should be encouraged wherever recreation use is consistent with major management objectives.</p>	<p>While this policy is not applicable to the Ritter Ranch Specific Plan, all school sites have been located adjacent to neighborhood parks which promote joint use of facilities.</p>



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City of Palmdale General Plan Environmental Resources Management Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.8.28 High priority should be given for routes proposed for scenic corridors or bikeways that form linkages between recreation areas.	Over 85 miles of hiking, bicycling and equestrian trails are provided within the scope of the Specific Plan including trail systems along the scenic Elizabeth Lake Road. The trail system interlinks the various uses and recreation amenities within the Specific Plan area as well as linkage with regional trail systems.

<p align="center">City of Palmdale General Plan Environmental Resources Management Element Policies</p>	<p align="center">Ritter Ranch Specific Plan Conformance Statement</p>																																
<p>5.2.8.29 Continue to apply currently recommended standards for the provision of local recreation facilities. These standards are:</p> <p>1. Although the park standards set forth in the 1968 General Plan may appear low in comparison with other sets of standards, the ready availability of regional parks and the potential use of private yards for recreational purposes lead to the recommendation that they be adopted for R1 and R2 density residential zones, i.e.:</p> <hr/> <table border="0"> <thead> <tr> <th>TYPE OF AREA</th> <th>ACRES/POPULATION SERVED</th> <th>SERVICE RADIUS</th> <th>MIN. ACRE-AGE</th> </tr> </thead> <tbody> <tr> <td>Neighborhood Park</td> <td>1.5/1000</td> <td>1 Mile</td> <td>5</td> </tr> <tr> <td>Community Park</td> <td>2/1000 2 Miles</td> <td></td> <td>15</td> </tr> <tr> <td>Regional Park</td> <td>7/1000*</td> <td>1 Hr. Drive</td> <td>50</td> </tr> </tbody> </table> <hr/> <p>2. Considering the outdoor orientation of Antelope Valley residents and the tendency of R3 residential development to allow more dense communities to be constructed with fewer provisions for open space, it is recommended that more generous park standards be provided in the urbanized than suburban residential neighborhoods, i.e.:</p> <hr/> <table border="0"> <thead> <tr> <th>TYPE OF AREA</th> <th>ACRES/POPULATION SERVED</th> <th>SERVICE RADIUS</th> <th>MIN. ACRE-AGE</th> </tr> </thead> <tbody> <tr> <td>Neighborhood Park</td> <td>2.5/1000**</td> <td>1 Mile</td> <td>5</td> </tr> <tr> <td>Community Park</td> <td>2.5/1000**</td> <td>2 Miles</td> <td>15</td> </tr> <tr> <td>Regional Park</td> <td>7/1000*</td> <td>1 Hr. Drive</td> <td>50</td> </tr> </tbody> </table>	TYPE OF AREA	ACRES/POPULATION SERVED	SERVICE RADIUS	MIN. ACRE-AGE	Neighborhood Park	1.5/1000	1 Mile	5	Community Park	2/1000 2 Miles		15	Regional Park	7/1000*	1 Hr. Drive	50	TYPE OF AREA	ACRES/POPULATION SERVED	SERVICE RADIUS	MIN. ACRE-AGE	Neighborhood Park	2.5/1000**	1 Mile	5	Community Park	2.5/1000**	2 Miles	15	Regional Park	7/1000*	1 Hr. Drive	50	<p>The Ritter Ranch Specific Plan complies with this requirement, as 5 acres of parkland are provided per 1,000 Ritter Ranch residents.</p>
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<p>* Regional park requirements have been increased by one (1) acre/1,000 acres above County standards due to the ready accessibility of Angeles National Forest and the abundance of proposed regional recreation areas within and adjacent to the planning area.</p> <p>** Recommended acreage standards of the National Recreation and Parks Association.</p> <p>3. The language of Residential Planned Development (RPD) zoning should be strengthened to specify that park-like facilities be provided in some portion of the prescribed open space to meet the R1 standards.</p> <p>4. It is recommended that each site plan for non-residential structures also provide outdoor areas of extensive landscaping with picnic or other amenities similar in concept to an industrial park (e.g., Irvine Industrial Park). This open space is provided for the use of local employees, clients and passerby, and to serve as a visual relief from these more intensely developed centers.</p>	
<p>5.2.8.30 Explore possibilities for increased provision of integrated bikeway/recreational corridors, or linear parts.</p>	<p>As previously mentioned, over 85 miles of interconnecting equestrian, hiking, bicycling and pedestrian trails are provided within the Ritter Ranch development. The local hiking and equestrian trails integrate with regional trail network northward onto Ritter Ridge, eastward along the Sierra Pelona Ridgeline, and westward in to the Angeles National Forest.</p>

5.2.9 Noise Element

The Ritter Ranch Specific Plan provides measures for conformance with the Noise Element as discussed below. Ritter Ranch is designated as a suburban residential development aimed at providing an environment devoid of extraneous noise impacts. Ritter Ranch is predominately a residential community; however, neighborhood commercial sites are designated on the Community Concept Plan. Commercial sites are located adjacent to open space areas and higher density residential areas. Site-specific noise attenuation for commercial and residential land uses will be addressed at the time of development. Potential measures to minimize noise impacts may include landscape buffering, walls, building orientation, and utilization of noise-attenuating building materials.

Design features, such as landscape easements, open space corridors, landscaping and sound walls, are incorporated into the project design along arterials (Elizabeth Lake Road, Ranch Center Drive, and Ritter Ranch Road) and residential areas to mitigate potential traffic-related noise impacts. In addition, residential structures will be constructed with dual glazed windows and full insulation which will further act to reduce/eliminate potential noise impacts.

To further describe conformance with the Noise Element, a policy-by-policy discussion of how the Ritter Ranch Specific Plan conforms with the Noise Element Policies is provided below.



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<p align="center">City of Palmdale General Plan Noise Element Policies</p>	<p align="center">Ritter Ranch Specific Plan Conformance Statement</p>
<p><u>ISSUE ONE - SOURCE CONTROLS:</u></p> <p>5.2.9.1 Criteria should be established for noise specifications for vehicles, aircraft, and their components purchased for use by governmental agencies operating in North Los Angeles County. Specifications should also be established for all equipment required to maintain and repair such vehicles and aircraft.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p><u>ISSUE TWO - OPERATIONAL CONTROLS:</u></p> <p>5.2.9.2 The City of Los Angeles Department of Airports and the Federal Aviation Agency should be encouraged to develop operational procedures that will minimize noise exposure at Palmdale International Airport. The use of standardized flight tracks and performance profiles for aircraft at Palmdale International Airport should also be encouraged.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p>5.2.9.3 The State Department of Transportation should be encouraged to use noise abatement techniques where necessary in the design and construction of all State highways in the North County area.</p>	<p>This policy is not applicable the Ritter Ranch Specific Plan.</p>
<p>5.2.9.4 The County Road Department should be encouraged to use noise abatement measures where necessary in the design and construction of County roads in the North County area.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan; however, major arterials within the Specific Plan have been buffered with walls, landscaping, and/or open space areas to minimize noise impacts to adjacent uses.</p>

City of Palmdale General Plan Noise Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.9.5 The Southern Pacific Transportation Company should be encouraged to maintain all railway lines properly and to establish operational restrictions where necessary.	This policy is not applicable to the Ritter Ranch Specific Plan.
5.2.9.6 A noise ordinance should be developed to provide operational noise level limits for residential, commercial, and industrial activities, and for noise from construction and motor vehicles.	This policy is not applicable to the Ritter Ranch Specific Plan.
<u>ISSUE THREE - LAND USE AND DEVELOPMENT CONTROLS:</u>	
5.2.9.7 All areas within projected annual Community Noise Equivalent Level (CNEL) contours of 60 to 65 dB shall be designated as a Noise Impact Management Area. This classification will be overlaid onto other land use classifications; i.e., property designated "residential" will be redesignated "Residential Noise Impact Management Area." CNELs, in accordance with State Law, are delineated in the Noise Element of the General Plan for existing and future airports, highways, freeways, major streets, railroads, and rapid transit lines.	The Ritter Ranch Master EIR addresses potential impacts and provides mitigation measures to ensure noise levels are maintained in a range acceptable for residential land uses. After construction, noise levels are projected to be below 65 dB in residential areas.
5.2.9.8 In Noise Impact Management Areas (NIMA), the distribution and intensity of land uses will be determined by economic, environmental, and social factors. Land use types and densities will not be restricted due to the presence of noise, given compliance with the prescribed insulation standards.	Noise Impact Management Areas are not anticipated to occur within the Ritter Ranch Specific Plan area.



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<p align="center">City of Palmdale General Plan Noise Element Policies</p>	<p align="center">Ritter Ranch Specific Plan Conformance Statement</p>
<p>5.2.9.9 Within Noise Impact Management Areas, State of California Housing and Community Development Law (Title 25) standards regarding noise and its abatement shall be followed and extended to all single family dwellings, schools, libraries, health facilities, nursing homes, and public meeting places. These standards state: "Residential structures to be located within an annual CNEL contour of 60 dB require an acoustical analysis showing that the structure has been designed to limit intruding noise to the prescribed allowable levels. Interior community noise equivalent levels (CNEL) with windows closed, attributable to exterior sources, shall not exceed an annual CNEL of 45 dB in any habitable room."</p>	<p>Although no NIMA are anticipated within the Ritter Ranch Specific Plan area, residential development will be designed to meet City of Palmdale noise abatement standards and Title 25 requirements.</p>
<p>5.2.9.10 Areas exceeding a projected CNEL of 65 dB shall be classified as a "Noise Impact Management Area Buffer." New housing, schools, libraries, churches, and health facilities shall be prohibited in such areas. Existing such uses in this area will be retained.</p>	<p>All such developments at Ritter Ranch shall be located in areas with a projected CNEL of 65 dB or less.</p>
<p>5.2.9.11 "Worse case" or highest potential noise exposure levels should be utilized as the basis of land use and development controls, as a means to prevent future noise use incompatibilities.</p>	<p>The Ritter Ranch Specific Plan Master EIR evaluates anticipated noise levels on a "worst case" basis and provides noise mitigation measures to prevent incompatibility.</p>

City of Palmdale General Plan Noise Element Policies	Ritter Ranch Specific Plan Conformance Statement
<p><u>ISSUE FOUR - COORDINATION, SUPPORT, AND MONITORING ACTIVITIES:</u></p> <p>5.2.9.12 The Department of Regional Planning, the County Engineer, and the City of Palmdale shall have primary responsibility for implementing noise control policies.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p>5.2.9.13 The present and future impact of excessive noise from all major sources should be reduced by the judicious use of technology, planning, and regulatory measures.</p>	<p>All planning and development will adhere to the provisions of the Palmdale Noise Ordinance by incorporating site layout, plotting, and construction technology that will reduce the impact of excessive noise to acceptable levels. Further, no industrial use is proposed for development within this site; and non-vehicular circulation systems are provided for and encouraged.</p>
<p>5.2.9.14 Responsibilities should include: identifying technological opportunities, conducting studies, assessing effectiveness of programs, setting standards, and recommending noise-mitigation technique programs and alternatives.</p>	<p>The Ritter Ranch Design Guidelines and Master EIR provide noise mitigation measures to be utilized at Ritter Ranch.</p>
<p>5.2.9.15 Noise standards consistent with health and quality-of-life goals should be consistently monitored and revised as new information becomes available.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p>5.2.9.16 A noise monitoring system should be used at the Palmdale International Airport to document noise exposure resulting from aircraft operations and to detect changes in noise exposure overtime.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p>5.2.9.17 Funds should be sought from appropriate levels of government to underwrite the costs of noise abatement programs.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>



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City of Palmdale General Plan Noise Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.9.18 The programs and policies of responsible special districts, as well as regional, state and federal agencies, should be monitored to insure effective use of their mandate to control noise sources for proposed or existing transportation facilities.	This policy is not applicable to the Ritter Ranch Specific Plan.
5.2.9.19 Legislation should be recommended to state and federal governments that will provide for noise abatement, as well as distribution of the costs of these programs among procedures of noise.	This policy is not applicable to the Ritter Ranch Specific Plan.
5.2.9.20 Conditions contributing to projected 1995 or "worse case" noise exposure levels should be closely monitored. As changes occur in the factors which contribute to these levels (frequency of flights, vehicle trips, railroad use, technology, rate of development, etc.), revised noise contours of 60 to 65 dB should be accompanied by appropriate reduction in the "Noise Impact Management Area" and "Noise Impact Management Area Buffer" classifications on the General Plan Map. Expansion of the contours should be accompanied by the appropriate reclassifications. Conditions of development shall not be retroactively applied to uses existing at the time of reclassification.	This policy is not applicable to the Ritter Ranch Specific Plan.

5.2.10 Seismic Safety Element

The Ritter Ranch Specific Plan conforms with the Seismic Safety Element of the Palmdale General Plan by addressing seismic hazards and adhering to the findings and recommendations of the Geotechnical Study prepared by Buena Engineers, State of

California registered geologists. The Geotechnical Study identifies all on-site restricted use areas. The Community Concept Plan considers all Restricted Use Areas and proposes that those areas be designated as various forms of active and passive open spaces. No habitable structures will be built on the trace of a fault. Community facility sites, including school sites and the fire station site, are located away from Restricted Use Areas to minimize potential impacts to these facilities in the event of a seismic occurrence. Further, all real property purchasers at Ritter Ranch will be advised of potential earthquake hazards in accordance with Section 8.19, Seismic Disclosures.

To further describe conformance with the Seismic Safety Element, a policy-by-policy discussion of how the Ritter Ranch Specific Plan complies with the Seismic Safety Element Policies is provided below.

City of Palmdale General Plan Seismic Safety Element Policies	Ritter Ranch Specific Plan Conformance Statement
<p>GENERAL POLICIES:</p> <p>5.2.10.1 Standards and criteria to reduce unacceptable levels of seismic risk should be established and enforced.</p>	<p>All development at Ritter Ranch shall comply with any established City seismic safety standards.</p>
<p>5.2.10.2 All new development and existing public facilities should be required to comply with established seismic safety standards.</p>	<p>All development at Ritter Ranch shall comply with established seismic safety standards and project-related Geotechnical Reports.</p>
<p>5.2.10.3 Selected land use and building regulations should be adopted and enforced in areas of high seismic hazard.</p>	<p>All construction at Ritter Ranch shall comply with City of Palmdale construction requirements.</p>
<p>5.2.10.4 Seismic site design and construction requirements for vital facilities should be reviewed and improved, and facilities not meeting current earthquake-resistance standards should be strengthened. This is particularly encouraged for public facilities located in, or adjacent to, active faults.</p>	<p>All development at Ritter Ranch shall comply with seismic safety standards and project-related Geotechnical Reports.</p>



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City of Palmdale General Plan Seismic Safety Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.10.5 The County or City Engineer shall require all critical use facilities to be designed to withstand twice the seismic design forces of the Uniform Building Code.	All development at Ritter Ranch shall conform with City of Palmdale Building Code requirements and this Seismic Safety policy.
5.2.10.6 Improved seismic safety programs for schools should be advocated.	This policy is not applicable to the Ritter Ranch Specific Plan.
5.2.10.7 Seismic design and construction standards for facilities housing dependent population should be improved.	All construction at Ritter Ranch including senior housing developments shall comply with City of Palmdale Building Codes and construction standards.
5.2.10.8 Programs should be established to provide for the needs of affected populations in earthquake response and recovery operations.	This policy is not applicable to the Ritter Ranch Specific Plan.
5.2.10.9 Detailed site evaluations and improved seismic design and construction standards should be advocated for linear system nodal facilities (e.g., power distribution stations).	All linear system nodal facilities at Ritter Ranch shall be constructed in accordance with City of Palmdale Building Code requirements.

<p align="center">City of Palmdale General Plan Seismic Safety Element Policies</p>	<p align="center">Ritter Ranch Specific Plan Conformance Statement</p>
<p>5.2.10.10 Improved earthquake insurance programs should be advocated.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan; however, all property purchasers within the Specific Plan area will be informed of potential seismic risks.</p> <p>All purchasers of real property within the Specific Plan area shall have the following statement disclosed to them regarding potential seismic hazards:</p> <p style="padding-left: 40px;">"Ritter Ranch is traversed by major splays (branches) of the San Andreas Fault Zone, a very youthful geologic feature. Due to the proximity of the Ritter Ranch site to the San Andreas Fault, there is a high risk of experiencing strong ground shaking and possible surface fault rupture."</p>
<p>5.2.10.11 Research on the relationship between geologic conditions and the risks associated with earthquakes should be encouraged.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p>5.2.10.12 Greater public awareness and understanding of potential seismic risks should be developed.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan. However, all property purchasers within the Specific Plan area will be informed of potential seismic risks.</p> <p>All purchasers of real property within the Specific Plan area shall have the following statement disclosed to them regarding potential seismic hazards:</p> <p style="padding-left: 40px;">"Ritter Ranch is traversed by major splays (branches) of the San Andreas Fault Zone, a very youthful geologic feature. Due to the proximity of the Ritter Ranch site to the San Andreas Fault, there is a high risk of experiencing strong ground shaking and possible surface fault rupture."</p>



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City of Palmdale General Plan Seismic Safety Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.10.13 Governmental cooperation and communication should be improved by providing active leadership in the field of seismic safety planning.	This policy is not applicable to the Ritter Ranch Specific Plan.
<p><u>ISSUE ONE - PROTECTION OF EXISTING POPULATION AND DEVELOPMENTS:</u></p> <p>5.2.10.14 Earthquake resistance of dams should be reviewed, and dams should be strengthened where necessary to meet state standards.</p>	One small dam is located within the Specific Plan area. The dam is currently being reviewed by a licensed geotechnical engineer and, if it is determined not to meet earthquake resistance standards, the dam will be strengthened as necessary to meet required standards.
5.2.10.15 Seismic vulnerability of facilities that manufacture, process, handle, or store dangerous materials, such as explosives, flammables, or toxic materials, should be evaluated.	This policy is not applicable to the Ritter Ranch Specific Plan.
5.2.10.16 Risks associated with hazardous old buildings should be reduced through action programs, including but not limited to renovation, occupancy reduction, and selective demolition.	This policy is not applicable to the Ritter Ranch Specific Plan.
5.2.10.17 Relocation assistance should be provided to persons and businesses temporarily or permanently dislocated from hazardous old buildings.	This policy is not applicable to the Ritter Ranch Specific Plan.
5.2.10.18 Current disaster response programs should be improved, and interjurisdictional coordination should be increased.	This policy is not applicable to the Ritter Ranch Specific Plan.

City of Palmdale General Plan Seismic Safety Element Policies	Ritter Ranch Specific Plan Conformance Statement
<p><u>ISSUE TWO - SEISMIC HAZARDS FOR FUTURE DEVELOPMENT:</u></p> <p>5.2.10.19 The Alquist-Priolo Seismic Special Studies Zone should be designed as a "Seismic Safety Management Area," provided specifications of the Alquist-Priolo Act can be attained.</p>	<p>The City of Palmdale has designated the Alquist-Priolo Special Studies Zone a Seismic Safety Management Area.</p>
<p>5.2.10.20 Development should be minimized in active fault zones. Uses to be accommodated include light recreation, agriculture, neighborhood commercial, and residential to a maximum of 0.5 dwelling units per acre (Non-urban 1).</p>	<p>As previously mentioned, over 6,000 linear feet of geotechnical trenching have been completed to date to identify Fault Hazard Restricted Use Zones. No dwelling units are proposed within the Fault Hazard Restricted Use Zones. Uses proposed within these zones include active and passive recreation, roadways, landscape areas, and parking lots. No habitable structures shall be constructed. These zones are specified in the project's Geotechnical Report.</p>
<p>5.2.10.21 No new residential unit, or any other structure, shall be permitted to be constructed across the trace of a fault in this zone.</p>	<p>No habitable structures at Ritter Ranch shall be constructed across the trace of known active faults.</p>
<p>5.2.10.22 Critical facilities (health, police, fire, etc.) should be specifically excluded from development in this area.</p>	<p>No critical facilities at Ritter Ranch shall be located within the defined Fault Hazard Restricted Use Zones.</p>
<p>5.2.10.23 The County or City Engineer shall assess, based on geologic information on file, whether or not a geologic investigation should be required.</p>	<p>A Geotechnical Investigation has been conducted to evaluate fault and other geologic hazards on the Ritter Ranch site.</p>

5.2.11 Public Safety Element

The Public Safety Element of the Palmdale General Plan surveys the public risks regarding natural hazards and those risks induced



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by the settlement of people. Planning is particularly important in reducing risks caused by geologic catastrophe, flooding, fire, and accidents. In addition, planning for the provision and location of safety and emergency services are important. The Ritter Ranch Specific Plan conforms to the intentions of the Palmdale General Plan to provide a safe living environment by its active planning in the following areas.

Extensive study and geological testing has been performed in an attempt to identify all fault/soil/stability risk areas within the Specific Plan area. Certain areas on or near faults have been identified as those upon which high intensity uses and human habitation should be restricted in order to reduce the dangers resulting from a seismic event. Other zones have been identified to require seismically engineered foundations and other specific engineered building techniques and materials.

An extensive stormwater drainage system is designed to incorporate naturalized channel, flood control basins, and debris handling and screening technologies into the project design. Drainage improvements have been designed to eliminate the flooding hazards on-site and to reduce flood potential in concurrence with the approved hydrology study.

A site for a new fire station is reserved on the Ritter Ranch property to service the new and nearby residents with fire and emergency services. The Specific Plan Architectural Design Guidelines require that fire-resistant building materials and construction practices will be utilized. To reduce the risks from brush fires, fuel modification zones have been established and are graphically depicted on Exhibit 35, "Fuel Modification Plan," to provide for cleared areas around developed areas. Investigation has determined that a high pressure water system will be available and adequate which will meet fire department water pressure requirements, including emergency water supply requirements.

To reduce risks associated with the high voltage powerlines which traverse the Ritter Ranch site, appropriate setbacks are proposed.

Extensive on- and off-road pedestrian walkways and bicycle trails are provided to interlink various planning area features, residential areas, commercial centers, parks and schools, thereby providing safe off-road pedestrian circulation. All schools are located

adjacent to neighborhood parks and are oriented to residential streets rather than arterials. Moreover, the schools and neighborhood parks are located within the residential neighborhoods to provide safe and convenient access for youth and families away from the major arterials.

To further describe conformance with the Public Safety Element, a policy-by-policy discussion of how the Ritter Ranch Specific Plan conforms with the Public Safety Element Policies is provided below.

City of Palmdale General Plan Public Safety Element Policies	Ritter Ranch Specific Plan Conformance Statement
<u>GENERAL POLICIES:</u>	
5.2.11.1 Standards to reduce unacceptable levels of fire and geologic risk should be maintained.	Development at Ritter Ranch will conform with all Uniform Building Codes and will incorporate the recommendations provided in the Geotechnical Report.
5.2.11.2 Disaster preparedness and emergency response capabilities should be reviewed and improved as necessary.	Development will comply with all applicable agency requirements for emergency access and communications.
5.2.11.3 All new development and selected existing development should be required to comply with established fire and geologic safety standard.	All construction at Ritter Ranch shall comply with City of Palmdale Fire and Geologic Safety Standards in addition to the Uniform Building Code requirements.
5.2.11.4 Improved fire and geologic hazard insurance programs should be encouraged.	This policy is not applicable to the Ritter Ranch Specific Plan; however, full disclosure of potential hazards will be made to all real property purchasers within the Specific Plan area in accordance with state law and any applicable Specific Plan requirements.
5.2.11.5 Public education programs pertaining to fires and geologic problems should be expanded.	This policy is not applicable to the Ritter Ranch Specific Plan.



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<p align="center">City of Palmdale General Plan Public Safety Element Policies</p>	<p align="center">Ritter Ranch Specific Plan Conformance Statement</p>
<p>5.2.11.6 Development should be closely regulated on steep slopes.</p>	<p>The Ritter Ranch Specific Plan includes uniform standards for project grading. The standards are designed to minimize grading impacts and environmental impacts associated with project development as well as to provide the basis upon which project grading should be evaluated by decision makers for approval.</p>
<p>5.2.11.7 The area south and west of the urbanized part of Palmdale (Map 14.2) are identified as "medium brush fire hazards" and special site criteria should be established to prevent, as much as possible, damage to structures in the event of a fire. Construction should be prohibited if the special site criteria is not met.</p>	<p>A comprehensive Fuel Modification Plan is established within the Ritter Ranch Specific Plan to provide for cleared areas around developed areas in order to minimize fire hazard in accordance with L.A. County Fire Department standards and requirements.</p>
<p>5.2.11.8 Vehicles carrying hazardous materials should be routed along transportation corridors that reduce public exposure to risk.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
<p>5.2.11.9 Urban development should be carefully controlled in areas with identified brush fire hazards (shown on Map 14.2), except in areas where fire retardant planning and/or fuel removal have removed the fire hazard to the satisfaction of the County authorities.</p>	<p>The Ritter Ranch Specific Plan provides a project-wide Fuel Modification Plan to require cleared areas around habitable structures and requires the utilization of fire resistant construction materials and practices to the extent feasible to minimize fire hazards.</p>
<p><u>ISSUE TWO - GEOLOGIC HAZARDS</u></p>	
<p>5.2.11.10 Stringent site criteria should be established for areas with geologic problems, and construction should be prohibited if these criteria area not met.</p>	<p>A comprehensive Geotechnical Report which includes stringent development criteria has been prepared for the Ritter Ranch development site. All development at Ritter Ranch will comply with the identified geotechnical criteria.</p>

City of Palmdale General Plan Public Safety Element Policies	Ritter Ranch Specific Plan Conformance Statement
5.2.11.11 Programs and practices for dealing with erosion, settlement, and other soil-related hazards should be improved.	A comprehensive Geotechnical Report which includes stringent development criteria has been prepared for the Ritter Ranch development site. All development at Ritter Ranch may comply with the identified geotechnical criteria.
5.2.11.12 Continued research in the field of geologic hazard reduction should be encouraged.	This policy is not applicable to the Ritter Ranch Specific Plan; however, development within the Specific Plan area will utilize several innovative techniques such as geo-grid to reduce geological hazards.
5.2.11.13 Urban development should be restricted in areas with known slope stability problems (shown on Map 14.5). Development in these areas should be prohibited until a geologic site investigation has been conducted and mitigating measures have been taken that satisfy the County Engineer.	As previously mentioned, extensive geologic investigation, including over 6,000 linear feet of trenching to date, has been completed on the Ritter Ranch site to identify potential geological hazards including possible landslide areas. Development at Ritter Ranch shall comply with development criteria established in the Geotechnical Report.
5.2.11.14 In areas where the average slope exceeds 30 percent, land use development should be carefully regulated and limited to one dwelling unit per two acres with additional standards for lot coverage and out/fill practices.	The Ritter Ranch Specific Plan clusters development within the portions (Planning Areas 6, 7, and 8) of the site which have an average slope exceeding 30 percent. All development has been transferred from Planning Areas 7 and 8 and clustered within Planning Area 6. The total gross density within Planning Areas 6, 7 and 8 is one dwelling unit per 2.98 acres. In addition, stringent site development criteria is contained within the project Geotechnical Report to identify and mitigate potential known geological hazards.

5.2.12 Energy Conservation Element

The Ritter Ranch Specific Plan conforms with the Energy Conservation Element by providing the following energy conserving provisions.



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The Ritter Ranch Specific Plan Design Guidelines establish building standards aimed at conserving residential energy sources and utilizing passive solar design techniques where feasible. Energy-efficient building materials utilized on residential structures shall include energy-efficient water heaters, kitchen appliances and space heating units, insulation, dual glazed windows, thermally-efficient building materials, and low-flow bathroom fixtures.

The Ritter Ranch Community Concept Plan is designed to promote non-vehicular circulation to minimize automobile fuel consumption. An extensive pedestrian and bike path system is incorporated into project design which interconnects various residential areas with commercial, open space, park and school land uses. All schools and neighborhood parks are located within residential areas to provide convenient and safe access. Commercial uses are provided on-site to minimize the need for off-site trips.

As indicated in the Community Concept Plan, Ritter Ranch will contribute its pro-rata share towards the acquisition and improvement of a Regional Park-And-Ride Facility in the vicinity of Avenue S and the Antelope Valley Freeway. This facility will encourage ride sharing which will reduce auto fuel consumption as well as automobile related emissions.

To further describe conformance with the Energy Conservation Element, a policy-by-policy discussion of how the Ritter Ranch Specific Plan conforms with the Energy Conservation Element Policies is provided below.

City of Palmdale General Plan Energy Conservation Element Policies	Ritter Ranch Specific Plan Conformance Statement
<p>ISSUE ONE - SPACE HEATING AND COOLING:</p> <p>5.2.12.1 Construction of all heated and/or cooled structures should have four inches of insulation in all walls and six inches in all ceilings. Economically, this measure adds \$400 to \$600 to the cost of a new home, and a proportional cost to larger structures. Socially, it eliminates the marginal home buyer from the market. On the other hand, it reduces monthly utility costs, and these two effects may cancel each other out. Electrical generation for air-conditioning and heating use would be reduced, thus reducing pollution at the generation site. Other benefits appear to be minimal.</p> <p>Political-governmental impacts involve added duties for building inspectors. Since insulation inspection can often be combined with other structural or electrical inspection, the impact should be minimal.</p>	<p>All construction at Ritter Ranch shall comply with Palmdale Building Codes and Title 24, Energy Conservation Requirements.</p>
<p>5.2.12.2 Structures containing large windows (over 20 percent more window area than specified by the Building Code) should be required to have double-glazing, insulated glass, or other heat-conserving glazing.</p> <p>The impacts of this policy should be minimal except for commercial show-windows.</p>	<p>All construction at Ritter Ranch shall comply with Palmdale Building Codes and Title 24, Energy Conservation Requirements.</p>



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<p>5.2.12.3 Inducements should be offered to encourage energy-saving changes and innovations. Suggestions for energy-conserving methods, techniques, and innovations should be solicited and circulated to builders, landscapers, architects, and other interested persons. Special consideration (e.g., exceptions to zoning regulations or building codes) should be given for promising innovations such as solar energy.</p> <p>The economic effect of this policy should be positive. Although additional costs will be incurred, they should be offset by the savings. The effect on social structures should be minimal. Some administrative costs will be incurred, primarily in the Regional Planning and Engineering Departments and in the Office of the Energy Coordinator.</p>	<p>The Ritter Ranch Specific Plan and Master EIR provide several energy conserving construction and design practices to be utilized at Ritter Ranch (e.g., low-flush toilets, energy efficient appliances, insulated waterlines, low-flow shower heads, etc.).</p>
<p>5.2.12.4 The energy-conserving effects of multifamily structures should be recognized in considering requests for zoning and building permits and in reviewing environmental impacts reports.</p> <p>The economic effect of this policy should be to promote construction activity. Generally, favorable social impacts will result from enlarging the housing stock, especially rental (or condominium) types of housing.</p>	<p>While this policy is not applicable to the Ritter Ranch Specific Plan, housing, including 494 senior housing units, is proposed centrally with the Specific Plan area near the intersection of Ritter Ranch Road and Ranch Center Drive.</p>

<p>ISSUE TWO - TRANSPORTATION ENERGY NEEDS:</p> <p>5.2.12.5 Self-sufficient communities, providing housing and other opportunities, should be developed. This policy would reduce the necessity for extensive travel for all day-to-day needs, including employment. The impacts of this policy are fully developed in the Land Use and Housing Elements of the General Plan.</p>	<p>The Specific Plan promotes centrally located commercial, recreational, and educational facilities to meet shopping, educational, and recreation needs within walking or bicycling distance to residents' homes, thereby reducing the need to travel beyond the Specific Plan area for day-to-day needs.</p>
<p>5.2.12.6 Inducements and incentives should be offered to encourage movement of PIA passengers to and from the airport by more efficient means than the private automobile.</p> <p>The economic impact of the policy should be minimal, with the exception of the possible imposition of heavy parking charges at the airport. The social impact will obviously be severe unless a sizable number of people give up their daily dependence on automobiles in response to inducements or constraints.</p> <p>The environmental effect will be to reduce total amounts of all pollutants.</p> <p>The political impacts include a determination of who will impose disincentives or financial incentives to achieve this policy. Fiscal and operational responsibility for mass transportation must also be fixed.</p> <p>Administrative impacts should be within present capabilities unless Los Angeles County assumes any construction, fiscal, or operational responsibilities.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>



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<p>ISSUE THREE - PUBLIC-POLICY INFLUENCE ON LIFESTYLES:</p> <p>5.2.12.7 Present policies of influencing personal and corporate life styles toward greater conservation efforts should be strengthened and maintained.</p> <p>The economic impacts of this policy should be positive because of lower costs, although these may be partially offset by rate increases. Social impacts will probably be in the direction of reduced mobility, offset by some increase in community cohesiveness.</p> <p>There should be no adverse environmental effect. Political impacts would center on resistance to any infringement on mobility or levels of consumption. Relatively small increases in cost for a stepped-up program should be anticipated in the Office of Energy Coordinator or other appropriate agency.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
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5.2.13 Governmental Systems Element

The major goal of the Governmental Systems Element is to continue annexation of all areas within the City of Palmdale Planning Area boundaries. The Ritter Ranch Specific Plan conforms with the intent of this goal as part of the project is currently located within the City of Palmdale Planning Area. Development of the project proposes to extend the City of Palmdale Planning Area to include the entire Ritter Ranch Specific Plan area within the City of Palmdale Planning Area and, subsequently, to annex the Ritter Ranch Specific Plan area into the City of Palmdale.

The remaining portions of the Governmental Systems Element do not apply to the Ritter Ranch Specific Plan as they relate to

intergovernmental operations. No policies are contained within the Governmental Systems Element.

5.2.14 Regional Impact Element

The Ritter Ranch Specific Plan incorporates meaningful measures to integrate this new community into the surrounding regional area. Regional infrastructure improvements include the widening of Elizabeth Lake Road, the new east/west Ritter Ranch Road arterial, a trunk sewer for additional capacity, a complete water storage and distribution system, and a supplemental wastewater reclamation plant site to allow conservation of potable water. The Specific Plan also provides regional recreational opportunities by providing three community parks, seven neighborhood parks, eight specialty parks, and nearly 7,500 acres of permanent public natural open space. The Sierra Pelona Ridge will be preserved to provide a visual backdrop for the adjacent communities and the City of Palmdale.

Five elementary school sites, one middle school site, and one high school site will ensure that the residents of Ritter Ranch are adequately served. The Community Concept Plan includes an equestrian park and extensive trail system which will meet the recreational needs of Ritter Ranch and adjacent communities.

The Ritter Ranch Specific Plan provides for an arrangement of land uses that complement the existing topography and surrounding land uses. Two-acre estates lots have been located at the western boundary to buffer the community of Leona Valley from the proposed Ritter Ranch development. Landscaped open space along Elizabeth Lake Road will reduce view impacts associated with the development. Previous proposals for development within the southern portion of the Ritter Ranch property have been deleted from this Specific Plan in an effort to address the concerns of Acton and Aqua Dulce residents regarding development on ridgetops near these communities. The southern portions within the Specific Plan area are now designated as permanent natural open space.



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Although none of the Regional Impact Element Policies are applicable to the Ritter Ranch Specific Plan as identified below, the Ritter Ranch Project will provide regional benefits as discussed above.

<p align="center">City of Palmdale General Plan Energy Regional Element Policies</p>	<p align="center">Ritter Ranch Specific Plan Conformance Statement</p>
<p><u>Issue One - Regional Development</u></p> <p>5.2.14.1 The City of Palmdale and Los Angeles County should establish and fund Economic Development Commissions to assist North County agencies in developing the local industrial base.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>

City of Palmdale General Plan Energy Regional Element Policies	Ritter Ranch Specific Plan Conformance Statement
<p><u>Issue Two</u> <u>Insuring a Cost/Benefit Balance</u></p> <p>5.2.14.2 The initial step in insuring an equitable cost/benefit relationship should involve the specification of differential "Zones of Benefit," including, where appropriate, district interest groups, such as property owners, entrepreneurs, developers, and quasi-public agencies. The imposition of cost then becomes a more precise task which can respond directly to future regional economic, political, and social change. Once accomplished, various revenue-generating agencies and measures as provided by current legislation should be examined for appropriateness. A partial list, submitted without recommendation, is provided below. Any or all may be appropriate:</p> <ol style="list-style-type: none"> 1. A toll authority -- burden placed upon the airport user. 2. A per-capita tax on airline users. 3. A tax on real and personal property which would be imposed on a differential basis corresponding to the "zone of benefit" theory. 	<p>These policies are not applicable to the Ritter Ranch Specific Plan.</p>



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<p align="center">City of Palmdale General Plan Energy Regional Element Policies</p>	<p align="center">Ritter Ranch Specific Plan Conformance Statement</p>
<p><u>Issue Two: (Continued)</u></p>	
<p>4. A general tax upon property in a specified region of Southern California.</p>	<p>These policies are not applicable to the Ritter Ranch Specific Plan.</p>
<p>5. A surtax upon personal or corporate income, where appropriate.</p>	
<p>6. A requirement that Los Angeles Department of Airports operating revenues be utilized where appropriate.</p>	
<p>7. A constant search and application for non-regional funds through creating investment incentives to private capital sources. This would require extensive cooperation between public officials and the financial community of the region.</p>	
<p>8. A direct attempt to garner federal transportation monies, planning grants, and other revenue-sharing devices.</p>	

<p align="center">City of Palmdale General Plan Energy Regional Element Policies</p>	<p align="center">Ritter Ranch Specific Plan Conformance Statement</p>
<p><u>Issue Three</u> <u>Improving the Quality of Life</u></p> <p>5.2.14.3 Serious consideration should be given to the creation of a regional coordinating council to unify the diverse political and social entities. The scope of this authority should relate directly to regional transportation activities, both current and planned. It must have enforcement powers in order to sublimate special interest group aspirations in favor of greater regional goals. At present no such agency exists.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>



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<p>5.2.14.4 Strong policies and programs should be created to mitigate the potential disruption caused by the cyclical effect of government procurement and airline travel demand. They would address not only the need to continue diversification of the employment base, through the attraction of new and different types of industries to the area, but also such programs as on-the-job training. A strong level of commitment -- to their employment, to their families -- can help negate prolonged economic disruption caused by a downturn in the airline and aviation industry. The employees of the Palmdale area represent a regional human resource and should be protected to the extent that their remoteness from major commercial centers places them at a competitive disadvantage should alternate employment be required.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>
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<p>City of Palmdale General Plan Energy Regional Element Policies</p>	<p>Ritter Ranch Specific Plan Conformance Statement</p>
<p><u>Issue Four</u> <u>Changes in the Physical Environment</u></p> <p>5.2.14.5 To guarantee a continued flow of Feather River water to meet future demand, a high level of regional cooperation in the construction and management of water distribution system must be maintained.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>

<p>5.2.14.6 The improvements to internal circulation as elaborated in the Circulation Element of this General Plan are compatible with current regional transportation goals and policies. However, the emergence of PIA as the major regional airport will require expansion of both Interstate 5 and Interstate 15.</p>	<p>This policy is currently not applicable to the Ritter Ranch Specific Plan.</p>
<p>5.2.14.7 PIA will generate employment and additional land use in portions of the Southern California region, particularly Los Angeles and Orange Counties. To the extent that these dollars expenditures by new promoting the growth of this facility should be instituted. However, thorough analysis of the impact of this policy decision upon existing regional airports must be simultaneously undertaken in order to determine those policies which maximize airport capacity and financial return and minimize adverse environmental impacts.</p>	<p>This policy is not applicable to the Ritter Ranch Specific Plan.</p>



SECTION SIX
DEVELOPMENT STANDARDS**6.1 Purpose and Intent**

The purpose of this section of the Ritter Ranch Specific Plan is to provide Development Standards which shall serve as the "zoning provisions" governing the development of Ritter Ranch.

These standards were formulated to ensure compliance with the spirit and intent of the City of Palmdale Zoning Code (Ordinance No. 140). A primary goal of the standards is to be responsive to the changing community policies and objectives as set forth in the City's General Plan Policies, Goals, and Objectives.

The Ritter Ranch Specific Plan combines provisions which emphasize maximum opportunities for innovative community design and site planning, consistent with orderly development and protection of sensitive and natural resources, with a logical and timely sequence of community input and governmental review.

These standards provide the opportunity to develop a comprehensive, mixed land use concept. Provisions are made for the submittal and review of projects which contain a mixture of residential, commercial, public facility, recreational and open space uses in new and creative spatial relationships that address the needs and desires of the City of Palmdale. The mixture of residential product types includes single family estates, single family detached and attached dwellings, planned developments, condominiums and senior housing.

Another objective of this section is to provide the opportunity for innovative site design to help meet the ever increasing need for quality housing at reasonable prices, including provisions for entry level and senior housing. Creation of an equitable balance between the opportunity for the private sector to propose innovative projects to meet today's and tomorrow's community needs, with the equally important opportunity for public review and input to those proposals, is a prime objective of the Ritter Ranch Development Standards.

These standards are designed to encourage the effective use of the natural topography and open space by preserving the most prominent and distinctive natural features, while blending development into the natural topography through the use of innovative site design and grading techniques.

6.2 General Regulations

- 6.2.1 Exhibit 21, "Development Standards Designations," graphically depicts the locations of various Development Designation Categories on the Ritter Ranch site.



- 6.2.2 The Development Standards contained in the Ritter Ranch Specific Plan are designed to implement the goals, objectives and policies of the Palmdale General Plan and Ritter Ranch Specific Plan.
- 6.2.3 These Development Standards are permitted pursuant to the Specific Plan Guidelines of the City of Palmdale (Resolution No. 90-43) which set forth the content and format of specific plans in accordance with Title 7, Division 1, Chapter 3, Article 8 of the California Government Code, Sections 65450 through 65457. In case of any conflict between the standards established herein and those of the City Zoning Ordinance in effect at the time of Specific Plan adoption as specified in Section D, the standards provided herein shall prevail unless otherwise provided for in the Development Agreement.
- 6.2.4 Terms used in this section are defined in Appendix C, "Definitions."
- 6.2.5 Any matter not specifically addressed by the Ritter Ranch Specific Plan Development Standards shall be subject to the provisions of the Palmdale Municipal Code.
- 6.2.6 The Ritter Ranch property, encompassing approximately 10,625 acres as described herein (Appendix A , "Legal Description"), shall be developed consistent with the Land Use Policies and Development Standards contained in the Ritter Ranch Specific Plan. The maximum number of dwelling units within the specific plan area is 7,200 with a gross density of .68 dwelling units per gross acre.
- 6.2.7 All development shall be subject to applicable Uniform Building Codes as administered by the City of Palmdale Building and Safety Department at the time of development.
- 6.2.8 Individual single family dwellings and multifamily units shall not obtain vehicular access from arterial streets except through a common driveway or street. Arterial streets are identified in the Ritter Ranch Circulation Plan.
- 6.2.9 Flag lots may be permitted in hillside areas above 15 percent under the following circumstances:
1. Where it can be shown that grading impacts will be reduced;
 2. Where units are clustered on hillside streets to minimize the number of driveways accessing the hillside street; and
 3. Where it can be shown that visual impacts will be reduced.

The stem of a flag lot shall not be counted in the total lot area. The total length of the stem of a flag lot shall only be as long as the depth

of the adjacent lots. Final configuration and location of flag lots are subject to Planning Commission review and approval.

6.2.10 Recreational vehicles in all residential designations shall be screened from public view on concrete slabs for any period exceeding 72 hours.

6.2.11 The boundaries of the planning areas are drawn to approximate scale on the "Community Concept Plan," Exhibit 20, generally following the exterior boundary of the property, centerline of proposed roadway alignments, existing easements and other physical features. Precise boundaries for each planning area shall be established as part of the approval process for the applicable development review application.

Planning areas which are indicated as being located at intersections of streets or highways may be altered in location to conform with final road alignments without requiring an amendment of the Ritter Ranch Statistical Summary and the Specific Plan, when such alterations have been determined by the City to be consistent with the Circulation Element of the General Plan and the Specific Plan and with Section 8.15.2, Minor Modifications, herein.

6.2.12 Temporary special community events, such as community picnics, athletic contests, cultural and art festivals, and other similar uses, may be permitted in any planning area in the Ritter Ranch Specific Plan subject to approval of the a Temporary Use Permit.

6.2.13 If any portion of these Development Standards is, for any reason, declared by a court of competent jurisdiction to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The City of Palmdale hereby declares that it would have enacted these Development Standards and each portion thereof irrespective of the fact that any one or more portions be declared invalid or ineffective.

6.2.14 In addition to the Development Standards, all development at Ritter Ranch shall be consistent with the Design Guidelines contained in Section 7 of this document.

6.2.15 Noise attenuation, if applicable, shall be addressed during the applicable development review application.

6.2.16 All residential condominiums shall be processed as a residential planned development in accordance with Section 6.7, Residential Planned Development Standards.

6.2.17 Provision for infrastructure improvements associated with the development of a project submittal shall be in accordance with requirements set forth in Section 8, Implementation.



- 6.2.18 The construction and maintenance of drainage facilities shall be consistent with the City's Master Plan of Drainage.
- 6.2.19 All development proposals shall meet requirements as imposed by any applicable agencies or departments including but not limited to the City of Palmdale Public Works Department, L.A. County Sanitation Department, L.A. County Waterworks, etc.
- 6.2.20 All development applications, except building permits, required for a given project submittal shall be submitted and processed concurrently, unless otherwise exempted in Section 8.13, Vesting Maps, or a Development Agreement.
- 6.2.21 All setbacks shall be measured perpendicularly from the subject property line to the nearest foundation point. In the event a yard area is located on a private street or drive, the subject setback shall be measured from the outside edge of the curb or edge of pavement where no curb exists for the private street or drive.
- 6.2.22 Height shall be measured from the average finished grade to the highest roof ridge.
- 6.2.23 The gross density is computed by dividing the total number of density dwelling units in the Specific Plan area by the total number of acres in the Specific Plan area.
- 6.2.24 The development must comply with all applicable subdivision and construction requirements in effect at the time of submittal.
- 6.2.25 The maximum unit counts within the individual planning areas and planning units are subject to Planning Commission approval based on site specific evidence that dwelling unit counts can be achieved in conformance with the design guidelines and development standards contained in the Specific Plan. Should review of subsequent projects and site specific criteria relating to the physical characteristics of such areas demonstrate that the proposed number of units cannot conform with the requirements of the Specific Plan, restriction to a lesser number of units may be required.

6.3 Residential Single Family Estates (SFE)

6.3.1 Purpose and Intent

The Single Family Estate (SFE) Standards establish regulations for the development and improvement of low density, equestrian oriented, single family dwellings within a gated, restricted-entry residential

community. All streets within the SFE zones will be privately owned and maintained.

6.3.1.1 Principal Uses Permitted:

- A. Single family detached dwelling units.
- B. Public schools through grade twelve (12).
- C. Principal uses permitted within the open space designation subject to the review requirements outlined in Section 6.11, Open Space Use Standards.

6.3.1.2 Accessory Uses Permitted:

The uses marked with an asterisk (*) are permitted accessory uses subject to Staff Review as identified in Section 8.8, Staff Review.

- A. Accessory structures (including large animal keeping structures and corrals) or uses on the same building site which are customarily incidental or necessary to the main building or use.
- B. Day care for twelve (12) or fewer children, family home.
- C. Household pets, provided that no more than three (3) animals over four months of age are kept for each dwelling unit.
- D. Wild and farm animals, provided that for each dwelling unit the occupant may keep for personal use:
 - 1. The following wild animals:
 - a. Canaries
 - b. Tropical fish (excluding caribe)
 - c. White mice
 - d. White rats
 - 2. The following wild animals, but in no event more than three (3) such animals in any combination on a lot or parcel of land:
 - a. Chinchillas
 - b. Chipmunks
 - c. Cockatiels
 - d. Finches
 - e. Gopher snakes
 - f. Guinea pigs
 - g. Hamsters
 - h. Hawks
 - i. King snakes
 - j. Marmoset monkeys



- k. Parrots and other birds of the Psittacine family
 - l. Squirrel monkeys
 - m. Turtles
 - 3. The following farm animals but, in no event more than four such animals in any combination on a lot or parcel:
 - a. Horses, mules, donkeys, ponies, miniature horses
 - b. Pygmy goats
 - c. Potbelly pigs
 - d. Llamas
 - 4. Other similar wild and farm animals which, as determined by the Planning Commission, are neither more obnoxious nor detrimental to the public welfare than the animals enumerated in this section. Such animals shall be kept or maintained at a place where the keeping of domestic animals is permitted. The Planning Commission shall also determine the permitted number of animals for those not previously specified.
- * E. Crops, field, tree, bush berry and row, including nursery stock, the growing of. This subparagraph shall not be construed to permit roadside stands, retail sale from the premises, or signs advertising products produced on the premises.
- * F. Home occupations, pursuant to the provisions of Section 93.02, City of Palmdale Zoning Ordinance, or as otherwise provided in the Palmdale Municipal Code.
- G. Residential care facility for the elderly, six or fewer persons.
- H. Homes for children, six or fewer persons.
- * I. Riding and hiking trails and staging areas.
- * J. Model Home Sales Office complexes and construction trailers (subject to a Temporary Use Permit).
- * K. Carnivals, subject to a Temporary Use Permit, not to exceed three (3) days within any six month period, provided the carnival is located on publicly owned or leased property, on any general curriculum public or private school grounds, or on property improved with a permanently established church. The sponsorship of such carnival shall be confined to a public agency or a religious, fraternal or service organization directly engaged in civic or charitable endeavors.
- * L. Satellite Antennae. (Refer to Section 6.15 for Satellite Antennae Standards.)

6.3.1.3 Uses Subject to Site Plan Review:

- A. Parks - Neighborhood and Community.
- B. Storage, temporary (during construction and 30 days thereafter), of materials and construction equipment used in construction or maintenance of streets and highways, sewer, storm drains, underground conduits, flood control works, pipelines and similar uses.

6.3.1.4 Uses Subject to a Conditional Use Permit:

Pursuant to conditions of Article 102 contained in Appendix C and the applicable Findings as specified in Section 8, Implementation, herein.

- A. Public and private recreation center and facilities, including but not limited to swimming pools, tennis courts, golf courses, putting greens, lakes, clubhouses, stables and trails.
- B. Churches or other places of worship.
- C. Country clubs.
- D. Electric distribution substations including microwave facilities in conjunction therewith.
- E. Fire stations.
- F. Golf courses.
- G. Helistops.
- H. Ham radio towers in excess of 30 feet in height.
- I. Accessory dwelling units and "Granny" housing as defined by Government Code 65852.1, et.seq.
- J. Homes for aged persons, over six persons, small group homes.
- K. Homes for children, over six persons, special boarding.
- L. Libraries.
- M. Microwave stations.
- N. Museums.
- O. Sheriff or police stations.
- P. Private schools through grade 12 accredited, including appurtenant facilities which offer instruction required to be taught in the public school by the education code of the State of California in which no pupil is physically restrained, but excluding trade or commercial schools.
- Q. Telephone repeater stations or communication equipment buildings.
- R. Day care centers with more than 12 children.
- S. Other uses similar in character, intensity, and use to those listed above, as determined by the Director of Planning.



6.3.2 Development Standards

Single Family Estate development is subject to the following Development Standards:

- 6.3.2.1 **Minimum Lot Area - Two (2) acres.**
(Lot area extends to the centerline of private streets)
- 6.3.2.2 **Minimum Lot Width - One-hundred twenty-five (125) feet.**
- 6.3.2.3 **Minimum Lot Depth - One-hundred fifty (150) feet.**
- 6.3.2.4 **Maximum Ratio between lot width: lot depth - 1:7 ratio.**
- 6.3.2.5 **Setbacks - All setbacks shall be measured perpendicularly from the subject property line to the nearest foundation point unless otherwise specified.**
 - A. **Front Yard - Minimum thirty-five (35) feet measured from the outside edge of curb or edge of pavement where no curb exists for private drive or street.**
 - B. **Rear Yard - Minimum thirty-five (35) feet.**
 - C. **Side Yard - Minimum fifteen (15) feet.**
 - D. **Side Yard adjacent to street - Minimum twenty (20) feet measured from the outside edge of curb or edge of pavement where no curb exists for the private drive or street.**
- 6.3.2.6 **Detached Accessory Structure Setbacks - Minimum five (5) feet from rear and side yard property lines. Accessory structures are prohibited in front or exterior side yards.**
- 6.3.2.7 **Maximum Building Height.**
 - A. **Main Residence - Thirty-five (35) feet, not to exceed two and one-half stories.**
 - B. **Accessory Structures, including stables and barns- Eighteen (18) feet.**
 - C. **Chimneys may extend two (2) feet above the maximum permitted height.**
- 6.3.2.8 **Maximum Lot Coverage - Twenty-five (25) percent including residence, accessory structures, pools, patios and decks.**
- 6.3.2.9 **Maximum Fence Height.**
 - A. **Front Yard - Three (3) feet six (6) inches.**

- B. Side and Rear Yards - Seven (7) feet except in the required front yard setback area.
- C. Chain Link Fencing is expressly prohibited except in conjunction with tennis courts or public swimming pools.

6.3.2.10 Off-street Parking - (Refer to Section 6.13, Off-street Parking Standards.) Carports are prohibited in this designation.

6.3.2.11 Signs - (Refer to Section 6.12, Sign Standards.)

6.3.2.12 Large Animal Keeping.

- A. Maximum Size - Two thousand (2,000) square feet, per lot.
- B. Maximum height - Eighteen (18) feet.
- C. Setbacks - Five (5) feet from rear and sides, 20 feet on corner lots.
- D. All large animal keeping facilities must be located in the rear yard a minimum distance of fifty (50) feet away from any habitable on- or off-site structure.
- E. Minimum corral size - All property on which large animals are maintained shall provide a corral with a minimum of 500 square feet per animal.

6.3.2.13 Accessory Structure Building Materials - All accessory structures, including all horse keeping facilities, shall be designed to architecturally blend with the main residence on the site, incorporating similar building materials, roofing and detailing. The Planning Department shall review and approve all elevations prior to issuance of a Building Permit.

6.4 Single Family Detached Standards (SFD)

6.4.1 Purpose and Intent

The Single Family Detached (SFD) Standards establish regulations for the development of single family dwellings.

6.4.1.1 Principal Uses Permitted.

- A. Single Family Detached Dwelling Units.
- B. Public schools, through grade 12.
- C. Principal uses permitted within the open space designation subject to the review requirements outlined in Section 6.10, Open Space Use Standards.



6.4.1.2 Accessory Uses Permitted.

The uses marked with an asterisk (*) are permitted accessory uses subject to Staff Review as identified in Section 8.8, Staff Review.

- **A. Accessory structures or uses on the same building site which are customarily incidental or necessary to the main building or use.**
- B. Day care for twelve (12) or fewer children, family home.**
- C. Household pets, provided that no more than three (3) animals over four months of age are kept for each dwelling unit.**
- D. Wild animals, provided that for each dwelling unit the occupant may keep for personal use**
 - 1. The following wild animals:**
 - a. Canaries**
 - b. Tropical fish (excluding caribe).**
 - c. White mice**
 - d. White rats**
 - 2. The following wild animals, but in no event more than three (3) such animals in any combination on a lot or parcel of land having an area of less than 10,000 square feet per dwelling unit:**
 - a. Chinchillas**
 - b. Chipmunks**
 - c. Cockatiels**
 - d. Finches**
 - e. Gopher snakes**
 - f. Guinea pigs**
 - g. Hamsters**
 - h. Hawks**
 - i. King snakes**
 - j. Marmoset monkeys**
 - k. Parrots and other birds of the Psittacine family**
 - l. Squirrel monkeys**
 - m. Turtles**
 - 3. Other similar animals which, as determined by the Planning Commission, are neither more obnoxious nor detrimental to the public welfare than the animals enumerated in this section. Such animals shall be kept or maintained at a place where the keeping of domestic animals is permitted. The Planning Commission shall also determine the permitted number of animals for those not previously specified.**

- E. Crops, field, tree, bush berry and row, including nursery stock, the growing of. This subparagraph shall not be construed to permit roadside stands, retail sale from the premises, or signs advertising products produced on the premises.
- F. Home occupations, pursuant to the provisions of Section 93.02, City of Palmdale Zoning Ordinance or as otherwise provided in the Palmdale Municipal Code.
- G. Residential care facility for the elderly, six or fewer persons.
- H. Homes for children, six or fewer persons.
- I. Riding and hiking trails and staging areas.
- J. Model Home Sales Office complexes and construction trailers (subject to a Temporary Use Permit).
- K. Carnivals, subject to a Temporary Use Permit, not to exceed three (3) days within any six (6) month period, provided the carnival is located on publicly owned or leased property, on any general curriculum public or private school grounds, or on property improved with a permanently established church. The sponsorship of such carnival shall be confined to a public agency or a religious, fraternal or service organization directly engaged in civic or charitable endeavors.
- L. Satellite Antennae - (Refer to Section 6.15 for Satellite Antennae Standards.)

6.4.1.3 Uses Subject to Site Plan Review.

- A. Parks - Neighborhood and Community.
- B. Storage, temporary (during construction and 30 days thereafter), of materials and construction equipment used in construction or maintenance of streets and highways, sewer, storm drains, underground conduits, flood control works, pipelines and similar uses.
- C. Single Family Detached Senior Housing in accordance with Section 6.8, Single Family Detached Senior Standards.

6.4.1.4 Uses Subject to a Conditional Use Permit.

Pursuant to the conditions of Article 102 contained in Appendix C and the applicable Findings as specified in Section 8, Implementation, herein.

- A. Residential Planned Development in accordance with Section 6.7, Residential Planned Development Standards (detached units only).
- B. Public and private recreation center and facilities, including but not limited to swimming pools, tennis courts, golf



- courses, putting greens, lakes, clubhouses, stables and trails.
- C. Churches or other places of worship.
 - D. Country clubs.
 - E. Electric distribution substations, including microwave facilities in conjunction therewith.
 - F. Fire stations.
 - G. Golf courses.
 - H. Helistops.
 - I. Ham radio towers in excess of 30 feet in height.
 - J. Accessory dwelling units and "Granny" housing as defined by Government Code 65852.1, et.seq.
 - K. Homes for aged persons, over six persons, small group homes.
 - L. Homes for children, over six persons, special boarding.
 - M. Libraries.
 - N. Microwave stations.
 - O. Museums.
 - P. Sheriff or police stations.
 - Q. Private schools through grade 12 accredited, including appurtenant facilities which offer instruction required to be taught in the public school by the education code of the State of California in which no pupil is physically restrained, but excluding trade or commercial schools.
 - R. Telephone repeater stations or communication equipment buildings.
 - S. Day care centers with more than 12 children.
 - T. Other uses similar in character, intensity, and use to those listed above, as determined by the Director of Planning.

6.4.2 Development Standards

STANDARD	DEVELOPMENT DESIGNATIONS		
	SFD-7000	SFD-8000	SFD-10,000
6.4.2.1 Minimum Lot Depth	90'-0"	90'-0"	90'-0"
6.4.2.2 Minimum Lot Depth	60'-0"	65'-0"	70'-0"
6.4.2.3 Minimum Usable Pad Area			
A. Depth	80' - 0"	80' - 0"	80' - 0"
B. Width ¹		50' - 0"	55' - 0"
6.4.2.4 Setbacks ²			
A. Principle Structure			
1. Front Yard ³			
a. Single Loaded Street	15'-0" ⁸ (Minimum 20' to garage door)	15'-0" ⁸ (Minimum 20' to garage door)	15'-0" ⁸ (Minimum 20' to garage door)
b. Double Loaded Street	18'-0" (Minimum 20' to garage door)	20'-0" (Minimum 20' to garage door)	22'-0" (Minimum 20' to garage door)
2. Rear Yard	20'-0"	20'-0"	20'-0"
3. Side Yard	05'-0"	05'-0"	07'-0"
4. Side Yard Adjacent to Street	10'-0"	10'-0"	10'-0"
B. Attached Open Accessory Structures ⁴ (rear yard only)			
1. Side Yard	05'-0"	05'-0"	07'-0"
2. Rear Yard	10'-0"	10'-0"	10'-0"
C. Detached Accessory Structures ⁴ (rear yard only)			
1. Side Yard	05'-0"	05'-0"	05'-0"
2. Rear Yard	05'-0"	05'-0"	05'-0"
6.4.2.5 Minimum Usable Rear Yard	1000 sq. ft.	1000 sq. ft.	1000 sq. ft.
6.4.2.6 Building Height ⁵			
A. Principle Structure	35'-0" Maximum two (2) stories	35'-0" Maximum two (2) stories	35'-0" Maximum two (2) stories
B. Accessory Structures	18'-0"	18'-0"	18'-0"
6.4.2.7 Maximum Fence Height ⁶			
A. Front Yard	03'-6"	03'-6"	03'-6"
B. Side and Rear Yards	07'-0"	07'-0"	07'-0"
6.4.2.8 Covered Off-Street Parking ⁷	2 car enclosed garage	2 car enclosed garage	2 car enclosed garage
6.4.2.9 Signs	(See Section 6.12)	(See Section 6.12)	(See Section 6.12)

Notes

- 1 Corner lots shall be an additional 5'-0" in width.
- 2 Heat pumps and air conditioners may be located within rear and side yard setbacks; all other mechanical equipment is prohibited. Roof mounted or pop out mechanical equipment is prohibited.
- 3 Front yard setbacks shall vary as prescribed in Design Guidelines Section 7.4.1.1.
- 4 In no case may less than 1,000 sq. ft. of rear usable yard be maintained.
- 5 Chimneys may extend 2'-0" above maximum building height.
- 6 Chain link fencing is prohibited.
- 7 Carports are prohibited.
- 8 If it can be demonstrated during the project review process that grading impact will be reduced.



6.5 Single Family Attached Standards (SFA)

6.5.1 Purpose and Intent

The Single Family Attached (SFA) Standards establish regulations for development in the Single Family Attached Development Designation. The standards are designed to promote creative lotting concepts (zero lot line development as detached or paired dwelling units with each dwelling unit located on an individual lot) which will allow the opportunity to provide affordable housing at Ritter Ranch. To ensure that Single Family Attached Housing is sensitively designed and maintains high quality standards, detailed Architectural and Site Design Guidelines established in Section 7, Design Guidelines, and all applicable findings for approval established in Section 8, Implementation, shall be met. The Design Guidelines will ensure that all development at Ritter Ranch, including Single Family Attached Development, utilizes creative architectural design, quality building materials, and innovative lotting concepts.

6.5.1.1 Principal Uses Permitted.

- A. Public schools through grade 12.
- B. Principal uses permitted within the open space designation subject to the review requirements outlined in Section 6.11, Open Space Use Standards.

6.5.1.2 Accessory Uses Permitted

The uses marked with an asterisk (*) are permitted accessory uses subject to Staff Review as identified in Section 8.8, Staff Review.

- * A. Accessory structures or uses on the same building site which are customarily incidental or necessary to the main building or use.
- B. Day care for twelve (12) or fewer children, family home.
- C. Household pets, provided that no more than three (3) animals over four months of age are kept for each dwelling unit.
- D. Wild animals, provided that for each dwelling unit the occupant may keep for personal use
 - 1. The following wild animals:
 - a. Canaries
 - b. Tropical fish (excluding caribe)
 - c. White mice
 - d. White rats
 - 2. The following wild animals, but in no event more than three (3) such animals in any combination on a lot or

parcel of land having an area of less than 10,000 square feet per dwelling unit:

- a. Chinchillas
 - b. Chipmunks
 - c. Cockatiels
 - d. Finches
 - e. Gopher snakes
 - f. Guinea pigs
 - g. Hamsters
 - h. Hawks
 - i. King snakes
 - j. Marmoset monkeys
 - k. Parrots and other birds of the Psittacine family
 - l. Squirrel monkeys
 - m. Turtles
3. Other similar animals which, as determined by the Planning Commission, are neither more obnoxious nor detrimental to the public welfare than the animals enumerated in this section. Such animals shall be kept or maintained at a place where the keeping of domestic animals is permitted. The Planning Commission shall also determine the permitted number of animals for those not previously specified.
- * E. Home occupations pursuant to the provisions of Section 93.02, City of Palmdale Zoning Ordinance, or as otherwise provided for in the Palmdale Municipal Code.
 - F. Residential care facility for the elderly, six or fewer persons.
 - G. Homes for children, six or fewer persons.
 - * H. Real estate temporary office, subject to Temporary Use Permit.
 - * I. Riding and hiking trails and staging areas.
 - * J. Model home complexes and construction trailers subject to a Temporary Use Permit.
 - * K. Carnivals, subject to a temporary use permit, not to exceed three (3) days within any six month period, provided the carnival is located on publicly owned or leased property, on any general curriculum public or private school grounds, or on property improved with a permanently established church. The sponsorship of such carnival shall be confined to a public agency or a religious, fraternal, or service organization directly engaged in civic or charitable endeavors.
 - * L. Crops, field, tree, bush, berry and row, including nursery stock, the growing of. This subparagraph shall not be construed to permit roadside stands, retail sale from the premises, or signs advertising products produced on the premises.



- * M. Satellite Antennae. (Refer to Section 6.15 for Satellite Antennae Standards.)

6.5.1.3 Uses Subject to Site Plan Review

- A. Parks—Neighborhood and Community.
- B. Storage, temporary (as specified in the Single Family Attached Standards).
- C. Single Family Attached Development. (Refer to Section 8.13 for Vesting Map processing and concurrent processing requirements, and Section 6.2.20 for concurrent processing requirements.)
- D. Single Family Detached Senior Housing in accordance with Section 6.8, Single Family Detached Senior Standards.
- E. Single Family Detached Development in accordance with Section 6.4, Single Family Detached Standards.

6.5.1.4 Uses Subject to Conditional Use Permit.

Pursuant to conditions of Article 102 contained in Appendix C and the applicable Findings as specified in Section 8, Implementation, herein.

- A. Residential Planned Development in accordance with Section 6.7, Residential Planned Development Standards (attached and detached units).
- B. Public and private recreation centers and facilities, including but not limited to swimming pools, tennis courts, golf courses, putting greens, lakes, clubhouses, stables and trails.
- C. Churches or other places of worship.
- D. Country clubs.
- E. Electric distribution substations, including microwave facilities in conjunction therewith.
- F. Fire stations.
- G. Golf courses.
- H. Helistops.
- I. Ham radio towers in excess of 30 feet in height.
- J. Homes for aged persons, over six persons, small group homes.
- K. Homes for children, over six persons, special boarding.
- L. Convalescent homes.
- M. Libraries.
- N. Microwave stations.
- O. Museums.
- P. Sheriff or police stations.
- Q. Private schools (as specified in the SFD Standards)

-
- R. Telephone repeater stations or communication equipment building.
 - S. Day care centers with 12 children or more.
 - T. Other uses similar in character, intensity, and use to those listed above, as determined by the Director of Planning.



6.5.2 Development Standards

STANDARD	LOT TYPES	
	TOWNHOUSE LOTS	WIDE AND SHALLOW LOTS
6.5.2.1 Minimum Development Site Area	5 Acres	5 Acres
6.5.2.2 Minimum Site Area Open Space ¹	30%	30%
6.5.2.3 Residential Lots		
A. Minimum Lot Size	3,500 sq. ft.	3,500 sq. ft.
B. Minimum Lot Depth	70'-0"	50'-0"
C. Minimum Lot Width	30'-0"	60'-0"
6.5.2.4 Minimum Building Setbacks ²		
A. Front Yard		
1. To Public Street	15'-0" To Residence 20'-0" To Garage Door	10'-0" To Residence 20'-0" To Garage Door
2. To Private Street or Drive ⁸	15'-0" To Residence 20'-0" To Garage Door	10'-0" To Residence 20'-0" To Garage Door
3. Motor Court or Rear Alley ^{3, 8}	15'-0" To Residence 4'-0" to 8'-0" or Minimum 20' To Garage Door	10'-0" To Residence 4'-0" To 8'-0" or Minimum 20' To Garage Door
B. Rear Yard ^{3, 4, 5}	10'-0" To Residence 4'-0" to 8'-0" or Minimum 20' To Garage Door	10'-0" To Residence 4'-0" To 8'-0" or Minimum 20' To Garage Door
C. Side Yard ⁴	5'-0" or 0'-0" For Zero Lotline Dev.	5'-0" or 0'-0" For Zero Lotline Dev.
D. Side Yard Adjacent To Street ⁴	10'-0"	10'-0"
6.5.3.5 Distance Between Detached Buildings	10'-0"	10'-0"
6.5.2.6 Minimum Usable Rear Yard per Unit ⁵	400 sq. ft.	400 sq. ft.
6.5.2.7 Maximum Building Height		
A. Residence	35'-0", Max. 2 Stories	35'-0", Max. 2 Stories
B. Accessory Structures ⁶	18'-0"	18'-0"
6.5.2.8 Maximum Fence Height		
A. Front Yard	3'-6"	3'-6"
B. Side and Rear Yards	7'-0"	7'-0"
6.5.2.9 Off-Street Parking ⁷	(See Section 6.13)	(See Section 6.13)
6.5.2.10 Signs	(See Section 6.12)	(See Section 6.12)

Notes

- "Open Space shall" include front yards, common open space areas, rear yards, landscaped areas and natural open space, but excludes parking areas and nonusable slope areas.
- A minimum 25'-0" setback shall be provided from any building to a major arterial in lieu of setback established above.
- Automatic Openers. Garages with aprons less than 20 feet in length shall require installation of automatic garage door openers and sectional roll-up doors.
- Heat pumps and air conditioning condensers may be located in side and rear yard setbacks. All other mechanical equipment is prohibited in setback areas. Rooftop or "pop out" mechanical equipment is prohibited.
- Minimum 15' x 15' courtyard shall be provided within usable yard area. Private rear yards shall have no accessory structures other than decks, patio covers or trellises.
- Maximum 120 sq. ft. located in rear yard only if located on an individual residential lot.
- Individual residential unit driveways shall not access onto primary or secondary arterial streets.
- Detached units shall provide a minimum 20' to garage door.

6.6 Multifamily Residential Standards (MF)**6.6.1 Purpose and Intent**

The Multifamily Residential (MFR) Development Standards are intended to promote the development of affordable housing including senior housing.

6.6.1.1 Primary Uses Permitted:

- A. Public schools, through grade 12.
- B. Principal uses permitted within the open space designation subject to the review requirements outlined in Section 6.11, Open Space Use Standards.

6.6.1.2 Accessory Uses Permitted:

The uses marked with an asterisk (*) are permitted accessory uses subject to Staff Review as identified in Section 8.8, Staff Review.

- * A. Accessory structures or uses on the same building site which are customarily incidental or necessary to the main building or use.
- B. Day care for 12 or fewer children, family home.
- C. Household pets, provided that no more than three (3) animals over four months of age are kept for each dwelling unit.
- D. Wild animals, provided that for each dwelling unit the occupant may keep for personal use.
 - 1. The following wild animals:
 - a. Canaries
 - b. Tropical fish (excluding caribe)
 - c. White mice
 - d. White rats
 - 2. The following wild animals, but in no event more than three (3) such animals in any combination on a lot or parcel of land having an area of less than 10,000 square feet per dwelling unit:
 - a. Chinchillas
 - b. Chipmunks
 - c. Cockatiels
 - d. Finches
 - e. Gopher snakes
 - f. Guinea pigs
 - g. Hamsters
 - h. Hawks
 - i. King snakes
 - j. Marmoset monkeys



- k. Parrots and other birds of the Psittacine family
 - l. Squirrel monkeys
 - m. Turtles
3. Other similar animals which, as determined by the Planning Commission, are neither more obnoxious nor detrimental to the public welfare than the animals enumerated in this section. Such animals shall be kept or maintained at a place where the keeping of domestic animals is permitted. The Planning Commission shall also determine the permitted number of animals for those not previously specified.
- * E. Crops, field, tree, bush, berry and row, including nursery stock, the growing of. This subparagraph shall not be construed to permit roadside stands, retail sale from the premises, or signs advertising products produced on the premises.
 - * F. Home occupations, pursuant to the provisions of Section 93.02, City of Palmdale Zoning Ordinance, or as otherwise provided in the Palmdale Municipal Code.
 - G. Residential care facility for the elderly, six or fewer persons.
 - H. Homes for children, six or fewer persons.
 - * I. Riding and hiking and staging areas.
 - * J. Model Home Sales Office complexes and construction trailers, subject to a Temporary Use Permit.
 - * K. Carnivals, subject to a temporary use permit, not to exceed three (3) days within any six month period, provided the carnival is located on publicly owned or leased property, on any general curriculum public or private school grounds, or on property improved with a permanently established church. The sponsorship of such carnival shall be confined to a public agency or a religious, fraternal, or service organization directly engaged in civic or charitable endeavors.

6.6.1.3 Uses Subject to Site Plan Review:

- A. Parks - Neighborhood and Community.
- B. Storage, temporary.
- C. Apartments.
- D. Single Family Attached Development in accordance with Section 6.5, Single Family Attached Standards. (Refer to Section 8.13, Vesting Maps, for vesting map processing and concurrent processing requirements, and Section 8.14 or 6.2.20 for concurrent processing requirements.)
- E. Single Family Detached Senior Housing in accordance with Section 6.8, Single Family Detached Senior Standards.

6.6.1.4 Uses Subject to a Conditional Use Permit:

Pursuant to conditions of Article 102 contained in Appendix C and the applicable Findings as specified in Section 8, Implementation, herein.

- A. Residential Planned Developments in accordance with Section 6.7, Residential Planned Development Standards. (Attached and detached units.)
- B. Public and private recreation centers and facilities, including but not limited to swimming pools, tennis courts, golf courses, putting greens, lakes, clubhouses, stables and trails.
- C. Churches or other places of worship.
- D. Convalescent homes.
- E. Country clubs.
- F. Day care centers with greater than twelve (12) children.
- G. Electric distribution substations, including microwave facilities in conjunction therewith.
- H. Fire stations.
- I. Golf courses.
- J. Helistops.
- K. Ham radio towers in excess on thirty (30) feet in height.
- L. Homes for aged persons, over six persons, small group homes.
- M. Homes for children, over six persons, special boarding.
- N. Libraries.
- O. Microwave stations.
- P. Museums.
- Q. Sheriff or police stations.
- R. Private school through grade twelve (12).
- S. Telephone repeater stations or communication equipment building.
- T. Other uses similar in character, intensity, and use to those listed above as determined appropriate by the Director of Planning.

6.6.2 Development Standards

Multifamily Residential development is subject to the following Development Standards:

6.6.2.1 Minimum Project Site Area - One acre.

6.6.2.2 Minimum Project Site Area Width - Two-hundred (200) feet.



- 6.6.2.3 Minimum Setbacks - All setbacks shall be measured perpendicularly from the subject property line to the nearest foundation point.**
- A. To a public street - Twenty (20) feet.**
 - B. To a major arterial - Thirty (30) feet.**
 - C. To an interior lotline - Ten (10) feet plus one foot for each additional foot for each foot of height above twenty-five (25) feet of said structure. Where abutting a Single Family Detached Dwelling, minimum twenty (20) feet.**
 - D. Separation between buildings - Ten (10) feet.**
 - E. Private street - Twenty (20) feet.**
- 6.6.2.4 Maximum Building Height**
- A. Residential Buildings - Two (2) stories not to exceed thirty-five (35) feet.**
 - B. Senior/handicap Housing - Three (3) stories not to exceed forty (40) feet.**
 - C. Accessory Structures - Eighteen (18) feet.**
- 6.6.2.5 Maximum Site Coverage - Seventy (70) percent including all residential buildings, parking lots, garages, accessory structures, and driveways.**
- 6.6.2.6 Required Development Site Area Open Space - Thirty (30) percent, including all common open space, landscape areas and natural open space, private open space and recreational amenities.**
- 6.6.2.7 Maximum Fence Height**
- A. Front Yard - Three (3) feet six (6) inches.**
 - B. Side and Rear Yard - Seven (7) feet except in the required front yard set back area.**
 - C. Chain Link Fencing is prohibited.**
- 6.6.2.8 Off-street Parking - (Refer to Section 6.13, Off-Street Parking Standards.)**
- 6.6.2.9 Automatic Openers. Garages with parking aprons less than 20 feet in length shall have automatic garage door openers and sectional roll-up doors.**
- 6.6.2.10 Signs - (See Section 6.12, Sign Standards.)**

- 6.6.2.11 Heat pumps and air conditioning condensers may be located within rear and sideyard of setbacks all other mechanical equipment is prohibited. No "pop out" mechanical equipment is allowed.
- 6.6.2.12 Rooftop mechanical equipment shall be fully screened by architectural means such as parapet walls or rooftop wells that are integrated into the overall architectural theme. "Picket screening" is prohibited. Mechanical equipment shall not be located on private patios or balconies.
- 6.6.2.13 Noise attenuation, if applicable, will be addressed during Site Plan Review, or tentative map review or other applicable procedure.

6.7 Residential Planned Development Standards

6.7.1 Purpose and Intent

The Ritter Ranch Planned Development Standards are established to promote residential amenities beyond those expected under conventional development; to achieve greater flexibility in design; to encourage well-planned neighborhoods through creative and imaginative planning as a unit; and to provide for appropriate use of land which is sufficiently unique in its physical characteristics or other circumstances to warrant special methods of development. Planned developments are listed in several residential designations as a conditionally permitted use. In implementing a planned development, it is further declared that the purpose of this section is to encourage innovative planning and site design, and provide unified control of development. Adequate safeguards to ensure that such projects will be compatible with the surrounding neighborhoods are provided through the requirement of a Conditional Use Permit prior to the establishment of a planned development at Ritter Ranch. All condominium development and alternative lotting concepts which may not conform to the Development Standards for the underlying development designation at Ritter Ranch shall be processed as a Residential Planned Development.

Planned developments may include developments consisting of single family zero-lot-line developments; single family attached developments; zero-lot-line developments; or single family detached developments. Homes may be located on individual lots of record, fee lots, or developed as condominiums. Such developments shall be subject to all of the requirements set forth in the following Section 6.7.2, Residential Planned Development Standards.

A zero-lot-line development shall not utilize a common wall between two (2) adjacent structures, but may utilize abutting walls on the zero-lot-line



portion of the property. No lot in a zero-lot-line or small lot development shall contain less than 3,500 square feet.

6.7.2 Development Standards

This section allows for variations to setbacks and lot size standards currently established in the Development Standards. Projects proposed to be developed as a Planned Development are subject to the following Development Standards.

6.7.2.1 The proposed development area shall include a parcel of land containing not less than five (5) acres. A development may be considered on a parcel of land less than five (5) acres in area when such property has a common boundary with property which has been developed under an approved plan pursuant to this section. In this case, the plan shall indicate that the proposed development will constitute an orderly extension in arrangement of buildings, facilities and open space throughout the combined parcels of land, in addition to all other requirements for approval of a Conditional Use Permit.

In recognition of the fact that similar principles can be applied to smaller in-fill parcels, a project processed under R-PD provisions may be considered on parcels smaller than five (5) acres if the project is designed in a manner that is consistent with the intent, purpose and requirements of this section. Regardless of size, all projects shall demonstrate that the provision and arrangement of common open space, recreational amenities, private usable open space and configuration of structures are appropriate for the size of the proposed development. A greater emphasis shall be placed on quality private open spaces for individual units where project area is less than five (5) acres.

6.7.2.2 Dwelling units may be in single family detached or in multiple dwelling structures, depending upon adjacent development and the compensating features of the development plan. The Planning Commission may approve places of public assembly, recreational buildings and accessory buildings, if said buildings are for the primary use of persons residing within the planned development project, and are located so as not to be detrimental to adjacent properties. Distance between buildings shall not be less than ten (10) feet.

6.7.2.3 Buildings, driveways and parking areas shall not occupy more than 70 percent of the site area. Common recreational buildings are excluded from this building coverage limitation.

6.7.2.4 All planned developments shall incorporate a minimum of 30 percent of the total site area as open space which may include landscape areas, walkways, front yards, private open space, common open space, recreational facilities or natural open space. In addition, within the 30 percent open space, a minimum of two (2) of the following project amenities shall be provided:

- A. Swimming pool.
- B. Recreational building.
- C. Tennis court(s).
- D. Private fitness center and/or athletic club.
- E. Tot lot.
- F. Other similar facilities approved by the Director of Planning.

The number and types of required facilities shall be reasonably determined by the size and nature of the project.

6.7.2.5 The applicant shall submit to the Planning Commission, and it shall be made a condition of approval, satisfactory evidence that the applicant has made arrangements with the serving utility companies to install underground utilities to service all new facilities necessary to serve the development, except on existing utility easements where it can be established there are not other alternatives.

6.7.2.6 The Planning Commission shall approve a progress schedule indicating the development of open space and recreational amenities relative to the construction of residential dwelling units, which shall become a condition of approval. Where development is to be completed in phases, said development may be so completed with the approval of the Planning Commission. The Planning Commission may modify without a hearing this condition pertaining to the development schedule, based upon an affirmative showing by the project applicant in writing of hardship.

6.7.2.7 A tentative map shall be filed when required by the appropriate subdivision ordinance. Where a tentative map is not required, a site plan shall be filed indicating the precise location, width and type of improvements for private or public streets and pedestrian walks. Such improvements must be approved by the City Engineer and the Director of Planning.

6.7.2.8 A preliminary plan for the landscaping of all open areas, where appropriate, shall be submitted to and approved by the Planning Commission. Final plans shall be subject to approval by the Director of Planning and the City Engineer.



6.7.2.9 Planned development projects developed in phases shall be designed so that each successive phase will contain sufficient open space to independently qualify under the provisions of Section 6.7.2.4, provided, however, that where the applicant submits development plans indicating to the satisfaction of the Planning Commission that the proposed development provides as well or better for planned development within the intent of the Planning Development Standards, the Planning Commission may approve a division of open space encompassing more than one phase.

Where a division of open space will encompass more than one phase, the applicant shall provide the Planning Commission with a map indicating cumulative allocation and utilization of open space for each successive phase in each subsequent application.

6.7.2.10 In addition to a tentative subdivision map when required by the City of Palmdale Subdivision Ordinance, where lots or parcels of land are to be sold or separated in ownership from other property in the development, or applicable phase thereof, a map shall be submitted to the Planning Commission indicating the proposed boundaries of the lots or parcels of land to be sold or separated in ownership. The Planning Commission shall consider the proposed separation in ownership and may approve such separation where, in the Planning Commission's opinion, the proposed separation provides as well or better for planned development within the intent of the Planned Development Standards.

6.7.2.11 All materials and exhibits required by the City of Palmdale Article 102 (Variances and Conditional Use Permits) shall, in addition to other requirements, be submitted for review and approval and shall graphically depict compliance with the provisions of this section.

6.7.2.12 Approval of any project under the RPD Standards shall meet all applicable findings as specified in Section 8, Implementation.

6.7.2.13 For any project in which common areas, common maintenance facilities, private streets, commonly maintained yards, or similar type commonly maintained facilities are proposed, a homeowners association shall be formed and CC&Rs developed to ensure proper long-term maintenance of said areas. Final form and content of the CC&Rs shall be in accordance with City criteria for preparation of CC&Rs at the time the project is proposed and shall be subject to review and reasonable

approval by the Director of Planning and City Attorney prior to issuance of building permits or recordation of a final map for the project.

6.8 Single Family Detached Senior Standards (SFD/S)

6.8.1 Purpose and Intent

The Single Family Detached Senior Standards are intended to allow the opportunity to provide low maintenance, single family detached homes for the active senior citizen. Single Family Detached Senior Development is a permitted use subject to Site Plan Review in the Single Family Detached (SFD) and Single Family Attached (SFA) designations.

6.8.2 Definition of Senior Citizen Household

In order to qualify as housing for the elderly, the housing must satisfy the requirements of the Unruh Act (Civic Code Sections 51.2 through 51.4), as said Acts are constituted from time to time and with any regulations issued pursuant thereto, whichever requirements are more stringent.

6.8.3 Development Standards

Single Family Detached Senior development is subject to the following Development Standards:

- 6.8.3.1 Lot Area - Minimum three-thousand, five-hundred (3,500) square feet.
- 6.8.3.2 Lot Width - Minimum forty (40) feet.
Lot width is determined by averaging the front and rear property lines. In cul-de-sac situations, no lot shall have a street frontage of less than thirty-five (35) feet
- 6.8.3.3 Lot Depth - Minimum seventy (70) feet.
- 6.8.3.4 Setbacks - All setbacks shall be measured perpendicularly from the subject property line to the nearest foundation point.
 - A. Front yard - Minimum fifteen (15) feet (minimum 20 feet to garage door).
 - B. Rear yard - Minimum fifteen (15) feet.
 - C. Side yard - Minimum five (5) feet.
 - D. Side yard adjacent to street - Minimum eight (8) feet.
 - E. Attached accessory structure setbacks - Minimum seven (7) feet from rear and five (5) feet from side yard property line. Accessory structures are prohibited in front yards.



- F. **Maximum building height** - Height is measured from the average finished grade to the highest roof ridge.
 - 1. **Main Residence** - Twenty (20) feet.
 - 2. **Chimneys** may extend two (2) feet above maximum permitted height.
- G. **Maximum fence height** -
 - 1. **Front Yard** - Three feet six inches (3'6").
 - 2. **Side and Rear Yard** - Seven (7) feet, except in the required front yard setback.
 - 3. **Chain Link Fencing** is expressly prohibited except in conjunction with tennis courts and public swimming pools.
- H. **Off-street Parking** - A minimum two (2) car garage is required for each residence. Garage placement shall comply with Section 6.13, Off-street Parking Standards. Carports are prohibited.
- I. **Signs.** (Refer to Section 6.12, Sign Standards.)
- J. **Residential Dwelling Units Standards** -
 - 1. **Maximum one (1) story.**
 - 2. **Maximum 1,500 square feet not including garage.**
 - 3. **Maximum of two (2) bedrooms and den.**
- K. **Maintenance** - All Senior Developments will be required to establish a Homeowners Association responsible for exterior maintenance of all structures and front yard landscaping in said development.

6.9 Commercial Standards (C)

6.9.1 Purpose and Intent

The purpose of these provisions is to properly regulate the design and development of local and community commercial projects in the Ritter Ranch Specific Plan area. It is an objective of this section to permit a variety of compatible uses and facilities supportive of the general community. Local and community commercial facilities are to be dispersed throughout the community. These standards permit retail and service commercial uses of the local as well as community variety.

Initial site development of all local and community commercial development in the Ritter Ranch Specific Plan area is subject to the applicable development review application process.

6.9.2 Principal Uses

6.9.2.1 When proposing to locate one of the following uses within a new or existing commercial structure, the following uses are permitted subject to staff review within Planning Units 5M, 5N, 5P and 5S:

- A. Administrative, professional and business offices.
- B. Answering services.
- C. Antique stores.
- D. Apparel shops.
- E. Appliance stores, household.
- F. Art supply stores.
- G. Athletic and sporting goods stores.
- H. Auditoriums and conference rooms.
- I. Automobile supply stores.
- J. Bakery shops including baking only when incidental to retail sales from premises.
- K. Banks, savings and loan institutions and credit unions.
- L. Barber and beauty shops.
- M. Bicycle sales and service.
- N. Book stores (not Adult).
- O. Business machine stores.
- P. Camera and photo supply stores.
- Q. Cleaning and dyeing agencies including incidental spotting, sponging, pressing and repairs.
- R. Clock stores.
- S. Collection agencies.
- T. Confectionery or candy stores.
- U. Costume and clothing rental.
- V. Curtain and drapery stores.
- W. Data processing centers.
- X. Day care centers.
- Y. Delicatessens.
- Z. Dental clinics including laboratories in conjunction therewith.
- AA. Department stores.
- AB. Dog and cat grooming shops.
- AC. Dress making shop, tailor, pressing and alterations.
- AD. Drive-in restaurants.
- AE. Drug stores.
- AF. Duplication, blue printing and photos shops.
- AG. Education and scientific research.
- AH. Fabric and sewing material stores.
- AI. Florist shops.
- AJ. Furniture stores.
- AK. Furrier shops and storage.
- AL. Garden supply stores.



- AM. Gift stores.
- AN. Hardware stores.
- AO. Health food stores.
- AP. Hobby supply stores.
- AQ. Household merchandise and furniture stores.
- AR. Ice cream and yogurt shops.
- AS. Ice sales, not to include ice manufacturing plants.
- AT. Interior decorating studios.
- AU. Jewelry stores with incidental repairs.
- AV. Laundries, self-service.
- AW. Leather goods stores.
- AX. Libraries.
- AY. Lighting fixture stores, carpeting, wallpaper and tile stores, paint and glass stores.
- AZ. Locksmith shops.
- BA. Luggage stores.
- BB. Mail order houses.
- BC. Markets, food.
- BD. Meat markets, not including slaughtering.
- BE. Medical clinics including laboratories in conjunction herewith.
- BF. Messenger offices.
- BG. Music stores.
- BH. News stores.
- BI. Notions or novelty stores (not Adult).
- BJ. Nursery schools, preschool children.
- BK. Offices, professional.
- BL. Paint and wallpaper stores.
- BM. Personal loan agencies.
- BN. Pet stores and supplies.
- BO. Photographic equipment and supply stores.
- BP. Photographic studio and film developing stores.
- BQ. Police stations or sheriff stations.
- BR. Post offices.
- BS. Pottery stores, but not including a kiln or manufacture.
- BT. Radio and television stores.
- BU. Restaurants.
- BV. Sewing machine stores.
- BW. Shoe repair shops.
- BX. Shoe stores.
- BY. Souvenir stores.
- CA. Stationary and other paper product stores.
- CB. Tobacco stores.
- CC. Tailor shops, custom tailoring only.
- CD. Telegraph offices.
- CE. Telephone stores.
- CF. Theaters, not including drive-in.

- CG. Tourist information centers.
- CH. Toy stores.
- CI. Travel agencies.
- CJ. Typewriter sales and incidental repairs.
- CK. Utility offices.
- CL. Video equipment, sales and rental.
- CM. Watch stores.
- CN. Accessory structures or uses (excluding outside storage) which are customarily incidental or necessary to the permitted uses.
- CO. Any other uses similar in character, intensity, and use to those listed above, as determined by the Director of Planning.

6.9.2.2 When proposing to locate one of the following uses within a new or existing commercial structure, the following principal uses are permitted subject to staff review within Planning Units 1M, 5A, 5C:

- A. Administrative, professional and business offices.
- B. Answering services.
- C. Antique stores.
- D. Apparel shops.
- E. Art supply stores.
- F. Athletic and sporting good stores.
- G. Automobile supply stores.
- H. Bakery shops including baking only when incidental to retail sales from premises.
- I. Banks, savings and loan institutions and credit unions.
- J. Barber and beauty shops.
- K. Bicycle sales and service.
- L. Book stores.
- M. Business machine (retail) stores.
- N. Camera and photo supply stores.
- O. Cleaning and dyeing agencies, including incidental spotting, sponging, pressing and repairs.
- P. Clock stores.
- Q. Collections agency.
- R. Confectionery or candy stores.
- S. Costume and clothing rental.
- T. Curtain and drapery stores.
- U. Day care centers.
- V. Delicatessens.
- W. Dental clinics, including laboratories in conjunction therewith.
- X. Dog and cat grooming shops.
- Y. Dress making shop, tailor, pressing and alterations.
- Z. Drive-in restaurants.



- AA. Drug stores.
- AB. Duplication, blue printing and photo shops.
- AC. Fabric and sewing materials.
- AD. Florist shops.
- AE. Furrier shops and storage.
- AF. Garden supplies.
- AG. Gift stores.
- AH. Hardware stores.
- AI. Health food stores.
- AJ. Hobby supply stores.
- AK. Household merchandise and furniture stores.
- AL. Ice cream and yogurt shops.
- AM. Ice sales, not to include ice manufacturing plants.
- AN. Interior decorating studios.
- AO. Jewelry stores with incidental repairs.
- AP. Laundries, self-service.
- AQ. Leather goods stores.
- AR. Libraries.
- AS. Lighting fixture stores, carpeting, wallpaper and tile stores, paint and glass stores.
- AT. Locksmith shops.
- AU. Luggage stores.
- AV. Mail order houses.
- AW. Meat markets, not including slaughtering.
- AX. Medical clinics, including laboratories in conjunction herewith.
- AY. Messenger office.
- AZ. Music stores.
- BA. News stores.
- BB. Notions or novelty stores.
- BC. Novelty stores.
- BD. Nursery schools, preschool children.
- BE. Offices, professional.
- BF. Paint and wallpaper stores.
- BG. Personal loan agencies.
- BH. Pet stores and supplies.
- BI. Photographic equipment and supply stores.
- BJ. Photographic studio and film developing.
- BK. Post offices.
- BL. Pottery stores, but not including a kiln or manufacture.
- BM. Radio and television stores.
- BN. Restaurants.
- BO. Sewing machine stores.
- BP. Shoe repair shops.
- BQ. Shoe stores.
- BR. Souvenir stores.
- BS. Stationary and other paper product stores.

- BT. Tobacco stores.
- BU. Tailor shops, custom tailoring only.
- BV. Telegraph offices.
- BW. Telephone stores.
- BX. Tourist information centers.
- BY. Toy stores.
- BZ. Travel agencies.
- CA. Typewriter sales and incidental repairs.
- CB. Utility offices.
- CC. Video equipment, sales and rental.
- CD. Watch stores.
- CE. Accessory structures or uses (excluding outside storage) which are customarily incidental or necessary to the permitted uses.
- CF. Any other uses similar in character, intensity, and use to those listed above, as determined by the Director of Planning.

6.9.3 Uses Permitted Subject to a Conditional Use Permit

In the event any of the following conditionally permitted uses are proposed at initial development of a project, the entire project will be processed through a Conditional Use Permit.

6.9.3.1 The following uses may be allowed in Planning Units 5M, 5N, 5P and 5S subject to an approved Conditional Use Permit:

- A. Bar and cocktail lounges, except within a restaurant.
- B. Clubs, lodges and meeting halls.
- C. Liquor stores, except where ancillary to other uses (i.e., markets, drugstores, etc).
- D. Automobile service stations.
- E. Dancing or entertainment establishments.
- F. Recreational vehicle storage facilities.
- G. Required public utilities.
- H. Pool or billiard parlors.
- I. Health clubs.

6.9.3.2 The following uses may be allowed in Planning Units 1M, 5A and 5C subject to an approved Conditional Use Permit:

- A. Liquor stores, except where ancillary to other uses (i.e., markets, drugstores, etc).
- B. Recreational vehicle storage facilities.
- C. Required public utilities.
- D. Health clubs.



6.9.3.3 The following uses may be allowed in Planning Unit 4 I subject to an approved Conditional Use Permit:

- A. Amphitheater.
- B. Health clubs.
- C. Recreational facility.
- D. Community facility.
- E. Farmers market.
- F. Equestrian facility.

6.9.3.4 Uses permitted subject to a Temporary Use Permit:

- A. Carnivals, temporary, not to exceed three (3) days within a six (6) month period, provided the carnival is located on publicly owned or leased property, on any general curriculum public or private school grounds, or on property improved with a permanently established church. The sponsorship of such carnival shall be confined to a public agency or a religious, fraternal, or service organization directly engaged in civic or charitable endeavors.
- B. Pumpkin sales.
- C. Christmas tree sales.
- D. Temporary car washes.
- E. Other uses similar in character, intensity, and use to those listed above, as determined by the Director of Planning.

6.9.4 Development Standards.

All commercial building proposals, exterior alterations and exterior remodels are subject to Site Plan Review.

6.9.4.1 The following shall apply to all Commercial Site Plan Review Applications (Proposed Developments):

- A. Project Building Site - Five thousand (5,000) square feet.
- B. Project Building Site Width and Depth - No minimum.
- C. Building Height Limit - Two (2) stories not to exceed 35 feet maximum.
- D. Building setbacks.
 - 1. Front yard -
 - a. Twenty (20) feet for buildings less than 10,000 square feet gross leasable area which abut arterial roads. Required minimum twenty (20)-foot setback shall be landscaped and not include drive-through lanes, loading areas, parking lots or other paved surfaces,

- but may include utility pads, walkways, access points and similar improvements.
- b. Thirty (30) feet for all other buildings. Twenty (20) feet of the thirty (30)-foot setback shall be landscaped and not include drive-through lanes, loading areas, parking lots or other paved surfaces, but may include utility pads, walkways, access points and similar improvements.
2. Rear or side yard -
- a. A minimum twenty (20)-foot setback shall be maintained from all other thoroughfares.
- b. A minimum twenty (20)-foot setback from residential lots or parcel boundaries.
- c. Zero (0) feet adjacent to commercial uses.
- E. Off-street Parking - Off-street parking will be provided as required by Section 6.13, Off-street Parking Standards.
- F. Lighting - All exterior and interior lighting shall be designed and located to minimize power consumption and to confine direct rays to the premises. A parking lot lighting photometric plan is required in accordance with Section 6.13.1.5(l), Lighting. Except for necessary security lighting, all lights shall remain off during nonbusiness hours.
- G. Loading - All loading shall be performed on the site, and loading platforms and areas shall be screened from view from adjacent residential areas and from streets and highways. Loading areas shall comply with Section 6.13.1.8, Loading Zone Standards. Where loading areas are located adjacent to existing or proposed residential property, a noise study shall be submitted at the time of development proposal.
- H. Nursery schools and day care uses shall have separate passenger loading areas.
- I. Trash and Storage Areas - All storage including cartons, containers or trash shall be shielded from view within an architecturally compatible building or area enclosed by a masonry wall not less than six (6) feet in height. No such area shall be located within fifty (50) feet of any residentially zoned area.
- J. Enclosed Uses - All permitted uses and resulting products shall be contained entirely within a completely enclosed structure, except for off-street parking and loading areas, areas for sale of nursery stock, outdoor dining areas, or other similar uses approved by the Director of Planning.
- K. All buildings and structures shall be continually maintained by the owner, including exterior surfaces and colors.



L. Screening -

1. **Abutting residential areas -** An opaque screen composed of a wall or wall and landscaped berm combination shall be installed along all site boundaries where the premises abut areas zoned for residential uses. Except as otherwise required, the screening shall have a minimum height of six (6) feet. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest elevation. The requirement of such barrier shall not be construed to eliminate pedestrian or bicycle access.
2. **Intersections -** Where screening occurs along streets and boundaries, screening shall be installed so as not to obstruct the sight distance at intersections of:
 - a. A vehicular accessway or driveway and a street.
 - b. A vehicular accessway or driveway and a sidewalk.
 - c. Two (2) or more vehicular access ways, driveways or streets.
3. **Mechanical Equipment -** Rooftop mechanical equipment shall be completely screened from view by architectural means such as parapet walls or rooftop wells that are integrated into the overall architectural theme. The use of "picket fence" screening is prohibited.
4. **Parking -** Where parking spaces abut the public right-of-way, a partial visual screen of berming/mounding (3:1 maximum slope), minimum twenty-four (24) inches high in combination with landscaping or decorative walls shall be provided within the adjacent landscaped area.

M. Landscaping - The following standards shall apply where landscaping is required:

1. A twenty (20) foot minimum landscaping planter is required along major thoroughfares except when combined with a pedestrian walkway. In no case shall landscaping be less than fifteen (15) feet in width. Landscaping shall be bermed or a low wall shall be constructed, or a combination of the two, to a minimum height of twenty-four (24) inches above grade.
2. An additional amount of landscaping, equal to at least ten (10) percent of the net usable area of the site, is required.

3. A minimum ten (10) foot wide landscaped planter is required adjacent to residential uses.
4. One street tree is required for every twenty (20) feet of street frontage; however, the trees may be clustered.
5. Trees shall be installed with a mix of the following sizes: fifty (50) percent minimum – one (1)-inch caliper (15 gallons); thirty (30) percent – twenty-four (24)-inch box specimen; and twenty (20) percent – thirty-six (36)-inch box specimen.
6. A six (6) foot minimum landscape planter will be required at the beginning and end of all parking space rows, and at an average of every twelve (12) parking spaces, one tree (minimum fifteen gallon) shall be required per planter.
7. Separation - All landscaped areas shall be separated from adjacent vehicular areas by a wall or curb at least six (6) inches higher than the adjacent vehicular area. A minimum six (6)-inch concrete mow strip shall be installed between turf areas and shrub ground cover areas.
8. Watering - A permanent, electrical automatic irrigation system shall be provided for all landscaped areas. Drip irrigation or other water saving irrigation should be used where appropriate.
9. Maintenance - Required landscaping shall be maintained by the property owner in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary and the regular watering of plants which require watering to maintain a healthy condition.
10. Areas remaining or replanted with native vegetation are exempt from the landscape requirements except for Section 9 above, Maintenance.
11. Mechanical equipment such as electrical transformers and fire backflow devices shall be screened with landscaping and/or walls.
12. All landscape plans shall be reviewed and approved by the City Engineer and Director of Planning.

6.10 Commercial Planned Development Standards.

6.10.1 Purpose and Intent

The Commercial Planned Development standards are established to promote a Commercial Development within the Ranch Center Commercial Core (Planning Units 5M, 5N, 5P, and 5S) which



incorporates amenities and specialty design features beyond those expected in typical commercial development; to encourage a comprehensively designed master planned commercial district; provide integration of outdoor and indoor spaces; provide adequate interface between adjacent land uses; and promote the development of a pedestrian oriented "village center." The purpose of this section is to encourage innovative planning and site design and provide unified control of development. Adequate safeguards to ensure that the development will be compatible and integrate with surrounding land uses are provided through the requirement of a Conditional Use Permit for the Ranch Center Master Plan. Prior to any commercial development occurring within the Ranch Center. Upon approval of the Master Plan, all final design for phases within the Ranch Center shall be subject to site plan review to ensure consistency with the approved master plan.

6.10.2 Principal Uses (See Section 6.9.2).

6.10.3 Permitted Subject to a Conditional Use Permit (See Section 6.9.3).

6.10.4 Development Standards

Development within the CPD Designation is subject to the following Development Standards in addition to all Design Guidelines contained in Section 7.2.2, Ranch Center Guidelines.

6.10.4.1 Building Site Area - As indicated on the approved site plan.

6.10.4.2 Maximum Building Height - Thirty-five (35) feet.

6.10.4.3 Building Site Coverage - As indicated on the approved site plan.

6.10.4.4 Building Setbacks - As indicated on the approved site plan.

6.10.4.5 Off-street Parking - Refer to Section 6.13, Off-street Parking Standards, or as otherwise modified by the approved site plan. Joint-use parking may be permitted subject to a Conditional Use Permit.

6.10.4.6 Lighting - (See Section 6.13.1.5(I)).

6.10.4.7 Trash and Storage Areas - (See Section 6.9.4(I)).

6.10.4.8 Landscaping and Screening - As indicated on the approved site plan.

6.11 Open Space Use Standards (OS)**6.11.1 Purpose and Intent**

The Open Space Standards are provided to ensure the continued availability of land for preservation of natural resources, provision for outdoor recreation, and to protect the health, welfare and well-being of the people of the City of Palmdale.

6.11.1.1 Uses permitted subject to Site Plan Review:

- A. Bicycling, hiking, vehicular and equestrian routes and trails.
- B. Conservation areas and wildlife refuge.
- C. Parks, picnic areas, playgrounds and ball fields.
- D. Community facilities including libraries.
- E. Passive recreation areas, vista points and scenic resource areas.
- F. Any similar agricultural, conservation, park and recreation, open space use or accessory uses which are determined to be an appropriate use by the Director of Planning.

6.11.1.2 Uses permitted subject to a Conditional Use Permit:

Pursuant to the provisions of Article 102 of Ordinance No. 140 (Variances and Conditional Use Permits) of the City of Palmdale Zoning Ordinance and the applicable Findings as specified in Section 8, Implementation, herein, the following uses may be allowed subject to an approved Conditional Use Permit:

- A. Day care centers with 12 children or more.
- B. Country clubs, lodges, restaurants in conjunction with the operation of the golf course only, including on-site liquor sale, dancing and dining, on the same or separate building sites related to the main use.
- C. Fire stations and sheriff stations.
- D. Parking facilities.
- E. Sewage waste disposal and/or reclamation.
- F. Golf courses and driving ranges.
- G. Equestrian facilities (private).
- H. Amphitheaters.
- I. Man-made lakes and features.

6.11.1.3 Uses permitted subject to a Temporary Use Permit:

- A. Carnivals, temporary, not to exceed three (3) days within a six-month period, provided the carnival is located on



publicly owned or leased property, on any general curriculum public or private school grounds, or on property improved with a permanently established church. The sponsorship of such carnival shall be confined to a public agency or a religious, fraternal, or service organization directly engaged in civic or charitable endeavors.

- B. Pumpkin sales.
- C. Christmas tree sales.
- D. Temporary car washes.
- E. Temporary storage of materials and equipment for construction of public works.
- F. Any other temporary uses determined appropriate by the Director of Planning.

6.11.2 Development Standards.

- A. Building Site Area - As indicated on the approved Site Plan.
- B. Building Maximum Height - Thirty-five (35) feet or two (2) stories.
- C. Building Site Coverage - As indicated on the approved Site Plan.
- D. Building Setbacks - All buildings shall be set back from all property lines a minimum distance of 20 feet.
- E. Off-street Parking - (Refer to Section 6.13, Off-Street Parking Standards, or as otherwise modified by the approved Site Plan.)
- F. Lighting - All lighting, exterior and interior, shall be designed and located to confine direct rays to the premises. A photometric lighting plan is required, per Section 6.13.1.5(I), Lighting.
- G. Trash and Storage Areas - All storage including cartons, containers or trash shall be shielded from view within a building or area enclosed by a masonry wall not less than six feet in height and not exceeding eight feet in height. No such area shall be located within fifty (50) feet of any residential area.
- H. Screening - Screening is required when the following uses abut residential uses or a public or private street:
 - 1. Loading areas (not to be abutting streets).
 - 2. Visually obtrusive or noisy above ground utility equipment and appurtenances.
 - 3. Portions of uses which generate excessive noise or activities not compatible with residential uses.
 - 4. A screen, as referred to above, may consist of one or more of the following types as deemed appropriate by the Director of Planning:
 - a. Walls: A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material a minimum of four (4) inches thick.
 - b. Berms: A berm shall be constructed of earthen materials and it shall be landscaped.

- c. **Fences, solid:** A solid fence shall be constructed of masonry, wood or other materials a minimum thickness of two (2) inches and it shall form an opaque screen.
5. **Landscaping - Plant materials** when used as a screen shall consist of densely planted Evergreen or deciduous plants.
6. **Intersections - Screening** established near intersections shall consider safe sight distances so that adequate visual conditions are maintained for pedestrians and drivers of motor vehicles.
7. **Mechanical Equipment - Rooftop mechanical equipment** shall be completely screened from view by architectural means such as parapet walls or rooftop wells that are integrated into the overall architectural theme. The use of "picket fence" screening is prohibited.
- I. **Landscaping - Because of the open space nature of many of the permitted uses (such as golf courses) some of the following standards may not be appropriate and may be modified by the Director of Planning.**

Landscaping shall consist of trees, shrubs, and/or ground cover and shall be installed and maintained subject to the following standards:

1. A minimum ten (10) foot landscape planter shall be required along all property lines abutting streets. Minimum tree and shrub size shall be fifteen (15) gallons.
2. A ten (10) foot landscape area is required where open space uses, except natural open space, abut residential uses.
3. Landscaping is required along all property lines abutting residential uses. Trees shall be planted on average thirty (30) feet on center.
4. Planting shall be designed so as not to hinder sight distance at intersections.
5. Permanent automatic electric irrigation facilities shall be provided for in landscaped areas which utilize plants that require regular watering in order to maintain a healthy condition. Drip irrigation or other water saving irrigation should be used where appropriate.
6. Landscaping shall be maintained by property owners in a neat, clean and healthy condition.
7. Areas of natural open space, riparian areas and Planning Area 1 do not require additional planting or irrigation, except in areas immediately adjacent to streets and residential areas.
8. Areas of native vegetation and vacant unimproved land within all Open Space Designations (except enhancement of flood control basins), whether natural or intensified, are exempted from the landscaping standards and requirements identified above, except item 6 above.
- J. All buildings and structures will be maintained by the owner in a good state of repair, including exterior surfaces and colors.



- K. Security fences, tennis court fences and lights shall be subject to Site Plan Review and approval.

6.12 Sign Standards

6.12.1 Purpose and Intent

The purpose of this section is to establish standards for the uniform regulation of signs in the event the developer of Ritter Ranch does not submit and obtain approval of a Master Sign Plan for the entire Ritter Ranch development prior to commencement of development. Every effort should be made to encourage a Master Sign Plan for Ritter Ranch immediately prior to commencement of on-site construction. In the event a Master Sign Plan is approved by the City of Palmdale, this Sign Section shall become void and all sign submittals at Ritter Ranch shall be reviewed by City Staff for compliance with the Ritter Ranch Master Sign Plan. Any subsequent Master Sign Program which is developed for the Ritter Ranch Specific Plan area shall be consistent with the requirements of the Sign Standards as contained in the Specific Plan.

6.12.2 Temporary Signs (Applicable to all Planning Areas)

6.12.2.1 Temporary Signs not subject to a Permit

- A. Temporary political signs (must be removed within five (5) days after election).
- B. Real Estate signs less than six (6) square feet in area.

6.12.2.2 Temporary Signs Subject to a Temporary Sign Permit

- A. Construction Announcement signs not to exceed eighty (80) square feet and fifteen (15) feet in height.
- B. Real Estate signs greater than six (6) square feet in area.
- C. Subdivision Identification Signs - Upon recordation of a subdivision, the Director of Planning may permit the location of two (2) new on-site subdivision identification signs. Such signs shall be subject to the following provisions:
 - 1. The signs may be single or double faced and shall not exceed ten (10) feet in height.
 - 2. Neither the horizontal nor the vertical dimension of an advertising face shall exceed ten (10) feet and the total area shall not exceed eighty (80) square feet.
 - 3. Any such sign approved for a particular subdivision within the Specific Plan area shall not be changed to

- advertise another subdivision without the prior approval of the Director of Planning.
4. Signs must be located on the property being developed. Such signs shall be located a minimum of five (5) feet from the ultimate property line provided.
 5. Signs shall be a minimum one-thousand (1,000) linear feet apart and located on the site which development is occurring.
 6. Unless a time extension is granted by the Director of Planning, such signs shall be removed eighteen (18) months from the date upon which the permit(s) were issued, or when all of the lots in the subdivision are initially sold, whichever occurs first.
 7. Prior to the issuance of a sign permit, a cash deposit in the amount set forth by resolution at the time of issuance of the permit shall be filed with and accepted by the Director of Planning for each sign, and the applicant shall file a written statement from the property owner authorizing either the applicant or the City to go on to the property at any time to remove the sign at the sole cost of the applicant. In the event of failure to perform or comply with any term or provision pertaining to such sign, the Director of Planning may declare the deposit forfeited. Upon the expiration of the sign approval and removal of the sign, the deposit shall be refunded by the Director of Planning upon an application made thereto. The deposit may be allowed to include more than one subdivision sign, provided the estimated removal cost of all such signs is less than the deposit amount, the signs are erected by the same company, and the signs advertise the same subdivision.
- D. Model Home Signs - One (1) feature sign and one (1) model home sign identifying each particular model, not exceeding two feet by three feet (2' x 3') in size, shall be permitted. Model home complex flags may be displayed and shall be limited to two (2) flags per model. Such flag poles shall not exceed fifteen (15) feet in height and a flag area of four (4) square feet. Such flags shall be replaced at least once every eight (8) weeks from the commencement of their use. Prior to erecting any flag, a cash deposit in the amount set forth by resolution at the time of the issuance of the permit shall be filed with proof of compliance with all the provisions of this section. The deposit shall be refunded by the Director of Planning upon an application made thereto. Permits for such signs shall



not be issued until the model home complex has been approved by the Planning Department.

6.12.2.3 Permanent Signs

A. Permanent Signs not subject to a permit

1. Signs for Public Convenience and Necessity. Such signs are permitted in conjunction with a use which serves public safety and convenience, building identification, on-site directional signs, etc. Said signs shall be no greater than two feet by three feet (2' x 3') in dimension and, in the case of a ground sign, no higher than forty-two (42) inches above the ground. The number and location of such sign(s) shall be subject to approval by the Director of Planning.
2. "No Trespassing" Signs. A maximum area of three (3) square feet shall be permitted.

B. General

1. Signs, except for public service, time and temperature signs, may be directly or indirectly lighted, but shall not be flashing, animated, or revolving in nature.
2. Signs shall not project over the public right-of-way and shall be setback a minimum of two (2) feet.
3. Roof mounted signs are prohibited.
4. The Director of Planning or City Engineer may authorize identification signs showing the name of the community at the main points of entrance into the Ritter Ranch development, provided the overall signage area does not exceed sixty (60) square feet per sign face. Owner is responsible for maintenance of subject sign(s).
5. No illuminated sign shall be erected closer than seventy-five (75) feet from any existing or designated residential land use district, unless such illuminated sign shall have an illumination factor which does not exceed 450-foot lamberts measured by an approved light metering system. Such measurements shall be taken directly upon the surface of the light source and when all other external light sources in the same general vicinity are disconnected.
6. Each application for a sign permit shall be submitted to the Planning Department to ascertain that the sign conforms with the provisions of this section and will not adversely affect adjacent property

values or the public health, safety, or welfare. If the Planning Department finds that the sign so conforms and that there will be no such adverse effects, the issuance of a permit shall be authorized by the Director of Planning.

7. No sign shall be painted or affixed to a vehicle and placed in a conspicuous location to be used for on-site or off-site advertising.
8. Prohibited Signs - The following signs are prohibited in all designations:
 - a. Banners.
 - b. Pennants, except flags in conjunction with model homes.
 - c. Portable, movable or temporary signs, including window signs and A-frame signs.
 - d. Billboards.
 - e. Roof signs.
 - f. Flashing signs.
 - g. Inflatable signs or hot air balloons.
 - h. Signs which project in excess of twenty-four (24) inches from the wall on which it is affixed.

C. Signs Permitted within Residential Designations.

1. One (1) indirectly illuminated or softly back-lit, low-profile monument sign identifying a particular residential development, not to exceed a height of three (3) feet or an area of twenty-four (24) square feet. Such signs shall be maintained by a Homeowners' Association (HOA) or property owners' association.
2. Community and common facilities identification.
3. After the Site Plan Review and approval, the Director of Planning may permit one (1) single-faced, nonilluminated sign on a parcel of record to identify the project contractor, and/or leasing agency. Such sign shall not exceed twenty-four (24) square feet in area. No portion of any sign allowed by the provisions of this section shall have a height of more than ten (10) feet or have a dimension of the panel face that exceeds six (6) feet. Such signs shall be removed within thirty (30) days after the issuance of a Certificate of Occupancy.
4. The City will not be responsible for maintenance of community identification signs.

D. Signs Permitted within Commercial Designations.

1. Building-attached Identification Signs.
 - a. The sign area shall not exceed one (1) square foot of sign area for each linear foot of



building frontage. In no case shall the subject sign exceed one hundred (100) square feet in area. Each business is allowed a maximum of one building-attached identification sign per building elevation, and in no case will more than two (2) building-attached identification signs be permitted per business.

b. **Under-canopy Sign.** Where a canopy, marquee, or eave extends over a walkway, arcade, or mall, one under-canopy sign for each business may be permitted subject to the following conditions:

- 1) The vertical dimension of an under-canopy sign shall not exceed eighteen (18) inches, and the total area shall not exceed four (4) square feet.
- 2) The sign shall have at least a seven-foot, six-inch (7'6") vertical clearance.
- 3) Under-canopy signs shall be of uniform size, design, and height, and shall be compatible throughout each development.
- 4) Only the name and type of business shall be displayed on an under-canopy sign.
- 5) Under-canopy signs shall be affixed by solid bracing - no chains allowed.

2. **Freestanding Signs.**

On-site freestanding signs for individual businesses and shopping centers shall be permitted in the commercial zones pursuant to the following conditions:

- a. Maximum height of five (5) feet.
- b. Maximum allowable sign area of forty (40) square feet.
- c. Location: One per street frontage (minimum one hundred fifty (150) feet of frontage required). Shopping centers greater than twenty-five (25) acres in size shall be permitted two (2) monument signs per street frontage.
- d. Copy Permitted: Within shopping centers greater than 25 acres where two (2) monument signs per street frontage are

located on a site, one sign shall identify the center only, the other may identify the shopping center and a maximum of four (4) major tenants.

3. General.

- a. **Service Station Price Signs:** Service station price signs shall meet but not exceed the maximum size requirements set forth by the State of California Business and Tax Code.
- b. No signs shall project above the parapet, canopy, fascia, or wall to which it is attached.
- c. All signage shall be removed within ten (10) days of the vacation of the building or suite.

6.12.2.4 Sign Design Guidelines

- A. In conjunction with project submittal, all developments will include a master sign plan, based on the Ritter Ranch Sign Guidelines and Sign Standards, or Ritter Ranch Master Sign Plan.
- B. All signs will be maintained by the property owner (except entrance signs in right-of-ways which will be maintained by an HOA or the Developer) in good repair, including the display surface which will be kept neatly painted or posted. The exposed backs of all signs visible to the public will be suitably finished and maintained.
- C. All signage will be designed free of bracing, angle-iron, guy wires, cables, or similar devices.
- D. Any signs which do not conform to the provisions contained herein, or any other sections in the Ritter Ranch Specific Plan, will be made to conform or will be removed.
- E. The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest sphere, circle, rectangle, triangle, or combination thereof, that will encompass the extreme limits of the writing, representation, emblem, or other display together with any material or color forming an integral part of the background of the display, or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning ordinance regulations and is clearly incidental to the display itself.



The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When two identical sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than 42 inches apart, the sign area shall be computed by the measurement of one of the faces.

- F. The height of a sign will be measured from finish grade to the highest point of the sign.
- G. Building style and sign design shall be consistent with each other. In all cases, signage will be complementary to the exterior treatment of the building or location involved.
- H. Color schemes for signage will relate to other signs, graphics and color schemes in the vicinity in order to achieve an overall sense of identity.
- I. Can signs are prohibited. Individual channel lettering or wood-faced signage should be utilized.

6.12.2.5 Signs Seal Program

Every sign for which this section imposes standards shall have a seal provided by the City which will include the identification number, the name of the installer, the installation year date illuminated, and the voltage. This information shall be plainly placed on the exterior surface of the sign body in a location where such information will be readily visible after the installation and erection of the sign. Each sign seal shall be subject to a fee established by resolution at the time of issuance. The Planning Department shall be the responsible agency for the issuance of such sign seals and the collection of the fees. The seal and fee requirements of this section shall not be applicable to the erection of temporary political signs.

6.13 Off-street Parking Standards

6.13.1 Off-street Parking Standards

6.13.1.1 Purpose and Intent

The purpose of this section is to alleviate and prevent congestion of the public streets, and to promote the safety and welfare of the public by establishing minimum requirements for the off-street parking and loading of motor vehicles, based upon the use of the property.

6.13.1.2 General Provisions

- A. **Increase or Change in Use** - When any building is enlarged or increased in capacity, or when a change in use creates an increase in the amount of off-street parking space required, additional off-street parking spaces shall be required, such that parking requirements are met for both existing and proposed building areas in conformity with this section.
- B. **Combined Uses** - When two (2) or more uses are located in the same building or structure, or are within the same common developments, the parking requirements shall be the sum of the separate requirements for each use, except as specifically provided in this section.
- C. **Reduction in Number of Spaces** - No alteration of off-street parking facilities may occur which reduces number of usable spaces to less than the overall minimum requirements.
- D. **Tandem Parking** - Except where specifically allowed herein, parking spaces may not be designed in tandem. All parking spaces shall be free of obstructions and parking shall be accomplished in a continuous forward movement.
- E. **Continuing Obligation** - The provision for off-street parking facilities shall be a continuing obligation of the property owner so long as any use requiring vehicle parking continues.
- F. **Calculation of Spaces** - Any calculation of parking space requirements which results in a fraction of a parking space shall be counted as requiring a whole space.
- G. **Use of Parking Spaces** - Required parking spaces shall be used only for parking of vehicles for property owners, guests, renters, patrons or employees. Required parking spaces shall not be used for sale, display, rental, storage or repair of motor vehicles.
- H. **Additional Parking Required** - Nothing in this section shall be deemed to limit the power of the Planning Commission, or of the City Council on appeal, to require adequate provision of parking spaces as a condition of approval of a Conditional Use Permit, a Site Plan Review, or as a Development Standard when under the circumstances of a particular case a greater number of parking spaces than specified in this section is found to be necessary.



- I. **Maintenance of Parking Facilities** - All parking facilities shall be constructed and maintained in good condition in accordance with the provisions of Article 86 of the City of Palmdale Municipal Code. The maintenance thereof may include but shall not be limited to the repaving, oiling and striping of a parking area and the repair, restoration and/or replacement of any parking area design feature when deemed necessary by the Director of Planning to insure the health, safety and welfare of the general public.
- J. **Posting of Private Parking Lots** - All private parking lots shall have a sign posted at all entries stating that all provisions of the Palmdale Municipal Code and California Vehicle Code are enforceable on said parking lot by the Los Angeles County Sheriff Department, or other applicable agency.
- K. **Posting of Fire Lanes** - All fire lanes shall be posted for "NO PARKING" in accordance with the Los Angeles Fire Department Specifications, or other applicable agency.

6.13.1.3 Parking Space Requirements

Residential and commercial uses and buildings shall provide off-street parking in the manner specified below:

A. Residential Uses

1. **Parking Location** - Off-street parking spaces for single family detached dwellings shall be located on the same lot or parcel on which the dwelling is located. Off-street parking spaces for all other dwelling types shall be located on the same development site and on the same lot or parcel, but in no event more than two hundred (200) feet from the dwelling units for which the parking space is provided and assigned. No parking space required by this section shall be located in the required front, side or rear setback area of any residential zone, except within a detached garage or carport structure which may be located in a side or rear setback area, provided that twenty-six (26) feet back-up space is designated. Any additional parking area shall also be paved in accordance with required standards.
2. **Covered Parking** - One (1) parking space per dwelling unit in a multifamily development shall be within a garage, carport or other suitable covered

structure. Two (2) enclosed spaces shall be required for single family detached dwelling units. Other parking spaces may be uncovered.

3. **Commercial Vehicle in Residential Zones - No vehicle which is registered for commercial purposes, pursuant to applicable provisions of the Vehicle Code of the State of California or other jurisdiction, and which exceeds three (3) tons in unladen gross weight, shall be parked or left standing on any residentially zoned property in excess of 30 consecutive minutes unless it falls within the exceptions given in Section 15.101 of the Palmdale Municipal Code.**

B. Commercial Uses

1. **Parking Location - In commercial designations, off-street parking shall be located on the same lot or, with a reciprocal parking and access agreement approved by the City, on a lot contiguous to the building, structure or use to be served. In such situations, any term agreements between private property owners shall be recorded and shall require City approval prior to termination. The required parking spaces shall be not located in the rear of commercial buildings unless direct access for the customers to the facility is provided. Parking shall not be located across a street. No off-street parking space shall be located in front of an overhead door. Pedestrian walkways should be provided from parking areas to structures.**
2. **Use of Spaces - Required parking spaces shall not be used or permitted to be used for the repair, servicing or storage of vehicles, or for the storage of recycling bins, property or materials. Racks and pump blocks used in auto repair shops or other similar uses shall not be considered in calculating required parking spaces. No off-street parking space shall be located in front of an overhead loading door.**
3. **Bicycle Parking Facilities - Commercial projects containing between twenty (20) and fifty (50) automobile parking spaces shall provide a minimum of two (2) bicycle rack spaces consisting of a rack or other secure device for storing and protecting bicycles from theft. For facilities larger than fifty (50) spaces, additional bicycle rack spaces shall be provided at a ratio of one (1) bicycle rack space per fifty (50) automobile spaces. Fractional requirements of .5 or greater shall be considered as a full bicycle rack space. Bicycle racks shall be**



located in such a way as to not interfere with pedestrian or vehicular traffic.

6.13.1.4 Parking Schedule

Off-street parking shall be provided for the following uses according to the below specified quantities:

- A. Auditoriums, theaters, sports events, rodeos, and other similar spectator uses - One (1) space per four (4) fixed seats, or one space per thirty-five (35) square feet of spectator area where seats are not fixed. Eighteen (18) lineal inches of bench seating shall equal one seat. Additional parking for non-related uses are calculated according to use.
- B. Auto Repair - One (1) space per two-hundred (200) square feet of gross floor area. No inoperable vehicle may be parked or stored on the exterior of the business after daily business hours.
- C. Billiards - Three (3) spaces per table.
- D. Churches, chapels, mortuaries - One (1) parking space for every four (4) fixed seats, or one (1) space per thirty-five (35) square feet of assembly area where seats are not fixed in the principal assembly area; plus one (1) space for each classroom and secondary assembly area. Eighteen (18) lineal inches of bench seating shall equal one (1) seat.
- E. Commercial Uses, specified - One (1) space per two hundred fifty (250) square feet of gross floor area.
- F. Convalescent Homes, Group Care - One (1) space per three (3) beds.
- G. Day Care Centers - One (1) space for each classroom; plus one for every 20 students.
- H. Financial Institutions, Banks, Savings and Loans - One (1) space per two hundred (200) square feet of gross floor area.
- I. Golf Courses, Golf Driving Ranges - Six (6) spaces per golf course hole; three (3) spaces per driving tee on a golf range; plus one space per two hundred fifty (250) square feet of gross floor area used for other commercial uses. Additional parking for unrelated uses are calculated according to use.
- J. Health Clubs, Gymnasiums, Dance Studios and other similar participatory facilities - One (1) space per one hundred (100) square feet of gross area, excluding court facilities; plus three (3) spaces per court facility.
- K. Hospitals - One (1) space per bed.

- L. **Hotels, Motels - One (1) space per guest room; plus one space per one hundred (100) square feet of eating area in a restaurant/coffee shop; plus one space per seventy (70) square feet of seating area in a meeting or banquet room; plus one space per three (3) employees on the largest shift.**
- M. **Libraries, Museums, Galleries - One (1) space per two hundred fifty (250) square feet of gross floor area.**
- N. **Multiplefamily Residential Apartments, Condominiums, Townhouses, Stock Cooperatives and Limited Equity Cooperatives - Two and one-quarter (2.25) spaces per unit, one of which must be covered. One (1) bedroom - one (1) covered space; two (2) or more bedrooms - two (2) covered spaces.**
- O. **Office, Medical - One (1) space per two hundred (200) square feet of net leasable floor area.**
- P. **Office, Professional - One (1) space per two hundred fifty (250) square feet of net leasable floor area.**
- Q. **Open Air Commercial Uses, Nurseries, Equipment Rental - One (1) space per one thousand (1,000) square feet of lot area devoted to sales and display.**
- R. **Parks - Ten spaces per net acre of active recreational area within a park or playground; plus five (5) spaces per net acre of passive recreational area within a park or playground.**
- S. **Public Buildings and Facilities - One (1) space per two hundred (200) square feet of floor area for public buildings or facilities frequently visited by the public. One (1) space per four hundred (400) square feet of floor area for public facilities not frequently visited by the public.**
- T. **Restaurants, Bars and other eating or drinking places - One (1) space per one hundred (100) square feet of gross floor area, with a minimum of ten spaces. Where there is no on-site consumption of food or beverages, one space per two hundred fifty (250) square feet of gross floor area.**
- U. **Retail Uses - One (1) space per each two hundred fifty (250) square feet of gross floor area.**
- V. **Schools, grades K-8 - Two (2) spaces per classroom.**
- W. **Schools, grades 9 and above - Six spaces per classroom.**
- X. **Senior Citizen Housing - One and one-half (1.5) spaces per unit, one of which must be covered and designated for a specific dwelling unit.**
- Y. **Service-oriented Commercial Uses, Plumbing Repair and Service Shops - One space per each four hundred (400) square feet of gross floor area; plus one space for each vehicle used in conjunction with the use.**



- Z. **Service Stations** - Two (2) spaces per service bay; plus two (2) spaces for employee parking. Additional parking for unrelated uses calculated according to use.
- AA. **Single Family Residential** - Two (2) covered spaces per unit, both of which must be enclosed.
- AB. **Granny Flat Parking** - One (1) additional off-street parking space shall be provided.
- AC. **For uses not specified**, the Planning Director shall make an appropriate determination of required spaces.

6.13.1.5 Development Standards

The following Development Standards shall apply to all off-street parking areas.

- A. **Standard Spaces** - A standard parking space shall have a minimum dimension of nine (9) feet in width and eighteen (18) feet in depth. The minimum interior dimension for a single car garage or carport shall be ten (10) feet wide by twenty (20) feet deep. The minimum interior dimension for a two (2) car garage or carport shall be twenty (20) feet wide by twenty (20) feet deep.
- B. **Compact Spaces** - A compact parking space shall have a dimension of eight (8) feet in width and seventeen (17) feet in depth. In commercial and institutional projects with twenty (20) or more required parking spaces, up to twenty-five (25) percent of the required spaces provided may be compact size as defined herein.
- C. **Handicapped Spaces** - Whenever any off-street parking is required, spaces shall be provided in accordance with the latest version of Title 24 of the Uniform Building Code.
- D. **Reduced Parking Space Length and Width Prohibited** - No reduction of parking space length or width will be allowed regardless of any overhang over landscaping or required walkways.
- E. **Spaces Next to Walls** - Any uncovered parking space located next to a wall or other solid barrier shall be widened by an additional two (2) feet.
- F. **Clearance for Covered Parking** - In multiple bay parking structures, where covered parking occurs that provides pillars and posts for roof supports, parking stall design shall provide for a clear nine feet by 20 feet dimension with no encroachment of structural supports.
- G. **Parking Surface** - All parking areas, aisles and access drives shall be paved with a minimum of two (2) inches of asphalt on four (4) inches of compacted base, or four (4) inches of concrete in residential area; and four (4) inches

of concrete in commercial or institutional areas. Parking areas, aisles and access drives shall be graded and drained to dispose of surface water without damage to private or public properties, streets or alleys. The City Engineer may approve alternate materials and specifications in lieu of the foregoing requirements.

H. Access Drives.

1. Except for single family detached dwellings, groups of four or more parking spaces shall be located and served by an access drive in such a way that the use of the spaces and access drive will require no back-up movement, or other maneuvering within a street right-of-way excluding alleys.
 2. Vertical clearance of all access aisles or drives shall not be less than thirteen and one-half (13.5) feet above finished surface.
 3. Entrances from and exits to streets and alleys shall be provided at locations approved by the City. Except for single family detached dwellings, and unless expressly recommended otherwise by the Traffic Engineer, access drives onto public streets shall be more than one hundred fifty (150) feet apart, measured from centerline to centerline.
 4. The minimum width of access driveways for detached single family residences and duplex residences on a single lot shall be ten (10) feet. The requirements of Section 6.13.1.6 shall apply to access driveways units are located on a parcel, including condominium-type arrangements, and to any commercial or institutional use. Access drives which are not located next to parking spaces shall have a minimum width of twelve (12) feet for a one-way drive aisle and a minimum width of twenty-six (26) feet for a two-way drive aisle.
 5. For single family detached residences an unobstructed paved driveway, a minimum 20 feet in length, shall be provided within the required front setback. No portion of the public sidewalk shall be counted toward meeting the 20 foot minimum.
 6. Private streets serving commercial developments shall have a minimum vehicle access width of forty (40) feet.
- I. Required Lighting - Each plan for construction of a building with outside parking and lighting shall include the following:



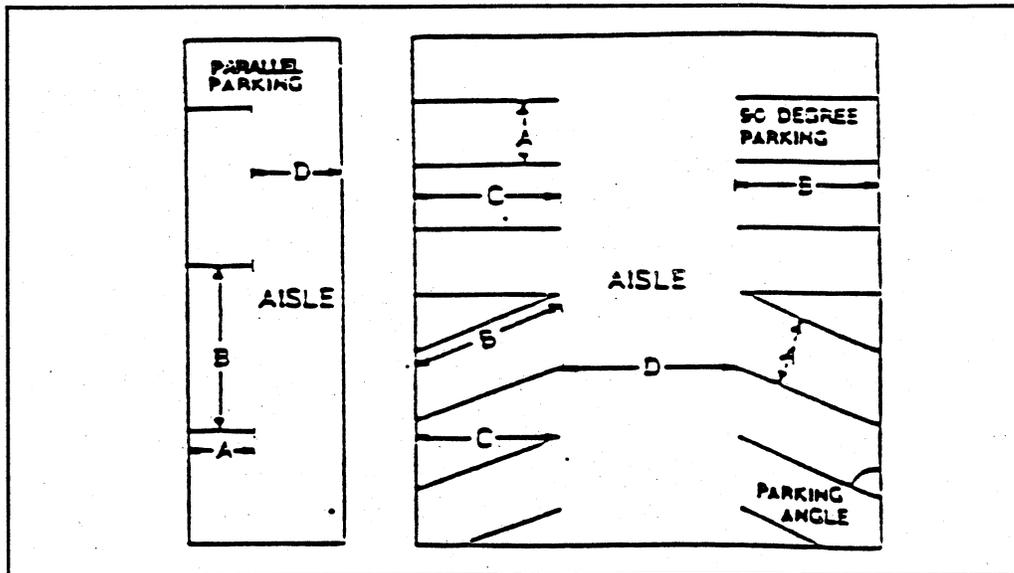
1. An exterior lighting (photometric) plan consisting of a point-by-point foot candle layout (based on a ten-foot grid center), extending a minimum of 20 feet outside the property lines, shall be prepared by an electrical engineer registered in the State of California.
 2. Maximum overall height of fixtures shall be not more than fourteen (14) feet in, or adjacent to, residential areas; and not more than 20 feet in nonresidential areas.
 3. Fixtures shall possess sharp cut-off qualities at property lines.
 4. There shall be no more than a seven-to-one (7:1) ratio (maximum to minimum) level of illumination shown between lighting standards.
 5. No low pressure, sodium lighting fixtures are allowed.
 6. There shall be no illumination or glare from the exterior lighting system onto adjacent properties or streets.
 7. Flashing lights are strictly prohibited.
 8. Lighting intensity shall be a minimum of one foot candle, maintained.
- J. Striping - Parking lots shall be completely striped, indicating individual parking spaces and traffic lanes as provided in a striping/parking plan submitted to and approved by the City, except for parallel parking, the striping of all other parking spaces shall be double line, hairpin style. Handicapped spaces shall be striped, marked and identified in accordance with Title 24 of the Uniform Building Code.
- K. Drainage - All parking and circulation areas shall be designed with an adequate drainage system and improvements shall consist of appropriate devices as specified by the City Engineer.
- L. Slopes - All parking lot areas used exclusively for parking and turnarounds shall be designed and improved with a grade not exceeding five (5) percent slope. Parking spaces for the handicapped shall conform to the slope requirements of Title 24 of the Uniform Building Code. All driveways within a parking lot used exclusively for ingress and egress or interior parking lot circulation shall be designed and improved with grades not to exceed a ten percent slope. Driveways providing a means of ingress and egress to a lot upon which is proposed to be

located a single family detached dwelling shall not be subject to this requirement.

6.13.1.6 Dimensional Requirements

- A. Parking Space Table - Except as specified elsewhere in this section, minimum off-street parking space dimensions shall be as indicated in the following table:

<u>PARKING ANGLE:</u>	<u>PARALLEL</u>	<u>30°</u>	<u>45°</u>	<u>60°</u>	<u>90°</u>
Space width (A)	9'	9'	9'	9'	9'
Space length (B)	22'	33.5'	27'	23.5'	18'
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'



6.13.1.7 Landscaping

The following landscaping requirements shall apply to all off-street parking areas.

- All landscaping and planting within paved areas shall be contained within raised planters surrounded by six-inch concrete curbs.
- Landscaping along a property line adjacent to an abutting property that has no entitlement application on file for



development is required to be defined by use of a six-inch concrete curb or a block wall, or six-inch concrete mowing strip, or a combination thereof.

- C. Landscaping, when providing a buffer and interfacing between commercial uses and residential uses, shall include at least one mature tree for each two hundred (200) square feet of required landscape area. A mature tree shall be defined as a forty-eight (48) inch box tree with a tree trunk diameter of three (3) inches as measured four and one-half (4.5) feet above the root crown.
- D. All portions of a parking lot devoted to landscaping shall be provided with an automatic electric irrigation system.

6.13.1.8 Loading Zone Standards - Per City Standards in effect at the time of development.

6.14 Grading Standards

The following Grading Standards have been prepared by Azeka De Almeida Planning, Buena Engineers, Pod Sasaki, The Keith Companies and Sukut Construction.

These standards are the basis for grading design for the Ritter Ranch Site and are formatted for the purpose of addressing the concerns of the community regarding visual impacts and disruption of the natural landforms. While these guidelines are detailed and comprehensive, it will be at the discretion of the City Engineer to require a deviation from these standards if the City Engineer deems that individual situations warrant an exception based on public health and welfare, or if he deems that visual impacts and landform disruption can be minimized.

These site design and grading policies and standards are formulated for the purpose of addressing the concerns of the community regarding visual impacts and disruption of natural landforms resulting from development of hillsides. While these policies and standards are comprehensive and attempt to foresee future circumstances that may arise, these policies and standards are subject to the interpretation of the Planning Commission or the City Council under established review procedures. The Planning Commission or the City Council, in the course of their evaluation, may require alternative standards or other conditions of approval, if these guidelines fail to further general grading policies contained within the Specific Plan.

Grading standards have been created to address all areas within Ritter Ranch to mitigate the potentially adverse visual impacts associated with grading operations. In addition to general policies and guidelines to regulate grading over the entire project, specific standards have been

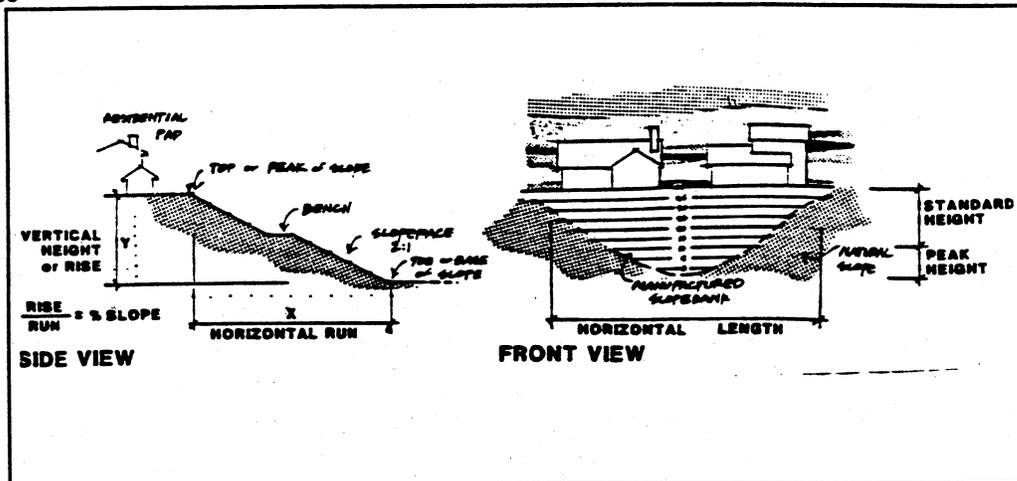
written to address unique situations within Ritter Ranch. The Ritter Ranch project has been divided into three (3) zones based on topography with grading standards developed for each.

All grading within Ritter Ranch shall be consistent with the City of Palmdale's Subdivision ordinance and engineering standards, except as described by the policies, standards and guidelines within this section. Where conflicts or duplication occur, or if separate grading ordinances are approved, this Specific Plan document will take precedence. However, in no event shall the grading standards at Ritter Ranch conflict with the provisions of the Los Angeles County Uniform Building Code, Chapter 70.

6.14.1 Definitions

- A. **Natural Slope or Slope** defines a tilted or inclined plane of natural topography. For the purposes of these standards, slopes are categorized by the following: 0 - 15 percent or "flat" to "gentle" slopes; 15 - 25 percent or "gentle" to "moderate" slopes; 25 - 50 percent or "moderate" to "steep" slopes; and slopes greater than 50 percent which are "very steep." (Refer to Exhibit 9, "Slope Analysis.")
- B. **Contours** are the lines depicted on topographic maps connecting points possessing the same elevation or altitude. The intervals between contour lines can vary depending on the scale of the map and the level of detail. Typically, a map possessing ten (10) foot intervals with intermittent five (5) foot intervals in flat areas is acceptable for planning purposes. Ten (10) foot intervals with intermittent two (2) foot intervals is usually acceptable for preliminary engineering purposes.
- C. **Gradient or Slope Percentage (--%)** describes slope steepness and is typically expressed as a percentage. Slope steepness can be calculated by several methods, such as the vertical rise or height divided by horizontal run (distance from one slope contour to another slope contour in plan view).
- D. **Slopebank or Manufactured Slope** defines a man-made slope possessing slopes greater than 25 percent, or 4:1 (four [4] feet horizontal for every one [1] foot vertical). Slopes less steep than this are generally nonstructural in nature.
- E. **Peak or Slopebank Peak** refers to the area of a slopebank that extends beyond or exceeds the standard height or condition. This area may occur at the top of a manufactured cut slope or at the base of a manufactured fill slope (e.g., the slope face may spill down into a canyon).
- F. **Horizontal Length** refers to the visual or horizontal length of a man-made or manufactured slope. The horizontal length of a slopebank, or a portion of a slopebank, can be calculated by measuring the length of man-made contour lines.





- G. **Landform Grading** is defined as an overall design effect, in which graded portions of the development are designed to blend with preserved natural terrain. Landform grading as a design concept includes these following elements: the preservation of significant landform features or natural open space, the selective placement of development and the sculpture-like shaping of manufactured slopes to simulate natural topography. The result of landform grading, when combined with landscaping and viewed from a distance, suggests a natural-like appearance.
- H. **Daylight Grading** is a grading technique in which the elevation and exterior boundary of a flat pad for development is determined by the elevation and boundary of the natural slope face of an existing contour. Using an existing contour to define the exposed edge of a development pad results in the preservation of an undisturbed natural slope and vegetation below the development pad. Fill slopes along the exposed edges of the development pad are limited to the filling of gullies or arroyos. These fill slopes should be shaped to blend with adjacent natural contours.
- I. **Sliver Fills/Chasing Grade** occurs when manufactured slopeface gradient parallels the natural topography.
- J. **Minor topographic features** in determining the appropriateness of an encroachment into areas with slopes fifty percent (50%) or greater, shall mean rock outcroppings, canyon walls, arroyos, gullies and similar landforms which are within or adjacent to slopes less than fifty percent (50%) and are within a planning unit designated for development.

6.14.2 General Policies

The policies and standards described in this section provide the guidance necessary for aesthetically sensitive grading design and development throughout Ritter Ranch.

Building pads, streets, school sites and active park areas require relatively flat, well-drained areas. As a result, grading is a necessity when considering any land area for development. However, the aesthetic impacts of grading can be mitigated by sensitive site planning and the implementation of the standards described herein. Ritter Ranch has been designed with respect for the natural landforms upon which it is located. Where grading must occur, landform grading and revegetation are encouraged to recreate a "natural" appearance. The following general policy statements outline the objectives of the grading standards to be applied to the entire Ritter Ranch community.

6.14.2.1 Preserve major ridgelines and significant natural features that are important to the community as a whole. Specifically, the Sierra Pelona ridgeline shall be preserved in its present natural state.

6.14.2.2 Development of projects which require cut slopes in areas with slopes greater than fifty percent (50%) shall be avoided except when judged acceptable by the Planning Commission or City Council upon project review based on the determination that the exceptions established under Section 6.14.4.4 are appropriate to the project.

Encroachment into development areas containing canyons with side slopes of fifty percent (50%) or greater is, by necessity, an integral part of the grading standards and is acknowledged as necessary to implement the Specific Plan. The mitigation of the visual impacts shall be subject to the review and approval by the Planning Commission or City Council.

6.14.2.3 Encourage creative design solutions to reduce grading activities and the visual impacts of grading operations (e.g. encouraging single-loaded streets with smaller slopebank heights in hillside areas, or allowing mechanically stabilized embankment technology such as geo-grid or reinforced earth and landform grading).

6.14.2.4 Minimize exposed slopebank areas and graded surfaces to the extent possible. Minimizing the amount of slopebank area will reduce revegetation and irrigation requirements as well as potential erosion hazards.

6.14.2.5 Respect natural topography and viewshed areas with sensitive grading design and site planning. Mass graded "mega pads" for residential development shall be avoided. Smaller steps of grade change shall be used over single large slopebanks to the greatest extent possible.



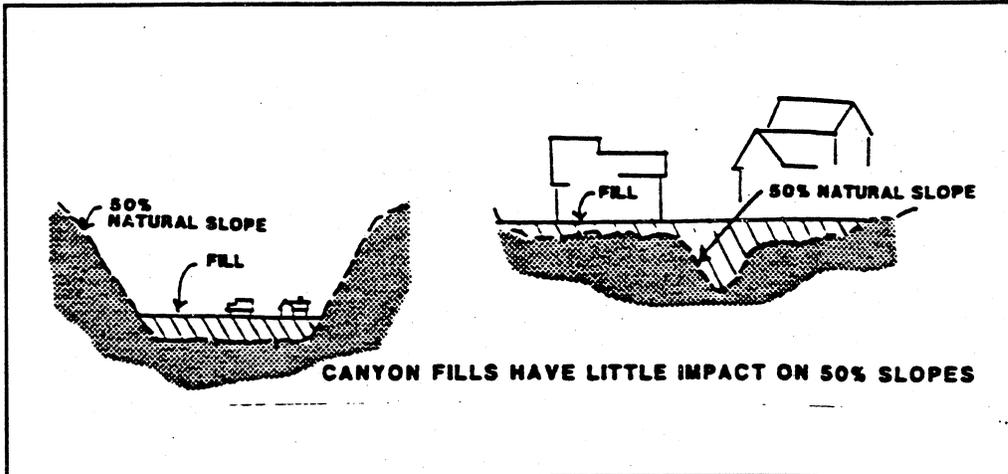
- 6.14.2.6 Landscaping shall be employed in hillside areas to revegetate slopes to a natural appearance that blends graded slopes into natural slopes."
- 6.14.2.7 Establish provisions for long-term maintenance of all graded slopebank areas defined herein.
- 6.14.2.8 Respect significant natural drainage courses (e.g. Amargosa and Anaverde Creeks) and provide for drainage in a more natural appearing condition rather than with concrete drainage channels as appropriately determined by the City Engineer.
- 6.14.2.9 Transfer development from steep, visually prominent slopes to less steep and less visible slopes. The basis of the land plan for Ritter Ranch has been to transfer density from steep areas to less steep areas, creating over 7,500 acres of natural open space. As steepness of slopes increases, development is transferred and clustered to areas that are less steep. (Refer to Exhibit 19, "General Plan Land Use Enlargement.")
- 6.14.2.10 Residential lots shall be designed to prohibit rear yard downslopes to property lines.

6.14.3 General Standards

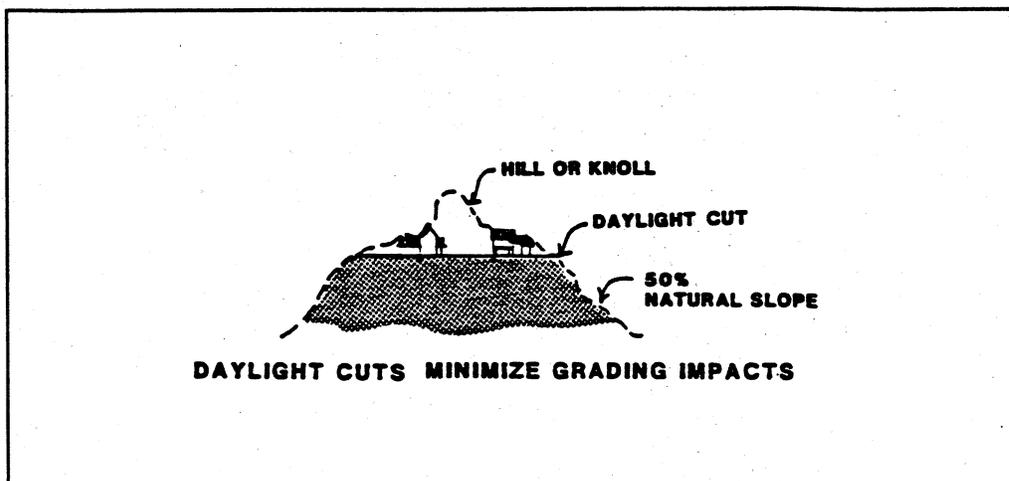
The general policies for grading design and site planning over the entire area of Ritter Ranch will be implemented by the following Grading Standards.

- 6.14.3.1 Preservation of Significant Topographic Features
 - A. The major ridgeline on Ritter Ranch, the Sierra Pelona ridgeline, shall be preserved in its natural state. No development is permitted on this ridgeline.
 - B. All development shall be vertically "set-down" from the highest point on-site (Odell Peak elevation 5,217 feet) by approximately one-thousand (1,000) feet. This will result in the containment of development below the 4,250 foot contour, preserving the Sierra Pelona ridgeline as a scenic backdrop.
 - C. Encroachment into any area containing slopes greater than 50 percent (50%) shall not occur but it will be allowed under the following conditions, or when otherwise approved by the City Engineer and Planning Commission:

1. Where fifty percent (50%) slopes are found on canyon walls, the sides of a valley, or the sides of gullies, grading may be designed to fill over or against fifty percent (50%) slopes subject to standard engineering practices and the reasonable approval of the City Engineer.



2. When fifty percent (50%) slopes are located on the sides of a minor topographic feature, such as a hill knoll, or outcropping, this feature can be regraded to create flat areas and safely eliminate fifty percent (50%) slopes.

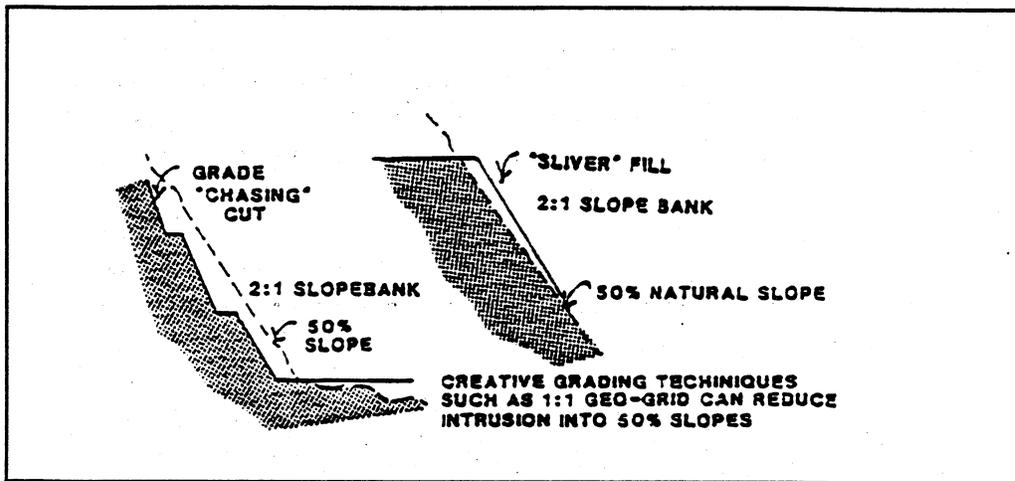


3. Subject to the reasonable approval of the City Engineer, roadways that connect to development areas or provide access to utilities and infrastructure may occur in slope areas greater than fifty percent (50%), where creative grading techniques such as



landform grading can be used to reduce grading and visual scarring of the landform.

4. "Sliver fills" or "chasing grade" uphill due to cuts shall be avoided in areas greater than fifty percent (50%) slope. Creative grading techniques, such as "daylight" grading, engineered mechanically stabilized embankments, and other methods, shall be used to minimize the intrusion into greater than fifty percent (50%) slopes, subject to the reasonable approval of the City Engineer.



5. Isolated landforms (e.g. knolls, gullies, or ravines) of steep to very steep slopes that are not a large contiguous area over ten (10) acres in size may be graded, provided resultant man-made slopes meet the requirements of the grading standards contained herein.
- D. The integrity of the Amargosa Creek and Anaverde Creek shall be maintained or recreated with stormflows contained in natural appearing drainageways instead of concrete channels wherever reasonably approved by the City Engineer. Landscape enhancement with drought tolerant plant materials is required.
 - E. Development may cause segments of many of the existing drainage courses on-site to be altered. The flowlines of natural watercourses (e.g. the Amargosa Creek, Anaverde Creek, Pine Canyon Creek, and Ritter Canyon Creek) realigned due to development must be designed and constructed to adequately regulate stormflows. Landscaped drainage swales are preferred over concrete roadside ditches or channels. Depending on engineering feasibility as reasonably determined by

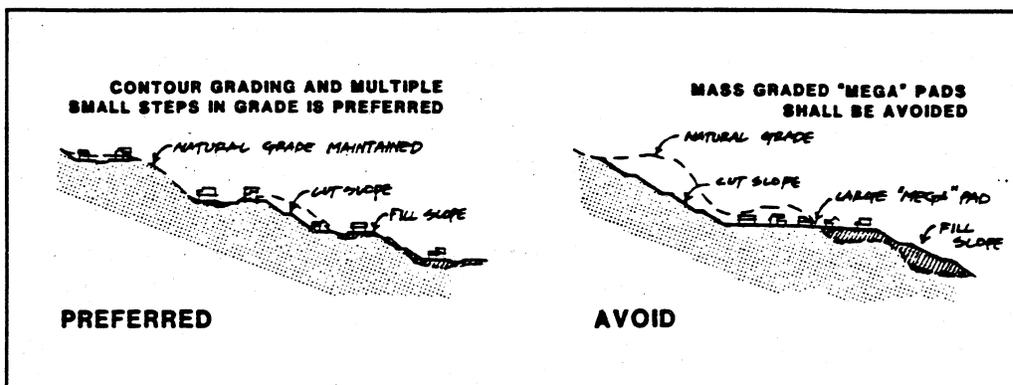
the City Engineer, stormflows may be accommodated at grade or in storm drains as discussed in the Drainage Section (Section 4.10, Drainage Plan) of the Specific Plan.

- F. Flood control facilities may be used, as reasonably approved by the City Engineer, to reduce storm run-off flows from Ritter Ranch to adjacent properties. This measure can be implemented to reduce downstream erosion, safety hazards, and drainage facility requirements. Specifically, the Amargosa drainageway is designed in conjunction with the Ritter Ranch Drainage Plan to reduce downstream stormflows by a significant degree.
- G. Special visual review may be required by the Planning Director at project submittal or during project review for projects proposed in visually prominent areas, such as near the crest of a ridgeline, along the exposed edge of a daylight cut, or manufactured landform embankment. Strong consideration shall be given to the design of projects that minimize the visibility of grading and retain or compliment the natural landforms and physical features of the planning area. The visual analysis may employ a number of techniques, including "before and after" photo-renderings, scale models, computerized topographic depictions, photo-simulations and video animations.

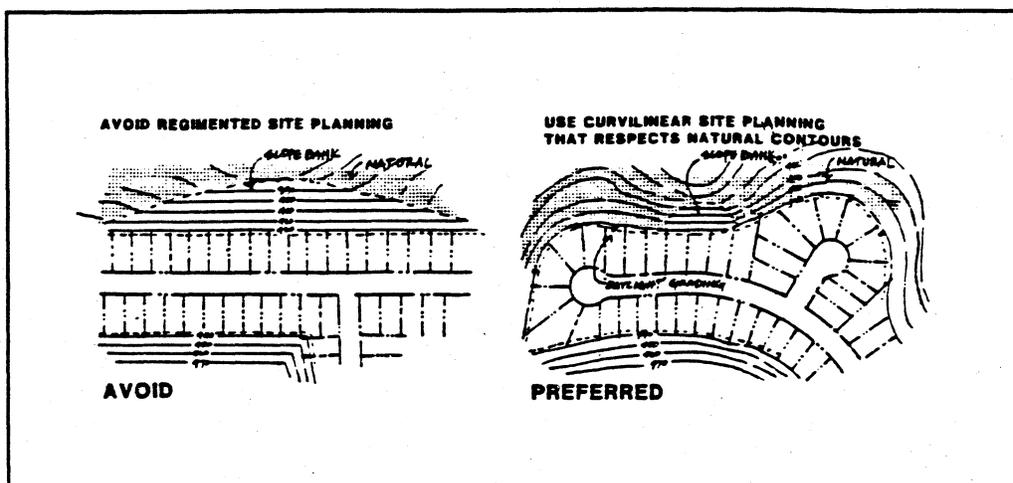


6.14.3.2 Site Planning

"Contour and landform" grading that follows the existing natural contours rather than geometric grading which ignores natural topography shall be required except when determined to be infeasible by the City Engineer. Grading for residential pads in highly visible areas, such as near the crest of a ridgeline, along the edge of a daylight cut or manufactured landform embankment, shall be designed to avoid the image of linear rows of houses stepping up and down the hillside. Grading to create large, flat "megapads" in highly visible areas shall be avoided, except as required for school and park sites.



- A. Site planning of residential development in hillside areas shall promote multiple small terraces with view orientations rather than single large "megapads." Larger school and park sites should consider the use of terraces between various activity areas.
- B. Innovative site planning, such as the creative use of cul-de-sacs, auto courts and curvilinear streets, is recommended to reduce the regimented appearance of residential architecture. Rectilinear or grid-iron streets are not acceptable in hillside areas with natural slopes over twenty-five (25) percent.
- C. Cul-de-sacs and curvilinear streets shall be used in hillside areas to vary the position of homes as viewed from off-site.
- D. Single loaded residential streets with sidewalks on one side should be encouraged in slope areas over twenty-five percent (25%) to better conform to the natural landform and avoid excessive grading.

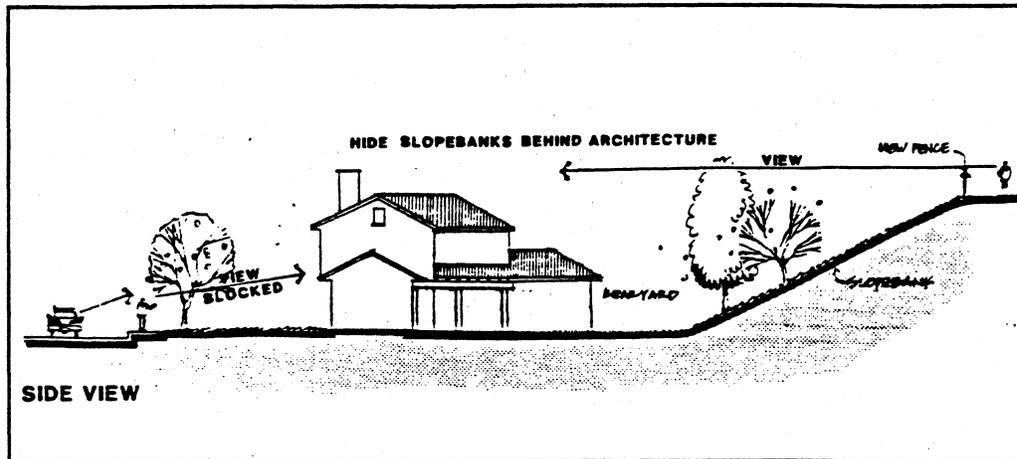


- E. Hillside engineering standards for street widths, vertical curves, tangent distances and horizontal radii, intersection transitions and road gradients should be applied where deemed acceptable by standard engineering practices and approved by the City Engineer to reduce grading impacts in hillside areas.
- F. The maximum design gradient for arterials shall be six percent (6%), and for collectors and residential streets ten percent (10%). A special hillside standard of eight percent (8%) for arterials and twelve percent (12%) for hillside collectors may be used to reduce grading and slopebanks. This hillside standard will only be allowed when roadways are generally straight with horizontal curves greater than 1,000 foot radius for lengths up to 1,500 feet and are subject to City Engineer's approval.
- G. Based on the graphic principle that dark colors recede and light colors project forward, medium to dark earth-tone colors which blend with surrounding environment should be used for building elevations and roof materials in view-sensitive areas.
- H. Residential structures constructed on manufactured pads (production housing) near the crest of a ridgeline, along the exposed edge of a daylight cut or manufactured landform embankment shall utilize a combination of the following architectural, grading and landscaping elements, as required, to integrate and blend residential structures into existing landform.
- Increase (rear) setback to reduce visibility of structure.
 - Align roof pitch parallel to the slope of the landform.
 - Restrict second story areas to within the shape of the roof.
 - Limit the height of structure to one story.
 - Undercut pad (backgrade) to hide a portion of the structure.



- f. Group trees to soften the effect of window and wall areas.

Architectural elevations and plot plans for individual lots shall be reviewed by the Planning Commission at the Tentative Map review, if available, or by the Planning Director during the Subdivision Development Plan review process.



- I. Fences and walls shall be designed to avoid continuously long, unbroken or unvaried lengths and be colored to blend with the surrounding environment. Open view fences are encouraged adjacent to open space and park areas.
- J. Landform grading shall be utilized on slopes sixty (60) feet or higher that are visible from off-site or from public rights-of-way within the specific plan area to ensure that final graded slopes are re-sculpted to contain elements that replicate the surrounding natural terrain. Alternative grading techniques, such as geo-grid or mechanically stabilized slopes, may be utilized when it can be established that such technique furthers conformance of the overall landform grading when deemed feasible and acceptable by the City Engineer.

6.14.3.3 Permanent Revegetation and Maintenance

Revegetation and maintenance of graded slope areas are critical to ensure a positive landscape impact within Ritter Ranch. The landscape concept is discussed in detail in Section 4.4, and specific standards regarding the revegetation of various graded areas are provided in Section 7.5. The following standards are proposed to ensure that graded slopes are adequately addressed.

- A. Soil that is disrupted and exposed by grading operations shall be revegetated with native or semi-native grasses and ground covers to achieve a natural appearance and protect against erosion upon the completion of grading operations for that particular phase of development.
- B. All manufactured slopes exceeding three (3) feet in height must have erosion control upon completion of rough grading operations with either erosion control blankets, hydroseeding germinated to 85 percent prior to acceptance, or other accepted erosion control methods for wind and water erosion for temporary erosion control.
- C. For maintenance purposes, the maximum height of manufactured slopes on individual residential lots shall not exceed thirty (30) feet when completely enclosed within the private yard area. Thirty (30) foot high slopes provide for a clear overview of residential units, while being screened from public view by the dwelling unit below. Manufactured slopes may exceed thirty (30) feet in height on individual residential lots provided slopes are outside of the private enclosed yards, are within a maintenance easement, and provide adequate access for slopebank maintenance.
- D. Manufactured slopes in excess of thirty (30) feet vertical height shall be maintained by a Homeowners Association.
- E. All graded areas outside of residential yard areas within a maintenance easement (e.g. slopes adjacent to streets, pocket parks, or access roads) shall be maintained by a Maintenance District or a Homeowner's Association. All other graded areas not within residential lots shall be designated as common areas to be maintained by a Homeowner's Association.
- F. Landscape materials shall be positioned to screen terrace drains and down drains. Terrace drains and down drains should be reduced in numbers, rearranged or eliminated by creative grading and landscaping techniques to create a more natural appearance. The location of dense vegetation in flowlines diagonal downspout, fibrous root systems, and other natural techniques are encouraged to slow velocities over concrete terraces and down drains.
- G. In hillside areas adjacent to housing and fill, slopebanks shall be revegetated with fire-resistant plant materials to provide an effective fuel modification zone and to reduce fire hazards, per L.A. County Fire Department requirements.
- H. A minimum 15-foot wide equipment access must be provided to all manufactured slopes which will be maintained by and entity other than the property owner.
- I. Planting need not be provided for cut slopes rocky in character and not subject to damage by erosion, or any slopes protected against erosion damage by other methods

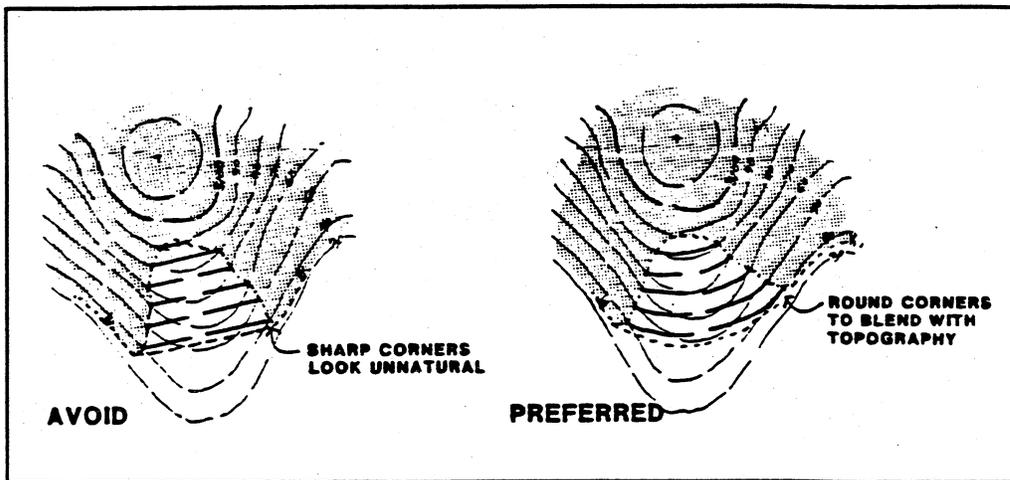


when such methods have been specifically recommended by a soils engineer, engineering geologist, or equivalent authority, and found by the City Engineer to offer erosion protection equal to that provided by the planting specified in this section.

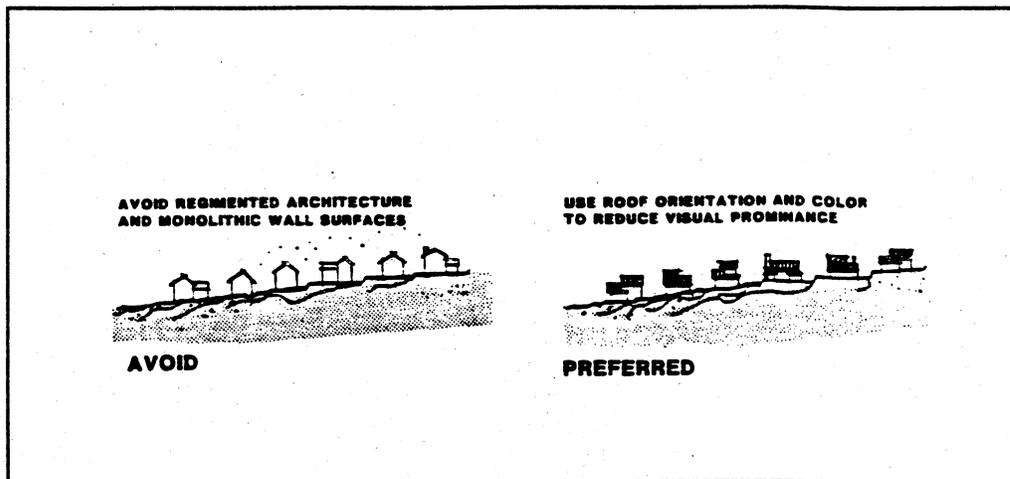
- J. Erosion control measures reviewed and approved by the City Engineer shall be installed on all permanent slopes over three (3) feet in height pursuant to City-wide standards.

6.14.3.4 Slopebank Design

- A. Slopebanks within street right-of-ways are prohibited with the exception of split profile roadways, where up to a 3:1 slope is permissible in the median.
- B. Manufactured slopes over thirty (30) feet in height shall have drainage terraces at vertical intervals of approximately thirty (30) feet. Where supported by engineering calculations, and reasonably approved by the City Engineer, manufactured slope heights may increase to forty (40) feet without terrace drains. Mechanically stabilized embankments may not require drainage terraces when reasonably approved by the City Engineer.
- C. Drainage terraces shall measure not less than eight (8) feet in width, with a five-foot wide concrete channel or swale and a three-foot unpaved walkway. Down drains shall be located away from visual focal points such as street intersections to the extent possible and located diagonally on the slopebank. To reduce the number of down drains, the conduction of water horizontally to catch points should be considered. The use of earth-tone colored pigment shall be required for concrete down drains visible from public right-of-ways in combination with landscaping for screening improvements.
- D. Slopebanks will be provided with subsurface drainage, as required, for stability to be recommended by the project geotechnical engineer and reasonably approved by the City Engineer.
- E. The maximum height for manufactured slopes is regulated by the standards for each Grading Zone described in Section 6.14.4.
- F. Buildings should be positioned so that two-story heights (typically 25 - 28 feet) will screen rear yard slopebanks from off-site views.
- G. Drainage shall not be allowed to run down manufactured slopeface without appropriate erosion control devices.



- H. Manufactured slopebanks adjacent to natural open space areas shall have rounded transitions at the top and toe of slope, and where manufactured contours meet natural contours, to provide a more natural appearance. Manufactured slopes adjacent to natural open space shall be curved, and slopeface should be varied in steepness to blend with adjacent natural slopes.

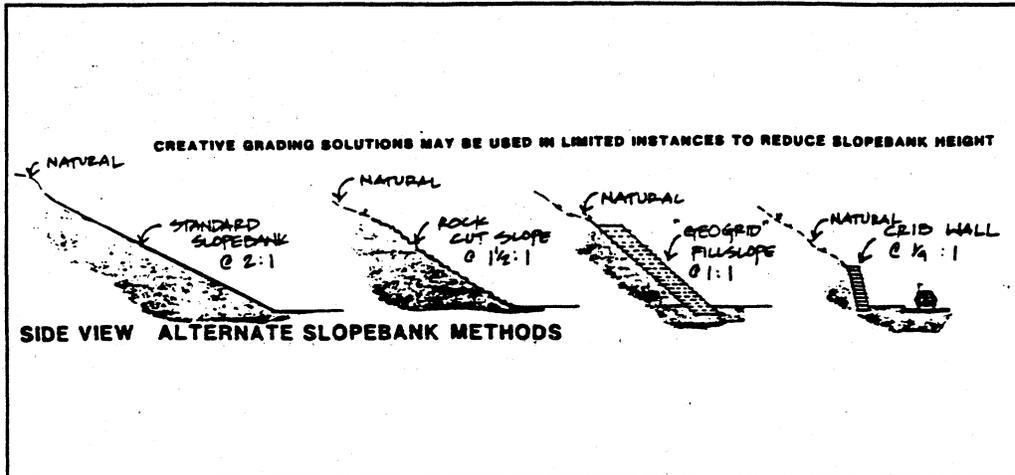


- I. Cross-lot drainage is not permitted except in Planning Units 1B (the golf course area) and in other open space areas.
- J. The slopeface gradient, or ratio for standard manufactured slopebank design, is two (2) horizontal feet for every one (1) vertical foot (2:1), unless steeper slopes can be supported by geotechnical engineering calculations and approved by the City Engineer.
- K. All maintenance responsibilities of slope which indicate multiple entities in Section 8.21, Continued Maintenance,

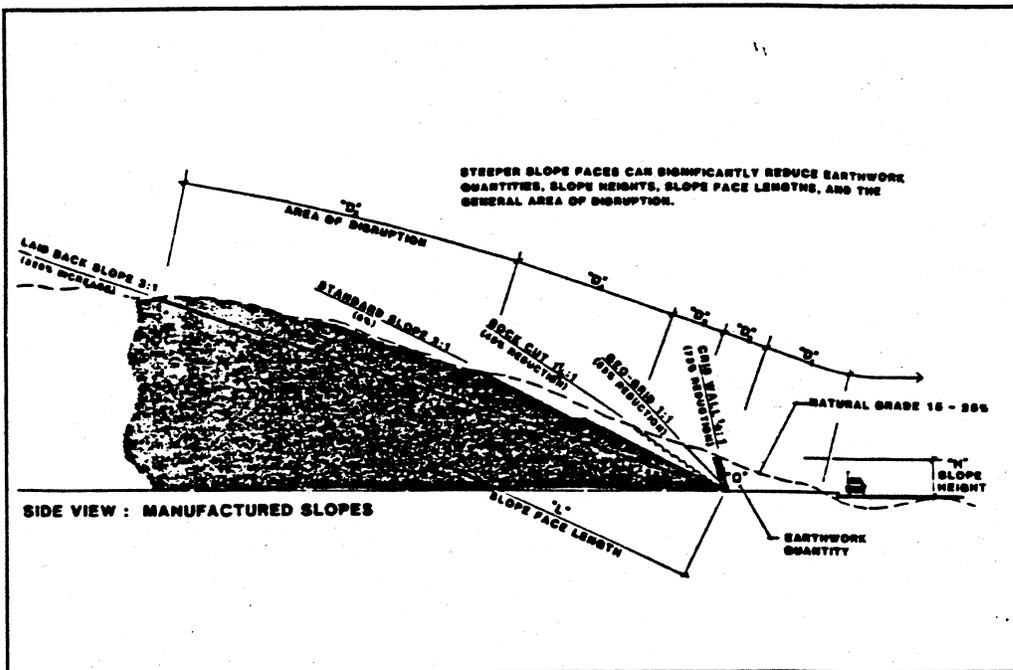


will ultimately be determined by the City of Palmdale at the time of the development Review approval.

- L. Innovative landform and contour grading techniques, such as geo-grid, crib walls, or other mechanically stabilized embankments, may be utilized on visually prominent slopes and on slopes sixty (60) feet in height or greater, subject to the City Engineer approval. Slopes below 60 feet in height may also utilize these techniques, subject to review and approval of the City Engineer.



- M. The maximum height of standard slopebanks and the maximum height and length of peak conditions are established herein for each zone. Design of cut or fill slopes that will exceed the maximum heights specified in the "Summary of Grading Standards by Zone" shall require the use of mechanically stabilized embankments, including but not limited to geo-grid, crib walls, concrete retaining walls, or any combination thereof, as reasonably required by the City Engineer.



Slopebank Description	Slope Gradient	"H"		"Q"		"L"		"D"	
		Slope Height		Earthwork Quantity		Slope Face Length		Area of Disruption	
	hor.:vert.	(ft.)	(%)	(cy.)	(%)	(ft.)	(%)	(ft.)	(%)
Laidback	3:1	100	200	330	320	260	220	320	200
Standard	2:1	50	100	103	100	120	100	160	100
Rock Cut	1.5:1	30	60	53	51	54	45	88	55
Geo-grid	1:1	21	40	38	37	28	23	64	40
Crib wall	.25:1	16	32	26	27	18	15	44	28

6.14.3.5 Remedial Grading

Grading for the proposed project shall be performed in conformance with the recommendations included in the design geotechnical reports, Chapter 70 of the Uniform Building Code (or Los Angeles County Building Code) and the requirements of the City of Palmdale City Engineer. Grading must include remedial repair of adverse soil and geologic conditions where these hazards could endanger public safety.



- A. Typical conditions to be corrected by remedial grading include expansive soils, collapsing or compressible soils (hydroconsolidation of alluvial or colluvial soils), liquefaction potential, densification of low density soils under foundations, roadways, and other improvements, landslide and slope stabilization, surface and subsurface drainage control.
- B. Site-specific geotechnical engineering reports for individual tracts and grading plans shall address the soil and geologic conditions of the site relative to proposed site grading at final design. Items to be addressed in the design geotechnical reports should include but not be limited to the following:
1. Discussions on the location and settlement potential of collapsing soils along with recommendations for depth of soil removal and thickness of engineered fill mats.
 2. Discussions relative to the location of expansive soils along with recommendations for remedial grading and/or foundation and pavement design.
 3. Recommended engineered cut-and-fill slope design relative to slope stability including requirements for shear keys, buttress fills, stabilization fills, top of cut swales, top of fill berms, and slope erosion protection.
 4. Recommended guidelines for remedial grading of unstable natural hillsides adjacent to or within areas of development. This may include landslide removal and/or construction of buttress fills and debris wall design and construction.
 5. Recommended type, size, and location of subdrains within manufactured slopes and deep canyon fills.
 6. Guidelines for construction of deep canyon fills along with estimates of settlement potential.
 7. Recommendations for treatment of liquefiable soils.
 8. The City Engineer will review and approve the design level, geotechnical engineering reports and should perform cursory site inspections during grading operations to confirm that field conditions are as anticipated in the geotechnical reports. The geotechnical engineering consultant shall perform monitoring of site grading to determine conformance to the approved grading specifications and to provide alternate recommendations if unanticipated soil or geologic conditions are encountered. The geotechnical engineering consultant shall also certify that all grading has been completed in conformance with the City approved plans and specifications.

6.14.4 Grading Regulation Areas

The entire Ritter Ranch Specific Plan area has been divided into three Grading Regulation Areas as depicted on Exhibit 36A, "Grading Regulation Zones." Area I is generally composed of 0 - 15 percent slopes or relatively flat topography. Area II is generally composed of 0 - 25 percent slopes, with topography ranging from gently rolling to moderately steep terrain. Area III is generally composed of 0 - 50 percent slopes with topography ranging from gently rolling to very steep terrain. Maximum height and length of standard and peak slopebank conditions are designated to be consistent with the existing topography in each Grading Regulation Area.

6.14.4.1 Area I

Area I shall consist of Planning Area 1, including Planning Units 1A through 1N inclusive, the northern portion of Planning Area 2 (including Planning Units 2A, 2B and 2F), and the northern portion of Planning Area 5 (including Planning Units 5A through 5G and 5M through 5X).

- A. In Area I the maximum height of the standard slopebank condition shall be limited to thirty (30) feet. An additional fifteen (15) feet of height is permitted to peak above the standard slope limit provided that the horizontal length of the peak area condition does not exceed two-hundred (200) feet. The total slopebank height in the peak condition would be limited to forty-five (45) feet.
- B. The following provides further elaboration of Section 4.9 which discusses the Conceptual Grading Plan for Ritter Ranch.
 1. The alignment of Ritter Ranch Road is established to provide a connection to Godde Hill Road, access to the Golf Course Community, and access to Messer Ranch and other planning areas within Ritter Ranch. This roadway is the major east-west collector for the project and parallels Elizabeth Lake Road. It is designed to be compatible with the natural topography and provide access to development from both sides of the roadway.
 2. Elizabeth Lake Road is raised within the Amargosa drainageway to elevate the road above potential stormflows. Fill material for this purpose is taken from the flood control basin located in Planning Area 1 as designed by Assessment District 90-1.
 3. The natural detention capacity along this portion of the Amargosa drainageway is increased by these proposed grading operations to reduce downstream flows during storm events.



4. There are several knolls and other minor topographic features in Planning Area 1 that will be graded to provide developable area outside of areas restricted by geologic or flood hazards and viewshed concerns. Additionally, Planning Unit 1H is set back one-thousand two-hundred feet (1,200) feet from the intersection of Godde Hill Road and Elizabeth Lake Road and is screened from view by Planning Units 1C and 1D. These minor topographic features are located in Planning Units 1H, 1J, 1K and 1L. Daylight grading is encouraged to reduce the degree of visible scarring of open space and golf course areas. Resultant grading meets the standards for Area I.
5. In the north half of Planning Area 5, natural slopes are relatively flat. To provide adequate access to the project, Ranch Center Drive connects from Elizabeth Lake Road to Ritter Ranch Road. This connection passes through an area of moderate and steep topography.

6.14.4.2 Area II

Area II shall consist of all of Planning Area 3 (including 3A and 3B), a portion of Planning Area 4 (including Planning Units 4A and 4E), the southern portion of Planning Area 2 (including Planning Units 2C, 2D, 2E, 2G, and 2H), and the southern portion of Planning Area 5 (including Planning Units 5H through 5L).

- A. In Area II the maximum height of standard slopebanks shall be limited to sixty (60) feet. An additional thirty (30) feet of height is permitted to peak above the standard slope limit provided that the horizontal length of the peak area condition does not exceed four-hundred (400) feet. The total slopebank height in the peak condition would be limited to ninety (90) feet.
- B. The following provides further elaboration of Section 4.9 which discusses the Conceptual Grading Plan for Ritter Ranch.
 1. A hillside collector road is designed to loop through Planning Area 2 to provide access to the elementary school, community park and other developable areas in the upper elevations.
 2. Planning Unit 2E is situated on top of a hill. The flat and gentle sloped areas of this hill will be graded to provide developable area. Some encroachment into fifty percent (50%) slopes may occur; however, the resultant

slopebanks meet the standards of this Area. Daylight cuts are encouraged along the edges of highly visible development areas to reduce the visual impacts of grading.

3. Planning Unit 3A is located on rolling terrain north of Elizabeth Lake Road. Daylight cuts are also encouraged in this area to minimize the amount of graded surfaces visible from Elizabeth Lake Road. The hillside collector road required to provide access to this area is designed to connect from Elizabeth Lake Road to the developable areas in the hillside and canyon areas in Planning Area 3. Resultant slopes meet the standards of this area.
4. Ritter Ranch Road is designed to provide a connection to Avenue S and the Ranch Center as well as to provide access to Planning Areas 4, 5 and 6. The objective of the roadway grading is to provide access to development from both sides of the road by following the contours of the natural topography as closely as possible.
5. City Ranch Road is designed as a secondary arterial and connects from Ritter Ranch Road to Ranch Center Drive and further east to the City Ranch project.
6. Gentle, flat and moderate topography in Planning Area 4 and the southern half of Planning Area 5 is modified to provide developable areas. Wherever possible, slopebanks are designed to be obscured by buildings placed in front of them or located in canyon areas away from highly visible areas.

6.14.4.3 Area III

Area III shall consist of all of Planning Area 6 (including Planning Units 6A through 6AA), and a portion of Planning Area 4 (including Planning Units 4B through 4D).

- A. In Area III, the maximum height of standard slope condition shall be limited to ninety (90) feet. An additional height of forty-five (45) feet is permitted above the standard slopebank limit provided that the horizontal length of the peak slope condition does not exceed six-hundred (600) feet.
 1. Ritter Ranch Road is designed to provide access to the lower elevations of Planning Area 6. Grading design for Ritter Ranch Road is compatible with existing topography.
 2. McDill Mountain Road provides a connector to East Bluff Drive and East Highlands Drive, the two hillside collector streets, providing access to the upper elevations of



Planning Area 6. Valley areas adjacent to McDill Mountain Road are graded to provide developable area and to accommodate stormwater flows down the Anaverde drainageway.

3. East Bluff Drive and East Highlands Drive, the two hillside collectors servicing the upper elevations of Planning Area 6, are positioned in canyon areas to screen potential impacts from grading.
4. The top elevations of Planning Area 6 are graded and reconfigured to remain compatible with existing topography. Daylight cuts are encouraged along open space areas to reduce the degree of visible scarring from grading. Additionally, the perimeter of development areas adjacent to natural open space are revegetated with native materials to provide a fuel modification zone and a visual screen.
5. Single-loaded residential streets are encouraged in areas of moderate terrain to reduce grading impacts.

The maximum height of the typical or standard slopebank, the maximum height and length of peak conditions, and the permitted frequency of occurrence is established for each Grading Regulation Area. Design of cut or fill slopes that will exceed the maximum heights specified in the "Summary of Grading Standards by Area" shall require the use of mechanically stabilized embankments, including but not limited to geo-grid, crib wall, and concrete retaining walls as reasonably approved by the City Engineer.

SUMMARY OF GRADING STANDARDS BY AREA

	Range of Average Slopebank Height (in feet)	Max. Standard Condition (in feet)	Max. Peak Condition Above Standard (in feet)	Horizontal Length of Peak (in feet)	Max. Height Allowable* (in feet)
Zone I Slopebank Height	0-20	30	15	200	45
Zone II Slopebank Height	0-40	60	30	400	90
Zone III Slopebank Height	0-60	90	45	600	135

6.14.4.4 Exceptions

- A. Major Roadways - Arterial roadways and hillside collectors as identified on Exhibit 23, "Circulation Plan - Street Sections," are exempt from the maximum height and width of standard and peak slope conditions. Where reasonably approved by the City Engineer, height and width of slopebank conditions for these roadways shall be the result of design criteria to ensure public safety, including but not limited to minimum roadway radii, maximum vertical grade, minimum line-of-sight, transition at intersections, controlled access and pavement drainage.**
- B. Parks - Park sites, as identified on Exhibit 20, "Community Concept Plan," are exempt from the maximum height and width of slopebank conditions. Where approved by the City Engineer, height and width of slopebank conditions for park sites, which may exceed the maximum slopebank standards, shall be the result of the minimum flat usable area required for park improvements. Neighborhood and community parks may require terraced sites. For example, a square five (5)-acre site on a five percent (5%) natural slope may result in a twenty-four (24) foot high slopebank condition. Whereas, the same site on a ten percent (10%) and fifteen percent (15%) slope may result in a forty-eight (48) foot and seventy (70) foot high slopebank conditions, respectively.**
- C. Major Drainageways and Flood Control Basins - Major drainageways and flood control facilities, which are discussed in this Specific Plan and defined in the Assessment District 90-1, are exempt from the maximum height and width of slopebank conditions. Height and width of slopebank conditions for major drainageways and flood control basins along the Amargosa and Anaverde Creeks, shall be the result of design criteria to ensure public safety, including but not limited to structural stability and detention capacity.**
- D. Canyon Fills - Deep canyon areas adjacent to hillside development areas, which are not visually prominent from areas outside of Ritter Ranch, are exempt from the maximum height and width of slopebank conditions. Height and width of slopebank conditions may exceed the maximum slopebank conditions, subject to the reasonable approval of the City Engineer, and shall be the result of design criteria to ensure public safety.**



Satellite Antennae Standards

All satellite antennae requirements on residential lots shall conform to the following standards:

- A. Antennae are prohibited in the front and side yards.**
- B. Antennae shall be ground mounted and all cables shall be installed underground.**
- C. Maximum antennae height shall be limited to ten (10) feet measured from the local finished grade.**
- D. No part of an antenna shall be closer than five (5) feet to any property line, and no closer than seven (7) feet to any equestrian trail easement.**
- E. The size of an antenna shall not exceed twelve (12) feet in diameter.**
- F. Only one antenna shall be permitted per residential lot.**
- G. Antenna shall be screened from view from public or private streets.**

SECTION SEVEN

**SECTION SEVEN
DESIGN GUIDELINES****7.1 Purpose and Intent**

The Ritter Ranch Design Guidelines provide the framework for high quality design and consider project-wide issues as well as site-specific issues. The guidelines express the desired character of future development and address architecture, site planning, landscaping and fence and wall design. This section is intended to ensure that Ritter Ranch is a unified community which expresses a strong collective design.

The Design Guidelines establish design criteria at the site-specific project level to assure a unified environment throughout the project area. At the site-specific level, individual projects shall be reviewed as prescribed in Section 8.7, Design Guideline Conformance, to assure conformance with the design guidelines applicable to the subject project submitted. While each project should relate to the community context, this document is not intended to limit innovative design, but rather provide clear direction and design criteria. Each project shall be compatible with common community elements; however, differences in product type, building materials, architecture, uses, tenant preferences and other factors necessitate the need for separate identity of each individual project, based upon the quality level and guidelines established herein.

Summarized, the goals of the Design Guidelines are as follows:

- 7.1.1 To provide the City of Palmdale with the necessary assurances that the subsequent projects attain the desired level of quality and consistency.
- 7.1.2 To serve as design criteria for use by planners, architects, landscape architects, engineers, builders and future property owners.
- 7.1.3 To provide specific criteria for the City Staff, Planning Commission and the City Council when reviewing future development projects within Ritter Ranch.
- 7.1.4 To provide a viable framework and clear direction without limiting the creativity of the designer.



7.2 Commercial Design Guidelines

These guidelines establish criteria to guide the location, size, type, design and quality of commercial development within Ritter Ranch. The intent of this section is to establish guidelines for all commercial projects. The Commercial Guidelines are intended to result in relaxed, visually pleasing, and cohesive commercial development.

7.2.1 Commercial Guidelines

- 7.2.1.1 Wood, composite wood, brick, or smooth sand finish stucco exterior finish materials shall be utilized as primary building materials. Stone, brick, wood, concrete, or colored concrete block may be used as accent materials.
- 7.2.1.2 Building forms shall be of simple geometric design and based on traditional styles.
- 7.2.1.3 Building mass shall be horizontal in nature with vertical elements such as clock towers used for accent where appropriate.
- 7.2.1.4 Predominant building colors shall be medium to dark earth-tones, including various tones and hues of brick reds, browns, tans and grays.
- 7.2.1.5 Recesses that create interplay of light and shadow, such as covered walkways, colonnades, arcades, and openings that create interest, shall be incorporated into project design.
- 7.2.1.6 Large recessed windows may be used, especially at the ground level, to allow window shopping.
- 7.2.1.7 Window spacing should be based on historical architectural styles. Monolithic glass buildings or entries should be avoided.
- 7.2.1.8 Simple gable or hip roofs shall be encouraged.
- 7.2.1.9 Second-floor covered balconies or porches shall be encouraged. Columns or wood posts should be used as the support structure where possible.
- 7.2.1.10 Courtyards, atriums and outdoor gathering and eating areas, creating outdoor vitality which will improve the pedestrian experience, are encouraged.

- 7.2.1.11 Shade structures such as heavy timber trellises are encouraged.
- 7.2.1.12 The appropriate use of awnings is encouraged as a way to add color to pedestrian areas. Awning colors shall be subdued and not incorporate fluorescent colors.
- 7.2.1.13 Theme lighting fixtures shall be utilized throughout exterior project design.
- 7.2.1.14 Light standards shall incorporate architectural detail consistent with the commercial project in which they are located.
- 7.2.1.15 Special window treatments shall be utilized to add interest to building facade.
- 7.2.1.16 High quality, dark colored roofing materials, such as clay or concrete tile or concrete composites, are recommended. Wood shingles/shakes are prohibited in the Ritter Ranch Specific Area.
- 7.2.1.17 Building elevations that are completely screened from public view, such as rear or side yard service and trash areas, may have reduced window area and detailing.
- 7.2.1.18 Enriched paving should be used at all vehicular entrances. Textured paving should also be encouraged where pedestrian walkways cross vehicular circulation isles.
- 7.2.1.19 Pedestrian circulation should be emphasized between buildings and from buildings to public streets.
- 7.2.1.20 Noise attenuation treatments other than walls, including wider/increased setbacks, landscaped berms, architectural features and site design, shall be considered as more aesthetically preferred measures where feasible to mitigate noise impacts along Elizabeth Lake and Bouquet Canyon Roads.

7.2.2 Ranch Center Commercial Design Guidelines

The intent of the Commercial Planned Development (CPD) designation of Planning Units 5M, 5N, 5P, and 5S, also known as the Ranch Center, is to encourage the development of a "village center" consisting of stores (retail/commercial), shops (services and sales), cafes (food preparation), offices (medical and professional), and plazas



(areas with enriched paving, landscaping and other amenities) in which residents can socialize and enjoy a village environment.

The Ranch Center should function as the physical and physiological center of the Ritter Ranch and City Ranch communities. The intent of the Design Guidelines for the Ranch Center is to foster the design of a mixed use "village center" based on pedestrian oriented neotraditional elements, rather than automobile oriented conventional neighborhood "shopping centers" prevalent in Southern California. The Ranch Center should be an accumulation of synergistic commercial uses, structures, plazas and landscape features that, when combined, provide a blend of "market place" and "village plaza."

The following Design Guidelines define the characteristics of the Ranch Center:

- 7.2.2.1 A Conceptual Master Plan for the Ranch Center (P.U. 5M, 5N, 5P, 5S) shall be prepared to guide the site planning, building design and landscaping of the Ranch Center as one comprehensive and coordinated development scheme. The Conceptual Master Plan shall be prepared and submitted for review and approval as a Conditional Use Permit to the City of Palmdale prior to, or in conjunction with, the first phase of development within the Ranch Center.
- 7.2.2.2 The Conceptual Master Plan shall indicated the approximate location and area of buildings, plazas, parking, landscaping, pedestrian system, and vehicular access.
- 7.2.2.3 The Conceptual Master Plan shall additionally establish architectural style and detailing, selection of materials and colors, master signage and landscaping criteria.
- 7.2.2.4 The final site plan for each building phase within the Ranch Center shall be consistent with the design elements, purpose and intent established on the approved Master Plan; however, specific design elements, such as setbacks, building configurations, pedestrian and vehicular access, and specialty landscape features, may deviate from the approved Conceptual Master Plan, subject to approval of a minor modification, to accommodate ultimate users' needs within the given phase, provided that the concept, quality level and integrity of specialty features identified on the approved Master Plan are maintained, as determined by the Planning Director.

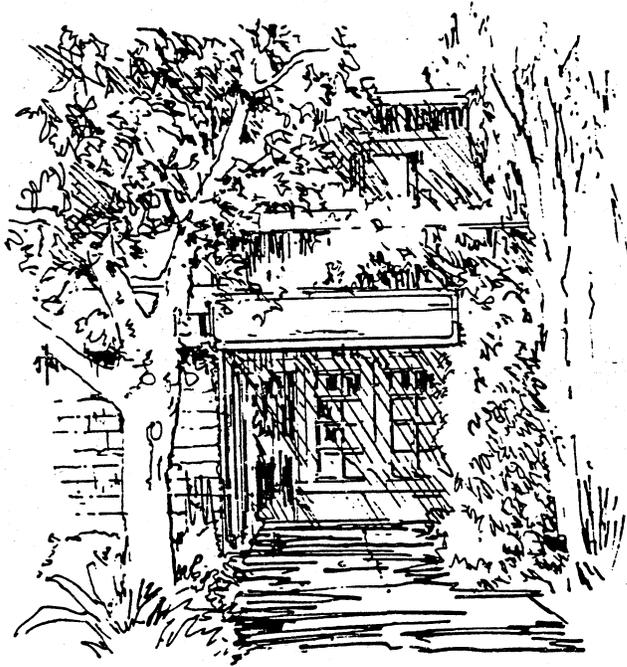
- 7.2.2.5 The Conceptual Master Plan shall provide pedestrian access into adjacent residential and recreational planning units, connecting both on- and off-site walkways where feasible. This may require the use of pedestrian bridges and/or tunnels in order to provide pedestrian linkage with areas separated by streets from the Ranch Center.
- 7.2.2.6 The design of internal circulation systems within specific planning units should consider the use of a small version of a European type "roundabout", if it is not determined to be detrimental to public safety.
- 7.2.2.7 The Conceptual Master Plan should establish the intersection of Ritter Ranch Road and Ranch Center Drive as the primary design element for the Ranch Center.
- 7.2.2.8 The Conceptual Master Plan should design buildings clustered around interior "plazas" which contain guest parking (no employee parking), landscaping, walkways, seating areas, and amenities such as fountains, gardens and/or sculptures. Ground floor areas should be used for primary tenants, retail stores, and restaurants. Second floor areas should be used for service oriented shops and professional offices.
- 7.2.2.9 Building orientation should promote visual and physical integration of adjacent off-site residential and recreational development. Where feasible, consideration should be given to incorporating specialty landscape features between the Ranch Center and adjacent off-site land uses to enhance pedestrian linkage and visual interface.
- 7.2.2.10 Employee parking which is separated from guest parking and screened from adjacent roadways should be considered. Three story structures may be utilized if the first floor, ground floor area, or semi subterranean level is used for employee parking. In no case shall the total height of the structures exceed 35 feet. As a part of the Transportation Demand Management (TDM) Plan for Ritter Ranch, Ranch Center employees shall be encouraged to use public transit systems, van pools and local shuttles.
- 7.2.2.11 The Conceptual Master Plan shall depict connection of the internal pedestrian and bicycle trail system with the project wide trail system.
- 7.2.2.12 The Conceptual Master Plan should contain a visual landmark (for example, a clock tower) which could be seen



on the horizon some distance away. The height of the tower may be allowed to exceed the 35-foot height restriction with the Planning Commission's approval.

- 7.2.2.13 Drive-through features shall be screened through the use of landscaped berms, building orientation and/or other design elements to minimize adverse aesthetic impacts.
- 7.2.2.14 All structures and uses shall conform with the architectural style, color palette, landscape plan, and master sign plan established for the Ranch Center.
- 7.2.2.15 In addition to the Design Guidelines identified above, all development within the Ranch Center shall additionally be subject to the Commercial Design Guidelines contained in Section 7.2.

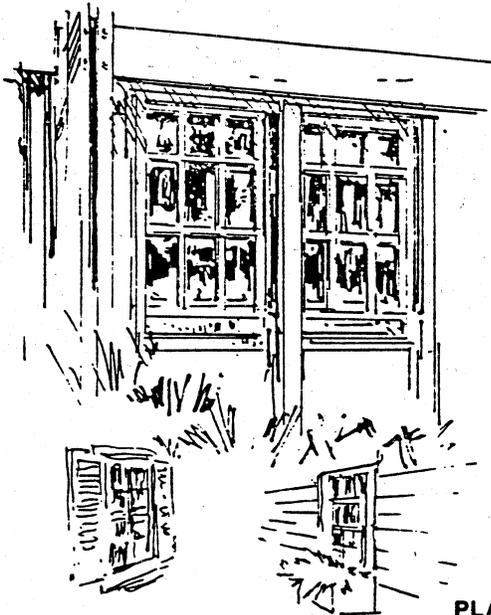
Conceptual Commercial Architectural Details



SIGNAGE

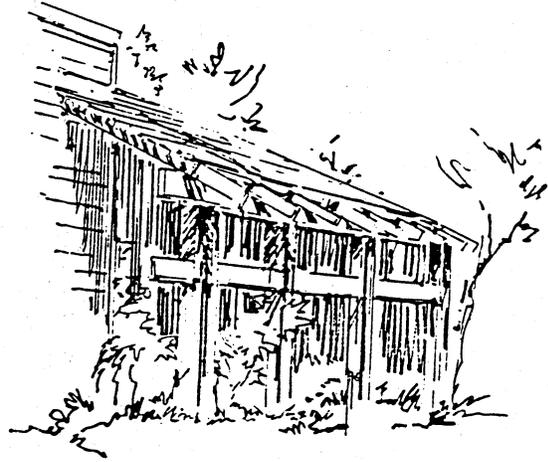
COVERED WALKWAYS

RECESSED WINDOWS



SHUTTERS

PLANTER BOX



**WOOD COLUMNS &
EXPOSED BEAMS**

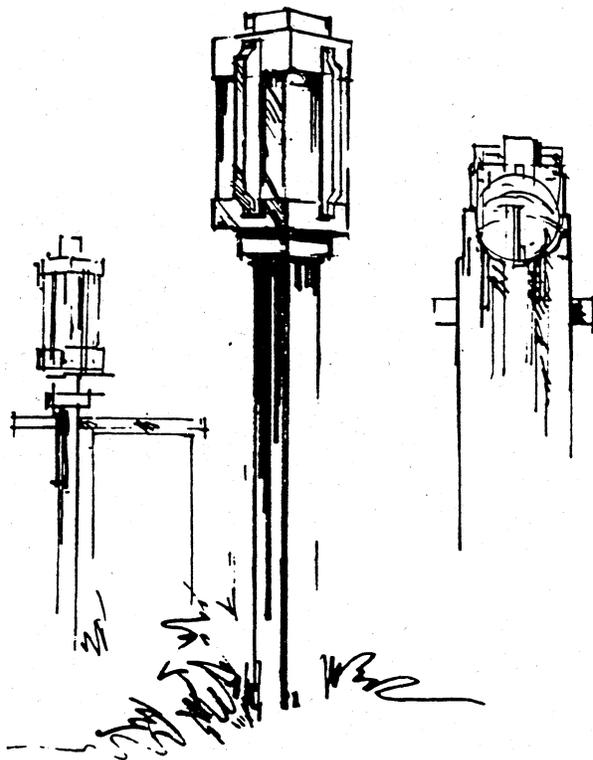
WINDOW TREATMENTS



SIGNAGE



THEME LIGHTING



WOOD POSTS

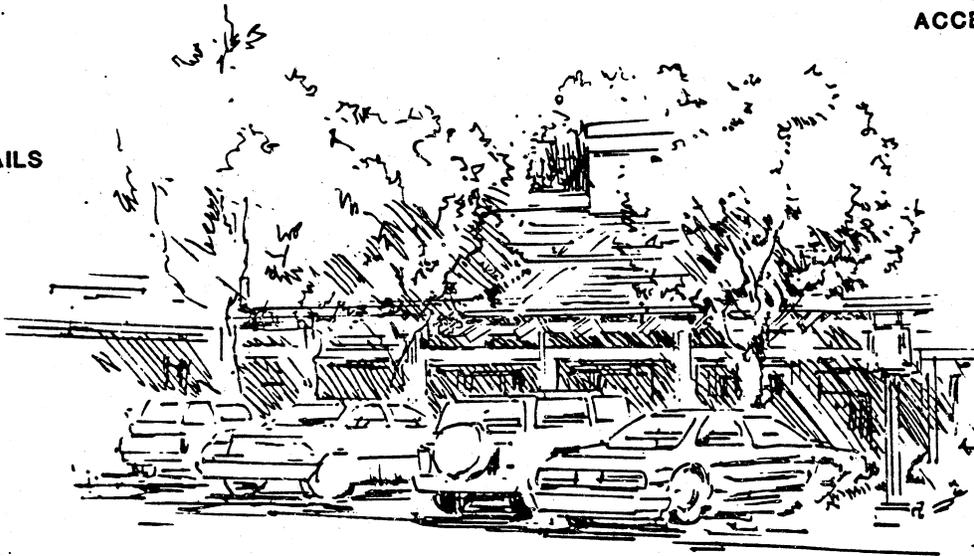
LIGHTING FIXTURES

Conceptual Commercial Architectural Details

SLOPED ROOF

ACCENT TREES

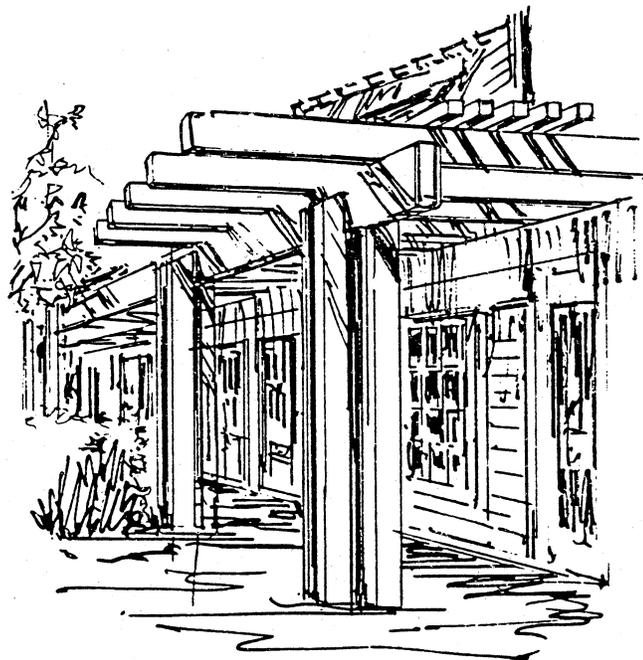
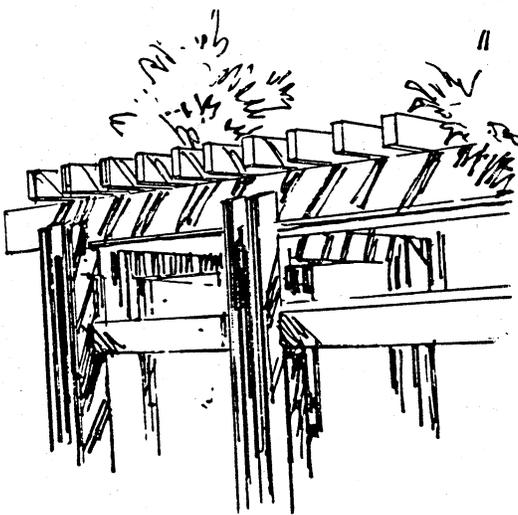
EXPOSED
RAFTER TAILS



PROTECTED PEDESTRAIN WALKWAY

ARBOR JOISTS & RAFTERS

HEAVY TIMBER

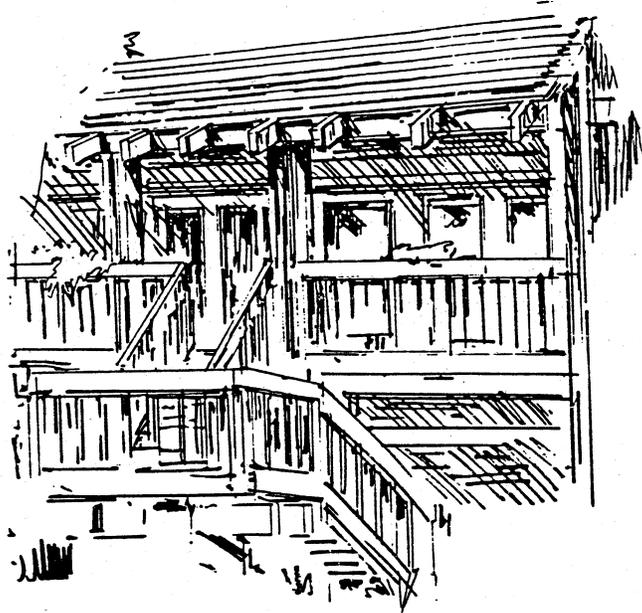


TRELLIS AND ARCADE DETAILS



SIMULATED WOOD OR
SHINGLE ROOFING

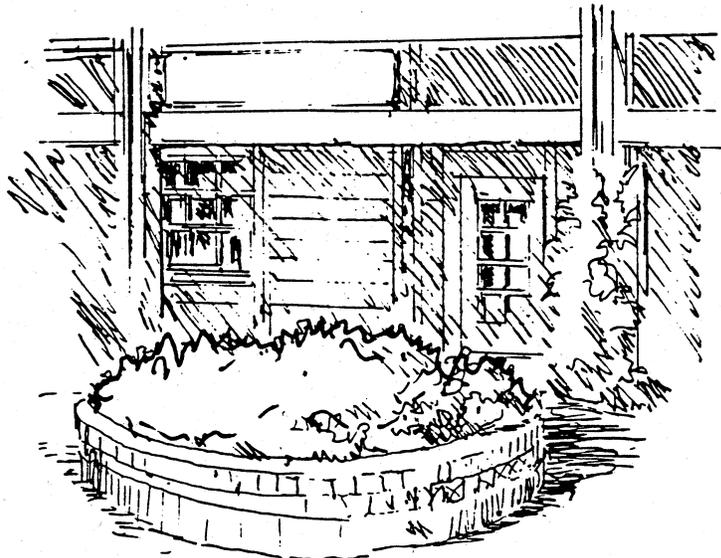
EXPOSED RAFTER DETAIL



HEAVY TIMBER RAILING

STAIRS AND BALCONY DETAIL

SIGNAGE



NATIVE
VEGETATION

BRICK PLANTER

LANDSCAPE DETAIL

Conceptual Commercial Architectural Details

7.3 Residential Architectural Design

7.3.1 Approved Architectural Designs

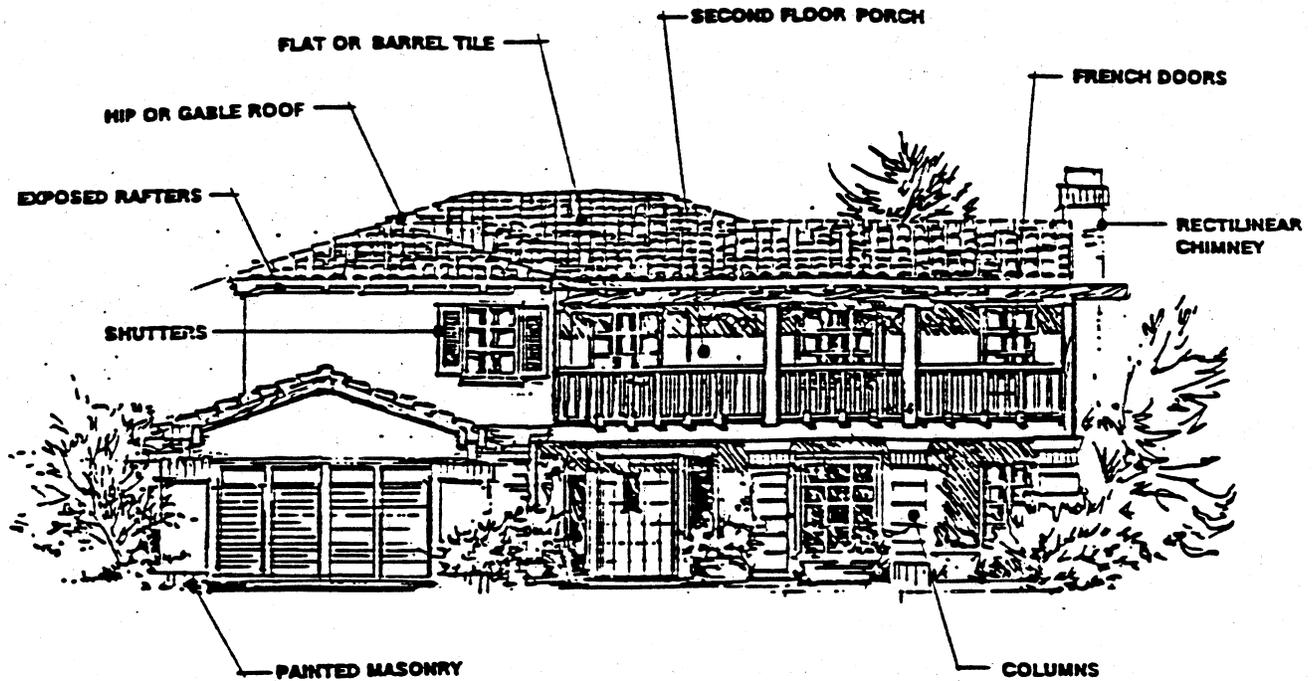
Five residential architectural styles were chosen for Ritter Ranch:

1. Early California/Monterey
2. European Country
3. Prairie Modern
4. Craftsman
5. California Ranch

Residential architectural styles that are indicative of early Southern California architecture were selected because they contribute toward the neighborhood feeling intended for Ritter Ranch. In addition, the styles lend themselves to the high desert climate and terrain at Ritter Ranch.

Each residential architectural style is described and illustrated on the following pages. It is intended that residential neighborhoods will incorporate one or a variety of the approved architectural styles.

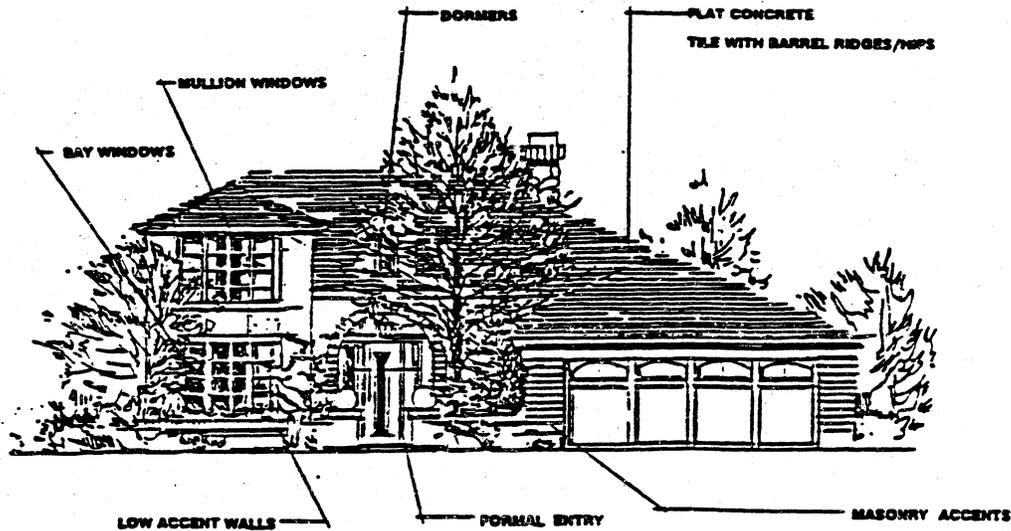




THIS RENDERING IS CONCEPTUAL IN NATURE-EXACT PRODUCT MAY VARY
AND MAY NOT INCORPORATE ALL IDENTIFIED ARCHITECTURAL DETAILS.

7.3.1.1 Early California/Monterey

- A. General Massing
 - 1. Composition of separate simple box-like elements
 - 2. Forms are typically of simple geometry
- B. Typical Features
 - 1. Breaks in roof masses instead of single massive roofs
 - 2. Continuous second story process, verandas
 - 3. Chimneys to be simple, rectangular forms
 - 4. Minimal window, door and other detailing
 - 5. Shutters
- C. Roof
 - 1. Gable or hip roofs
 - 2. Broken pitches
 - 3. Extended eaves, typically thirty (30) inches with exposed roof eaves
- D. Openings
 - 1. Large windows, typically vertically proportioned
 - 2. Symmetrical placement relative to the exterior elevations' organization
- E. Materials
 - 1. Walls: smooth finish or sand finish stucco, brick, painted or whitewashed accents
 - 2. Wood detailing, door and window surrounding: typically of a simple painted design
 - 3. Roof: concrete or clay, simulated shake

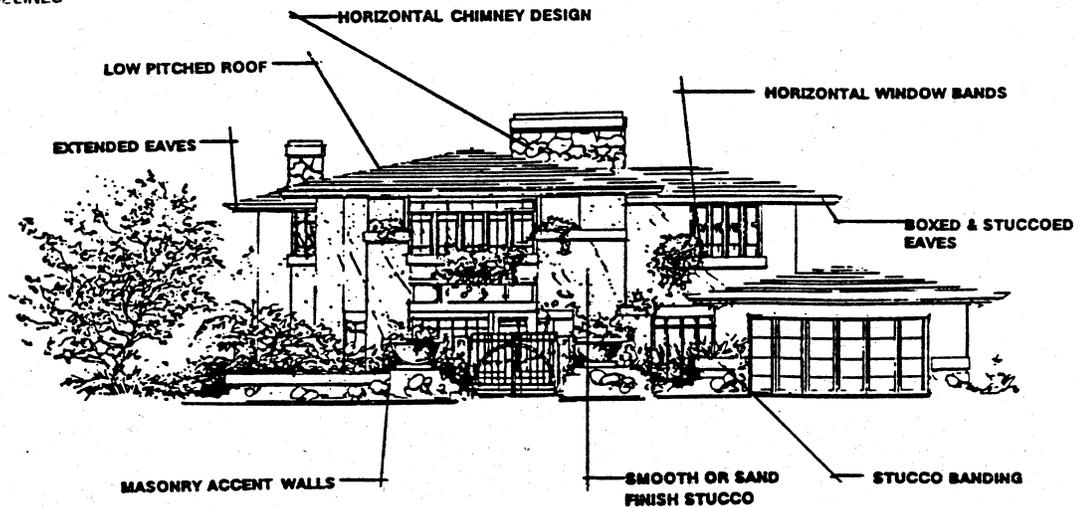


THIS RENDERING IS CONCEPTUAL IN NATURE-EXACT PRODUCT MAY VARY
AND MAY NOT INCORPORATE ALL IDENTIFIED ARCHITECTURAL DETAILS.

7.3.1.2 European Country

- A. General Massing
 1. Simple compact building footprint
 2. Centrally oriented building mass, vertically proportioned
 3. Single large roof mass with steep pitches and low eaves that are located just above the window and door heads
- B. Typical Features
 1. Dormers in various styles
 2. Chimneys significantly higher than roof
 3. Shutters
- C. Roof
 1. Typically hip roof, gable acceptable
 2. Steep pitches, between 8:12 and 16:12
 3. Eaves to overhang eighteen (18) inches to twenty-four (24) inches
 4. Plaster or wood soffits, typical
 5. Finish eave line typically no more than twelve (12) inches above finished window and door head heights
- D. Openings
 1. Windows to be vertically proportioned
 2. Windows to be either arranged in horizontal banks (same size windows), or individual openings in a wall
 3. Consistent window sizes are strongly recommended
- E. Materials
 1. Walls: smooth or sand finish stucco
 2. Detailing: wood (no half timber or other contrasting applied expression) and/or masonry accenting
 3. Roof: flat concrete tile or slate, with barrel tile at roof ridges





THIS RENDERING IS CONCEPTUAL IN NATURE-EXACT PRODUCT MAY VARY
AND MAY NOT INCORPORATE ALL IDENTIFIED ARCHITECTURAL DETAILS

7.3.1.3 Prairie Modern

A. General Massing

1. Very horizontal style
2. Characterized by mass, texture and roughness contrasting with lightness, delicate proportions, and smooth or slick surfaces
3. Roofs float directly above window heads, have broad overhangs with boxed eaves
4. Earth hugging feel, very conducive to hillside areas
5. Rational, regular and dynamic

B. Typical Features

1. Horizontal banding, in brick, stucco or wood
2. Veranda or outdoor space as horizontally extended architectural form
3. Horizontal window banks
4. Short massively proportioned chimneys

C. Roof

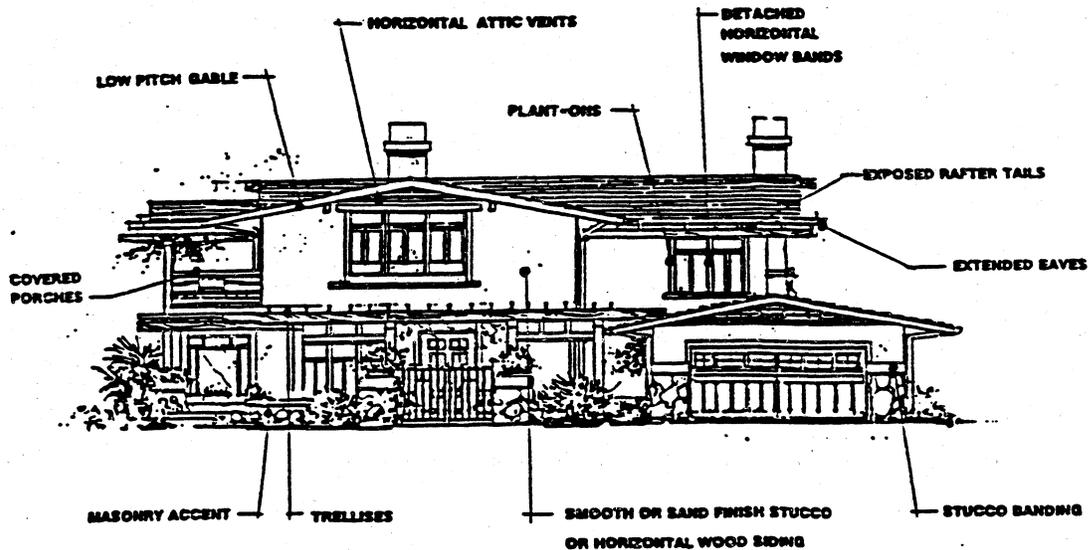
1. Typically hip, occasional gable
2. Moderate roof pitches, 4:12 to 6:12
3. Eaves to overhang thirty (30) inches minimum
4. Finished eave to sit no more than twelve (12) inches above typical window heads
5. Eave soffits to be "boxed" in plaster or wood; no exposed rafters allowed

D. Openings

1. Vertically proportioned individual windows arranged in horizontal banks or bands
2. Casement windows typical, no mullions
3. Consistent window sizes

E. Materials

1. Walls: smooth or sand finish stucco
2. Detailing: wood stained or painted, buff or earth tones brick or stone accents
3. Roof: flat concrete tile

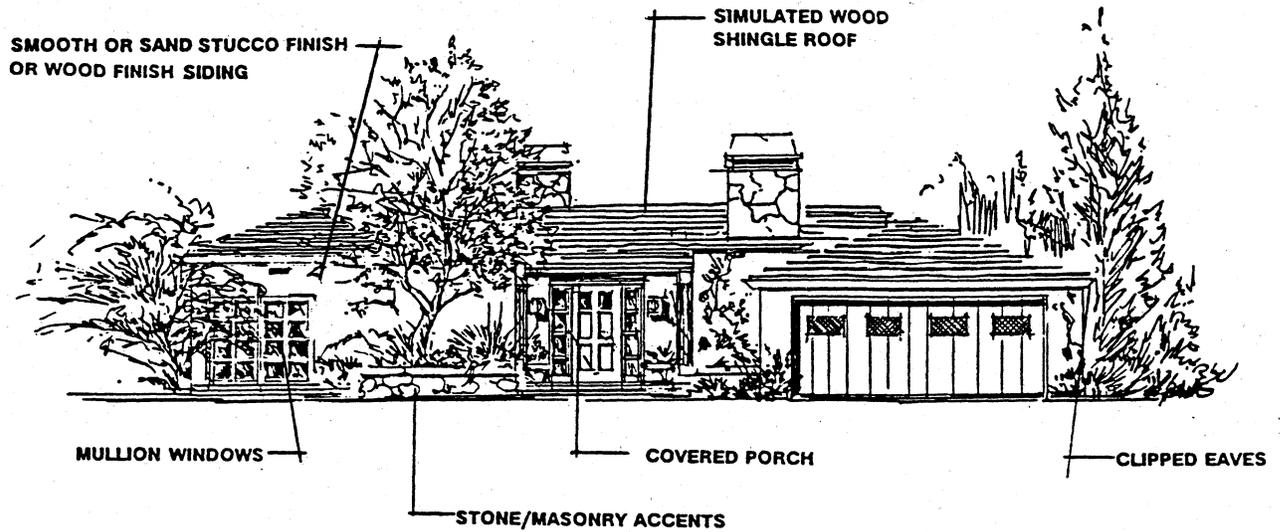


THIS RENDERING IS CONCEPTUAL IN NATURE-EXACT PRODUCT MAY VARY
AND MAY NOT INCORPORATE ALL IDENTIFIED ARCHITECTURAL DETAILS.

7.3.1.4 Craftsman

- A. General Massing
 1. Very horizontal style
 2. Earth hugging feel, very conducive to hillside areas
 3. Rational regular and dynamic
- B. Typical Features
 1. Masonry accent
 2. Verandas
 3. Trellis accents
 4. Horizontal window bands
 5. Vertical slat attic vents
 6. Truncated first floor porch columns
- C. Roof
 1. Gable with occasional shed roof accents
 2. Low roof pitches 3:12 to 6:12
 3. Eaves to overhang thirty (30) inches minimum
 4. Exposed and detailed rafter tails
- D. Openings
 1. Vertically proportioned windows in horizontal banks or bands
 2. Casement or single-hung windows typical, mullions acceptable
- E. Materials
 1. Walls: Smooth or sand finish stucco, or horizontal wood siding
 2. Detailing: Wood-stained or painted brick or stone accent
 3. Roof: Simulated wood-shake or shingles, or dimensional composition



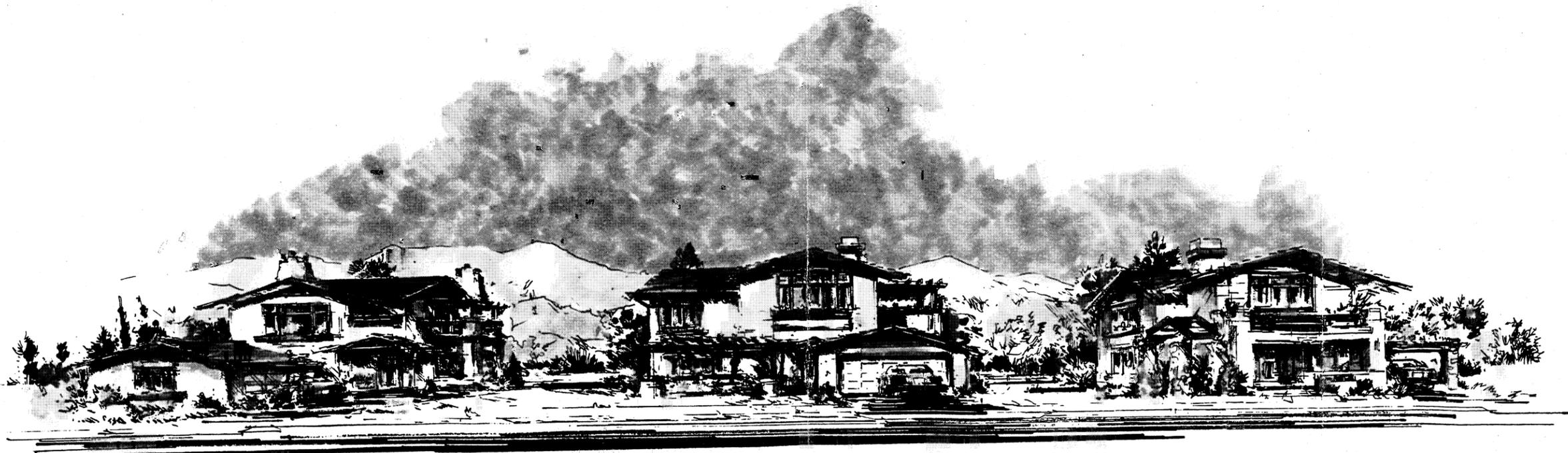
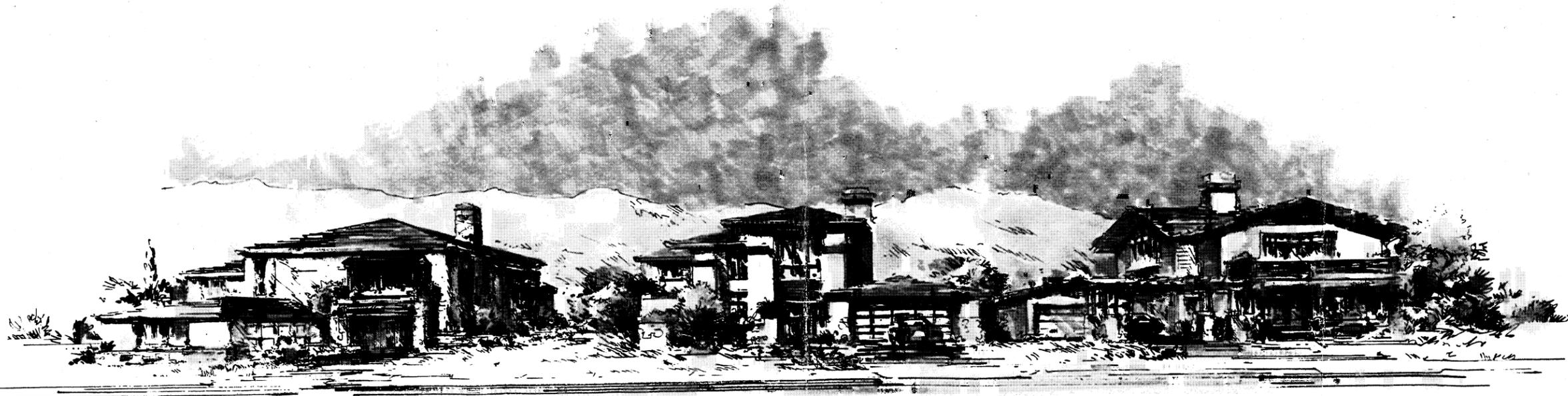


THIS RENDERING IS CONCEPTUAL IN NATURE-EXACT PRODUCT MAY VARY AND MAY NOT INCORPORATE ALL IDENTIFIED ARCHITECTURAL DETAILS.

7.3.1.5 California Ranch

- A. General Massing
 - 1. Very horizontal in nature
- B. Typical Features
 - 1. Heavy beams
 - 2. Pillars
 - 3. Extended eave overhangs
 - 4. Formal entry
 - 5. Popouts
- C. Roof
 - 1. Gable, hip or dutch gable
 - 2. Low roof pitches 3:12 to 6:12
 - 3. Clipped eaves to maximum thirty (30) inch overhang
 - 4. Exposed and detailed rafter tails when not clipped
- D. Openings
 - 1. Bay windows
 - 2. Recessed openings
 - 3. Large window areas, mullions acceptable
- E. Materials
 - 1. Walls: Board and batton siding, horizontal wood siding, stucco siding
 - 2. Detailing: Wood plantons, brick or stone accents, planters, potting shelves
 - 3. Roof: Simulated wood shake or shingle roofing
 - 4. Doors: Panelled wood with accent features

Typical Street Scene S.F.E.



7.3.2 Interpretation

The exterior architectural styles described herein identify a multitude of finish materials and details associated with the particular architectural style. The elevations are not intended to establish precise standards for exterior finish and details of residences at Ritter Ranch. Rather, the elevations provide a thematic palette from which the individual designer may chose. Designers should be encouraged to create individualistic interpretations of the identified architectural styles. However, interpretations shall be traditional in nature; experimental or overly contemporary architectural interpretations shall be prohibited. Traditional interpretations can be achieved through the utilization of modern building materials, including aluminum frames windows, zero clearance fireplaces, masonry veneers and fire resistant roof materials and masonite or other similar simulated wood products.

7.3.3 Project-wide Design Consistency

Project-wide design consistency at Ritter Ranch is achieved through the following:

- Project-wide Landscape Plan
- Master Fencing and Wall Plan
- Consistent Project-wide Signage
- Complementary Color Palette Use Project-wide
- Architectural Styles
- Street Furniture

A mixture of theme residential projects utilizing varied architectural styles should be encouraged at Ritter Ranch to provide visual interest and diversity. Theme residential communities shall utilize architectural design elements and color schemes to provide neighborhood unification and utilize a variety of building materials to minimize monotony. Residential communities incorporating a variety of architectural styles shall provide architectural consistency by utilizing both a complementary color palette and similar exterior accent materials on all residential structures.

Street furniture (bus benches, covered structures, etc.) are required to blend with the streetscape architecturally by utilizing compatible materials and colors. Street furniture is subject to review and approval by the City Traffic Engineer and Planning Director.



7.3.4 Exterior Building Colors

To ensure that buildings integrate with the surrounding environment, exterior colors (including roofs) shall be of natural earth-tone hues. Medium to dark earth-tone hues shall be utilized in hillside areas.

Acceptable colors for building exteriors include various tones and hues of cream, ivory, terra cotta, natural browns, warm grays, neutral greens, or any other colors which blend with the surrounding natural environment. Primary colors are prohibited except for accent features. All color schemes are subject to review and approval by the Director of Planning.

Accent colors utilized for detailing such as window trim shall complement the predominant color of the subject structures.

7.3.5 Prohibited Materials

The following building materials are prohibited from use in all residential construction:

- Wood, shingle or shake roofing materials.
- Any reflective materials.
- Composition roofing materials except for dimensional composition.
- Red tile roofs are prohibited in hillside areas.

7.4 Residential Site Planning

7.4.1 Single Family Detached Development

All Single Family Detached development is subject to the following guidelines:

7.4.1.1 Setbacks. Front Yard: Variable setbacks shall be incorporated between each house to reduce the regimented effect of uniform building setbacks, except in Planning Areas 2, 3, 4 and 6 where up to three units in a row can utilize the same setback provided it can be shown that grading impacts would be reduced. Where front setbacks are not varied, structures shall show architectural variation, including such features as facade treatment and garage placement. Front yard setbacks shall vary in minimum two-foot increments between homes. Rear Yard: For hillside area homes along highly

visible tops of slopes adjacent to open space areas, rear yard setbacks should be increased an additional five feet to provide extra landscaping.

- 7.4.1.2** **Garages.** Garage placement and orientation are key elements to the success of the residential street scene. Residential developments shall incorporate creative design to reduce the prominence of garages and driveways, such as side-garage entry orientations, rear-yard-detached garages, and recessed garage doors. Garage doors shall not occupy more than 65 percent of the building frontage. Where garage doors occupy more than 60 percent of the building frontage, garage frontage shall be architecturally articulated.
- 7.4.1.3** **Street Design.** Curvilinear streets and cul-de-sacs shall be employed to work with the topography in hillside areas to provide a less-regimented street scene.
- 7.4.1.4** **Exterior Materials.** Large expanses of uninterrupted, single exterior materials should be avoided.
- 7.4.1.5** **Architectural Articulation.** Building design shall incorporate vertical and horizontal articulation to promote architectural interest and variety. All front facing garages shall be architecturally articulated.
- 7.4.1.6** **Solar Design and Access.** For all projects, site planning and architectural design shall strongly consider passive solar access issues. This should include, but not be limited to, the following measures:
1. Street and lot orientation shall provide for maximum exposure of primary building mass in a south facing direction to the extent physically feasible. Attached garages shall not be located so as to inhibit solar access on south building sides.
 2. Roof overhangs shall be utilized to shade windows from the high summer sun.



3. Large window expanses shall be oriented in a southerly direction to capture the heating opportunities associated with the low winter sun.
4. Window areas shall be minimized on west facing sides of buildings except when appropriate window screening is utilized.
5. Creative landscape plantings shall be utilized. For example, selective placement of certain deciduous trees can provide summer shading while allowing solar penetration during the leafless winter months.

7.4.1.7 Overhang Design. Where architectural design utilizes overhangs, overhang design should allow the low winter sun to penetrate the home while blocking the high summer sun.

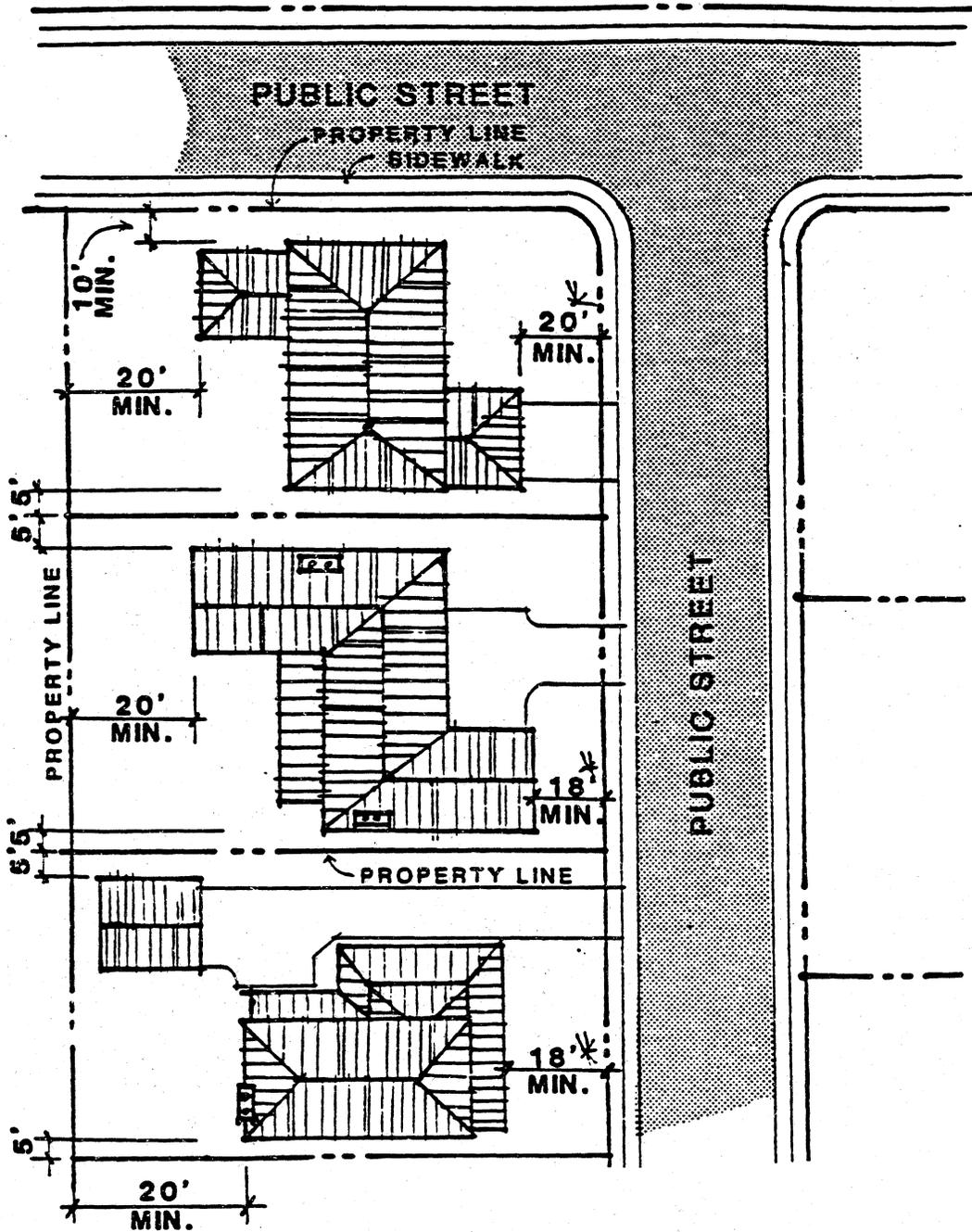
7.4.1.8 Window Orientation. Second-story windows within residential units should be located to ensure privacy between homes to the maximum extent feasible.

7.4.1.9 Remnant Areas. Street and lot layout should avoid creation of remnant areas within subdivisions which are difficult to maintain.

7.4.1.10 Neighborhood Planning. Residential subdivision planning should incorporate design which promotes safety and neighborhood cohesiveness. Long straight streets in excess of 1,500 feet should be avoided. Emphasis should be on the use of easements, or other means, at cul-de-sac ends which encourage pedestrian access to connections with arterials, trails, bicycle paths, park and school facilities within the planning area, and other features which promote neighborhood interaction.

7.4.1.11 Irregularly Shaped Lots. Creation of irregularly shaped lots which are difficult to develop should be avoided, except for the use of flag lots in areas of greater than ten percent slope which result in reduced grading or visual impacts.

- 7.4.1.12** **Entry Monumentation.** Each residential development shall provide entry monumentation at key points of access.
- 7.4.1.13** **Private Pocket Parks.** Private pocket parks (a minimum of 5,000 square feet) should be incorporated into project design to provide recreational facilities within walking distance of residential development which is otherwise not within proximity to public parks or other recreational amenities. Pocket parks may incorporate tot lots, picnic areas, entry statements, active/passive play areas, specialty landscaping, etc.
- 7.4.1.14** **Predominant Roof Pitches.** Predominant roof pitches shall flow with the topography in hillside areas to minimize off-site view impacts.
- 7.4.1.15** **No downslopes in the rear yard to property lines shall be created for any residential lot.**
- 7.4.1.16** **On hillside local streets where length, the number residential lot access points, alignment and design create functional collectors, site planning should incorporate measures to minimize hazards associated with residential unit access. Measures to promote adequate safety may include prohibiting access design which requires vehicles to back onto streets in areas where adequate site distance is not available, incorporating site planning measures such as side entry garage orientation with appropriate driveway design for vehicular turnaround; and common driveways, which minimize access points onto streets, or other similar measures. Any traffic impacts which may result from the design of local hillside streets shall be mitigated as approved by the City Traffic Engineer and Planning Director.**
- 7.4.1.17** **Conceptual Lot Plotting.** The following lot plotting concepts shown are intended to serve as a general guide and not to accurately depict actual site plans.

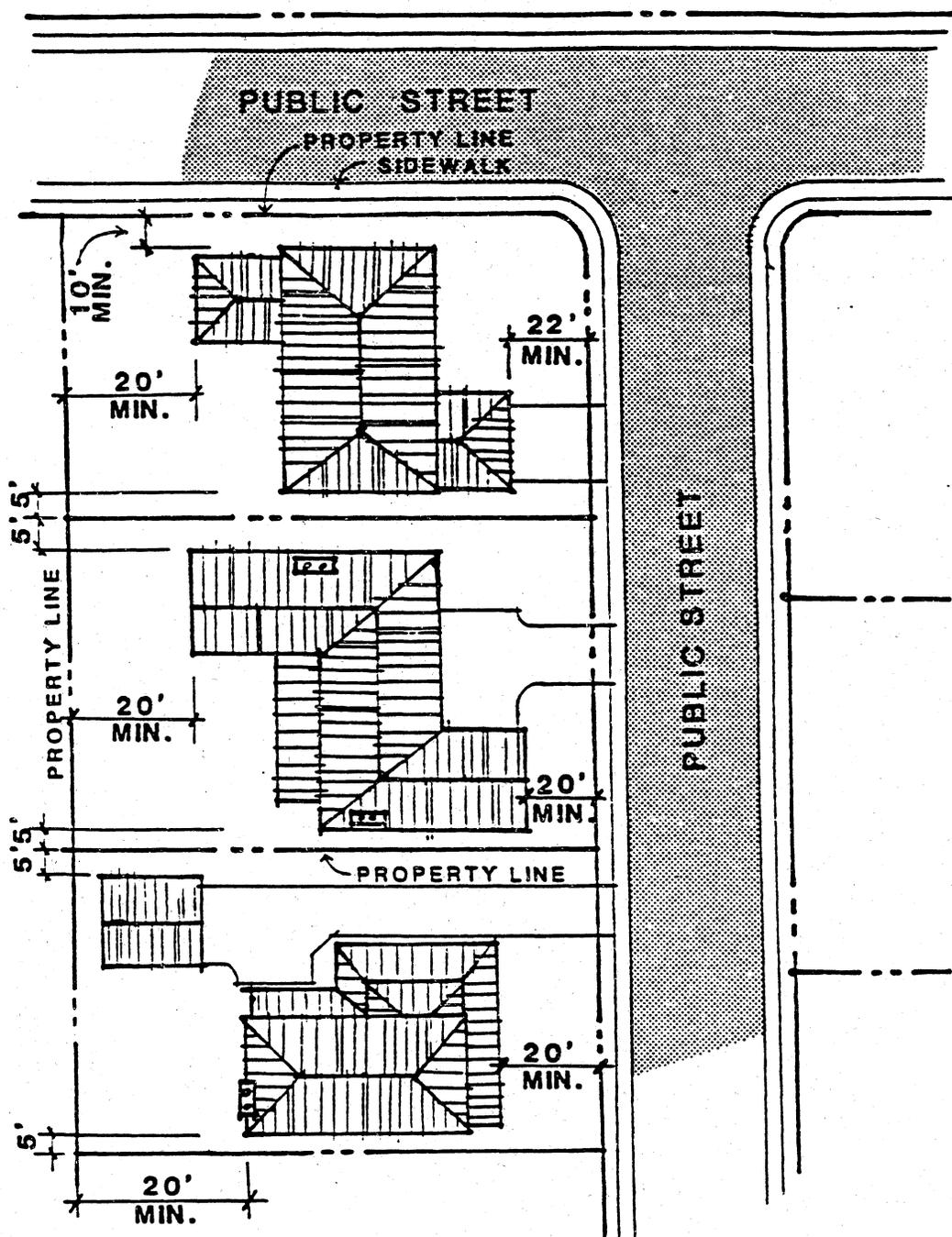


SFD 7,000 Designation

Setbacks. Front Yard: Varied front yard setbacks shall be incorporated into development to reduce the regimented effect of uniform facade setbacks. No more than two residential buildings in a row shall utilize the minimum front yard setback. Front yard setbacks should vary in minimum two foot increments between structures.

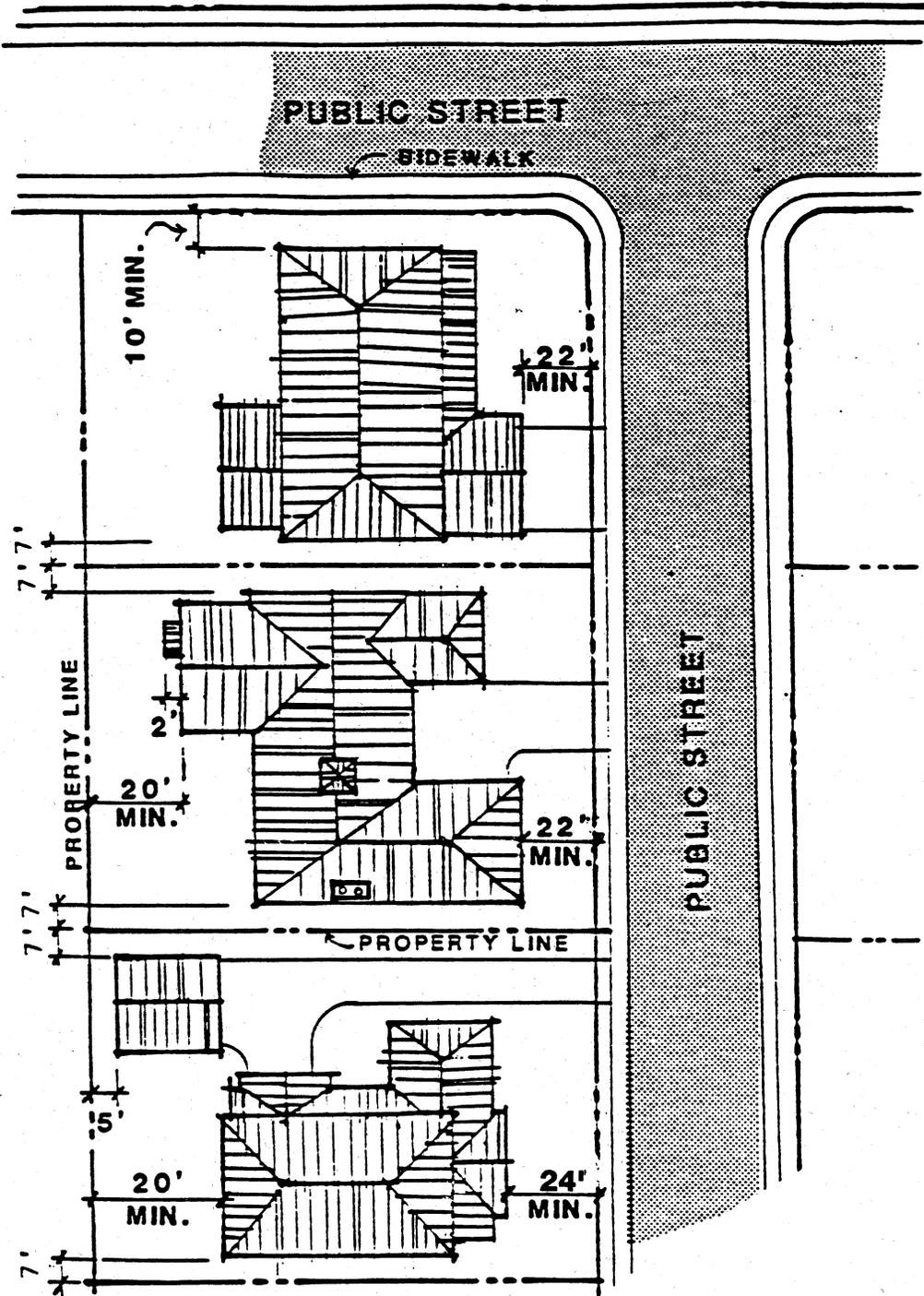


SFD 8,000 Designation



Setbacks. Front Yard: Varied front yard setbacks shall be incorporated into development to reduce the regimented effect of uniform facade setbacks. No more than two residential buildings in a row shall utilize the minimum front yard setback. Front yard setbacks should vary in minimum two foot increments between structures.





SFD 10,000 Designation

Setbacks. Front Yard: Varied front yard setbacks shall be incorporated into development to reduce the regimented effect of uniform facade setbacks. No more than two residential buildings in a row shall utilize the minimum front yard setback. Front yard setbacks should vary in minimum two foot increments between structures.

7.4.2 Single Family Attached Development

All Single Family Attached development is subject to the following guidelines:

7.4.2.1 **Setbacks. Front Yard:** Varied front yard setbacks shall be incorporated into development to reduce the regimented effect of uniform facade setbacks. No more than two residential buildings in a row shall utilize the minimum front yard setback. Front yard setbacks should vary in minimum two foot increments between structures.

7.4.2.2 **Building Configurations.** The arrangement of buildings on-site shall encourage interest and variety. Turning building ends to building sides, varied architectural footprints, balconies and fenced private yards are examples of methods by which interest can be added to site plans.

7.4.2.3 **Garage Placement.** Where garages and/or parking area constitute more than 50 percent of the total width of a residential building, at least two of the design features listed below shall be incorporated into the building design.

1. An entry porch with porch roof or a trellis not less than six feet wide, extending not less than two feet in front of the face of the garage.
2. Usable open space above the garage with a trellis or roof at the front face of the garage.
3. Enclosed second-floor living space over the garage extending to or cantilevering over the front face of the garage.
4. Second-floor living space that extends to, or cantilevers over, the front face of the first-floor living area.
5. Other similar design features acceptable to the Planning Department.

7.4.2.4 **Garage Frontage Landscaping.** For attached buildings that utilize rows of contiguous enclosed garages that front on parking drives, tree pockets of not less than nine net square feet in area shall be provided between every other garage door.

- 7.4.2.5 **Automatic Openers.** Garages with parking aprons less than 20 feet in length shall have automatic garage door openers and sectional roll-up doors.
- 7.4.2.6 **Private Open Space.** All residential rear yards shall have an area of at least 15' X 15' in dimension.
- 7.4.2.7 **Building elevations** should include a difference in massing, building shape, roof plane orientation or composition of materials such that no more than two adjacent buildings on a block appear to be very similar. Identical elevations and color schemes should not be repeated more frequently than once every third house on a block, unless special circumstances require such exception.
- 7.4.2.8 **Roof Articulation.** For sloped roofs, both vertical and horizontal articulation is encouraged. Roof lines should be representative of the units under them, and no more than two units should be covered by a single unarticulated roof. Roof articulation may be achieved by changes in plane of no less than 2 feet-6 inches and/or the use of traditional roof forms such as gables, hips, and dormers.
- 7.4.2.9 **Neighborhood Planning.** Residential subdivision planning should incorporate design which promotes safety and neighborhood cohesiveness. Long straight streets in excess of 1,500 feet should be avoided. Emphasis should be on the use of easements, or other means, at cul-de-sac ends which encourage pedestrian access to connections with arterials, trails, bicycle paths, park and school facilities within the planning area, and other features which promote neighborhood interaction.
- 7.4.2.10 **Solar Design and Access.** For all projects, site planning and architectural design shall strongly consider passive solar access issues. This should include, but not be limited to, the following measures:
1. Street and lot orientation shall provide for maximum exposure of primary building mass in a south facing direction to the extent physically feasible. Attached garages shall not be located so as to inhibit solar access on south building sides.



2. Roof overhangs shall be utilized to shade windows from the high summer sun.
3. Large window expanses shall be oriented in a southerly direction to capture the heating opportunities associated with the low winter sun.
4. Window areas shall be minimized on west facing sides of buildings except when appropriate window screening is utilized.
5. Creative landscape plantings shall be utilized. For example, selective placement of certain deciduous trees can provide summer shading while allowing solar penetration during the leafless winter months.

7.4.2.11 Irregularly Shaped Lots. Creation of irregularly shaped lots which are difficult to develop should be avoided, except for the use of flag lots in areas of greater than ten percent slope which result in reduced grading or visual impacts.

7.4.2.12 Exterior Materials. Large expanses of uninterrupted, single exterior materials shall be avoided.

7.4.2.13 Architectural Articulation. Building design shall incorporate vertical and horizontal articulation to promote architectural interest and variety.

7.4.2.14 Entry Monumentation. Each development shall provide entry monumentation at key points of access and a clear directory to the various units within the development.

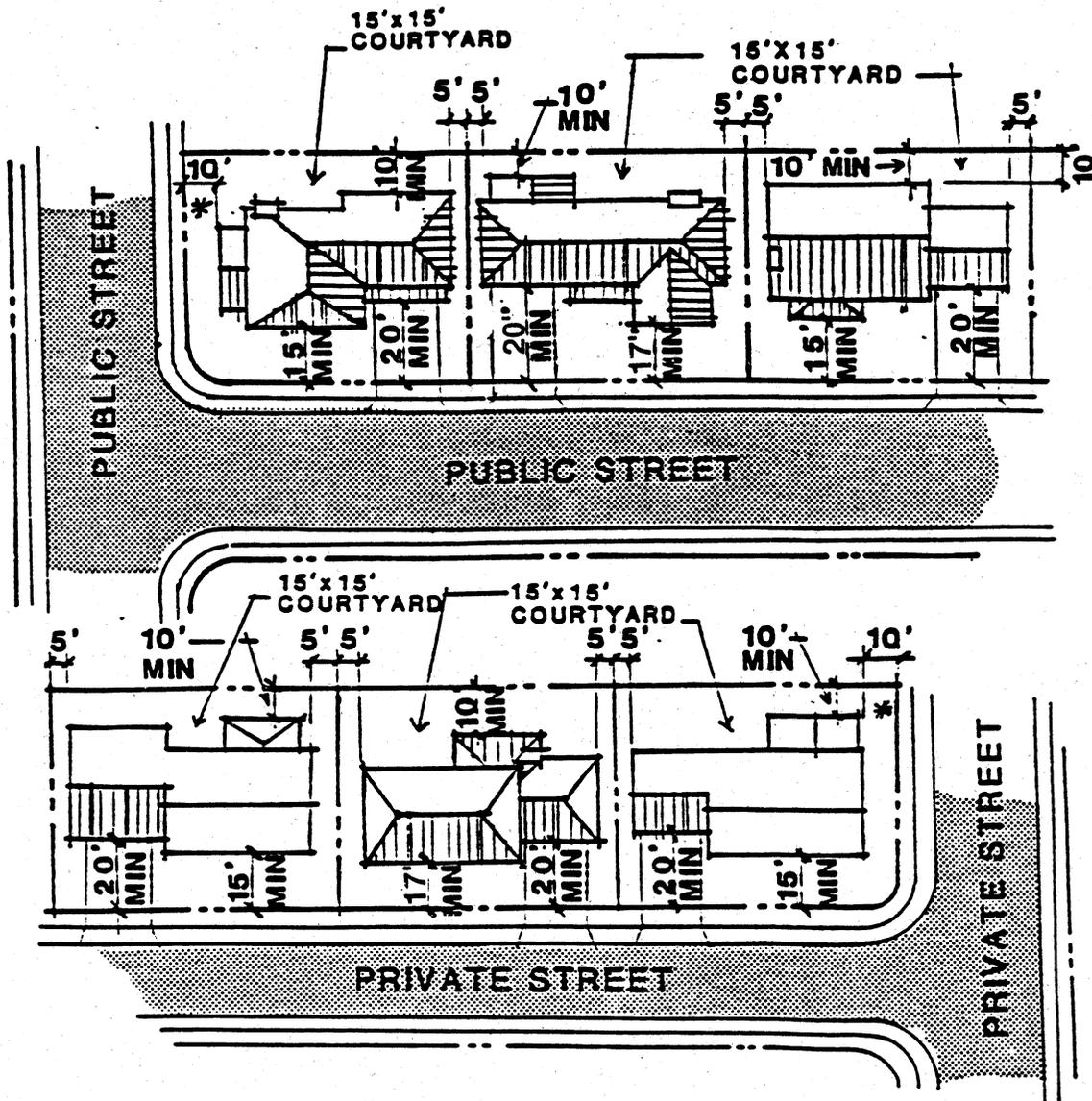
7.4.2.15 Private Pocket Parks. Private pocket parks (a minimum of 5,000 square feet) shall be incorporated into project design to provide recreational facilities within walking distance of residential development which is otherwise not within proximity to public parks or other recreational amenities. Pocket parks may incorporate tot lots, picnic areas, entry statements, active/passive play areas, specialty landscaping, etc.

7.4.2.16 Noise attenuation treatments, other than walls, including wider/increased setbacks, landscaped berms, architectural features, and site design, shall be considered as more

aesthetically preferred measures, where feasible, to mitigate noise impacts along Elizabeth Lake and Bouquet Canyon Roads.

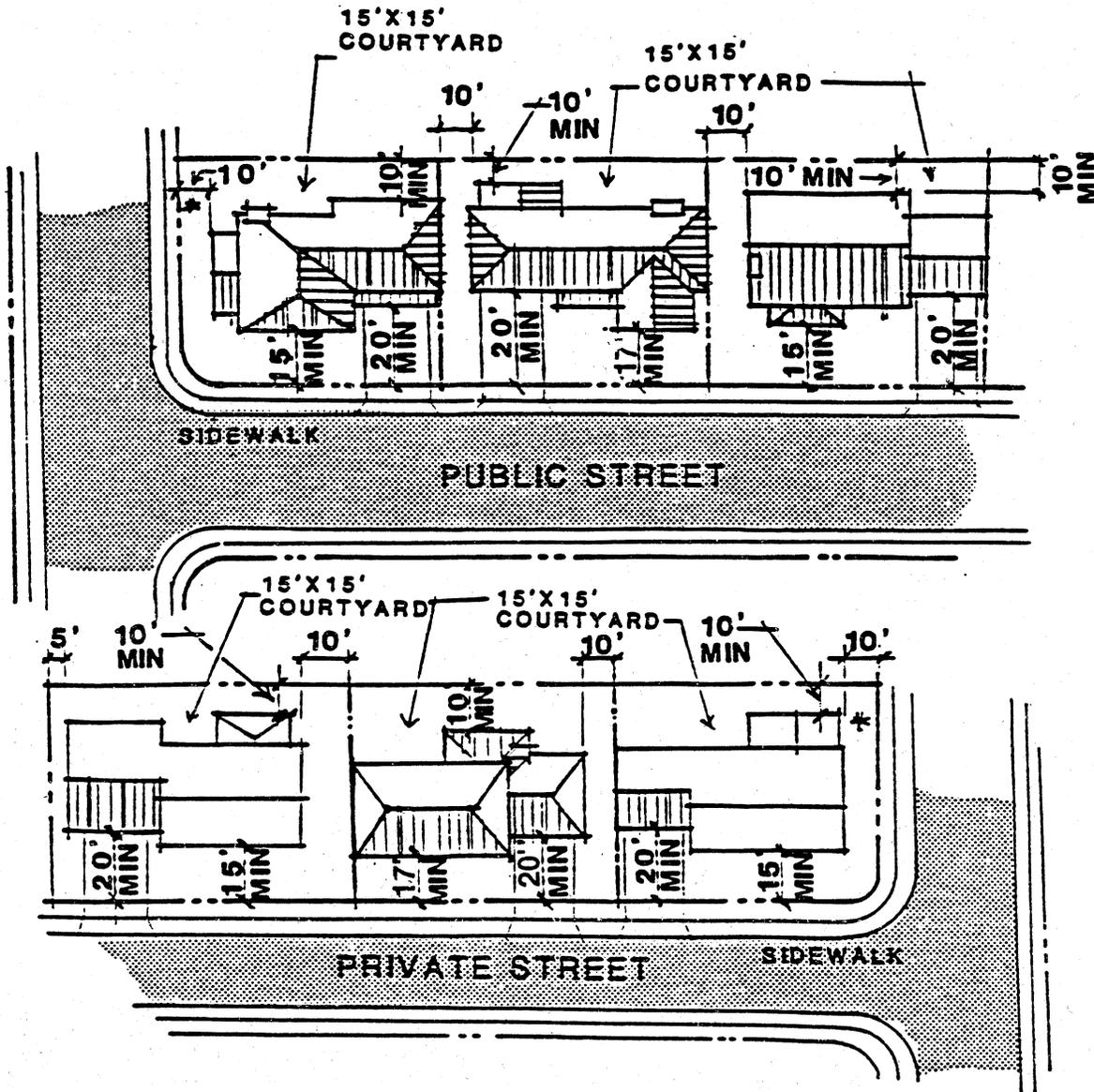
- 7.4.2.17** On hillside local streets where length, the number of residential lot access points, alignment and design create functional collectors, site planning should incorporate measures to minimize hazards associated with residential unit access. Measures to promote adequate safety may include prohibiting access, design which requires vehicles to back onto street in areas where adequate site distance is not available, incorporating site planning measures, such as side entry garage orientation with appropriate driveway design for vehicular turn-around, and common driveways which minimize access points onto streets, or other similar measures. Any traffic impacts which may result from the design of local hillside streets shall be mitigated as approved by the City Traffic Engineer and Planning Director.
- 7.4.2.18** Conceptual Lot Plotting. The following lot plotting concepts shown are intended to serve as a general guide and not intended to accurately depict actual site plans.





Setbacks. Front Yard: Variable setbacks shall be incorporated between each house to reduce the regimented effect of uniform building setbacks, except in Planning Areas 2, 3, 4 and 6 where up to three units in a row can utilize the same setback provided it can be shown that grading impacts would be reduced. Where front setbacks are not varied, structures shall show architectural variation, including such features as facade treatment and garage placement. Front yard setbacks shall vary in minimum two-foot increments between homes. Rear Yard: For hillside area homes along highly visible tops of slopes adjacent to open space areas, rear yard setbacks should be increased an additional five feet to provide extra landscaping.

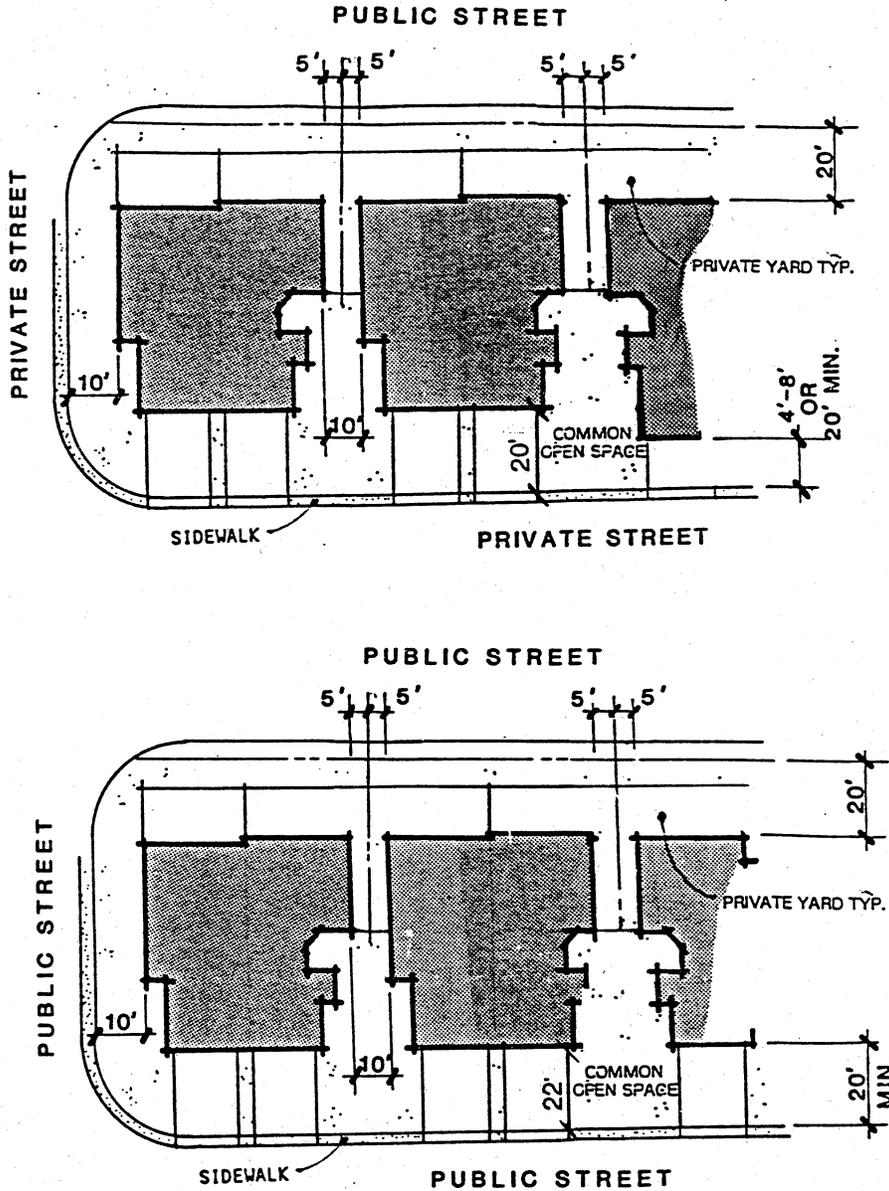
SFA - Wide and Shallow Lots (Zero Lot Line)



Setbacks. Front Yard: Variable setbacks shall be incorporated between each house to reduce the regimented effect of uniform building setbacks, except in Planning Areas 2, 3, 4 and 6 where up to three units in a row can utilize the same setback provided it can be shown that grading impacts would be reduced. Where front setbacks are not varied, structures shall show architectural variation, including such features as facade treatment and garage placement. Front yard setbacks shall vary in minimum two-foot increments between homes. Rear Yard: For hillside area homes along highly visible tops of slopes adjacent to open space areas, rear yard setbacks should be increased an additional five feet to provide extra landscaping.

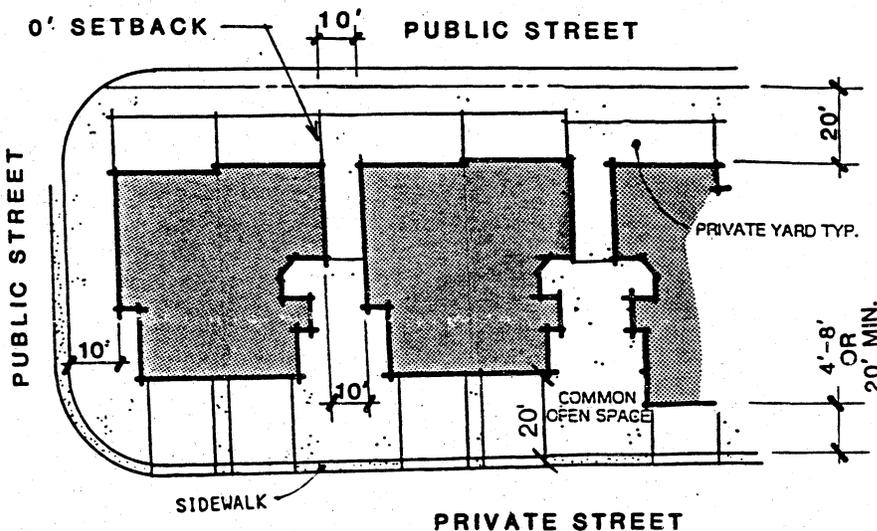
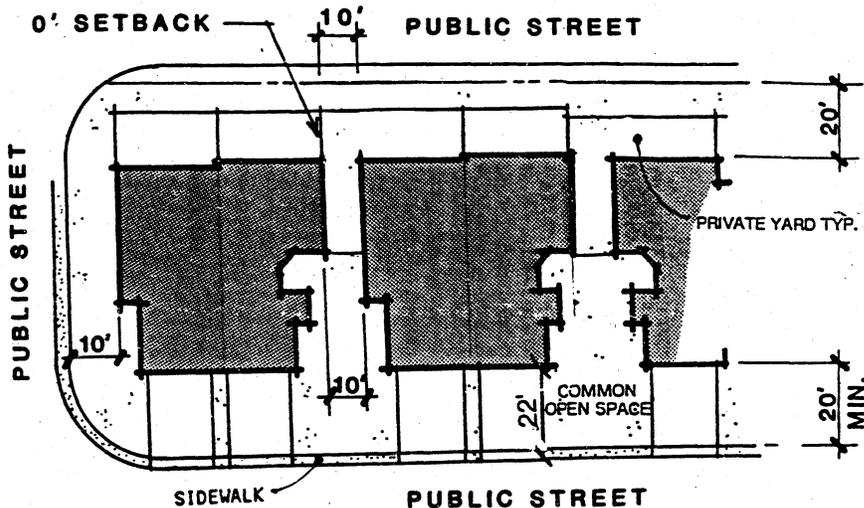


SFA-Townhome (Standard Lot Line)



Setbacks. Front Yard: Variable setbacks shall be incorporated between each house to reduce the regimented effect of uniform building setbacks, except in Planning Areas 2, 3, 4 and 6 where up to three units in a row can utilize the same setback provided it can be shown that grading impacts would be reduced. Where front setbacks are not varied, structures shall show architectural variation, including such features as facade treatment and garage placement. Front yard setbacks shall vary in minimum two-foot increments between homes. Rear Yard: For hillside area homes along highly visible tops of slopes adjacent to open space areas, rear yard setbacks should be increased an additional five feet to provide extra landscaping.

SFA-Townhome (Zero Lot Line)



Setbacks. Front Yard: Variable setbacks shall be incorporated between each house to reduce the regimented effect of uniform building setbacks, except in Planning Areas 2, 3, 4 and 6 where up to three units in a row can utilize the same setback provided it can be shown that grading impacts would be reduced. Where front setbacks are not varied, structures shall show architectural variation, including such features as facade treatment and garage placement. Front yard setbacks shall vary in minimum two-foot increments between homes. Rear Yard: For hillside area homes along highly visible tops of slopes adjacent to open space areas, rear yard setbacks should be increased an additional five feet to provide extra landscaping.

7.4.3 Multifamily Development

All Multifamily development is subject to the following guidelines:

- 7.4.3.1 **Setbacks.** Front yard and rear yard setbacks to multifamily attached housing shall be varied at a minimum of two feet between detached buildings to avoid a regimented street appearance.
- 7.4.3.2 **Building Configurations.** The arrangement of buildings on-site shall encourage interest and variety. Turning building ends to building sides, varied architectural footprints, balconies and fenced private yards are examples of methods by which interest can be added to multifamily site plans.
- 7.4.3.3 **Garage Frontage Landscaping.** For attached buildings that utilize rows of contiguous enclosed garages that front on parking drives, tree pockets of not less than nine net square feet in area shall be provided between every other garage door.
- 7.4.3.4 **Automatic Openers.** Garages with parking aprons less than 20 feet in length shall have automatic garage door openers and sectional roll-up doors.
- 7.4.3.5 **Protection From Headlights.** Carports or open parking areas should be situated so that automobile headlights do not shine into the primary living areas of any dwelling unit.
- 7.4.3.6 **Character of Fencing.** Individual unit patio or rear yard fences visible from open space of a project should be low and/or architecturally consistent with the residential building.
- 7.4.3.7 **Height of Fencing.** When the common open space is large and represents a major feature of the project, patio fences shall be constructed to permit private views of the common amenity.
- 7.4.3.8 **Private Open Space.** No multifamily development patio cluster housing patio should have an average dimension smaller than ten feet. No balcony should have a minimum

dimension smaller than six feet. Total private open space area per dwelling unit shall be a minimum 100 square feet.

- 7.4.3.9 Exterior Stairways.** Exterior stairways should be stylistically consistent with the buildings they serve. Stairways should be architecturally integrated into the building. Manufactured bolt-on stairs should be avoided. The materials and detailing of stair railings and siding should match those of the building.
- 7.4.3.10 Buildings** should be articulated with variations or interruptions or surfaces or planes through the use of staggered vertical planes, multiple roof lines, insets such as windows or doorways, balconies, projections or other similar features.
- 7.4.3.11 Roof Articulation.** For sloped roofs, both vertical and horizontal articulation is encouraged. Roof lines should be representative of the units under them and no more than two units should be covered by a single unarticulated roof. Roof articulation may be achieved by changes in plane of no less than 2 feet-6 inches and/or the use of traditional roof forms such as gables, hips, and dormers.
- 7.4.3.12 Neighborhood Planning.** Residential subdivision planning should incorporate design which promotes safety and neighborhood cohesiveness. Long straight streets in excess of 1,500 feet should be avoided. "Emphasis should be on the use of easements, or other means, at cul-de-sac ends which encourage pedestrian access to connections with arterials, trails, bicycle paths, park and school facilities within the planning area, and other features which promote neighborhood interaction."
- 7.4.3.13 Solar Design and Access.** For all projects, site planning and architectural design shall strongly consider passive solar access issues. This should include, but not be limited to, the following measures:
1. Street and lot orientation shall provide for maximum exposure of primary building mass in a south facing direction to the extent physically feasible. Attached garages shall not be located



so as to inhibit solar access on south building sides.

2. Roof overhangs shall be utilized to shade windows from the high summer sun.
3. Large window expanses shall be oriented in a southerly direction to capture the heating opportunities associated with the low winter sun.
4. Window areas shall be minimized on west facing sides of buildings except when appropriate window screening is utilized.

7.4.3.14 **Garage Placement.** Townhouses or stacked units where garages and/or parking constitute more than 50 percent of the total width of the first floor of the building should incorporate at least two of the design features listed below.

1. Usable open space above the garage with a trellis or roof at the front face of the garage.
2. Enclosed second-floor living space over the garage extending to, or cantilevering over, the front face of the garage.
3. Second-floor living space that extends to, or cantilevers over, the front face of the first-floor living area.

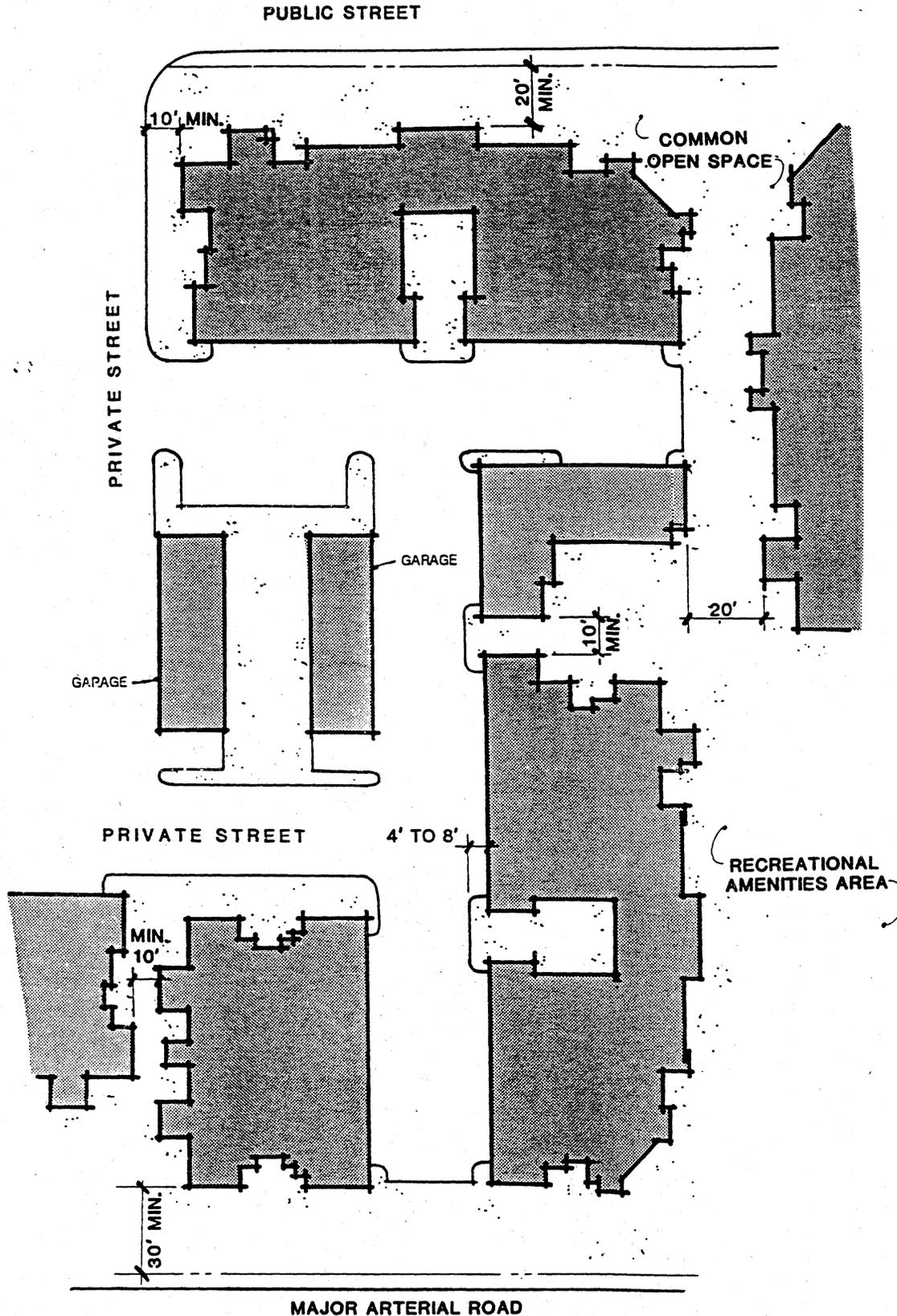
7.4.3.15 **Maximum Entry Court Size.** No more than eight units should be served by a single entry court.

7.4.3.16 **Entry Monumentation.** Each development shall provide entry monumentation at key points of access and a clear directory to the various units within the development.

7.4.3.17 **Pocket Parks.** In multifamily developments, any common recreation area should be centrally located.

7.4.3.18 **Conceptual Site Planning.** The following site planning concept shown is intended to serve as a general guide and not to accurately depict actual site planning.

Multifamily



MAJOR ARTERIAL ROAD

Setbacks. Front yard and rear yard setbacks to multifamily attached housing shall be varied at a minimum of two feet between detached buildings to avoid a regimented street appearance.



7.5 Landscape Concept

The following information was obtained from POD/Sasaki:

The basic goal of the Landscape Design Guidelines contained in this section is to establish guidelines necessary to accomplish a landscape that compliments the natural qualities of the site and the rural ranch theme. To this end, the sections and Exhibits 26 through 34 that follow provide a manual for landscape design of the Ritter Ranch project.

Presently, Ritter Ranch has a dry landscape dominated by hills sparsely covered with grasses and low growing desert scrub vegetation. This setting provides an opportunity to create a distinctive and inspiring image for the community. The Landscape Design Guidelines included herein are intended to create a unified image for the community. Landscape zones have been established which identify plant material palettes, planting patterns and hardscape materials to be used in specific landscape conditions within Ritter Ranch in order to convey consistency and continuity throughout the community. As mentioned previously, the main landscape zones include: Community/Project Entries, Arterial Streetscapes, Revegetated Slopes/Fuel Modification Zones, Riparian/Watercourse Revegetation Vegetation, and the Residential Area Landscape Zones. In the sections which follow, the landscape concept and character for each of these zones will be further delineated.

Over time, the landscape should dominate development areas with vegetation of soft greens and grays, billowy, fine textured foliage characteristic of the natural Ritter Ranch setting.

In addition to aesthetic goals, other important considerations guide the landscape concept. These considerations include protecting the watershed from excessive erosion and sedimentation, stabilizing slopes, reducing fire hazard, responsible use of water, and providing habitat for birds and other wildlife indigenous to the area.

To achieve this, the landscape concept strives to:

- A. Complement the natural high desert environment and its dryness by using native and compatible introduced plant species.
- B. Promote the open rural atmosphere of Ritter Ranch by selecting trees that have medium to low heights, fine-textured foliage and soft, billowy outlines.

- C. Unify the planted landscape with the natural landscape by arranging native and introduced trees and shrubs in informal masses that mimic random patterns formed by natural vegetation on the hillsides. Establish plant palettes that meet the overall aesthetic goals and that are appropriate for specific landscape conditions and uses, such as riparian/water-course areas, slopes, edge conditions, streets, parks, etc.
- D. Use of fire resistant plant material in all community edge conditions to reduce fire hazard.
- E. Use of a combination of deep rooting and surface rooting plants to stabilize manufactured slopes and minimize erosion.
- F. Conserve water by using drought tolerant plants and limiting use of turf to project entries and parks (i.e. active sport facilities).
- G. Provide habitat for birds and other indigenous wildlife by planting native vegetation and retaining and enhancing natural drainage ways.

7.5.1 Landscape Zones and Guidelines

7.5.1.1 Primary Entries

In keeping with the overall landscape concept, the primary community/project entries will also promote the rural ranch theme. (Refer to Exhibits 27 through 29, "Project Entry.")

Elizabeth Lake Road (West and East)

"Gateways," or entry monuments for the community, are proposed at the northwest and northeast ends of the project along Elizabeth Lake Road. (Refer to "Project Entry," Exhibits 27 and 28.) Each gateway is developed in a fashion that draws the eye to that point and communicates a feeling of arrival. This is accomplished by the introduction of strong visual, thematic architectural features and enhanced riparian/wetland plantings.

The project's ranch "thematic" character of the project will begin at these entries. A strong landscape character established at the entries will transition to and be carried throughout the streetscapes into each of the community land-use areas. Theme and structure is established by



introduction of elements typically associated with the rural ranch style. As one approaches each entry along Elizabeth Lake Road, a combination of low stone walls, pilasters, enhanced paving, thematic signage, and three-rail fencing are used to set the rural ranch theme for the project. These elements will be combined with a water element created in the form of a natural stream and/or lake with enhanced, naturalistic riparian plantings reminiscent of the Amargosa Creek.

A strong accent tree planting will flank each side of the entries. Additionally, an understory of plant material indigenous to this natural Lowland Riparian Plant Zone will be used in informal masses to set the landscape character of each entry.

Elizabeth Lake Road West Entry

As one proceeds into the project at the west entry, the natural open and rural ranch feeling is further enhanced. Passing by the adjacent Equestrian Park facilities and Equestrian Estates, one gets first hand exposure to the equestrian component as an integral part of the project. Breaks in the landscape along the roads allow vistas throughout the parks, golf course and the community. The road edge thematic imagery is further embellished by the three-rail fences, pedestrian, bicycling and equestrian trails along Elizabeth Lake Road and Ritter Ranch Road. (Refer to Exhibits 30, 31 and 32 "Streetscape Exhibits.")

Elizabeth Lake Road East Entry

The east entry also conveys an open rural character similar to that of the west entry. Entering the project at the east end, an enhanced riparian planting will flank both sides of the entry, similar to the west entry. The road edge landscape treatment transitions to graded slopes revegetated with native plant material.

Similar to the west entry, the east entry road edge is open with vistas to the Amargosa Creek, natural lowlands, Joshua tree juniper woodland preservation area, and views through the community. The ranch imagery is further embellished by the three-rail fences, pedestrian,

bicycling and equestrian trails adjacent to Elizabeth Lake Road and Ranch Center Drive.

Ritter Ranch Road (Avenue S Extension)

Entry to the project from the east along Ritter Ranch Road (Avenue S Extension) is important in that a sense of arrival to the ranch is created. This is accomplished by the introduction of low stone walls, pilasters, enhanced paving, three-rail fences and thematic entry signage.

Different from the more informal natural landscape design of the entries along Elizabeth Lake Road, the Ritter Ranch Road east entry gateway is a strongly structured landscaped road edge with a continuation of the formal planting of trees that align Avenue S to the east. (Refer to Exhibit 26, "Landscape Concept Plan," and Exhibit 29, "Project Entry - Ritter Ranch Road.")

7.5.1.2 Neighborhood Entries

Neighborhood entries occurring off of arterial streets, such as Ritter Ranch Road, Ranch Center Drive, City Ranch Road and McDill Mountain Road, will be similar to the primary entries and scaled proportionately to address local neighborhood entries. Stone walls and three-rail theme fencing similar to primary entries will be used to demarcate arrival to each neighborhood. Accent trees with seasonal and/or flowering color (i.e. poplar, deciduous oaks, etc.) will be used as an interceptor to the predominantly evergreen, random street tree plantings.

7.5.2 Streetscapes

7.5.2.1 Arterial Streetscapes

A. Elizabeth Lake Road

Maintaining the open, natural quality of this scenic corridor, the Ritter Ranch project proposes major open space setbacks along Elizabeth Lake Road. Additionally, through the design, layout and landscaping of the Equestrian Park, Amargosa Park/Creek enhancement and the golf



course, the character of this scenic corridor will be preserved. The plant materials that will be introduced will be similar to existing riparian vegetation (i.e. cottonwoods, willows, etc.). Further, naturalistic planting will be set back from the road with periodic openings in vegetation to allow long open vistas into these open space areas and throughout the valley. A 14-foot wide landscaped median will run nearly continuously down the center of Elizabeth Lake Road. Plantings within the Elizabeth Lake Road right-of-way and the flood control basin will be consistent with the mitigation plans and landscape plans prepared for Assessment District 90-1.

The development that is located along Elizabeth Lake Road will have a gracious setback elevated on contour graded pads and screened from view with dense slope plantings. Slope plantings shall be predominately oak and pine species in combination with trees that typically occur in Residential Area Landscape Zone B – ash, elm, and flowering trees. (Refer to Section 7.5.7.4, Residential Area Landscape Zones.)

B. Ritter Ranch Road

Ritter Ranch Road will also maintain a natural, rural feeling with 10-30 foot landscaped setbacks and a 14-foot planted median. Informal plantings (clusters) of predominantly coniferous trees with periodic groupings of Evergreen Oaks and deciduous trees will occur along the street and in the median. Adjacent residential slope plantings will be implemented with trees that typically occur in the adjacent Residential Area Landscape Zone. (Refer to Section 7.5.7.4, Residential Area Landscape Zones, and Exhibit 26, "Landscape Concept Plan.") Periodic openings in the streetscape allow views/vistas to on-site, undisturbed open space and the Leona and Anaverde Valleys. Tree density shall be one tree per 30 linear feet of street frontage. Trees may be clustered.

Along Ritter Ranch Road the ranch theme continues. Periodic visions of the three-rail fence, continuous pedestrian and bicycling trails, and the informal groves of the trees will give additional structure to the theme. (See Exhibits 26, 30 and 31).

C. Ranch Center Drive

Once past the enhanced riparian and valley landscape at the project entry along Elizabeth Lake Road, Ranch Center Drive begins to climb upwards between natural and manufactured sloping hillside terrain to Planning Area 5. This transitional zone will consist of a combination of existing native vegetation and revegetated slopes planted with materials indigenous to the area to blend with the landscape.

Continuing to the south on Ranch Center Drive from Elizabeth Lake Road through the revegetated zone, Ranch Center Drive enters into the development area of Planning Area 5. Here the landscape character along the street and in the median becomes more formal with a more structured placement of trees. Tree density shall be one tree per 30 linear feet of street. Trees may be clustered.

Also, along Ranch Center Drive, periodic visions of the three-rail fence and continuous pedestrian trails provide visual and functional linkage between the project entry at Elizabeth Lake Road and the Community Center at the intersection of Ritter Ranch Road.

7.5.2.2 Local Collector Roads

To reinforce distinct identities for the individual communities and maintain landscape continuity throughout the project, streetscapes for the residential roads will be landscaped in formal patterns with native and introduced trees as identified in the specific Residential Area Landscape Zones for each planting area.



(Refer to Section 7.5.7, General Landscape Guidelines.) For local roads within each subdivision, the types of theme street trees used should be kept to no more than four to six types, depending on the size of the subdivision, to help define a character and identity for each neighborhood. Street tree quantities will be consistent with the City of Palmdale guidelines for landscape development. (Refer to Exhibits 26 and 33). Tree types will be selected from those species listed in the General Landscape Guidelines, Section 7.5.7.

A. McDill Mountain Road

Adjacent to the Anaverde Creek water course, the McDill Mountain Road streetscape will mirror the landscape theme of the water course revegetation. As a riparian corridor, vegetation will be used in informal random masses (clusters). Periodic openings will occur in the vegetation to allow for both on- and off-site views and vistas into the hills and across the valleys. Tree density shall be one tree per 30 linear feet of street. Trees may be clustered. Dense plantings of both trees and understory plant material (appropriate to the riparian landscape zone) will be used on the west side to buffer residential neighborhoods from the street. To the east, a gracious setback for the enhanced and revegetated riparian water course (Creekside Park) will form a natural buffer for the residences. Pedestrian walks and the theme three-rail fences meander adjacent to the street and through the Creekside Park. (Refer to Exhibits 26 and 33.)

7.5.3 Revegetated Slopes/Fuel Modification Zones

Because plants are relied upon to bind soil and stabilize slopes, a combination of shallow and deep rooting native and introduced plants will be used. Plant materials used in slope planting will be drought tolerant, low maintenance introduced species, or native plants adapted to and suitable for vigorous rooted growth. Plant material will be per the selected plant palette listed in the General Landscape Guidelines, Section 7.5.7. In cases of severe structural soils problems and/or in the case of slopes stabilized with geo-grid, special consideration shall

be given to the use of hydroseed mixes or smaller plant materials where deemed feasible by the City Engineer.

Shrubs will be arranged in broad, informal masses. These masses will be combined to produce a mounding, textured slope surface similar to the natural terrain and existing vegetation. Trees will be arranged in informal masses and will be placed selectively to allow views from houses while partially screening buildings and reducing the scale of long, steep slopes.

7.5.3.1 Internal Project Revegetated Slopes

Slopes internal to the project will be planted using a combination of native and introduced plant material typical to the adjacent Residential Area Landscape Zones for which they are located. (See plant palette in Section 7.5.7, General Landscape Guidelines.)

7.5.3.2 Revegetated Slopes at Project Edge

The interface between developments and open space, and internally between structures on slopes, is critical in blending architecture and landscape and will be given special attention. Edges will be designed to provide either partial or complete visual buffering and provide a transition from architecture to grade.

Planting along the slope side of the development will be designed to allow controlled views out, yet partially screen and soften the architecture. In situations where edge planting at lower levels of slope development may block views from above, height restrictions on plant materials will be applied.

The slopes at project edge will be planted with indigenous plant material and/or introduced plant material with similar form, color and texture to the adjacent site plant communities. The plant selection and placement will be implemented in such a fashion as to recreate the vegetative tapestry of adjacent native slopes, to blend with the native slopes, and provide visual transition between manufactured slopes and native slopes.



Additionally, plant material for slopes and project edges will all be fire retardant to minimize the threat of fire hazard.

7.5.3.3 Fuel Modification Zones

Development adjacent to natural hillside and/or high fire hazard areas shall be thinned, cleared, and planted with fire retardant plant material and irrigated as required by City of Palmdale and Los Angeles County Fire Marshal. (See Exhibit 35, "Fuel Modification Plan.")

NOTE: For temporary and permanent slope erosion control standards, refer to Section 6.14, Grading Standards.

7.5.4 Riparian/Watercourse Revegetation

Riparian watercourse areas occur on-site along drainage ways and where water is intermittently present on the surface or at shallow depths underground. The intermittent availability of water makes possible the growth of vegetation that requires moist conditions and that occurs naturally in these conditions. Once established these plants should require very little maintenance aside from occasional thinning and selective removal if plants are interfering with drainage. Vegetation will be used to stabilize banks of re-contoured drainage swales, slow the flow of water, and increase infiltration into the ground.

Riparian areas that are altered by development will be landscaped with vegetation chosen from the plant palette in Section 7.5.7, General Landscape Guidelines, which consist of material indigenous to the site-specific riparian communities.

The two major riparian/water courses proposed for revegetation and enhancement include the Amargosa Park/Amargosa Creek area along Elizabeth Lake Road in the "Lowlands" Zone (Planning Areas 1 and 5) and Anaverde Creek along McDill Mountain Road in the "Midlands" Zone (Planning Areas 5 and 6.)

7.5.4.1 Amargosa Park/Amargosa Creek

The existing Amargosa Creek drainage corridor is located along Elizabeth Lake Road. A large flood control basin,

covering approximately 107 acres, is proposed within this drainage course in the vicinity of Ritter Ranch Road/Godde Hill Road. The basin will require extensive grading and, consequently, extensive revegetation. The golf course at the west end of the project, proposed over a portion of the basin, has been planned to maintain setbacks from the natural stream corridor where revegetation is required within the remainder of the basin, and elsewhere along the stream course plant material indigenous to that riparian/water course plant community will be used. Prior to construction of this basin, a permit from the U.S. Army Corps of Engineers (404 Permit) will first have to be obtained. Because the basin is proposed as part of Assessment District 90-1, the City has applied for this permit. It is anticipated that the U.S. Army Corps of Engineers will require as mitigation a specific planting scenario which will enhance the existing riparian habitat. Ultimately, at a mature state, the intent is for the Amargosa Creek Riparian/Wetlands Zone to be the dominant landscape statement for the northern edge of the project and for the project entries off Elizabeth Lake Road.

For the areas not under the jurisdiction of the U.S. Army Corps of Engineers, dense informal mass plantings of trees, at an average of 30 feet on center, and shrubs as an understory planting will be used for revegetation.

A. Anaverde Creek Revegetation

Adjacent to the proposed McDill Mountain Road, the Anaverde Creek riparian area or Creekside Park occurs in the "Midlands" Zone Landscape Zone of Ritter Ranch. Thus, revegetation and selection of plant materials and the landscape appearance will differ from the Amargosa Creek, or "Lowlands" Riparian Zone; however, informal mass plantings of trees and shrubs at similar densities to that of the Amargosa Creek revegetation will be used.



7.5.5 Residential Area Landscape Zones

The various planning areas in the project have been separated into Residential Area Landscape zones, based on distinct site elevational and locational differences. The intent of these designed zones is to establish an opportunity for separate residential subsection individuality and identity, while at the same time maintaining landscape character and continuity throughout the project. Plant material for use in the individual planning areas and the internal slopes, local/collector streets, parks and schools are divided into three main Residential Area Landscape zones:

Zone A - "Lowlands/Valley Floor" Zone, Planning Areas 1 and 5

Zone B - "Midlands" Zone, Planning Areas 2, 3 and 4

Zone C - "Uplands" Zone, Planning Area 6

Refer to plant palettes in Section 7.5.7, General Landscape Guidelines. Refer to Exhibit 26, "Landscape Concept Plan" for Landscape Zone locations.

7.5.6 Golf Course

The landscape character for the golf course is intended to contrast the character of the Wetlands Park, while still staying within the landscape theme of the project, reflecting much of the same character of the Residential Landscape Zone "A" for which the course is interspersed. The riparian/wetlands enhancement planting will consist of trees and understory material indigenous to the wetlands area, while the golf course will consist predominantly of pines at the edges and deciduous trees, i.e. Elder, Ash, Sycamore, etc. Trees will be grouped to maintain views/vistas, while at the same time control the playing of golf between development areas adjacent to roads and between fairways.

7.5.7 General Landscape Guidelines

Plant Material – General

A summary of plant palettes for the entire project are listed below categorized by major landscape zones. Particular attention has been given to the selection of the following plants:

- A. Native plants indigenous to the high desert and specific to the micro climate zones of Ritter Ranch.

- B. Low-water use plant material.
- C. Low-combustible plant material (for Fuel Modification zones).
- D. Plants suited for slope stabilization.
- E. Limit use of turf in right-of-way in compliance with City Standards.
- F. Quality and size of plant material should conform to the California Grading Code of Nursery Stock, No. 1 Grade. This requires that stock, when sold, should not be dead or in dying condition, frozen, or damaged, and should not show evidence of having root restriction in previous containers, or be abnormally pot-bound. All plants shall be of reasonable uniform and standard size of each species, well formed, and in a healthy, fully rooted and thriving condition.
- G. In all open space areas, areas adjoining open space areas, wildlife habitat areas, etc. Where revegetation is required by the City Engineer as a result of Developer's disturbance of said area, plant materials compatible with the existing surrounding vegetation will be required. In general, native species representative of the vegetation disturbed shall be preferred over other types of vegetation. However, in no case shall the plant species selected provide poorer quality wildlife habitat than the native vegetation which was disturbed.



7.5.7.1 Project Entries/Streetscapes

7.5.7.1.1 Elizabeth Lake Road (West)

In these unique riparian areas the following plant palette should be used:

A. Trees

<u>Botanical Name</u>	<u>Common Name</u>
Populus fremontii	Western Cottonwood
Sambucus mexicana	Mexican Elderberry
Salix sp.	Willow
Forestiera neomexicana	Desert Olive

B. Scrubs/Groundcover

<u>Botanical Name</u>	<u>Common Name</u>
Artemisia tridentata	Basin Sagebrush
Leptospermum scoparium	New Zealand tea tree
Baccharis salicifolia	Mulefat
Prunus ilicifolia	Hollyleaf Cherry
Fremontodendron Californicum	Flannel bush
Chrysothamnus nauseosus	Rabbitbrush
Haplopappus pinifolius	Goldenbush
Rhus trilobata	Skunkbush
Atriplex canescens	Saltbush
Eriodictyon sp.	Yerba Santa
Ceanothus sp.	Wild Lilac
Cornus stolonifera	Redtwig Dogwood
Rosmarinus sp.	Rosemary
Cistus sp.	Rockrose
Cotoneaster sp.	-
Spiraea sp.	-
Forsythia sp.	-
Rosa rugosa	Ramanas Rose
Juniperus sp.	Juniper
Elaeagnus sp.	-
Baccharis sp.	Coyote Brush
Mahonia sp.	-
Native occurring (unmowed) grasses	

7.5.7.1.2 Elizabeth Lake Road (East) - Ranch Center Drive Project Entry Off Elizabeth Lake Road

A. Trees

Joshua Tree/Juniper Woodlands

Juniper and Joshua trees shall be salvaged from developed areas of the site and shall be planted

adjacent to existing undisturbed stands of trees. Quantity and salvage method/technique will be determined in the field based on actual physical site conditions.

B. Riparian

Where the road bisects riparian area, the plantings of riparian vegetation will continue uninterrupted. The riparian restoration plant palette for this area consists of the following:

A. Trees

<u>Botanical Name</u>	<u>Common Name</u>
Populus fremontii	Western Cottonwood
Salix sp.	Willow
Sambucus mexicana	Mexican Elderberry

B. Shrubs/Groundcover

<u>Botanical Name</u>	<u>Common Name</u>
Baccharis Giutinososa	Mulefat
Cytisus sp.	Broom
Spartium sp.	Broom
Eriogonum facciculatum	Buckwheat
Haplopappus pinifolius	Goldenbush
Atriples canescens	Saltbush

C. Herbaceous Plants and Grasses

<u>Botanical Name</u>	<u>Common Name</u>
Lolium sp.	Giant Wild Rye
Lotus scoparius	Deergrass



7.5.7.1.3 Ritter Ranch Road

Predominantly coniferous (i.e. Pinus sp.)

A. Trees

<u>Botanical Name</u>	<u>Common Name</u>
Quercus sp.	Oak
Pinus jeffrei	Jeffrey Pine
Pinus halepensis	Aleppo Pine
Pinus brutia	Afgan Pine

Additional trees may be selected from the
Golf Course Plant Palette, Section 7.5.7.5.

B. Shrubs/Groundcover

Shrubs/groundcover shall be selected from
the Golf Course Plant Palette, Section
7.5.7.5.

7.5.7.1.4 McDill Mountain Road

A. Trees

<u>Botanical Name</u>	<u>Common Name</u>
Quercus agrifolia	Coast Live Oak
Platanus sp.	Sycamore
Vuglanus californica	California Blackwalnut
Samgucus mexicana	Mexican Elderberry
Acer negundo	Box Elder
Cercis canadensis	Western Redbud
Acer macrophyllum	Bigleaf Maple
Populus fremontii	Western Cottonwood
Salix sp.	Willow
Fraxinus velutina 'Modesto'	Modesto Ash
Pinus halepensis	Aleppo Pine
Pinus pinea	Italian Stone Pine

B. Shrubs/Groundcover

<u>Botanical Name</u>	<u>Common Name</u>
Ceanothus sp.	-
Arctostaphulos sp.	Manzanita
Quercus dumosa	Scrub Oak
Cistus sp.	Rockrose
Heteromeles arbutifolia	Toyon
Fremontodendron californicum	Flannel bush
Rhamnus californica	Coffeeberry

7.5.7.2 Revegetated Slopes at Project Edge/Fuel Modification

<u>Botanical Name</u>	<u>Common Name</u>
Quercus sp.	Oak
Atriplex canescens	Saltbush
Cleomesomeris	Bladder pod
Penstemon spectabilis	Showy Penstemon
Baccharis pilularis	Dwarf Coyotebrush
Trichostema lanatum	Woolly Blue Curis
Eriophyllum confertiflorum	Golden Yarrow
Eschscholzia californica	California Poppy
Lupinus bicolor	Lupine
Salvia sonomensis	Creeping Sage
Epilobium canumsp. mexicanum	California Fuchsia
Ceanothus griseus horizontalis	Carmel Creeper
Arctostaphylos "Emerald Carpet"	Manzanita
Teucrium chamaedrys	Germander
Cistus salviifolius	Sagecraf Rockrose
Cistus crispus	Rockrose
Santolia Virens	

7.5.7.3 Riparian/Water Course Revegetation

7.5.7.3.1 Anaverde Creek

A. Trees

Along McDill Mountain Road, riparian plantings should consist of the following trees:

<u>Botanical Name</u>	<u>Common Name</u>
Acer macrophyllum	Bigleaf Maple
Salix sp.	Willow
Quercus chrysolepis	Canyon Live Oak
Populus sp.	Cottonwood
Platanus sp.	Sycamore
Sambucus mexicana	Mexican Elderberry
Juglans California	California Black Walnut

Understory shrubs include the following:

B. Shrubs/Groundcover

<u>Botanical Name</u>	<u>Common Name</u>
Baccharis glutinosa	Mulefat
Rhamnus Californica	Coffeeberry
Rhus trilobata	Skunkbush
Ribes sp.	Currant/Gooseberry



7.5.7.3.2 Amargosa Creek

See Project Entries Streetscapes, Section 7.5.7.1.1 and 7.5.7.1.2: Elizabeth Lake Road (West and East) Plant Palettes.

NOTE: A broad variety of understory plants should be used to provide a variety of food and cover conditions for birds and other wildlife.

7.5.7.4 Residential Area Landscape Zones

Residential Area Landscape Zones include: interior slopes (between development pads), local/collector roads, and individual subdivided lots. Below is a list of the predominate trees for each Residential Area Landscape Zone followed by a comprehensive plant palette recommended for all zones.

Zone A - "Lowlands/Valley Floor" Zone (Planning Areas 1 and 5)

Consisting of predominately deciduous canopy trees: Ash, Elm, flowering trees, etc.

Zone B - "Midlands" Zone (Planning Area 4)

Consisting of predominately deciduous trees: Lombardy Poplar, Sycamore, Oak species, etc.

Zone C - "Uplands" Zone (Planning Areas 2, 3 and 6)

Consisting of predominately Evergreens
Coniferous masses: Pine species
Secondary trees: Oak species

7.5.7.4.1 General Plant List for Residential Area Landscape Zone

A. Trees

<u>Botanical Name</u>	<u>Common Name</u>
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Quercus douglasii</i>	Blue Oak
<i>Platanus racemosa</i>	California Sycamore
<i>Sambucus mexicana</i>	Mexican Elderberry
<i>Salix</i> sp.	Willow
<i>Juglans californica</i>	California Black Walnut
<i>Juniperus californica</i>	California Juniper
<i>Yucca brevifolia</i>	Joshua Tree
<i>Populus fremontii</i>	Western Cottonwood
<i>Foresteria neomexicana</i>	Desert Olive
<i>Quercus chrysolepis</i>	Canyon Oak
<i>Quercus dumosa</i>	Desert Scrub Oak
<i>Acer macrophyllum</i>	Bigleaf Maple
<i>Pinus jeffreyi</i>	Jeffrey Pine
<i>Arctostaphylos glauca</i>	Bigberry Manzanita
<i>Cercocarpus betuloides</i>	Mountain Mahogany
<i>Pinus brutia</i>	Afgan Pine
<i>Pinus attenuata</i>	Knobcone Pine
<i>P. coulteri</i>	Coulter Pine
<i>P. thunbergiana</i>	Japanese Black Pine
<i>Fraxnus oxycarpa</i> 'Raywood'	Raywood Ash
<i>Umbellularia californica</i>	California Laurel
<i>Calocedrus decurrens</i>	Incense Cedar
<i>Cupressus forbesii</i>	Tecate Cypress
<i>Cupressus glabra</i>	Arizona Cypress
<i>Platanus acerifolia</i>	London Plane
<i>Elaeagnus angustifolia</i>	Russian Olive
<i>Cercis</i> sp.	Redbud
<i>Prosopis</i> sp.	Mesquite
<i>Pinus sabiniana</i>	Foothill pine
<i>Cercidium</i> sp.	Palo Verde
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Fraxnus</i> sp.	Ash
<i>Acer negundo</i>	Box Elder
<i>Prunus cerasifera</i>	Flowering fruit tree
<i>Pyrus calleryana</i>	Flowering fruit tree
<i>Cornus stolonifera</i>	Redtwig Dogwood

B. Shrubs/Groundcover

<u>Botanical Name</u>	<u>Common Name</u>
<i>Atriplex canescens</i>	Saltbush
<i>Lonicera suspicata</i>	Chaparral Honeysuckle
<i>Clematis</i> sp.	Clematis (Vine)
<i>Myrica californica</i>	Wax Myrtle
<i>Heteromeles arbutifolia</i>	Toyon
<i>Hamnus californica</i>	Coffeeberry
<i>Rhamnus ilicifolia</i>	Redberry
<i>Artemisia tridentata</i>	Basin Sagebrush
<i>Rhus trilobata</i>	Skunkbush
<i>Chrysothamnus nauseosus</i>	Rabbitbrush
<i>Ribes</i> sp.	Currant/Gooseberry
<i>Fremontodendron californica</i>	Flannel bush



<i>Yucca whipplei</i>	Chaparral Yucca
<i>Eriogonum fasciculatum</i>	Buckwheat
<i>Ceanothus sp.</i>	Wild Lilac
<i>Malacothamnus fasciculatus</i>	Bush Mallow
<i>Prosopis sp.</i>	Mesquite
<i>Romneya coulteri</i>	Matilija Poppy
<i>Prunus ilicifolia</i>	Hollyleaf Cherry
<i>Eriodictyon sp.</i>	Yerba Santa
<i>Cistus sp.</i>	Rockrose
<i>Rosmarinus sp.</i>	Rosemary
<i>Arctostaphylos sp.</i>	Manzanita
<i>Lavandula sp.</i>	Lavender
<i>Nerium sp.</i>	Oleander
<i>Salvia sp.</i>	Sage
<i>Lonicera sp.</i>	Honeysuckle
<i>Artemisia sp.</i>	Sagebrush
<i>Hemerocallis sp.</i>	Daylily
<i>Rosa rugosa</i>	Ramanas Rose
<i>Baccharis sp.</i>	Coyote Brush
<i>Pyracantha sp.</i>	Firethorn
<i>Cotoneaster sp.</i>	-
<i>Cornus stolonifera</i>	Redtwig Dogwood
<i>Speraea sp.</i>	-
<i>Forsythia sp.</i>	-
<i>Juniper Sp.</i>	Juniper
<i>Elaeagnus sp.</i>	-
<i>Mahonia sp.</i>	-
Ornamental grasses	-

7.5.7.5 Golf Course

A. Trees

Predominantly pines and other conifers along the edge and deciduous trees in the center of the open portions of the golf course.

<u>Botanical Name</u>	<u>Common Name</u>
<i>Pinus jeffrei</i>	Jeffrey Pine
<i>Pinus halepensis</i>	Aleppo Pine
<i>Pinus brutia</i>	Afgan Pine
<i>Pinus sabiniana</i>	Foothill pine
<i>Calocedrus decurrens</i>	Incense Cedar
<i>Cupressus glabra</i>	Arizona Cypress
<i>Acer negundo</i>	Box Elder
<i>Fraxinus velutina 'Modesto'</i>	Modesto Ash
<i>Platanus racemosa</i>	California Sycamore *
<i>Populus fremontii</i>	Western Cottonwood *
<i>Salix babylonica</i>	Weeping Willow *

* Especially around water elements of golf course (ponds, lakes, creeks, etc.)

B. <u>Shrubs/Groundcover</u>	
<u>Botanical Name</u>	<u>Common Name</u>
Cornus stolonifera	Redtwig Dogwood
Nerium sp.	Oleander
Forsythia sp.	-
Spiraea sp.	-
Pittosporum sp.	-
Juniperus sp.	Juniper
Cotoneaster parneyi	Red clusterberry
Miscanthus sinensis	Ornamental gra.
Syringa sp.	Lilac
Photinia sp.	-

7.5.7.6 Plant Selection Approval

Final plant selection and landscape plans will be based on site-specific information such as exposure, topography, soil type, cultural compatibility with other plant selections, water availability and existing vegetation. All selections are subject to the review and the approval of the City Engineer.

7.5.8 General Irrigation Guidelines

This section is intended to present an outline for the approach to the comprehensive design of the landscape irrigation system for the Ritter Ranch project.

Weather, plant material types, soil conditions, terrain, and exposure all combine to determine actual plant water requirements in terms of both quantity and frequency. It will, therefore, be necessary to select automatic irrigation controllers and electric control valves that will accommodate all of the different requirements of the landscape. To this end, the overall site irrigation system will be controlled by automatic sprinkler controllers. The automatic control equipment selected must be readily adaptable to the requirements of the changing seasons and variable weather conditions.

Water conservation should be a prime consideration when designing the irrigation system. Dividing the landscape areas into distinct irrigation zones will be the first step in achieving maximum irrigation efficiency. Only through efficient irrigation systems and proper water management can water conservation be accomplished. Irrigation zones need to be determined on the basis of types of plant material, climatic exposures, soil type, and terrain. Specifically, irrigation zones will be defined according to the following criteria:



- A. Plant materials will require separation according to plant types such as, turf, groundcover, shrubs, and/or native plantings.
- B. North and east exposures will require separation from south and west exposures.
- C. Areas with pronounced soil differences will require separation from one another.
- D. In general, high points will require separation from low points and drainage swales in landscape areas.

Additional considerations in providing a water conserving, efficient irrigation system will require, as much as possible, that irrigation water be applied at a rate which does not exceed the infiltration rate of the soil and the automatic sprinkler controllers are programmed to prevent ponding and/or runoff. The irrigation system must also be designed, installed and adjusted to prevent overspray onto non-landscaped areas such as sidewalks, roadways, and buildings, etc. Strict conformance to manufacturers' design specifications will be required in order to provide uniform water application to the landscape. Uniform water application ensures maximum efficiency with minimum water use. Careful consideration must be given to those materials and equipment which will provide maximum safety to pedestrians and maximum protection from automobile traffic and grounds maintenance activities. The use of pop-up type sprinkles within shrub and groundcover areas adjacent to roadways, pathways and sidewalks will aid in providing both safety and protection. Pop-up height should be six inches or 12 inches, as may be required, to avoid interference from nearby plant material.

The irrigation design criteria presented herein is offered as a proposed guideline to be used in preparing irrigation plans. It should be understood that all site conditions and irrigation requirements cannot be covered in these standards.

7.5.8.1 Irrigation Guidelines For Slopes

All disturbed slopes which require irrigation systems, as specified in Section 6.14 within the Grading Standards, shall be irrigated with automatically controlled electric irrigation systems. Automatically controlled sprinkler systems are required as they can be adjusted to match watering rates with the infiltration rate of the soil and slope

condition, cycling on and off as needed. Cycling on and off is a good way to achieve the desired deep watering without oversaturating the soil and causing erosion and slope failure. (An unattended sprinkler left on too long can oversaturate a slope and cause it to erode or fail.) Irrigation of slopes will follow the same criteria noted in the General Irrigation Guidelines noted in Section 7.5.8, except that the following conditions will also apply.

Due to slope conditions and unpredictable wind patterns, especially during daytime hours during the plant establishment period, it will be necessary to downscale sprinkler spacings that are otherwise considered standard or normal in the industry. Maximum spacing for short, intermediate and long range sprinklers shall not exceed 50 percent of the nozzle spray diameter. Sprinklers shall be oriented to minimize or avoid where possible overspray onto walls and/or sidewalks.

Slope irrigation systems must be divided into distinct zones. Irrigation zones should be determined on the basis of types of plant material, climatic exposures, soil type, and terrain. Specifically, slope irrigation zones will be articulated according to the following criteria:

- A. North and east facing slope exposures will be separated from south and west facing slope exposures.
- B. Sloped areas must be separated from general landscaped areas. (Slopes are considered to be land forms with grades steeper than 3:1.)
- C. Top, toe and center of slope irrigation systems will be operated by separate control valves.
- D. Where possible, equal contours along slopes should be grouped together.

7.6 Community Wall and Fence Plan

The community wall and fence concept for Ritter Ranch is designed to integrate the various neighborhoods within Ritter Ranch. Walls and fences should be considered as an extension of the surrounding landscape and should serve as a design component that enhances the project theme.



There are three basic categories of walls and fences as shown on Exhibit 34A, "Community Wall and Fence Plan." They are Theme/Entry Walls, which would occur at major project or neighborhood entries, Neighborhood Walls, which would surround each neighborhood, and an Equestrian Theme Fence, which would separate equestrian areas and be used to enhance the ranch theme along major roadways. Exhibit 34, "Wall and Fence Elevations," portrays the design for the various types of fences.

The first category, Theme/Entry Walls, would consist of a low stone or stone veneer wall at the major community/project entries at Elizabeth Lake Road, Ritter Ranch Road and Avenue S. These theme walls would provide for community/project signage. Additionally, Theme/Entry Wall treatments are suggested for neighborhood entries. These walls could be either stone, masonry, wood, or some combination of these materials, and would provide a place for neighborhood identification signage.

The second category is the Neighborhood Community Wall/View Fence which will serve as a neighborhood perimeter wall. The neighborhood perimeter walls shall be of predominantly masonry construction with wood used sparingly for accent and variety. The neighborhood walls will provide an element of continuity and visual consistency throughout Ritter Ranch. Neighborhood perimeter walls along open space areas or areas with views, such as the golf course and hillside areas, shall be of "open" construction to allow for views. Perimeter walls shall be designed in a uniform and consistent manner so as to blend with other walls within the community. Long linear walls should be softened with landscape planting, and should be staggered horizontally and alternated with the open wall or view fence to provide interest and to avoid visual monotony. View fences should be avoided where rear yard areas would be highly visible from adjacent roads. An optional plexiglass or glass wall/screen may be permitted in limited areas around clubhouses or swimming facilities as a wind control device.

The last category is the Equestrian Theme Fence. This is a wood theme fence that would be used at entry areas to reinforce the ranch theme and separate equestrian areas. An equestrian fence is also designated for portions of Ritter Ranch Road. This fence could either be of traditional post and rail construction or some variation as shown on Exhibit 34, "Wall and Fence Elevations." While stained or painted wood materials are depicted as the primary construction material, more durable materials, such as steel or wood, or other wood simulated materials, should be considered.

Chain link fences shall be prohibited except in situations where required and approved by the Director of Planning.

7.6.1 Wall and Fence Location Summary

(Refer to Exhibit 34, "Wall and Fence Elevations.")

WALL AND FENCE TYPE/DESCRIPTION	LOCATIONS(S)/CONDITION(S)
1.0 Entry Theme Wall - low stone veneer wall	<ul style="list-style-type: none"> - major project entries at Elizabeth Lake Road - local neighborhood entries - commercial districts (i.e., Ranch Center)
2.0 Wood Theme Fence - Stained wood or simulated wood three-rail fence* * All theme fencing within public right-of-ways or City maintained landscaped easements shall be constructed of simulated wood materials (such as woodcrete).	<ul style="list-style-type: none"> - along major arterials (i.e., Elizabeth Lake Road, Ritter Ranch Road, Ranch Center Drive) at the edge of right-of-way - Equestrian Estate lots and trails (exception: equestrian trails through natural open space)
3.0 Theme Perimeter Wall Fence - masonry pilasters masonry wall sections with minimal wood for accent and variety	<ul style="list-style-type: none"> - at development edge along major arterials and local collectors
4.0 View Perimeter Wall/Fence - masonry pilaster with steel picket sections	<ul style="list-style-type: none"> - at development edge adjacent to natural and/or man-made open space (i.e., slopes, parks, etc.)
4.1 Golf View Perimeter Wall/Fence - masonry pilaster with steel picket, glass or plexiglass sections a safe distance away from fairways	<ul style="list-style-type: none"> - at development edge along golf course
4.2 Residential Perimeter Wall/Fence - masonry pilaster and masonry wall sections	<ul style="list-style-type: none"> - between residential developments - between residential and commercial developments - between residential developments and schools
4.3 Interior Wall/Fences Between Residential Units Single Family Estates Single Family Detached Single Family Attached Multifamily	<ul style="list-style-type: none"> - rail theme fences - pressure treated wood fences, masonry walls or view fencing - masonry walls or view fencing

Note: Theme perimeter walls and view perimeter walls will transition at development edges to solid masonry sections.



SECTION EIGHT

SECTION EIGHT IMPLEMENTATION

8.1 Purpose and Intent

The purpose and intent of the Implementation Section is to establish direction and procedures for the implementation and administration of the Ritter Ranch Specific Plan including annexation, entitlements, conformance, revisions, and alternative financing programs.

8.2 Governmental Processing

The City of Palmdale is responsible for the processing and administration of the Ritter Ranch Specific Plan including on-going and subsequent applications prescribed by state and local statutes relating to the development of the Ritter Ranch property.

8.3 Annexation

In September 1989, an Annexation Application was submitted to the City of Palmdale to initiate proceedings to incorporate Ritter Ranch into the City of Palmdale. The City of Palmdale initiated the Annexation on September 1, 1990. The Annexation Application will be processed through the City of Palmdale and the Los Angeles County Local Agency Formation Committee (LAFCO). Portions of Ritter Ranch are currently located outside of the City of Palmdale sphere of influence boundaries; however, a portion of the Specific Plan area is currently within the City sphere of influence boundaries and is contiguous with the City limits, as depicted on Exhibit 4, "Political Jurisdictions." Included in the Annexation Application is a request to revise the City of Palmdale sphere of influence boundary to include Ritter Ranch.

After LAFCO has reviewed and approved the Ritter Ranch Annexation Application, the City of Palmdale may proceed with the completion of the Annexation Application process, which includes holding a Palmdale City Council public hearing regarding the annexation request. All terms and conditions imposed by LAFCO, including the annexation boundary, must be incorporated into the City of Palmdale resolution approving the Ritter Ranch Annexation Application.

8.4 General Plan Amendments/Updates

Concurrent with the adoption of the Ritter Ranch Specific Plan, the City of Palmdale will adopt a corresponding General Plan Amendment to the existing General Plan. Likewise, the proposed General Plan Update (revisions) will include the land use designations and implementation policies for the Ritter Ranch property consistent with the Ritter Ranch Specific Plan as adopted.



The adoption of any Amendment to the General Plan or any General Plan Update by City shall not require amendment of the Specific Plan. However, any subsequent discretionary approval or Specific Plan Amendment must be consistent with the General Plan as amended and/or updated, except to the extent that such change in the General Plan deals with matters with respect to which Developer shall possess vested rights under the terms of the Development Agreement entered into between Developer and City.

8.5 Pre-zone

A Pre-zone Application has been submitted to the city of Palmdale to designate the Ritter Ranch property as a "Ritter Ranch Specific Plan, .68 DU/Acre." This designation shall be applicable only to the Ritter Ranch property, subject to the land use classifications, property development standards, design guidelines and implementation policies contained in the Ritter Ranch Specific Plan as adopted.

8.6 Environmental Impact Report

An Initial Environmental Study for the Ritter Ranch development has been completed by the City of Palmdale which determined that a full Environmental Impact Report (EIR) was required. Robert Bein, William Frost & Associates was selected by the City to prepare the EIR. The EIR was processed concurrently with the Ritter Ranch Specific Plan.

As required by the California Environmental Quality Act (CEQA), an environmental assessment shall be conducted on all subsequent discretionary project submittals. The Ritter Ranch Specific Plan EIR shall serve as the Master EIR for all subsequent project submittals required to implement the Specific Plan. All site-specific development applications will be evaluated by the City of Palmdale to determine potential environmental impacts. The City will condition the subsequent approvals with appropriate mitigation measures identified in the EIR, provided the impacts of such proposed measures are consistent with the intent of the Ritter Ranch Specific Plan. A Subsequent or Supplemental EIR may also be required as provided by CEQA.

8.7 Design Guideline Conformance

All proposed development at Ritter Ranch is subject to the Ritter Ranch Design Guidelines. In conjunction with the applicable review process (i.e., Staff Review, Site Plan Review, Conditional Use Permit, Subdivision, etc.), the City of Palmdale shall review project submittals for consistency with the Ritter Ranch Design Guidelines. In addition to any City of Palmdale required "Findings" of approval of a given development application, the following Design Guideline "Findings" of approval for development requests shall also be made:

8.7.1 The proposed project conforms with the Ritter Ranch Specific Plan including all applicable Development Standards and Design Guidelines.

8.7.2 The proposed project is compatible with and enhances the established design theme in the surrounding area, where applicable.

8.8 Staff Review

All development proposals and land uses within Ritter Ranch are subject to Staff Review in addition to any required discretionary review by the City of Palmdale Planning Department, unless otherwise exempted by state or federal law or the City of Palmdale Planning Department, to ensure compliance with the Ritter Ranch Specific Plan (including Design Guidelines and Development Standards) and applicable sections of the City of Palmdale Zoning Ordinance. Staff Review is a "staff level" review process which may involve "over the counter" review or "plan check" review, depending upon the magnitude of the project submittal. Staff Review will not typically require review by the Planning Commission; however, the Director of Planning at his/her discretion may forward a Staff Review approval item to the Planning Commission for an "interpretation" of the purpose and intent of an item. Additionally, the denial of a Staff Review request by the Director of Planning may be appealed to the Planning Commission for a decision.

8.9 Site Plan Review

The Site Plan Review process is a site-specific review process aimed at providing high quality development on a given site. The Development Standards of the Ritter Ranch Specific Plan identify project types which require the Site Plan Review process. Projects requiring Site Plan Review shall be processed in accordance with Article 105, "Site Plan Review," of the Palmdale Municipal Code which is contained in Appendix D of the Specific Plan. In cases where a Conditional Use Permit is required as a primary entitlement, a Site Plan Review Application will be required to be processed concurrently.

Projects requiring Site Plan Review shall be approved by the decision-making authority if all the following Findings are made in addition to any Findings required by California State Law or the City of Palmdale Municipal Code:

8.9.1 The project conforms with the Ritter Ranch Specific Plan which is deemed consistent with the Palmdale General Plan.

8.9.2 The proposed building, structure, sign, site development or landscaping is compatible in its design, appearance and size with existing uses, development, signs, buildings, structures and landscaping in the adjacent area.



- 8.9.3 The project meets all applicable special requirements of the Ritter Ranch Specific Plan and the Development Designation requirements.
- 8.9.4 The project meets all special requirements for seismically restricted or flood plain areas, if applicable.
- 8.9.5 The project conforms with the Ritter Ranch Development Standards and is consistent with Design Guidelines.

8.10 Conditional Use Permit (CUP)

Uses requiring Conditional Use Permits are identified in the Development Standards. Projects requiring a Conditional Use Permit shall be processed in accordance with Article 102, "Variances and Conditional Use Permits," of the Palmdale Municipal Code which is contained in Appendix D of the Ritter Ranch Specific Plan.

Conditional Use Permit (CUP) requests shall be approved by the decision-making authority if the following Findings are made in addition to any Findings required by California State Law or the City of Palmdale Municipal Code:

- 8.10.1 The proposed conditional use is consistent with the Ritter Ranch Specific Plan.
- 8.10.2 The nature, condition and development of adjacent uses, buildings and structures shall be considered and no proposed conditional use shall be permitted where such use will adversely affect or be materially detrimental to said adjacent uses, buildings or structures.
- 8.10.3 The site for a proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the Specific Plan, or as required by the Planning Commission as a condition in order to integrate said use with the uses in the neighborhood.
- 8.10.4 The site for a proposed conditional use is served by highways or streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use would generate.
- 8.10.5 The project is consistent with the Site Plan Review Findings of approval as identified in Section 8.9, Site Plan Review.
- 8.10.6 In addition to the above Findings, the following Findings shall be made prior to approval of all Residential Planned Development Conditional Use Permits.

- 8.10.6.1 The proposed Residential Planned Development provides an efficient use of open space areas, incorporating public, private and natural open space uses, to service the residents of said project substantially in excess of those which would be required in a standard subdivision.
- 8.10.6.2 The proposed Residential Planned Development utilizes creative site-planning techniques which may not typically be utilized in conventional development and which result in higher levels of common open space and recreational amenities than what could be accomplished under traditional development and subdivision standards.
- 8.10.6.3 The proposed Landscape Plan, Architectural Design and Materials, and Site Plan are designed to exceed the intent and desired effect of standards established in the Ritter Ranch Specific Plan.
- 8.10.6.4 The proposed Residential Planned Development provides common recreational amenities which are not provided in typical residential developments within the City.
- 8.10.7 In addition to 8.10.5, the following Findings shall be made prior to approval of the Conditional Use Permit for the Ranch Center Master Plan.
- 8.10.7.1 The proposed Conceptual Master Plan, including the landscape concept, utilization of outdoor areas, architectural design, and finish materials, exceeds the intent and desired effect of the Commercial Standards established in the Ritter Ranch Specific Plan.
- 8.10.7.2 The proposed Conceptual Master Plan provides pedestrian linkage to adjacent residential and recreational land uses to promote non-vehicular access.
- 8.10.7.3 The proposed Conceptual Master Plan incorporates specialty features, such as plazas, visual focal points, outdoor eating areas, water features and/or other specialty landscape features.

8.11 Variances

All Variance requests shall be processed in accordance with Article 102, "Variances and Conditional Use Permits," of the Palmdale Municipal Code which is contained in Appendix D of the Ritter Ranch Specific Plan.



Variance requests shall be approved by the decision-making authority if the following Findings are made in addition to any Findings required by California State Law or the City of Palmdale Municipal Code:

- 8.11.1 Because of special circumstances applicable to the property, the strict application of the Development Standards would deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning classification for the following reasons: size, location, shape, topography, and surroundings.
- 8.11.2 The granting of said Variance will not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and designation in which such property is situated.
- 8.11.3 The Variance will not authorize a use or activity which is not otherwise expressly authorized by the Development Standards governing the parcel of property.

8.12 Subdivision

Pursuant to the Subdivision Map Act and Palmdale Subdivision Ordinance, the Ritter Ranch site will be subdivided through a series of tentative maps, tentative parcel maps and Final Maps. Initiation of the subdivision of Ritter Ranch may involve a master tentative map which will serve to subdivide the site into various "subdividable" development areas. In conjunction with the phasing plan, each developable area will be subdivided into buildable lots.

All tentative maps submitted for the Ritter Ranch Specific Plan shall be found consistent with all design and development standards contained within the City of Palmdale Subdivision Ordinance in effect at the time of map submittal. Tentative maps or tentative parcel maps shall be approved if the following Findings are made by the decision-making authority in addition to any Findings required by California State Law or the City of Palmdale Municipal Code:

- 8.12.1 For the proposed subdivision, each provision for its design and improvement and each proposed land use is consistent with the Ritter Ranch Specific Plan because it conforms to the density, design standards, design guidelines, and location given for the land use designation.
- 8.12.2 The tentative map or tentative parcel map design provides for future passive or natural heating or cooling opportunities in the subdivision to the extent feasible.

- 8.12.3 The tentative map or tentative parcel map does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1964 in that the property in question has not been included in any such contract.
- 8.12.4 The discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.
- 8.12.5 The site is physically suitable for the type of development and density proposed.
- 8.12.6 The design of the subdivision and the proposed improvements is not likely to cause serious public health or safety problems because they conform to the highest and best possible use of the subject property as determined.
- 8.12.7 The design of the subdivisions and the proposed improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision because no such easements have been acquired.
- 8.12.8 The proposed tentative map or tentative parcel map is in conformance with the intent and requirements set forth in the Ritter Ranch Specific Plan.
- 8.12.9 The proposed tentative map or tentative parcel map is in compliance with the California State Subdivision Map Act.

Prior to approval of any final map, the applicant of a given tentative map, tentative parcel map or final map shall comply with all standard conditions of approval required by the City of Palmdale Subdivision Ordinance relating to bonding and/or financing of infrastructure and required right-of-way improvements.

8.13 Vesting Maps

For subdivisions with residential lots a minimum of 5,000 square feet or larger in size, a complete application for tentative map approval submitted which clearly states on the map, "Vesting Map," identifies on the map that all development shall comply with the applicable Development Standards and Design Guidelines of the Ritter Ranch Specific Plan; and graphically depicts a "building envelope" identifying front, rear and side yard setbacks for each lot shall be determined to be a complete Vesting Map Application. No additional materials relating to architectural design of the residences on individual lots,



including but not limited to site plans, elevations, floor plans or renderings, shall be required prior to recordation of the Final Vesting Map, except for conceptual project-wide illustrations utilized for visual analysis. The size and design of all improvements shall conform with the applicable Ritter Ranch Specific Plan Development Standards and Design Guidelines, and all primary structures shall be located within the building envelope identified on a given lot. Prior to submittal of Building Permit Applications, plans and elevations for all improvements shall be reviewed and approved through Subdivision Development Plan Review to ensure that the proposed development is consistent with the Development Standards and Design Guidelines of the Ritter Ranch Specific Plan and the approved Vesting Map.

Vesting maps for residential subdivision with lots less than 5,000 square feet shall be processed in accordance with City of Palmdale Vesting Map requirements; and all development applications (i.e. CUPs, Site Plan Review, etc.) required in the Development Standards, except for building permits, shall be processed and reviewed by the decision-making authority concurrently with the Vesting Map Application.

8.14 Concurrent Processing

When any project involves multiple applications to be processed concurrently and where Staff and Planning Commission reviews are specified, said applications shall be reviewed and approved by the Planning Commission.

8.15 Specific Plan Adoption and Amendments

Because the Ritter Ranch development will be phased over a period of approximately 20 years, it is anticipated that market conditions and development practices may change, thereby necessitating Specific Plan Amendments. Amendments may be requested at any time pursuant to Section 65453(a) of the Government Code. If the Amendment is deemed major by the Director of Planning, it will be processed in the same manner as the original Specific Plan. Proposed Amendments deemed to be Minor Modifications by the Director of Planning, as defined herein, will be processed administratively by the Administrative Review process.

Depending upon the nature of the proposed Specific Plan Amendment, a Supplemental Environmental Analysis may be required pursuant to CEQA, Section 15162. It is the Applicant's responsibility to provide an analysis of the impacts of the Amendment relative to the original EIR.

8.15.1 Findings for Approval of Specific Plan Amendments.

When considering approval or denial of a Specific Plan Amendment, the City Council shall "find" that the proposed Amendment is in general accordance with the following standards:

- 8.15.1.1 The proposed Amendment is consistent with the City's General Plan and the General Plan Elements in effect at the time of submission.
- 8.15.1.2 The proposed Amendment does not result in an incompatibility with surrounding land uses with respect to the type of use, development standards, density, or issues of health, public safety and general welfare.
- 8.15.1.3 The proposed Amendment is consistent with the overall design character and general community structure of Ritter Ranch.
- 8.15.1.4 The proposed Amendment is not likely to cause substantial environmental damage, or substantially and avoidably injure significant fish or wildlife, or their habitat.
- 8.15.1.5 These Findings are in addition to any Findings required by California State Law or the City of Palmdale Municipal Code.

8.15.2 Minor Modifications to Adopted Specific Plan

The following Minor Modifications, or refinements, to the Ritter Ranch Specific Plan do not constitute a Specific Plan Amendment and are only subject to review and approval by the Director of Planning; however, the Director of Planning shall have the discretion to refer any request for a Minor Modification to the Planning Commission for decision.

- 8.15.2.1 Decrease in project density.
- 8.15.2.2 Transfer of dwelling units as permitted in Section 8.17, Transfer of Dwelling Units.
- 8.15.2.3 Adjustment of 250 feet or less of planning area boundaries which do not result in a decrease of open space or project-wide increase of commercial space or a project-wide increase in residential units.



- 8.15.2.4 Final trail alignments provided that connection of destination points are maintained.
- 8.15.2.5 Final facility sizing and alignment of infrastructure improvements when directed by the City Engineer.
- 8.15.2.6 Service road alignments.
- 8.15.2.7 Minor deviations from the Ritter Ranch Design Guidelines which maintain the established quality level and intent of the Design Guidelines.
- 8.15.2.8 Deletion of unnecessary infrastructure improvements when approved by the City Engineer.
- 8.15.2.9 Final arterial road centerline alignment revisions of 250 feet or less.
- 8.15.2.10 Final collector street alignment within tracts when reviewed and approved by the Director of Planning and City Traffic Engineer.
- 8.15.2.11 Minor deviations from conceptual plans, exhibits or drawings including landscaping, wall material, wall alignment and streetscape design modification contained within the Ritter Ranch Specific Plan which maintain the established quality level and intent of the Specific Plan.
- 8.15.2.12 Density bonuses over and above approved project-wide density for the provision of affordable housing in accordance with applicable City ordinances provided that the granting of such density bonus shall have been previously subjected to a discretionary review and public hearing (as in the case of the issuance of a CUP or the approval of a tentative tract map) pursuant to the provisions of the Palmdale Municipal Code and the overall density of the Project and the density of the Planning Area is not increased, except, in the latter instance, as provided in the dwelling unit transfer provisions set forth in Section 8.17, Transfer of Dwelling Units, in this Specific Plan.

- 8.15.2.13** Design and routing of golf course, placement of driving range, clubhouse, tennis courts and related improvements.
- 8.15.2.14** Conversion of surplus school sites to residential uses provided that the use of such surplus school site shall have been previously subjected to a discretionary review and public hearing (as in the case of a rezoning or the approval of a tentative tract map) pursuant to the provisions of the Palmdale Municipal Code and the overall density of the Project and the density of the Planning Area is not increased, except, in the latter instance, as provided in the dwelling unit transfer provisions set forth in Section 8.17, Transfer of Dwelling Units, in this Specific Plan.
- 8.15.2.15** Alignment and placement of underground utilities, water reservoirs and flood control basins as directed by the City Engineer.
- 8.15.2.16** Interim recreational use of commercial sites.
- 8.15.2.17** Minor Modifications of development phasing subject to the following conditions:
- a. The Modification provides for a logical extension of development;
 - b. The proposed modification shall not result in the required community facilities for any particular phase being constructed at a time that is later than required in the original phasing plan.
 - c. Adequate infrastructure improvements are available to service the proposed modification and the proposed modification shall not impede provision of infrastructure to other planning areas in accordance with the phasing plan.

8.16 Alteration of Wetland/Marsh Areas

Any proposed alterations to Wetland/Marsh areas shall address all requirements of Section 404 of the Clean Water Act, Section 16.03 of the State Fish and Game Code, and, if appropriate, the U.S. Army Corp of Engineers.



8.17 Transfer of Dwelling Units

8.17.1 Size of Planning Areas and Planning Units

The Ritter Ranch Site has been divided into eight planning areas which have specific gross density, a maximum number of permitted units and designated boundaries. Within each planning area, there are a number of planning units with designated land uses and permitted number of units. The size and configuration of each planning area and each planning unit may change subject to final subdivision design. A typical example of when the size and configuration of a planning area or planning unit would warrant a change would be in conjunction with the final alignment of arterial roadway(s) and interior streets during the tentative map approval process.

8.17.2 Approval of Transfer

During the site plan and tentative map stage of design, it is anticipated that the number of dwelling units of an individual planning unit may vary from the acreage and number of permitted dwelling units depicted on the Community Concept Plan. To provide flexibility of design within each planning area, dwelling units may be transferred from one planning unit to other planning unit(s) subject to the following limitations:

1. The transfer of dwelling units shall not result in a sum greater than the maximum dwelling units (7,200) permitted by the Specific Plan.
2. The total increase of dwelling units in a given planning area shall not exceed ten percent (10%) of the original number of units permitted in the Specific Plan for that specific planning area.
3. The total increase of units in a given planning unit shall not exceed twenty percent (20%) of the original number of units permitted in the Specific Plan for that specific planning unit.
4. The sum of dwelling units within a given planning unit shall not exceed the maximum number of dwelling units specified in the Transfer of Dwelling Units Tables.
5. The dwelling units transferred shall be subject to all development standards applicable to the planning unit to which they are transferred.

6. Dwelling units shall not be transferred to planning units designated for fire station, parks, golf course, and open space, or Planning Areas 7 and 8.
7. The transfer of dwelling units up to ten percent (10%) shall be subject to the review and approval of the Director of Planning.
8. The transfer of dwelling units greater than ten percent, but not to exceed twenty percent (20%) shall be subject to the review and approval of the Planning Commission.
9. Each transfer of dwelling units shall result in a corresponding decrease in dwelling units elsewhere in the Specific Plan.
10. No dwelling units may be transferred from Planning Unit 1B to other planning units or areas. Dwelling units from other planning areas or units may be transferred into Planning Unit 1B, pursuant to the transfer provisions contained within this Section. In no event shall the minimum number of dwelling units in this area be less than 80; nor shall the minimum lot size be less than two acres.

The transfer of dwelling units may be justified by one or more of the following: decreased grading, improved land use, increased open space, improved public safety, or the efficient use of infrastructure and community facilities. The applicant for a transfer shall provide a written statement and summary of dwelling units indicating the affected planning areas(s) and planning units. This statement shall be submitted to the Director of Planning concurrent with applicable development review application. If properties within areas proposed for transfer are owned by different entities, a written agreement signed by all entities, indicating consent to the transfer, shall be provided with the application. Upon approval of request to transfer, revised statistical summary table(s) shall be incorporated into this Section of the Specific Plan to assist in monitoring such transfers. Adjustments to the size and configuration of planning areas and planning units as specified in Section 8.15.2, as well as the transfer of dwelling units specified herein shall not constitute a Specific Plan amendment or variance.



TRANSFER OF DWELLING UNITS TABLE

PLANNING AREA 1

PLANNING UNIT	LAND USE	PERMITTED UNITS	MAXIMUM PERMITTED UNITS WITH TRANSFER
1A	OPEN SPACE/ SPECIALTY PARK	0	0
1B	SINGLE FAMILY DETACHED ESTATES	80	96
1C	OPEN SPACE/ SPECIALTY PARK	0	0
1D	GOLF COURSE	0	0
1E	GOLF COURSE	0	0
1F	GOLF COURSE	0	0
1G	SINGLE FAMILY DETACHED	208	250
1H	SINGLE FAMILY DETACHED	116	139
1I	SINGLE FAMILY DETACHED	66	79
1J	SINGLE FAMILY DETACHED	76	91
1K	SINGLE FAMILY DETACHED	174	209
1L	SINGLE FAMILY DETACHED	121	145
1M	COMMERCIAL	0	0
1N	SINGLE FAMILY DETACHED	114	137

The maximum permitted units without transfer of dwelling units within Planning Area 1 is 955 units. The maximum permitted units with transfer of dwelling units within Planning Area 1 is 1,051 units.

TRANSFER OF DWELLING UNITS TABLE

PLANNING AREA 2

PLANNING UNIT	LAND USE	PERMITTED UNITS	MAXIMUM PERMITTED UNITS WITH TRANSFER
2A	SCHOOL	0	0
2B	PARK	0	0
2C	SINGLE FAMILY RESIDENTIAL	0 or 144*	or 172*
2D	OPEN SPACE	0	0
2E	SINGLE FAMILY DETACHED	119	143
2F	SINGLE FAMILY DETACHED	113	136
2G	OPEN SPACE	0	0
2H	OPEN SPACE	0	0

The maximum permitted units without transfer of dwelling units within Planning Area 2 is 376 units. The maximum permitted units with transfer of dwelling units within Planning Area 2 is 413 units.

* See Section 4.13.2.



TRANSFER OF DWELLING UNITS TABLE

PLANNING AREA 3

PLANNING UNIT	LAND USE	PERMITTED UNITS	MAXIMUM PERMITTED UNITS WITH TRANSFER
3A	SINGLE FAMILY DETACHED	0 or 36*	0 or 39*
3B	SPECIALTY PARK	0	0

The maximum permitted units without transfer of dwelling units within Planning Area 3 is 36 units. The maximum permitted units with transfer of dwelling units within Planning Area 3 is 39 units.

* See Section 4.13.2.

TRANSFER OF DWELLING UNITS TABLE

PLANNING AREA 4

PLANNING UNIT	LAND USE	PERMITTED UNITS	MAXIMUM PERMITTED UNITS WITH TRANSFER
4A	OPEN SPACE/ SPECIALTY PARK	0	0
4B	SCHOOL	0	0
4C	PARK	0	0
4D	SINGLE FAMILY DETACHED	98	118
4E	SINGLE FAMILY DETACHED	298	358
4F	OPEN SPACE/ SPECIALTY PARK	0	0
4G	SINGLE FAMILY DETACHED	203	244
4H	OPEN SPACE/SPECIALTY PARK	0	0
4I	COMMERCIAL	0	0

The maximum permitted units without transfer of dwelling units within Planning Area 4 is 599 units. The maximum permitted units with transfer of dwelling units within Planning Area 4 is 659 units.



TRANSFER OF DWELLING UNITS TABLE

PLANNING AREA 5

PLANNING UNIT	LAND USE	PERMITTED UNITS	MAXIMUM PERMITTED UNITS WITH TRANSFER
5A	COMMERCIAL	0	0
5B	OPEN SPACE	0	0
5C	COMMERCIAL	0	0
5D	SINGLE FAMILY ATTACHED	269	323
5E	SCHOOL	0	0
5F	PARKS	0	0
5G	OPEN SPACE	0	0
5H	PARKS	0	0
5I	SCHOOL	0	0
5J	SINGLE FAMILY DETACHED	291	349
5K	SINGLE FAMILY DETACHED	265	318
5L	OPEN SPACE	0	0
5M	COMMERCIAL	0	0
5N	COMMERCIAL	0	0
5O	MULTIFAMILY RESIDENTIAL	152	182
5P	COMMERCIAL	0	0
5Q	MULTIFAMILY SENIOR	494	593
5R	MULTIFAMILY RESIDENTIAL	196	235
5S	COMMERCIAL	0	0
5T	PARKS	0	0
5U	PARKS	0	0
5V	SINGLE FAMILY ATTACHED	100	120
5W	SINGLE FAMILY ATTACHED	436	523
5X	SINGLE FAMILY ATTACHED	236 or 384*	284 or 461*

The maximum permitted units without transfer of dwelling units within Planning Area 5 is 2,587 units. The maximum permitted units with transfer of dwelling units within Planning Area 5 is 2,846 units.

* See Section 4.13.2.

TRANSFER OF DWELLING UNITS TABLE

PLANNING AREA 6

PLANNING UNIT	LAND USE	PERMITTED UNITS	MAXIMUM PERMITTED UNITS WITH TRANSFER
6A	SINGLE FAMILY DETACHED	227	272
6B	SINGLE FAMILY DETACHED	434	521
6C	SINGLE FAMILY DETACHED	80	96
6D	SINGLE FAMILY DETACHED	308	370
6E	OPEN SPACE/SPECIALTY PARK	0	0
6F	SINGLE FAMILY DETACHED	300	360
6G	OPEN SPACE/SPECIALTY PARK	0	0
6H	PARKS	0	0
6I	SINGLE FAMILY DETACHED	200	240
6J	OPEN SPACE/SPECIALTY PARK	0	0
6K	SINGLE FAMILY DETACHED	573	688
6L	PARKS	0	0
6M	SCHOOL	0	0
6N	PARKS	0	0
6O	OPEN SPACE/SPECIALTY PARK	0	0
6P	OPEN SPACE/SPECIALTY PARK	0	0
6Q	SINGLE FAMILY DETACHED	143	172
6R	OPEN SPACE/SPECIALTY PARK	0	0
6S	SINGLE FAMILY DETACHED	61	73
6T	OPEN SPACE/SPECIALTY PARK	0	0
6U	SINGLE FAMILY DETACHED	17	20
6V	PARKS	0	0
6W	SCHOOLS	0	0
6X	SINGLE FAMILY DETACHED	113	136
6Y	SINGLE FAMILY DETACHED	191	229
6Z	OPEN SPACE/SPECIALTY PARK	0	0
6AA	OPEN SPACE/SPECIALTY PARK	0	0

The maximum permitted units without transfer of dwelling units within Planning Area 6 is 2647 units. The maximum permitted units with transfer of dwelling units within Planning Area 6 is 2,912 units.



8.18 Conveyance, Improvement, and Maintenance Responsibility of Community Facility Sites

The following table identifies responsibility for ownership, terms of conveyance, financial responsibility for improvements and maintenance of community facility sites at Ritter Ranch. Certain items identified below may be further negotiated in a Development Agreement.

FACILITY/ IMPROVEMENT	METHOD OF CONVEYANCE AND TO WHOM CONVEYED	FINANCIAL RESPONSIBILITY FOR IMPROVEMENT	MAINTENANCE RESPONSIBILITY
Neighborhood & Community Parks	Dedicated to City in lieu of parkland fees pro tanto	Developer in lieu of parkland fees pro tanto	City of Palmdale ³
Specialty Park:			
• Lakeside	Developer retains ownership	Developer	Developer/HOA
• Equestrian	Developer retains ownership	Developer	Developer/HOA/ Owner/Operator
• Nature	Conveyance Agreement with the City of Palmdale	Developer ¹	City of Palmdale ^{2,3}
• Summit	Conveyance Agreement with the City of Palmdale	Developer ¹	City of Palmdale ^{2,3}
• Trailhead	Conveyance Agreement with the City of Palmdale	Developer ¹	City of Palmdale ^{2,3}
• Creekside	Conveyance Agreement with the City of Palmdale	Developer ¹	City of Palmdale ^{2,3}
• Juniper	Conveyance Agreement with the City of Palmdale	Developer ¹	City of Palmdale ^{2,3}
• Amargosa	Conveyance Agreement with the City of Palmdale	Developer ¹	City of Palmdale ³
Elementary and Middle School	Conveyance Agreement with applicable school district	Applicable school district	Applicable school district
High School	Conveyance Agreement with applicable school district	Applicable school district	Applicable school district
Fire Station	In accordance with L.A. Fire Dept. Requirements indicated in Section 4.14	Developer	L.A. County or applicable Fire Department
Golf Course	Developer retains ownership unless Mello-Roos funds are utilized	Developer unless Mello-Roos funds are utilized	Developer unless Mello-Roos funds are utilized

FACILITY/ IMPROVEMENT	METHOD OF CONVEYANCE AND TO WHOM CONVEYED	FINANCIAL RESPONSIBILITY FOR IMPROVEMENT	MAINTENANCE RESPONSIBILITY
Library	Dedicated as part of park site within Planning Unit 6H	Developer contributes pro-rata share	City of Palmdale ³
Regional Park- And-Ride Facility	Developer contributes pro-rata share toward acquisition of off-site facility	Developer contributes pro-rata share	City of Palmdale ³
Public Trails	Dedicate trail or trail easement to City of Palmdale	Developer	City of Palmdale ³

Footnotes for Table in Section 8.18, Conveyance, Improvement, and Maintenance Responsibility of Community Facility Sites:

1. The extent of such improvements shall be mutually acceptable to the City and Developer.
2. In the event that such specialty parks are not conveyed to the City of Palmdale, the property owner shall be responsible for maintenance of the given site.
3. Or other governmental agency (i.e. assessment district, etc.)



8.19 Conveyance and Maintenance of Natural Public Open Space

Approximately 7,500 acres of permanent natural public open space within the Ritter Ranch Specific Plan Area, which includes Planning Areas 7 and 8, and Planning Units 2D, 2G, 2H, 4A, 5B, 5L, 6E, 6J, 6O and 6AA, shall be made available for conveyance upon negotiated terms and conditions to one or more of the following:

- 8.19.1 The City of Palmdale**
- 8.19.2 The County of Los Angeles**
- 8.19.3 State or Federal Agencies**
- 8.19.4 Nature Conservancies or Trusts**
- 8.19.5 Colleges or Universities**
- 8.19.6 Any other public or private entity which is acceptable to both the City of Palmdale and the Property Owner.**

8.20 Financial Responsibility for Improvement of On-site and Off-site Public Right-of-ways and Easements

The following table identifies on- and off-site public right-of-ways and public easements relative to the development of Ritter Ranch and the financial responsibility for said improvements and maintenance of all initial right-of-way and easement improvements including associated initial landscaping and infrastructure improvements.

PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS	FINANCIAL RESPONSIBILITY FOR IMPROVEMENT	MAINTENANCE RESPONSIBILITY
On-site Right-of-ways and Easements	Developer/Mello-Roos/ Assessment District	City of Palmdale
Elizabeth Lake Road	Assessment District 90-1/ Developer**	City of Palmdale
Flood Control Facilities	Developer/Mello-Roos/ Assessment District**	City of Palmdale

** In the event that Assessment District 90-1 is not formed, the Developer will contribute its pro-rata share of cost for improvements and maintenance responsibility.

All on-site public right-of-ways and public easements shall be dedicated to the City of Palmdale. In addition to the right-of-ways identified above, the developers of Ritter Ranch will improve and/or contribute a pro-rata share toward the improvements of major off-site right-of-ways required to service Ritter Ranch as determined by a traffic analysis approved by the City Traffic Engineer or as provided by the Development Agreement.



8.21 Continued Maintenance

Due to the expanse of open space provided within Ritter Ranch, provisions for continued maintenance of public, semi-public and private open space are essential. The following table identifies specific types of open space and the proposed responsible party for continued maintenance of the open space areas. All maintenance responsibilities which indicate multiple entities listed in the table below will ultimately be determined by the City of Palmdale at the time of the Development Review approval.

TYPE OF MAINTENANCE	MAINTENANCE RESPONSIBILITY
Right-of-way Landscaping (Major and Secondary)	City Assessment District 89-1
Right-of-way Landscaping (Local Street)	Homeowner
Landscape Easements	City of Palmdale***, Homeowners Association, Property Owner
Permanent Natural Public Open Space accepted by the City of Palmdale	City of Palmdale***
Common Open Space areas and slopebanks within or between residential developments	Homeowners Association, or if City owned, City of Palmdale***
Slopebank in residential rear yards (not to exceed 35'-0" and doesn't require bench)	Homeowner
All other residential slopebanks over 35'-0"	Homeowners Association
Fuel Modification Zones	Homeowners Association, or if City owned, City of Palmdale***
Public Parks	City of Palmdale***
Private Open Space	Homeowners Association or Property Owner
Perimeter Wall Fencing	Property Owner/HOA

*** Or other governmental agency (i.e., landscape assessment district, etc.).

8.22 Public Services and Utilities

Provisions as required by applicable agencies for public services and utilities are addressed in the Ritter Ranch Community Concept Plan. Development of public services and utilities provides the infrastructure necessary to adequately serve the demand for said services generated by the development of Ritter Ranch.

Public Utilities and Services at Ritter Ranch are identified below followed by the responsible servicing agency or other licensed provider.

UTILITY OR SERVICE	SERVICING AGENCY	IMPLEMENTATION
Phone	Pacific Bell (or other licensed provider)	Extension of Service (pursuant to agency requirements)
Electricity	S.C.E. (or other licensed provider)	Extension of Service (pursuant to agency requirements)
Gas	S.C.G. (or other licensed provider)	Extension of Service (pursuant to agency requirements)
Cable	Licensed provider	Extension of Service (pursuant to agency requirements)
Sewer	1) Los Angeles County Consolidated Sanitation District 2) Los Angeles County Consolidated Sanitation District	Extension of Service and Improvement of Facilities (pursuant to agency requirements)
Water	Los Angeles County Waterworks District	Extension of Service and Improvement of Facilities (pursuant to agency requirements)
Refuse	Palmdale Disposal Company, Waste Management, Inc., and other Licensed providers	Extension of Service Area (pursuant to agency requirements)



8.23 Final EIR Mitigation and Monitoring

After certification of the Ritter Ranch Final EIR and approval of the Ritter Ranch Specific Plan, the Final EIR Mitigation and Monitoring Program shall be inserted into the Specific Plan as Appendix F by the Ritter Ranch Applicant. Unless otherwise specified by the Director of Planning, the City of Palmdale shall be provided by the Ritter Ranch Applicant with a reproducible copy of the Specific Plan and a maximum of 100 copies of the Final Specific Plan which shall include the Final EIR Mitigation and Monitoring Program.

8.24 Disclosures - General

All Buyers purchasing real property subject to one or more of the following circumstances shall be notified of the circumstances in accordance with California Department of Real Estate Disclosure Format and Procedures:

- 8.24.1 Properties within 100 feet of the 220 kv or greater electrical easements.
- 8.24.2 Any other circumstances which are required by the State of California to be disclosed to real property purchasers.
- 8.24.3 All Residential Real Property at Ritter Ranch shall have recorded within the property's deed the following seismic disclosure statement:

"Ritter Ranch is traversed by major splays (branches) of the San Andreas Fault Zone, a very youthful geologic feature. Due to the proximity of the Ritter Ranch site to the San Andreas Fault, there is a high risk of experiencing strong ground shaking and possible surface fault rupture."

Additionally, where applicable, each disclosure statement within the deed shall contain language which denotes the possibility of building restrictions on residential additions for human occupancy on those parcels which are located in Fault Hazard Restricted Use Zones.

Where the Department of Real Estate does not have jurisdiction over any such circumstances, reasonable disclosure shall be made to the satisfaction of the Director of Planning provided, however, that any such disclosure required by the Director of Planning shall be of similar nature and subject to the similar requirements as would be the case if the Department of Real Estate had such jurisdiction.

8.25 Infrastructure and Facilities Financing Plan

The Developer is financially responsible for all on-site improvements and infrastructure unless other financing programs such as the following are used:

8.25.1 Community Facilities District

In 1982, the California State Legislature enacted the Mello-Roos Community Facilities Act which permits local jurisdictions to create a defined area known as a Community Facilities District (CFD), and, by a two-thirds majority vote of the landowners or registered voters within the area, imposes special taxes for the purpose of financing needed public improvements and services to the area. Once levied, these special taxes may be used to pay debt service on bonds issued by the City to finance a defined set of public improvements and the cost of delivering on-going services.

While the bonds issued through the CFD can be used to construct public improvements throughout the entire Specific Plan area and beyond its boundaries, the bonds are secured by liens against all properties within the CFD and repaid by the special tax over a term of up to 40 years.

Through the CFD financing mechanism, the City can issue bonds producing proceeds which may be used to cover the cost of the improvements necessary to construct regional infrastructure and public facilities at the outset or during development of the project.

8.25.2 Alternative Financing Programs

There are several alternative mechanisms which may be available for financing Ritter Ranch public capital improvements. Alternative financing mechanisms include the following:

8.25.2.1 Special Benefit Assessment. Assessments can be used for funding certain improvements which yield specific special benefit to assessed parcels. These facilities primarily include streets and roads, water and sewer facilities, and flood control facilities. Facilities considered to provide general benefits such as libraries and fire stations are generally not considered fundable under Special Benefit Assessments.

8.25.2.2 Landscape and Lighting Act Assessments. The 1972 Landscape and Lighting Act enables the use of assessments



for capital and operating costs for public parks, recreation facilities, medians, parkways and public lighting facilities.

8.25.2.3 Exactions. Exactions are paid by developers under provisions of the Subdivision Map Act or the Government Code. Exactions are typically used to mitigate impacts related to development.

8.25.2.4 Pay-as-you-go Financing. Pay-as-you-go financing involves accumulations of positive fund balances prior to the time capital facilities are required. Facilities are then funded out of these fund balances.

8.25.2.5 Other Governmental Grants or Loans. This source of potential funding includes grants and loans from other levels of government. This may include such sources as Federal Clean Water Grants, State Park Bond Funds, and AB 2926 School Financing.

8.26 Development Agreements

It is contemplated that Development Agreements may be used to implement the Goals and Policies of the Ritter Ranch Specific Plan.

A Development Agreement is a contract between the City of Palmdale and the Developer which delineates the terms and conditions of the Developer's proposed project. By enacting the Development Agreement Legislation of 1979, the California Legislature provides for the following measures:

8.26.1 Certainty

The lack of certainty in the approval of development projects can result in a waste of resources, escalate the cost of housing and other development to the consumer, and discourage investment in and commitment to comprehensive planning which would make maximum efficient utilization of resources at the least economic cost to the public.

8.26.2 Assurance

Assurance is necessary to the applicant for a development project that upon approval of the project the applicant may proceed with the project in accordance with existing policies, rules and regulations, and subject to the conditions of approval. Such an assurance will strengthen the public planning process, encourage private participation

in comprehensive planning, and reduce the economic cost of development (Government Code Section 65864).

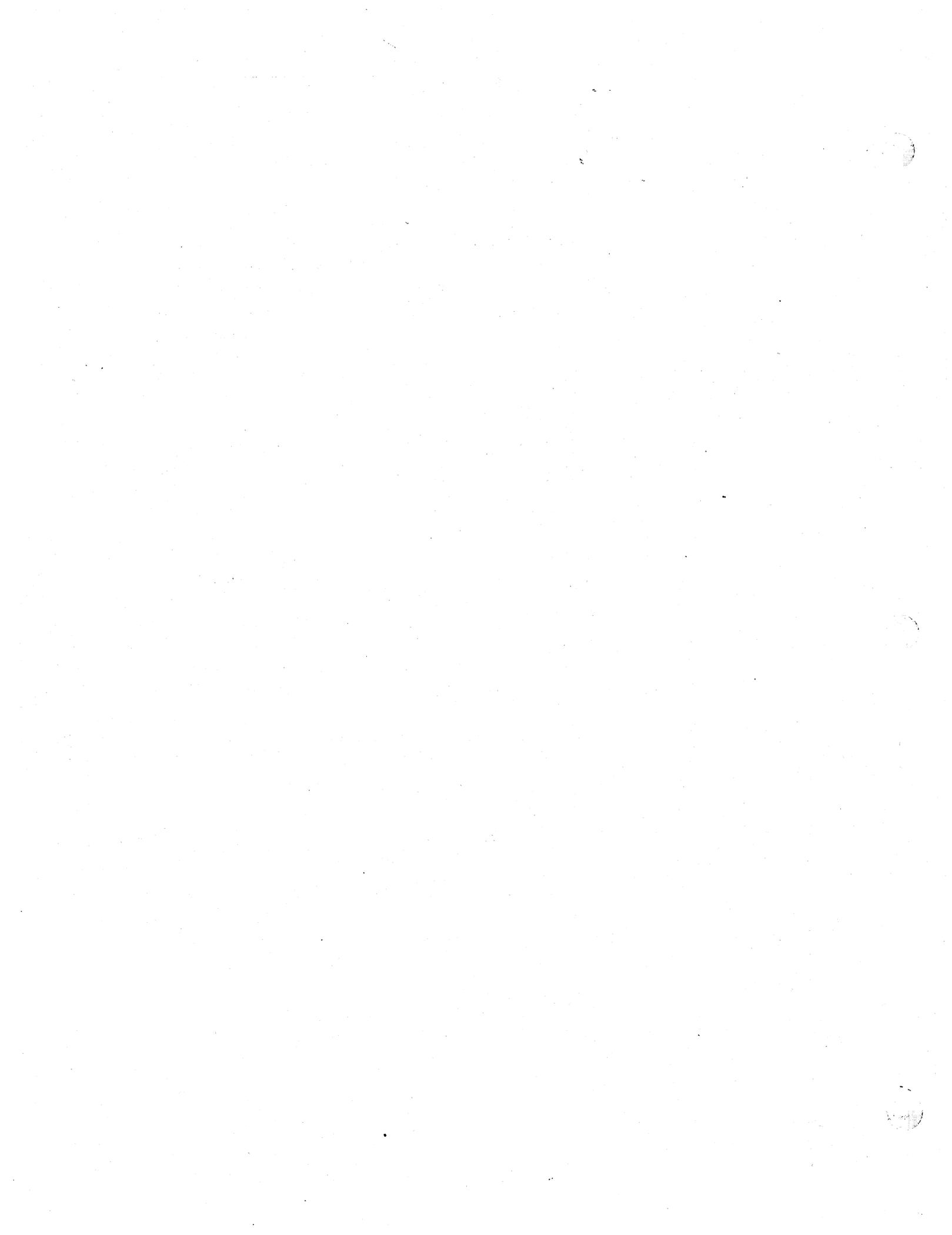
8.26.3 Intent of Legislation

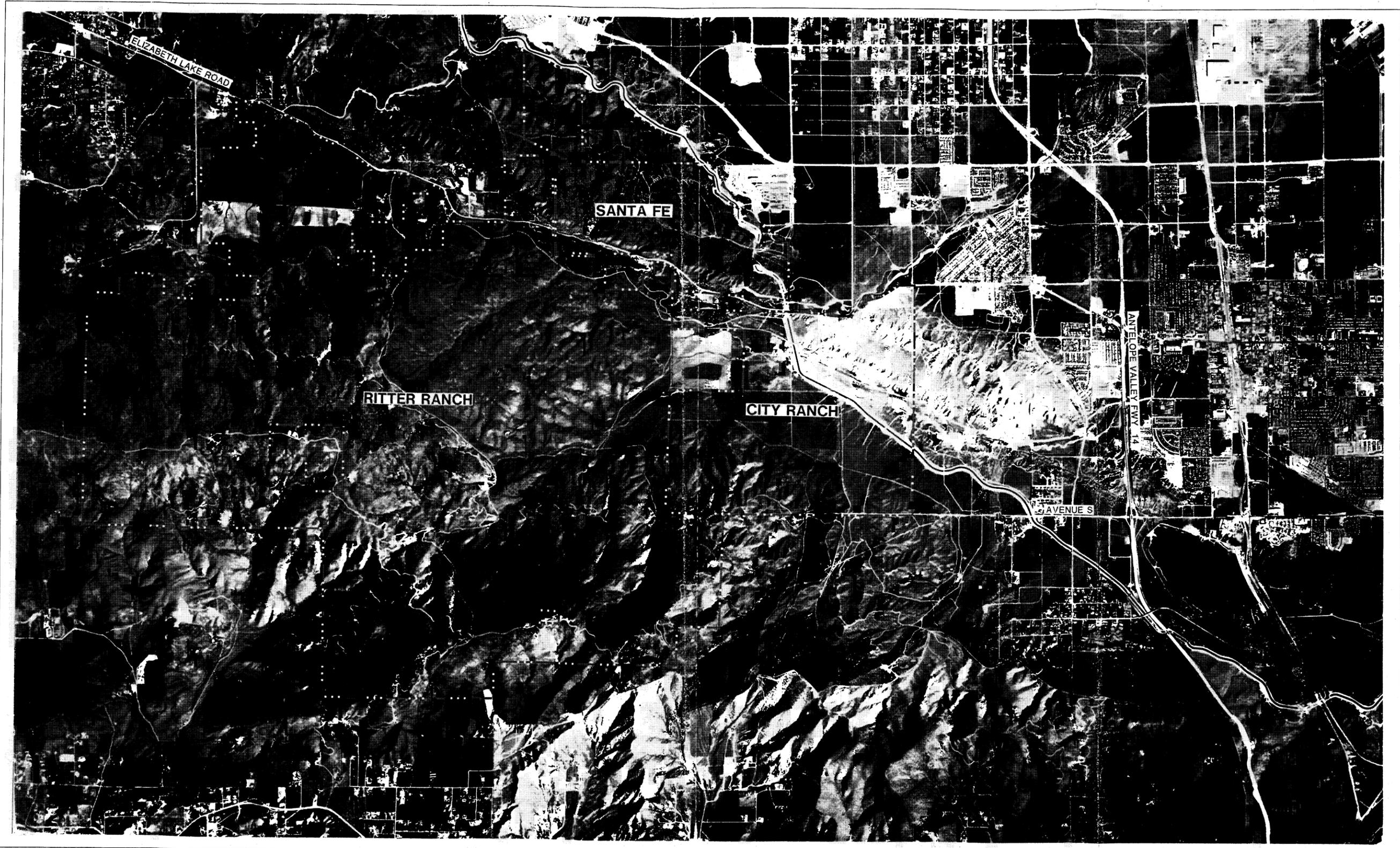
This legislation was intended both to preserve local government control over development projects and to give developers the opportunity to specify the parameters of a project in one undertaking. The Development Agreement Legislation fulfills the public need to alleviate haphazard land regulation schemes that burden smaller, less integrated development projects, and to provide for comprehensive long-term planning and land use regulation for major developments.

8.26.4 Government Code Section 65864

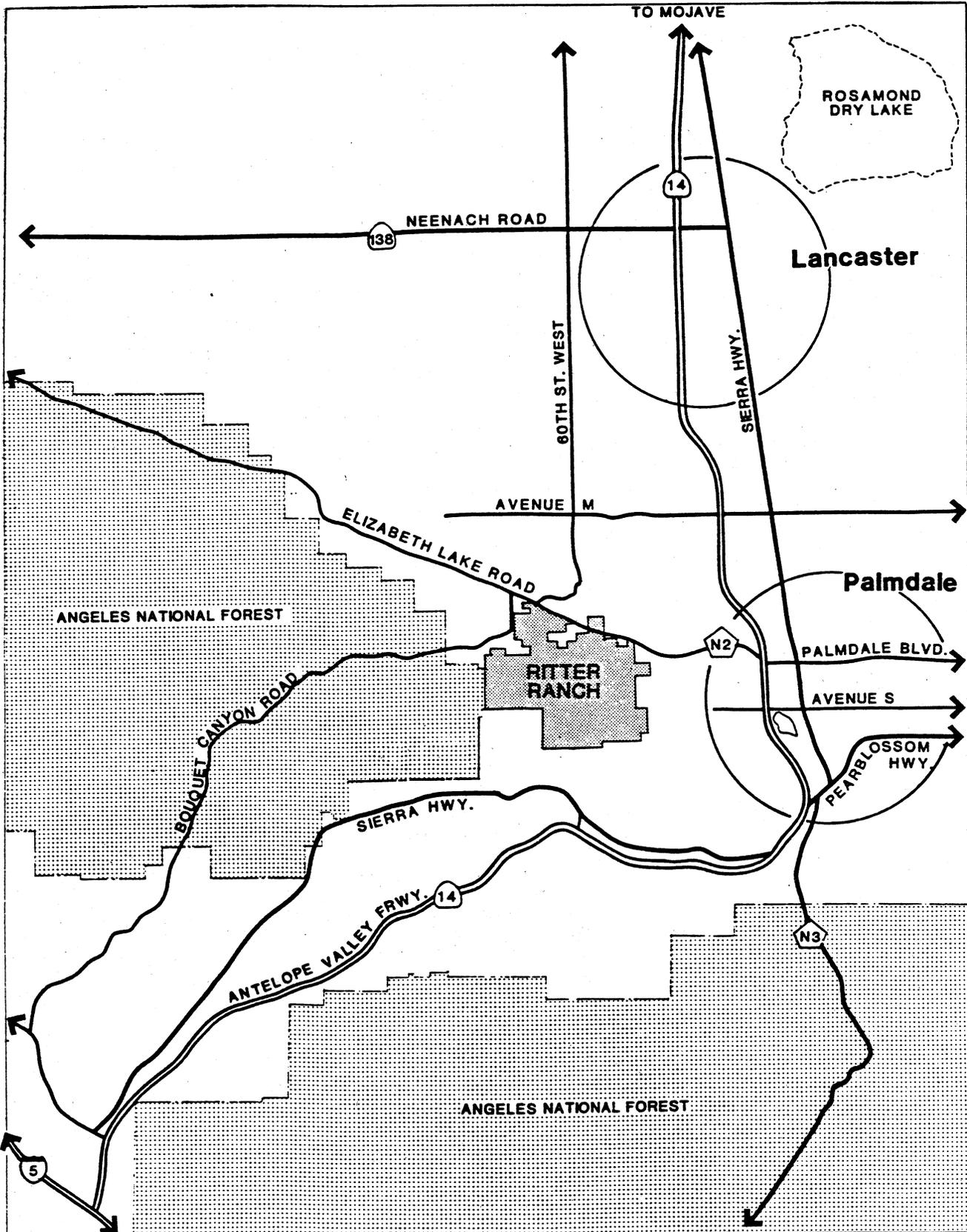
Pursuant to California Government Code, Section 65864, et. seq., and city-wide procedures for Development Agreements, adopted by the City of Palmdale City Council pursuant to California Government Code Section 65865, an applicant in any zone, for any proposed development, may apply for a Development Agreement.





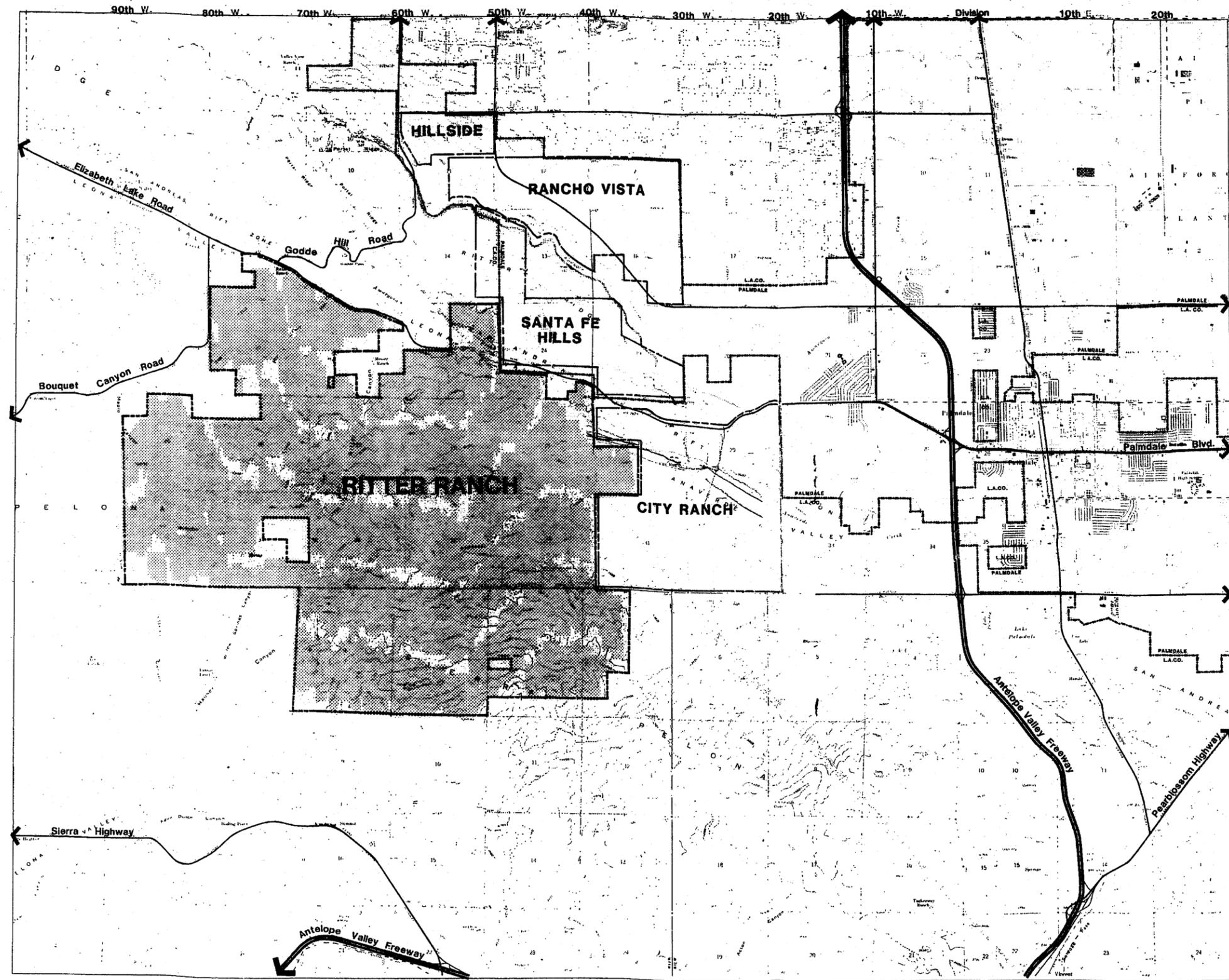


Regional Location

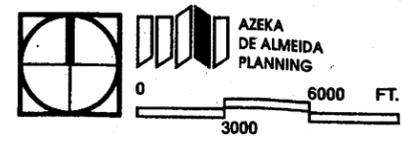


(NOT TO SCALE)





Symbol	Boundary
	Ritter Ranch
	City of Palmdale City Limits

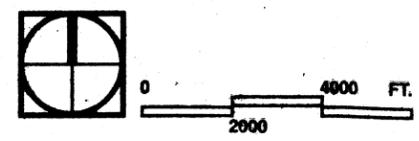
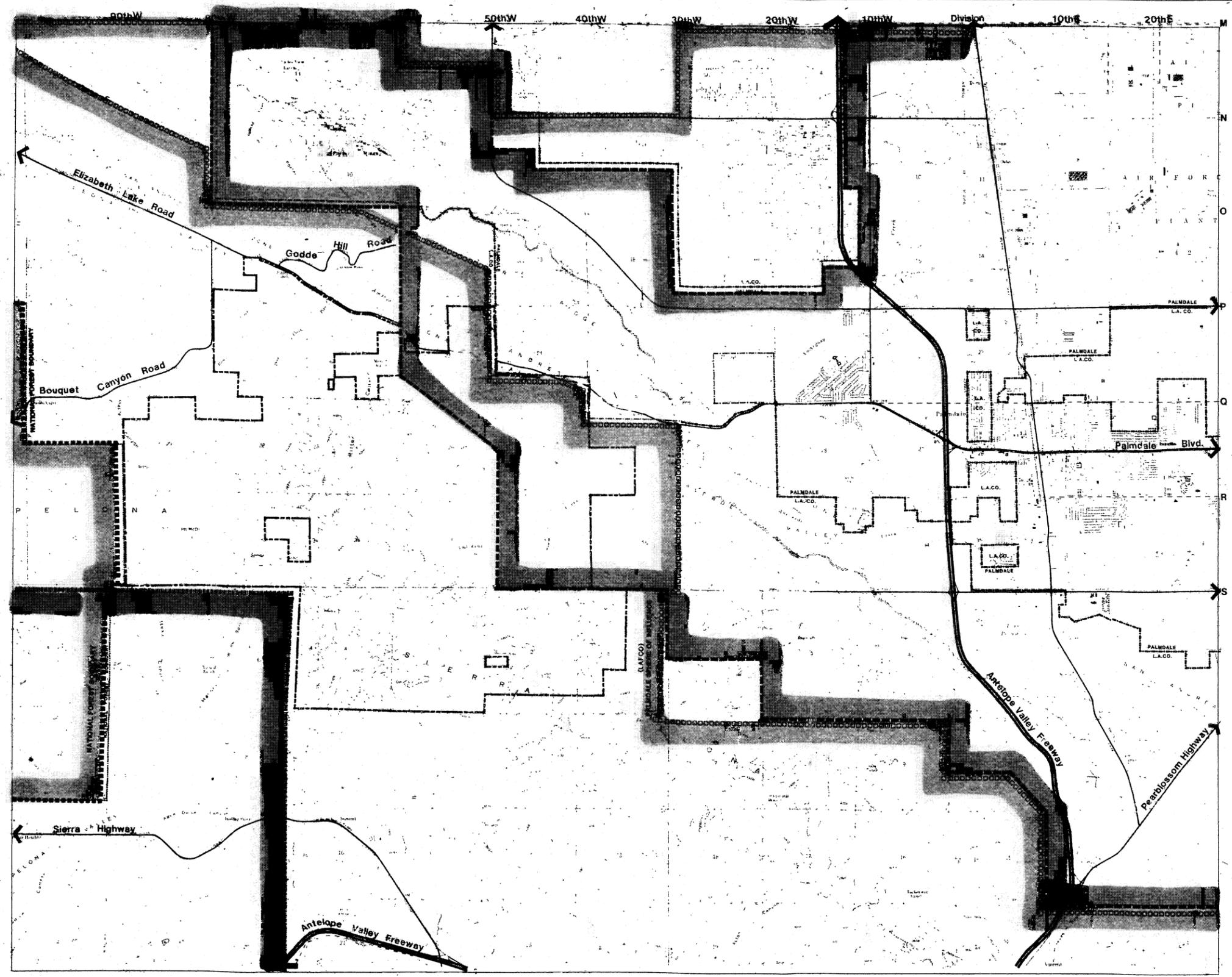


Ritter Ranch Specific Plan



Political Jurisdictions

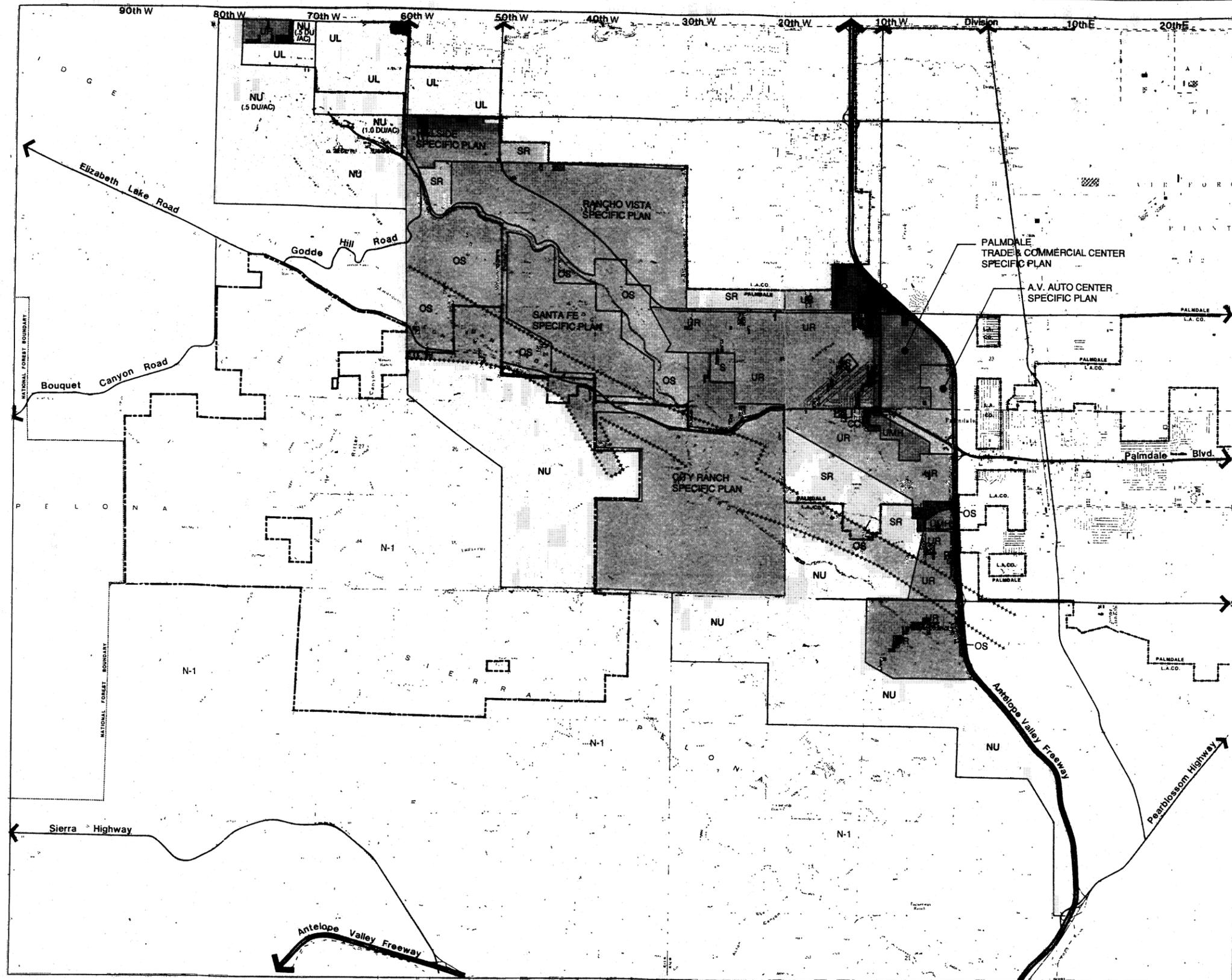
-  City of Palmdale and City Limit (LAFCO)
-  City of Palmdale Sphere of Influence
-  City of Palmdale General Planning Area
-  L.A. County / Santa Clarita Areawide Plan
-  Angeles National Forest



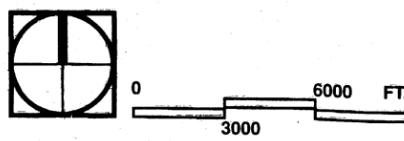
Ritter Ranch Specific Plan,



Existing General Plan Land Use



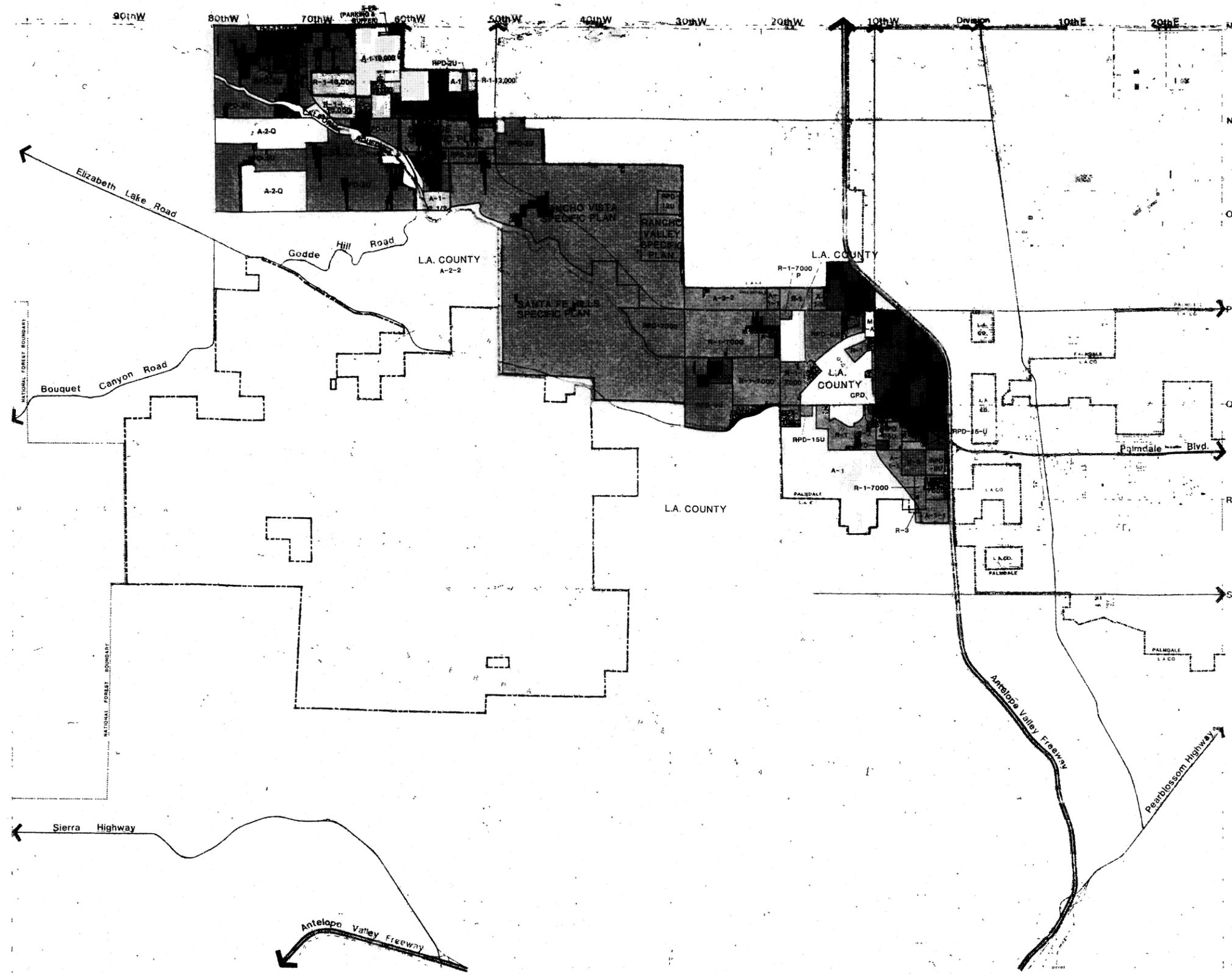
Symbol	Land Use Description
	City of Palmdale General Planning Area
	City of Palmdale Non-Urban 1 DU / 10 AC
	Suburban Residential 1.1 - 2.0 DU / AC
	Urban Low 1-3 DU - 1.1 - 3.0 DU / AC
	Urban Residential 3.1 - 6.1 DU / AC
	Urban Medium High Residential 10.1 - 18.0 DU / AC
	Community Commercial
	Regional Commercial
	Specific Plan Zone
	Open Space
	School
	Seismic Area
	L.A. County Non - Urban 0.5 DU / AC



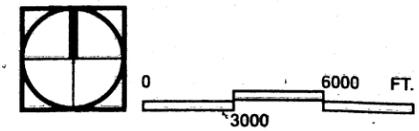
Ritter Ranch Specific Plan



Existing Zoning

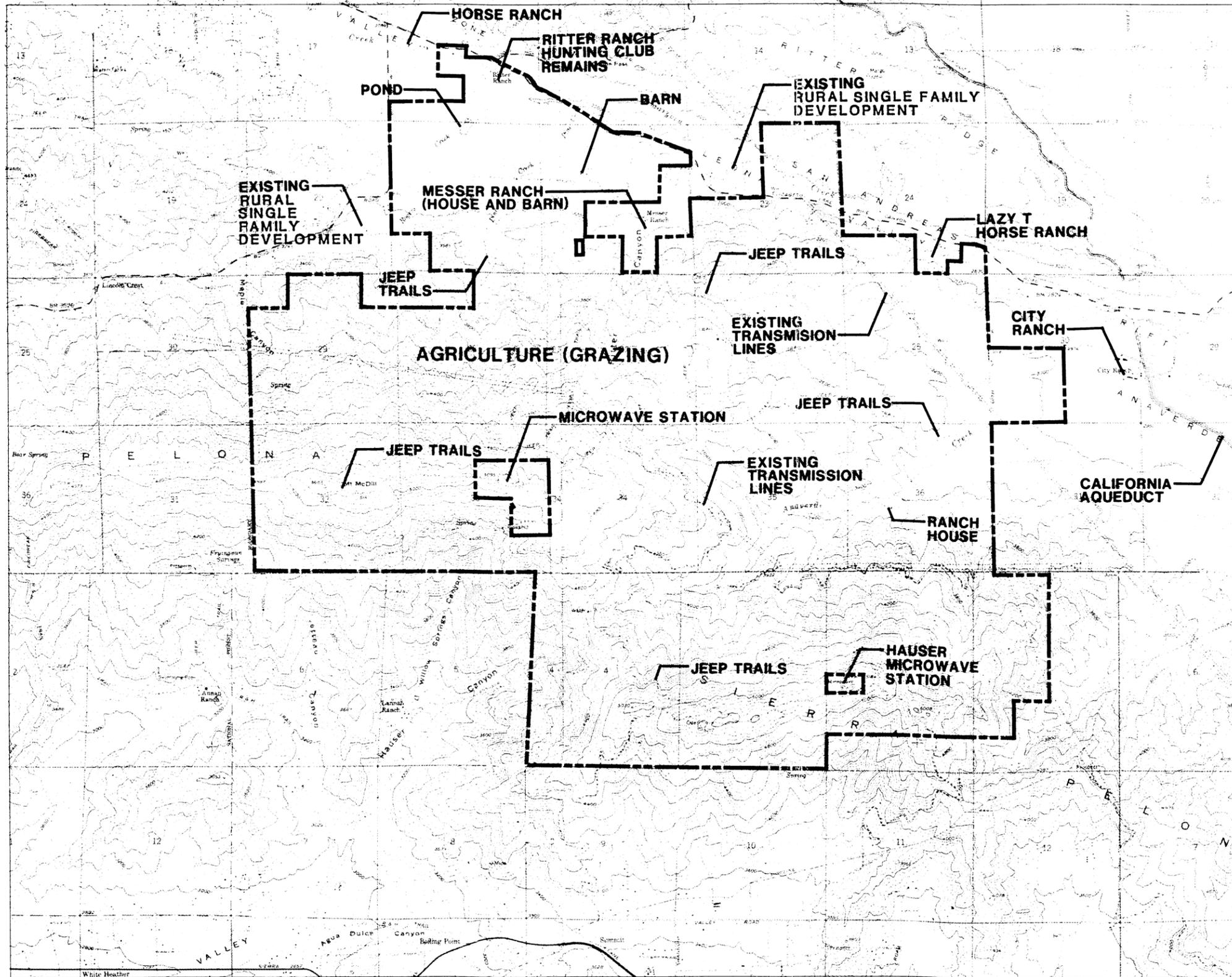


Zoning	Description
	City of Palmdale Light Agriculture 2.5 Min. Lot Size
	City of Palmdale Light Agriculture 1 AC. Min. Lot Size
	City of Palmdale Light Agriculture 20,000 Sq. Ft. Min. Lot Size
	City of Palmdale Heavy Agriculture 2 AC. Min. Lot Size
	City of Palmdale Single Family Residential 13,000 Sq. Ft. Min. Lot Size
	City of Palmdale Residential Planned Development
	City of Palmdale Single Family Residential 10,000 Sq. Ft. Min. Lot Size
	City of Palmdale Single Family Residential 7,000 Sq. Ft. Min. Lot Size
	City of Palmdale Multi Family
	City of Palmdale Commercial Planned Development
	City of Palmdale Commercial
	City of Palmdale Specific Plan
	L.A. County Heavy Agriculture 2 AC. Min. Lot Size



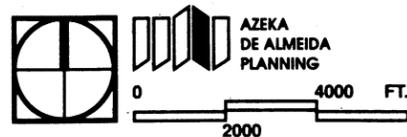
Ritter Ranch Specific Plan





Symbol	Description
	Agricultural (Grazing)

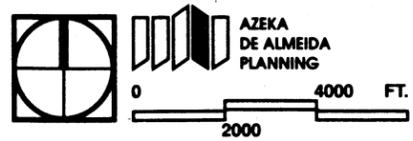
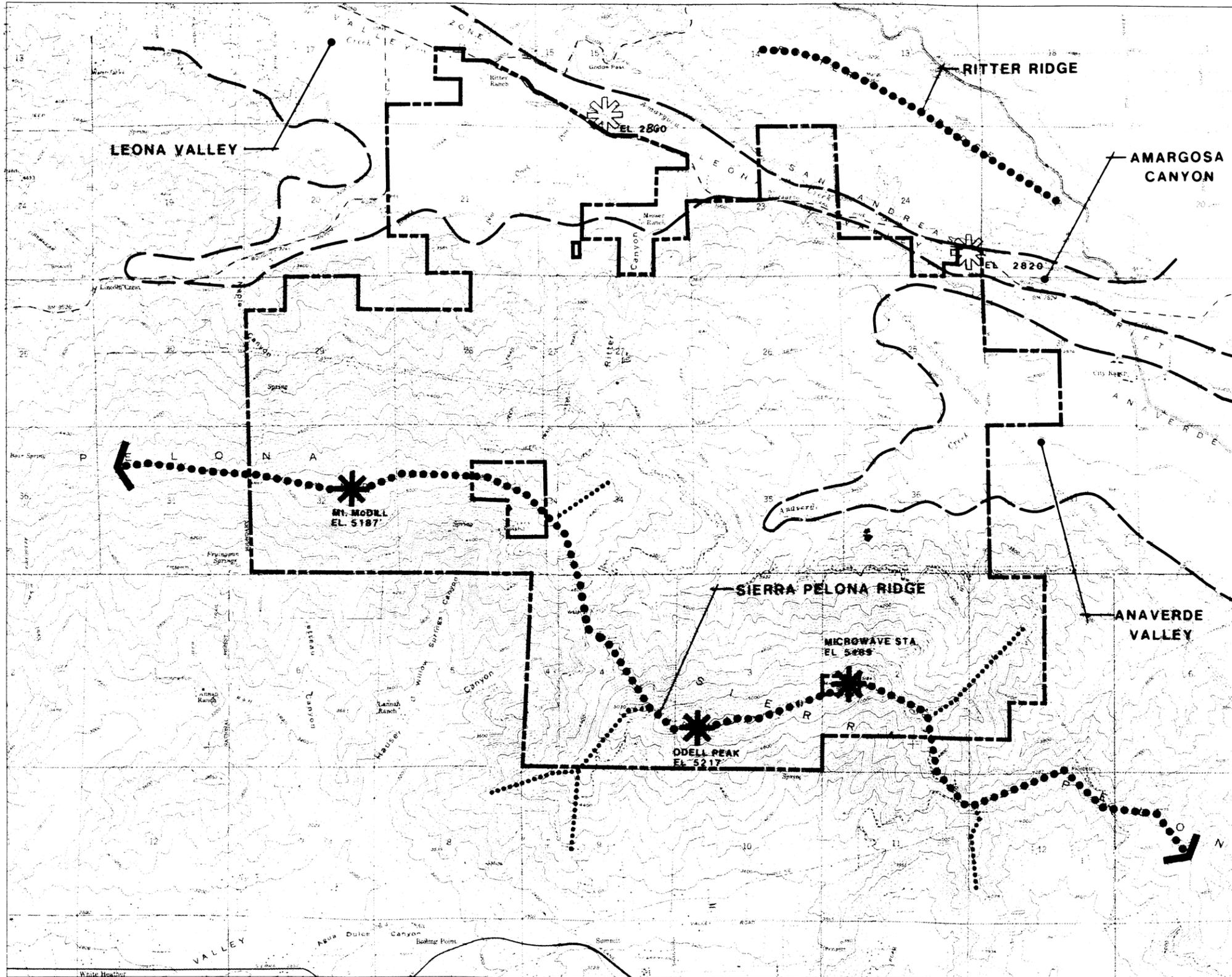
Existing Land Use



Ritter Ranch Specific Plan



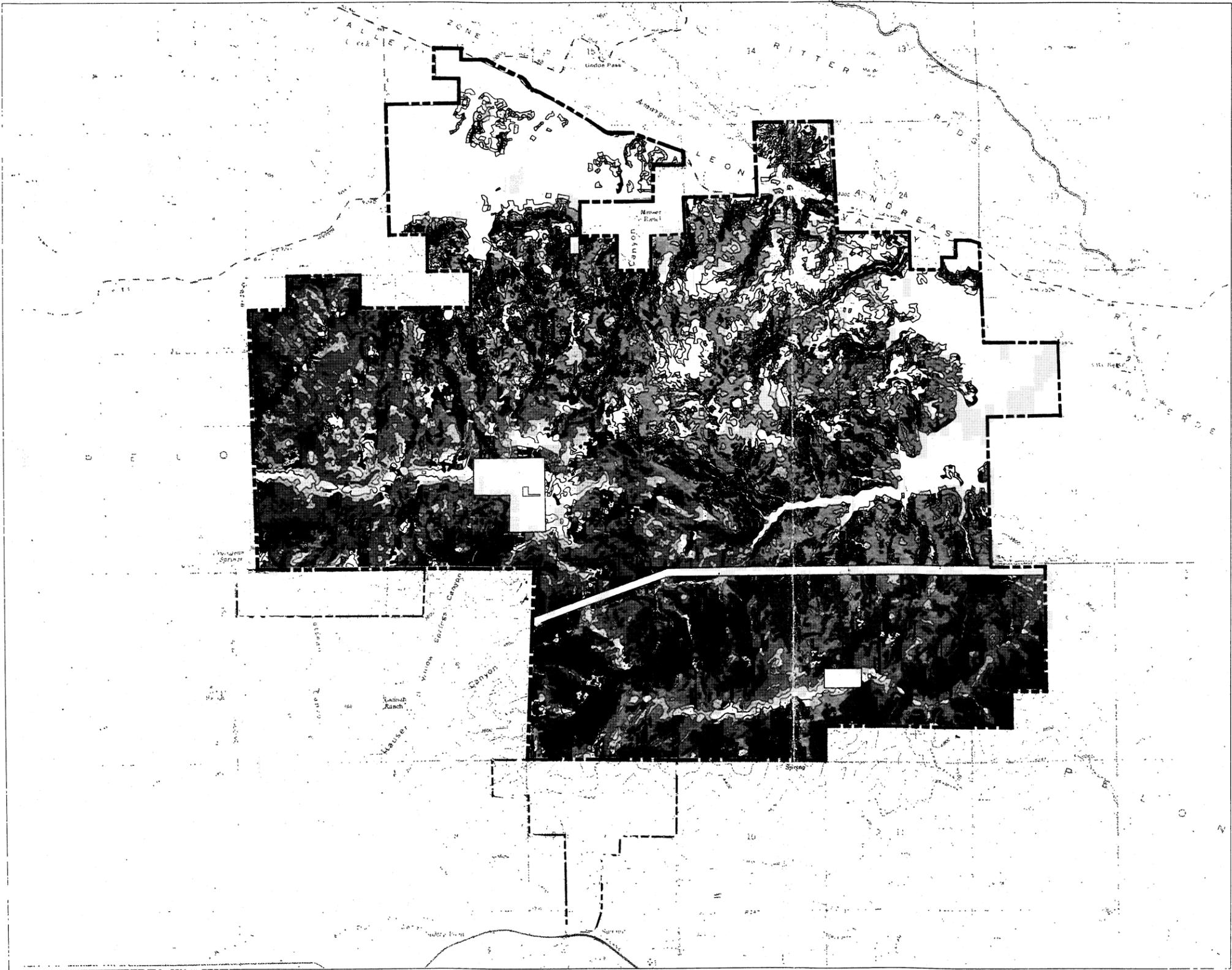
Symbol	Boundary
	Ridgelines
	Valley or Canyon
	High Point 5217'
	Low Point 2820'



Ritter Ranch Specific Plan



Slope Analysis



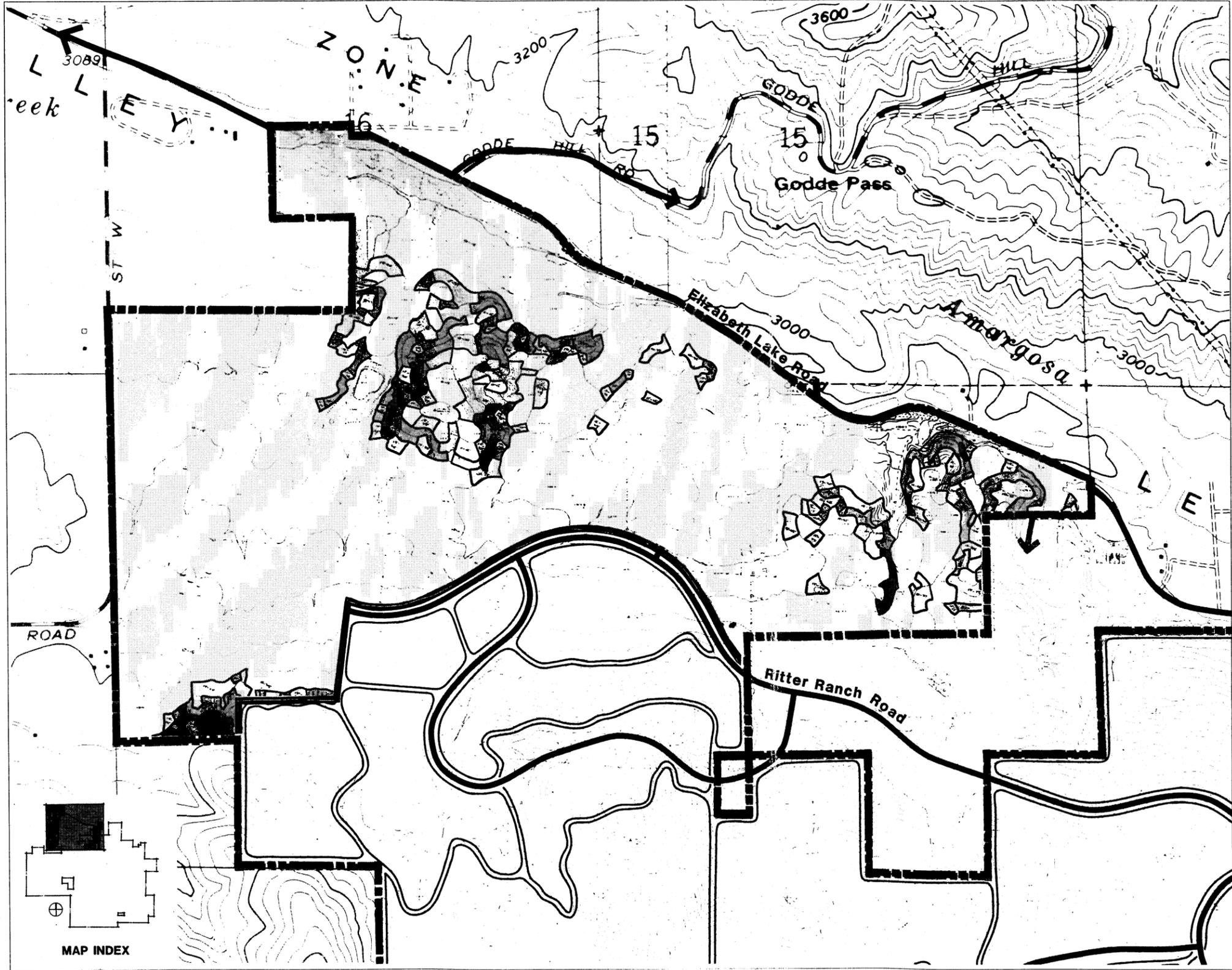
Symbol	Slope Category
	0% (flat) - 15% slopes
	15% - 25% slopes
	25% - 50% slopes
	> 50% slopes



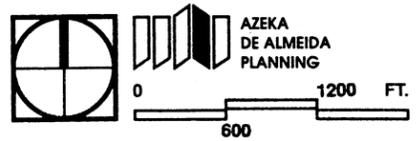
Ritter Ranch Specific Plan



Slope Analysis Planning Area 1

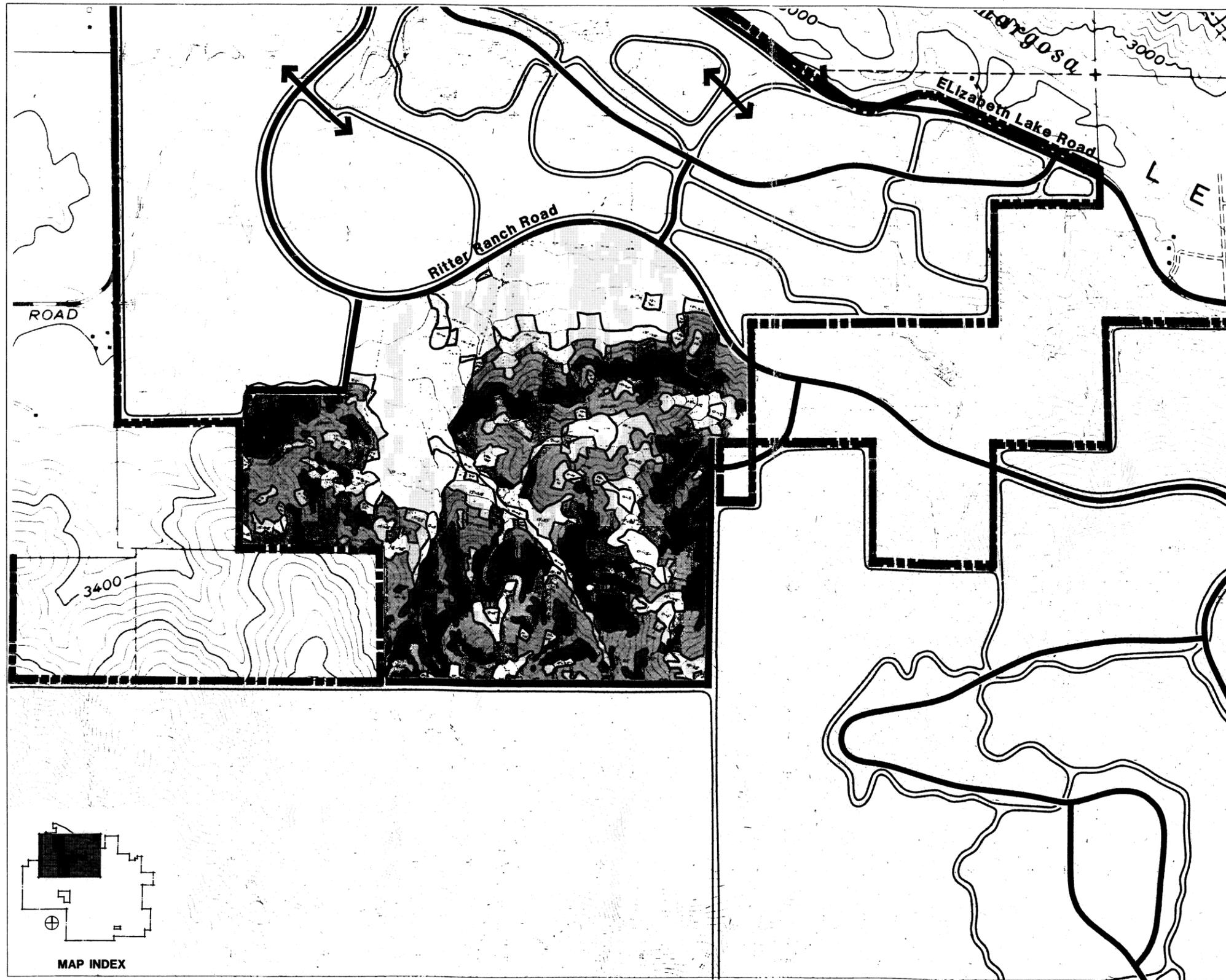


Symbol	Slope Category
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	15% - 25% slopes
	25% - 50% slopes
	> 50% slopes



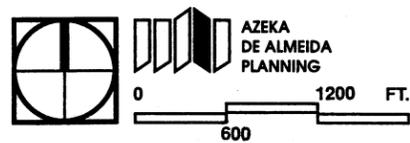
Ritter Ranch Specific Plan



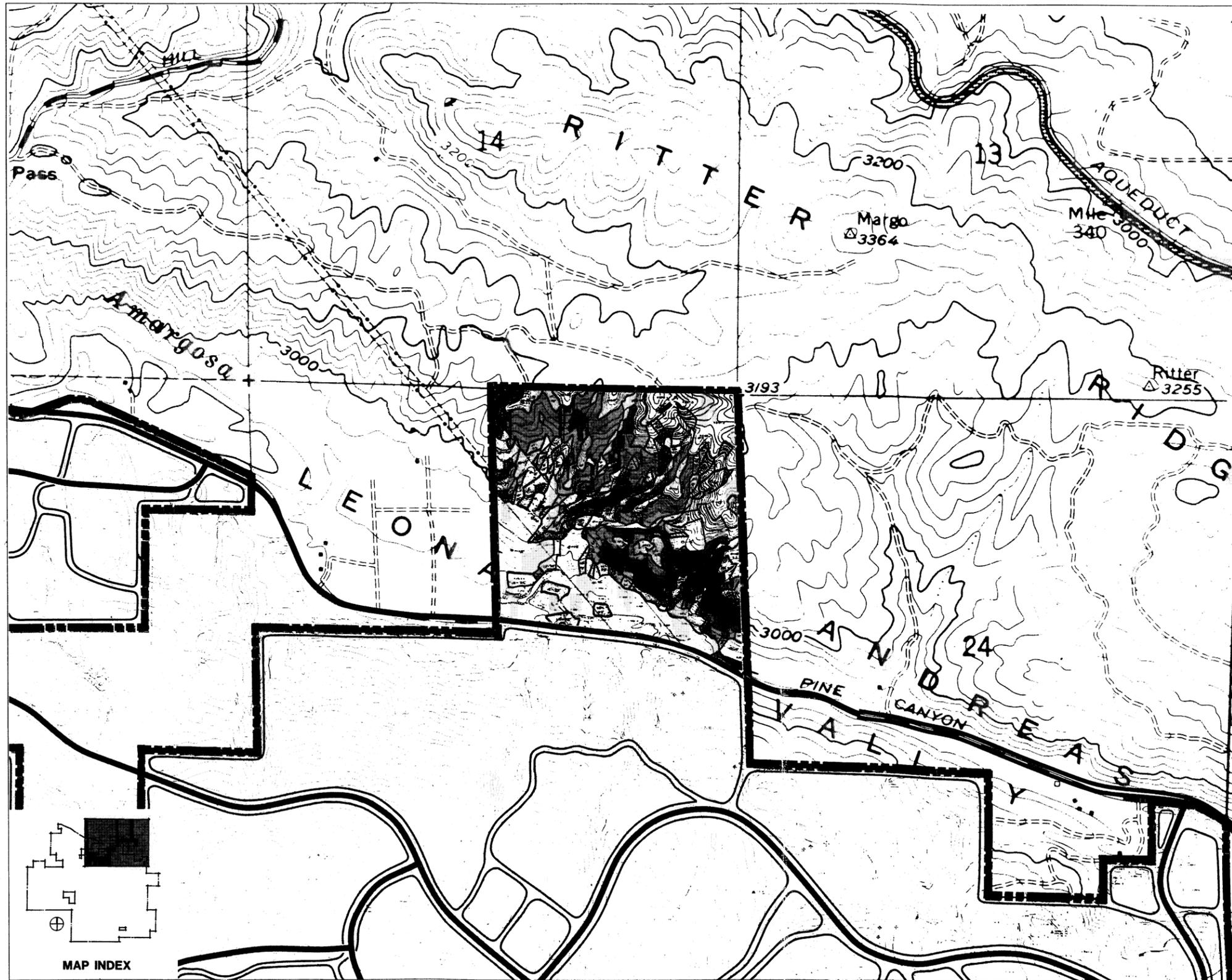


Symbol	Slope Category
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	15% - 25% slopes
	25% - 50% slopes
	> 50% slopes

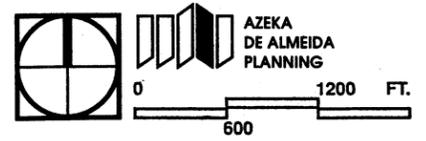
Slope Analysis - Planning Area 2



Slope Analysis - Planning Area 3



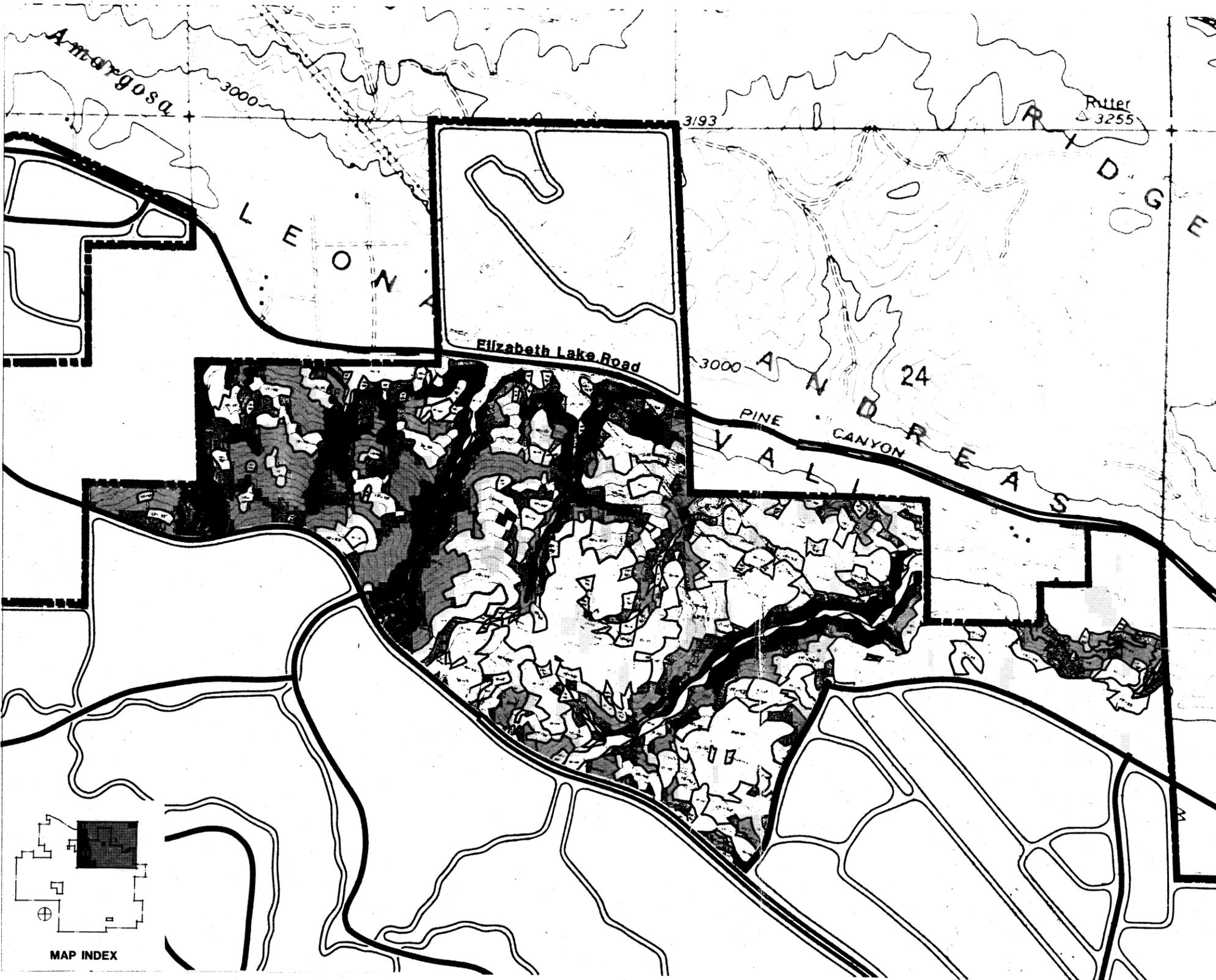
Symbol	Slope Category
	0% (flat) - 15% slopes
	15% - 25% slopes
	25% - 50% slopes
	> 50% slopes



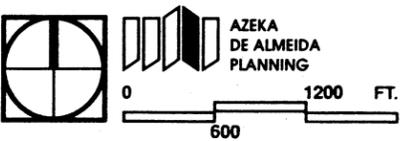
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Ritter Ranch Specific Plan





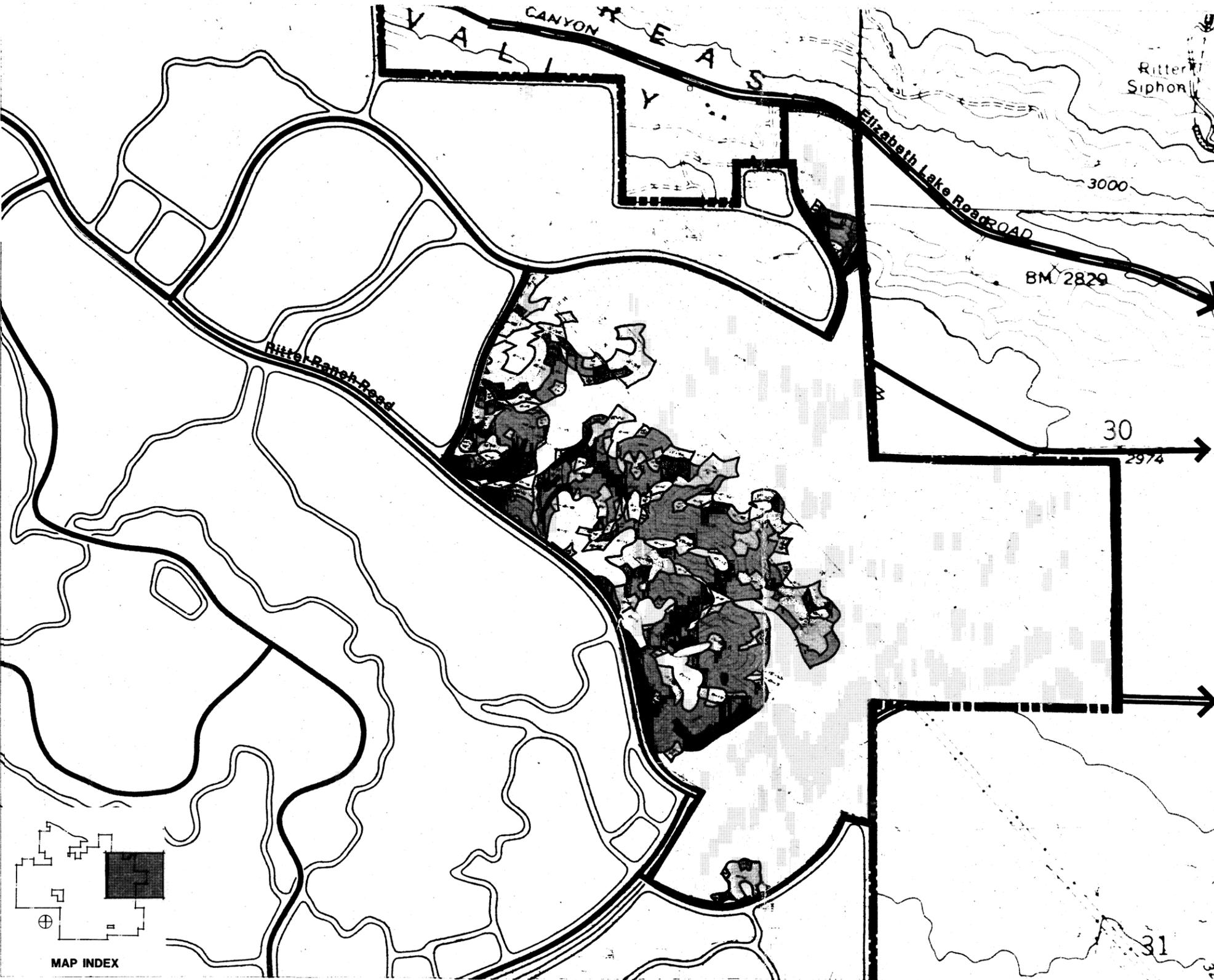
Symbol	Slope Category
	0% (flat) - 15% slopes
	15% - 25% slopes
	25% - 50% slopes
	> 50% slopes



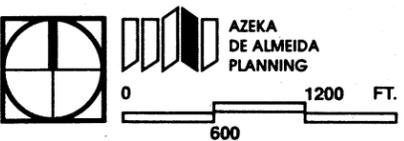
Ritter Ranch Specific Plan

Slope Analysis - Planning Area 4



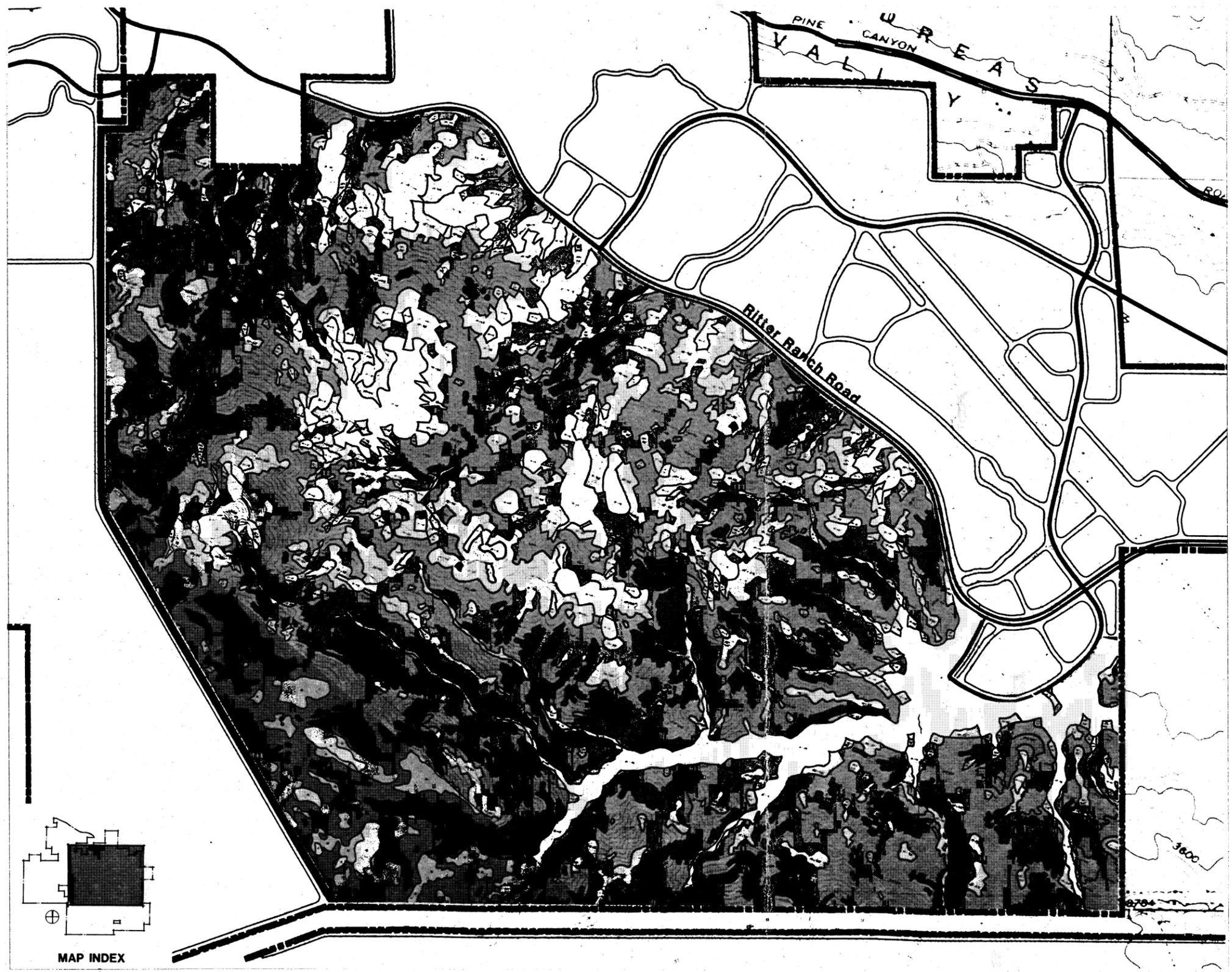


Symbol	Slope Category
	0% (flat) - 15% slopes
	15% - 25% slopes
	25% - 50% slopes
	> 50% slopes



Ritter Ranch Specific Plan



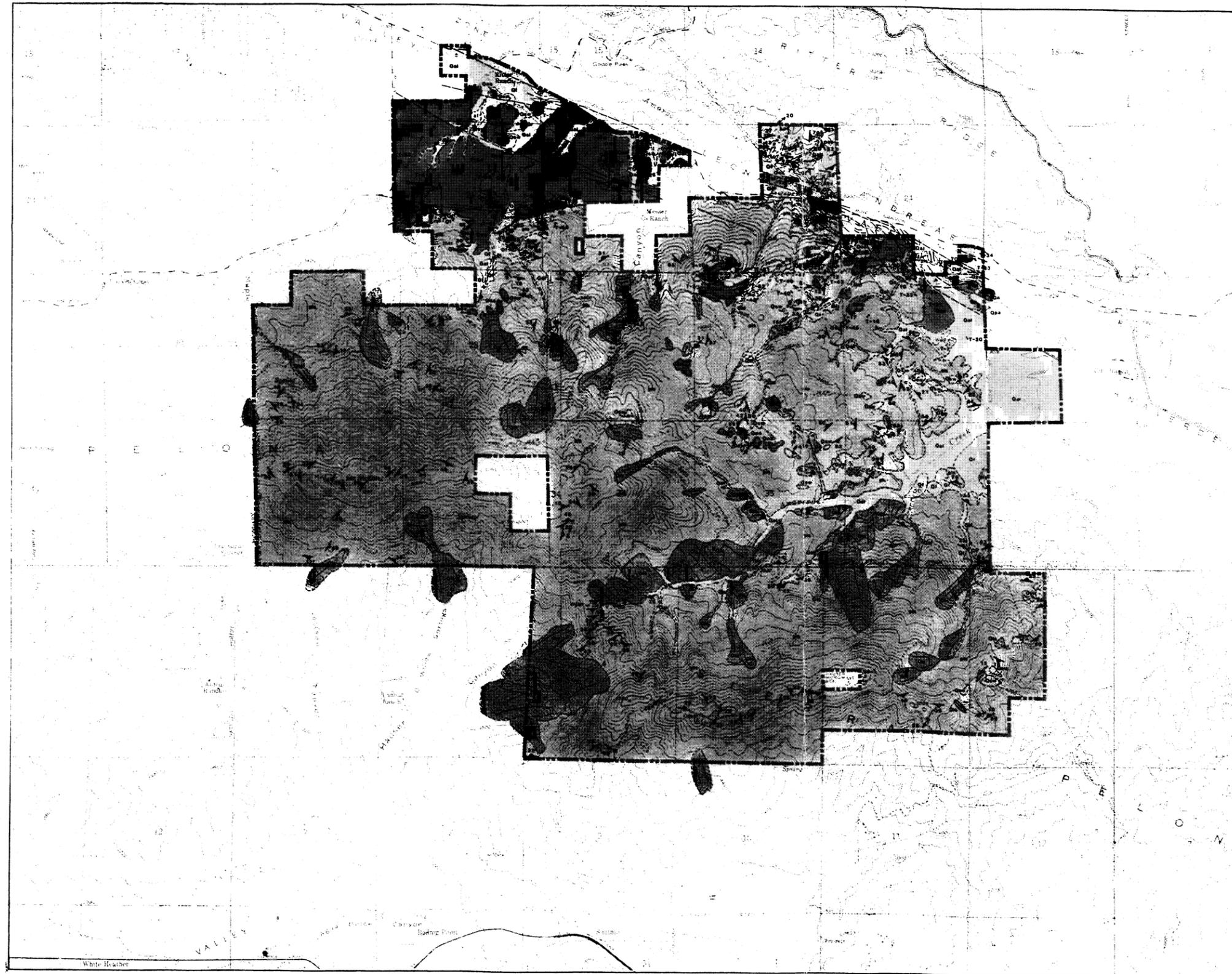


Symbol	Slope Category
	0% (flat) - 15% slopes
	15% - 25% slopes
	25% - 50% slopes
	> 50% slopes

Slope Analysis - Planning Area 6

 AZEKA
DE ALMEIDA
PLANNING

0 800 1600 FT.



Symbols	Description
	Lithologic Contact: Dashed where approximate, dotted where concealed.
	Fault: Dashed = approximate, dotted = concealed, queried = concealed or conjectural.
	Strike and Dip of bedding
	Strike and Dip of Foliation
	Strike and Dip of vertical foliation
	Trend and Plunge of minor fold
	Marble Marker Bed
	Denotes approximate location of possible landslide
	Reference number and approximate location of fault hazards exploration trench
	Boundary of recommended fault hazards "Restricted Use" area

Surficial Deposits

	Artificial Fill
	Quaternary Slopewash
	Quaternary Landslide Debris

Quaternary Younger Alluvium

	Quaternary Younger Alluvium (Undifferentiated)
	Quaternary Younger Fan
	Quaternary Pondered Alluvium

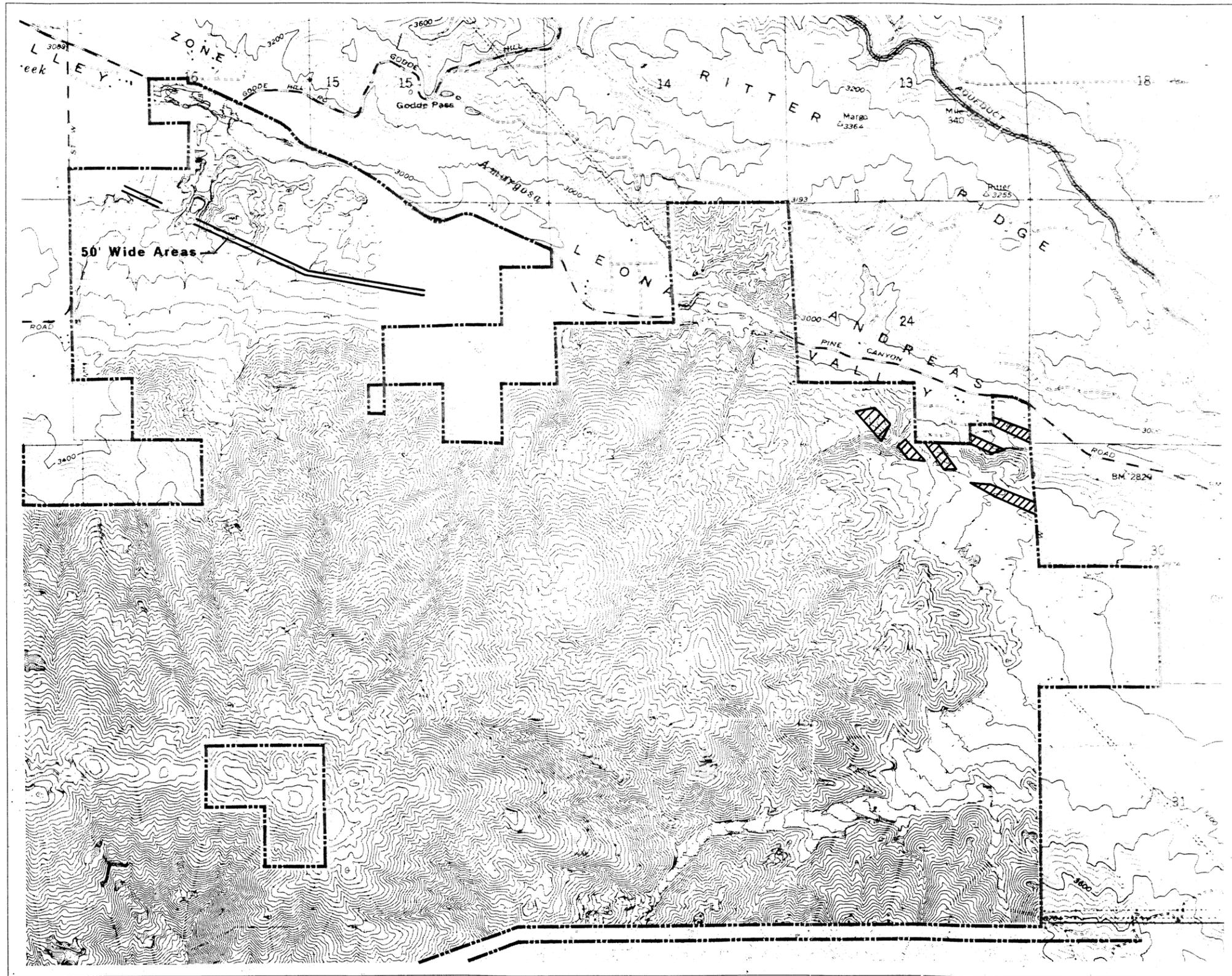
Quaternary Older Alluvium

	Quaternary Older Alluvium (Undifferentiated)
	Quaternary Older Fan Deposits
	Quaternary Nadeau Gravel
	Quaternary Harold Formation (Undifferentiated)

Bedrock Units

	Ritter Ranch - Sandstone, conglomerate
	Tertiary Anaverde Formation: Red Arkose Member
	Pre-Tertiary Pelona Schist
	Pre-Tertiary Diorite and Gneiss



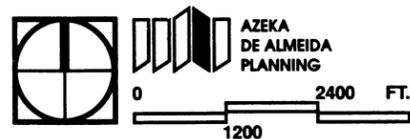


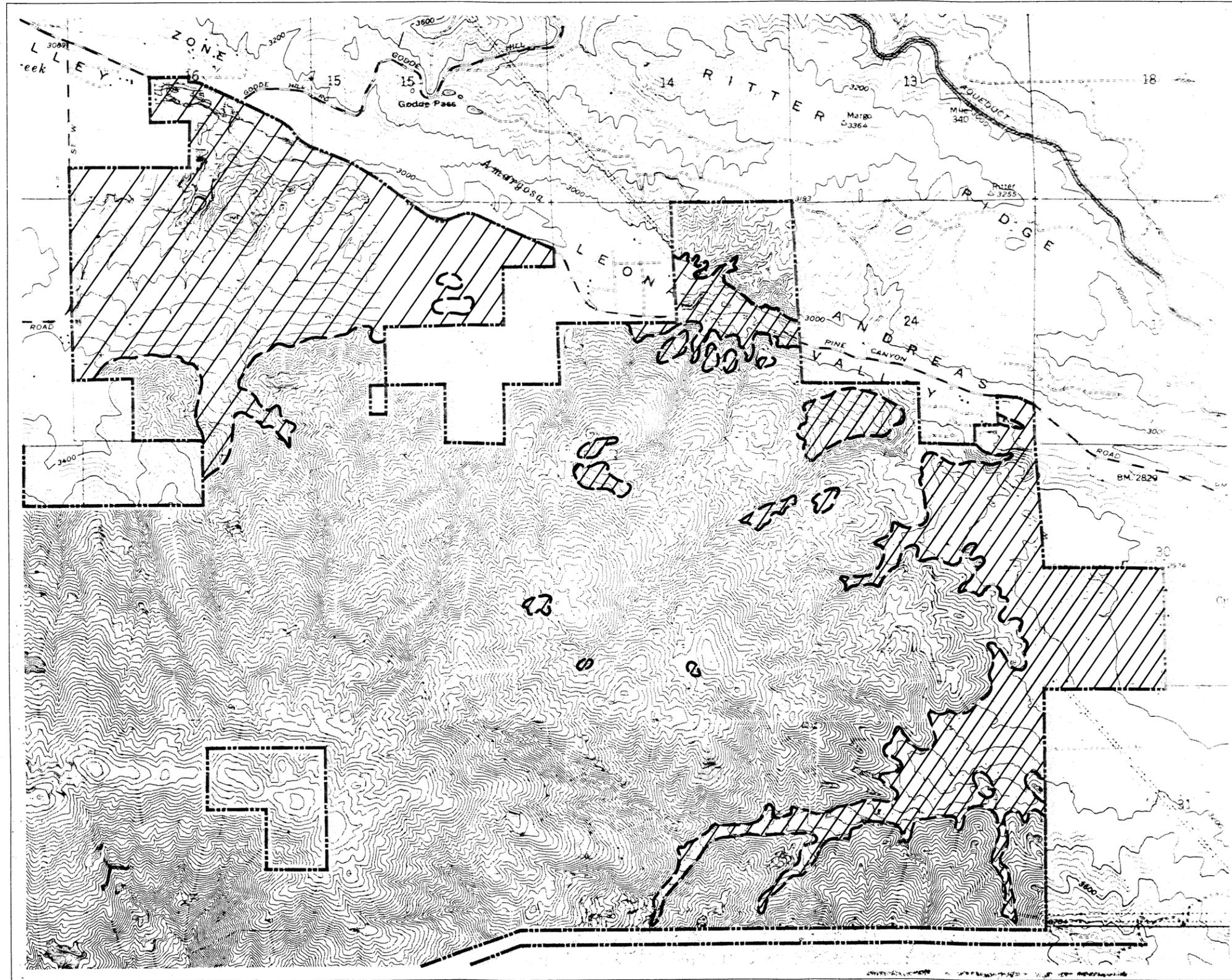
Legend



Area where more heavily reinforced foundations are recommended relative to fault hazards.

Special Foundation Areas

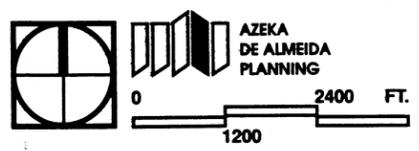


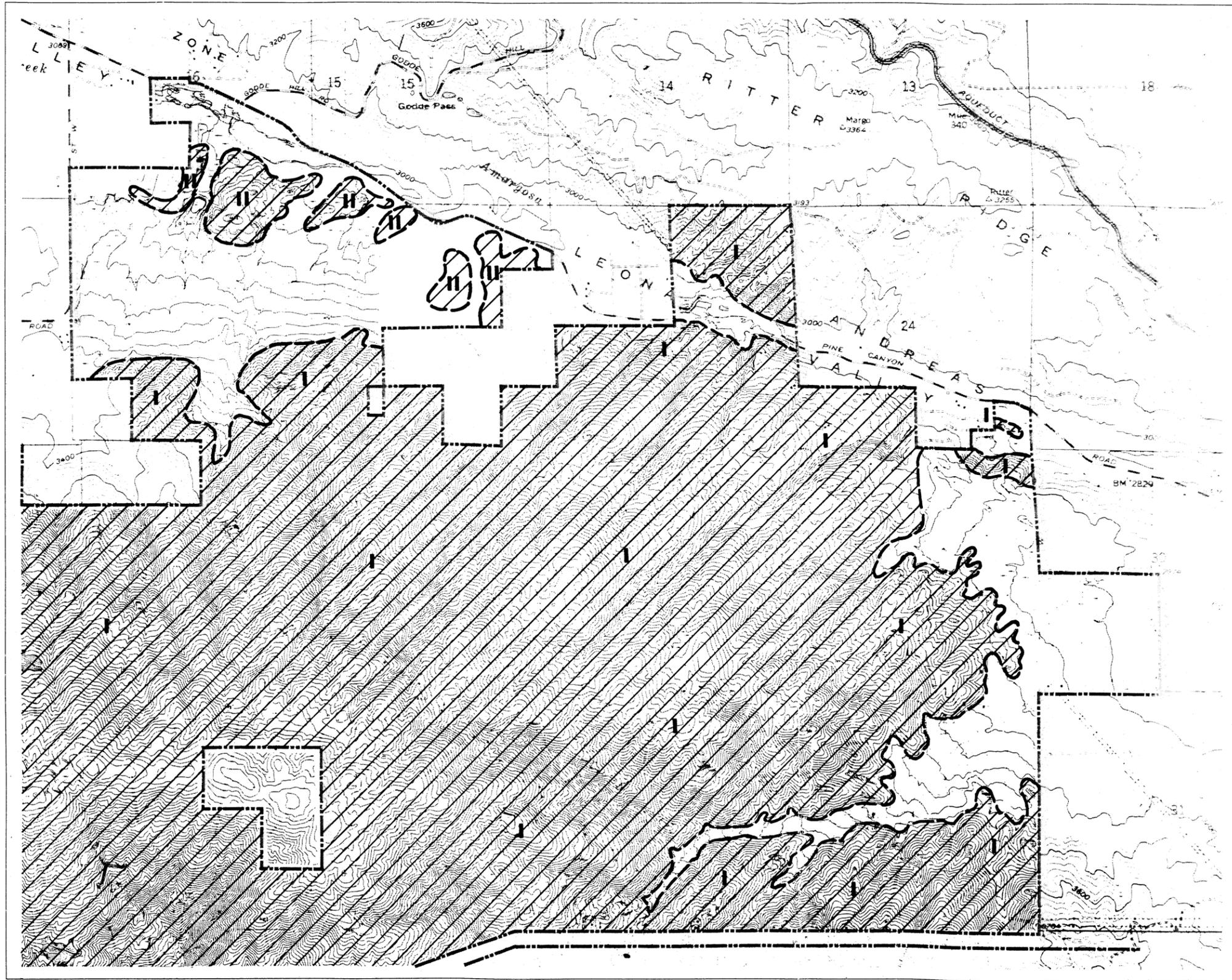


Legend

 Area of site where shallow younger and older soils subject to hydroconsolidation may exist.

Potential Hydroconsolidation Areas





Legend



Denotes bedrock or hillside area where site specific geotechnical evaluations should be required relative to slope stability.

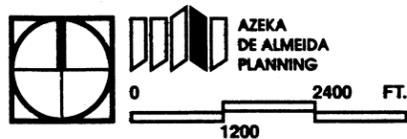
AREA I

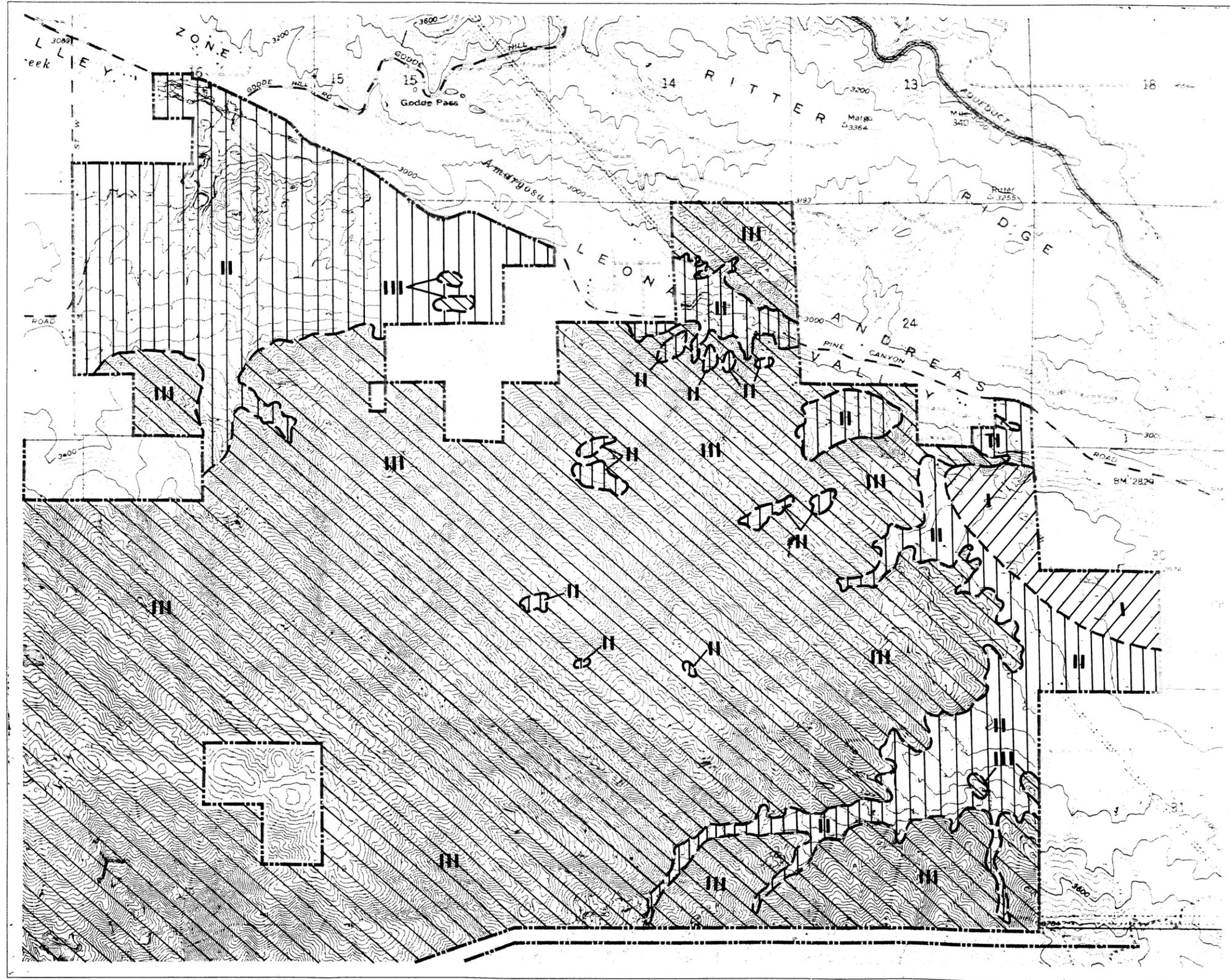
Moderate to high potential for adverse geologic conditions relative to hillside or cut slope stability.

AREA II

Low potential for adverse geologic conditions relative to hillside or cut slope stability.

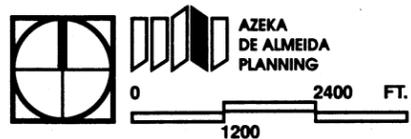
Potential Slope Instability Areas



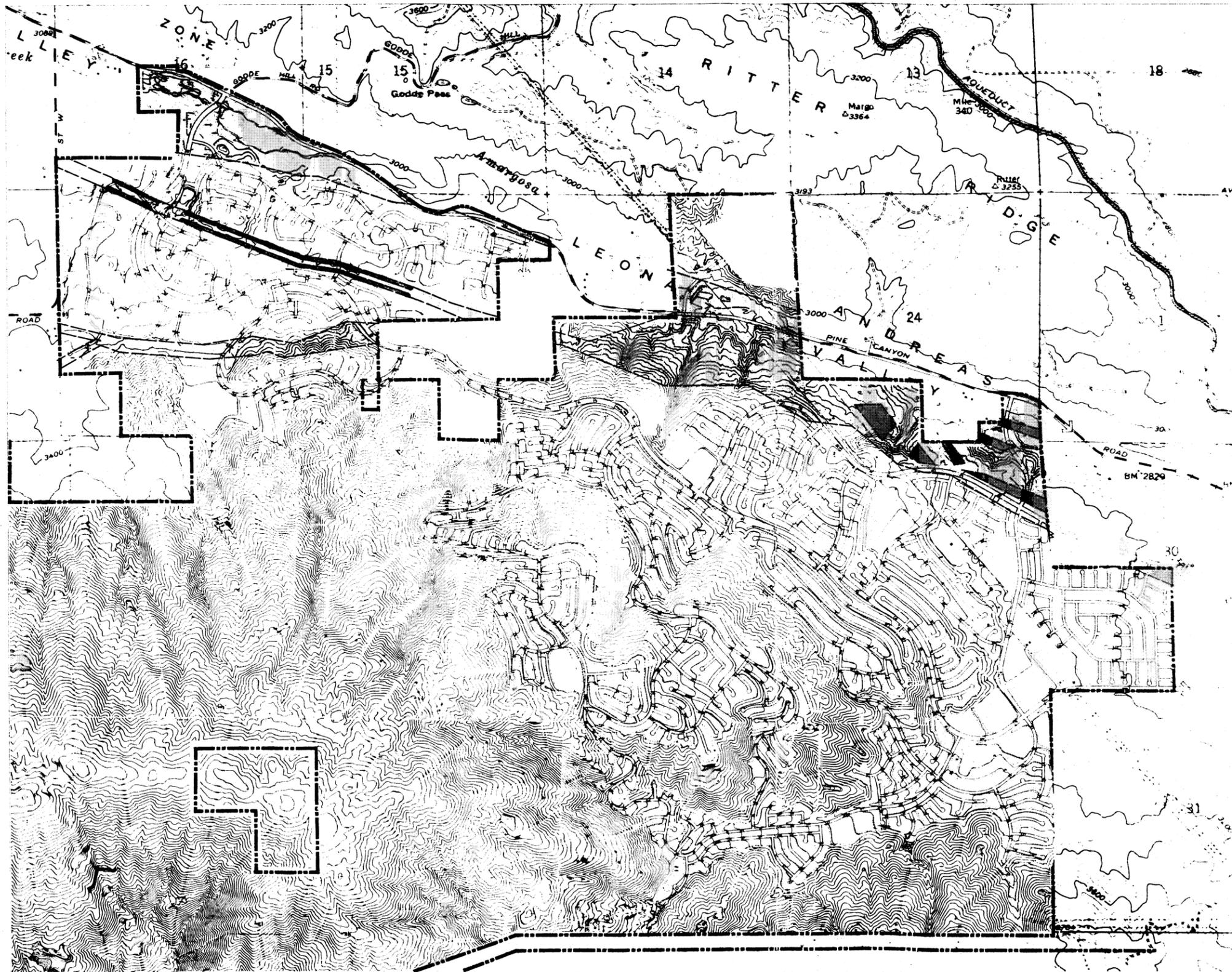


Legend	
	AREA I Area where "low" to "medium" expansive soils may be encountered.
	AREA II Area where "very low" to "low" expansive soils may be encountered.
	AREA III Bedrock, mostly schist where isolated lenses of expansive clay may be encountered.

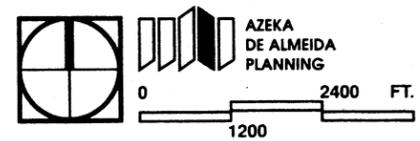
Potential for Expansive Soils



Fault Hazards – Restricted Use Areas

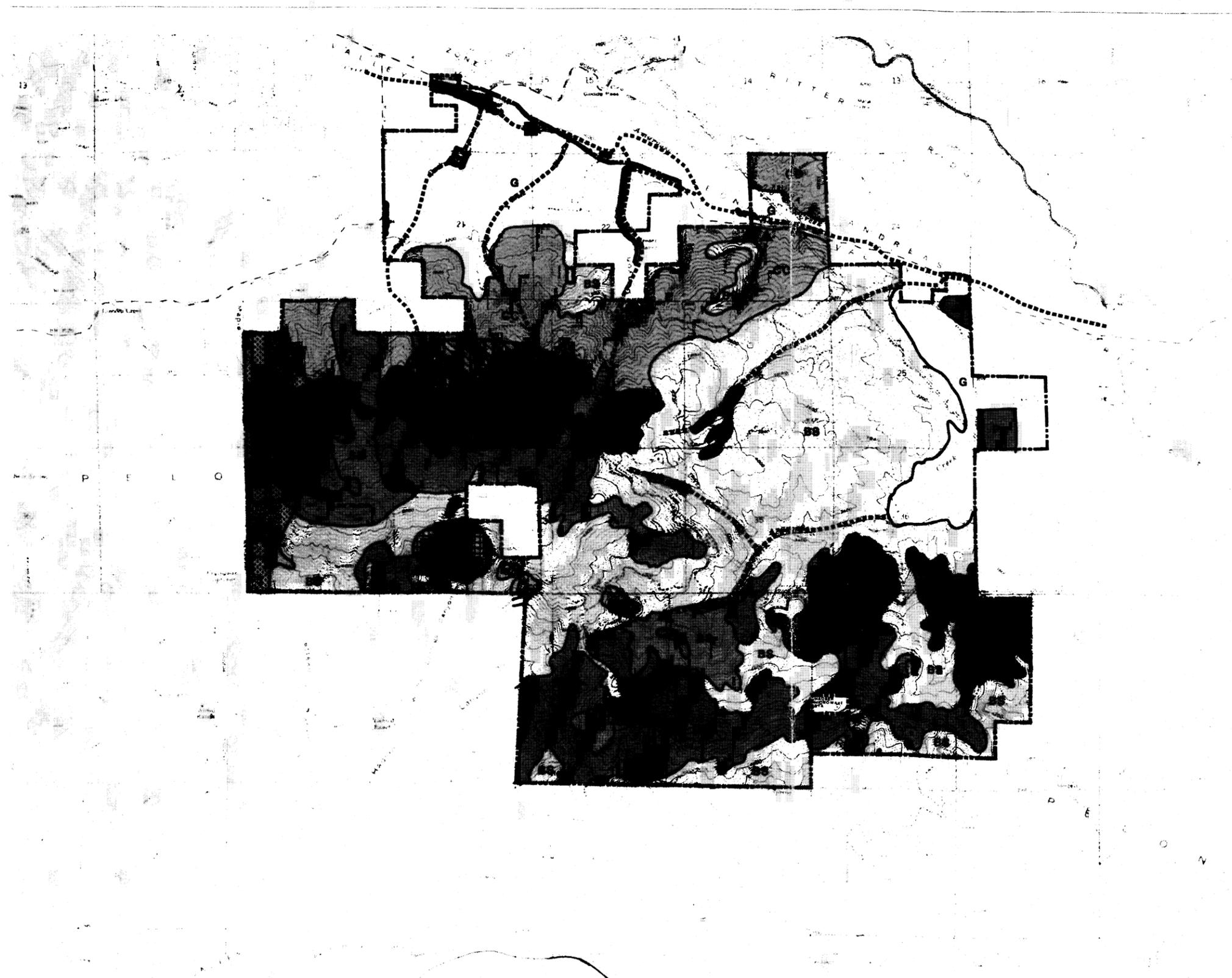


Symbol	Description
	Restricted Use Area
	Special Foundation Area
	Buildable Area

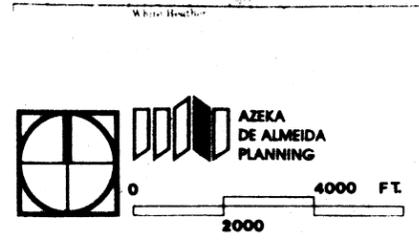


Ritter Ranch Specific Plan





Area Classification	
	California Buckwheat Scrub
	Big Sagebrush Scrub
	Chamise Chaparral
	Semi-desert Chaparral
	Turbinella Oak Chaparral
	Blue-canyon-Turbinella Oak Woodland
	California Juniper Woodland
	Joshua Tree Juniper Woodland
	Desert Olive Arroyo / Canyon Thicket
	Semi-desert Grassland
	Pasture
	Ruderal
	Southern Cottonwood - Willow Riparian forest



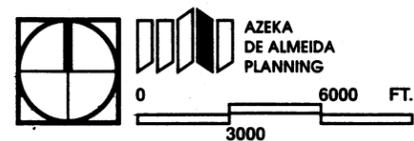
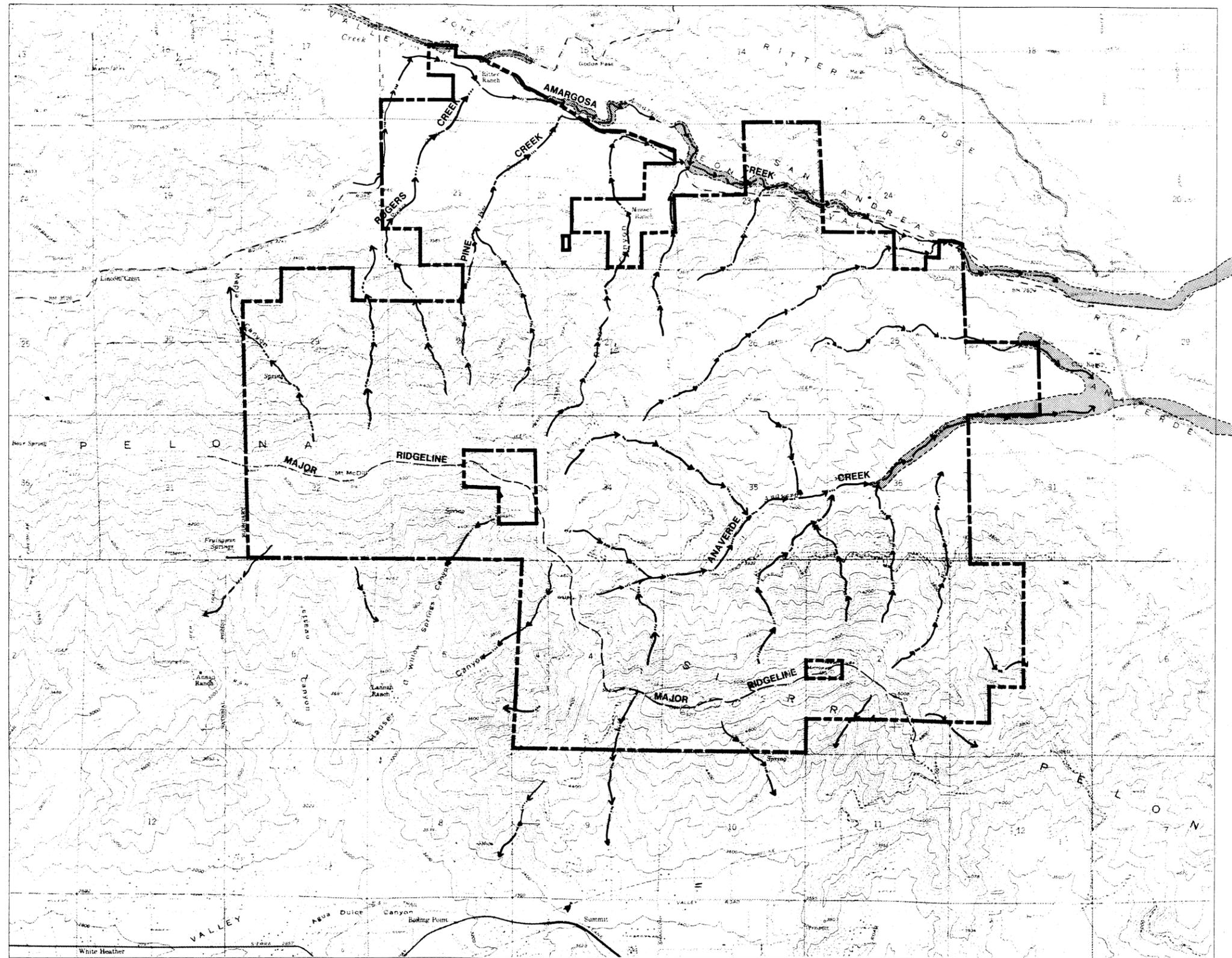
Ritter Ranch Specific Plan

	Pringle's Yampah		Spotted Owl Survey (Minimum Study Area Limit)		Spring
	Pierson's Morning Glory		Cooper's Hawk Probable Nesting Habitat		Wildlife Corridor
	Great Valley Gum Plant		Raptor Nest Active, But Unidentified		



Existing Drainage

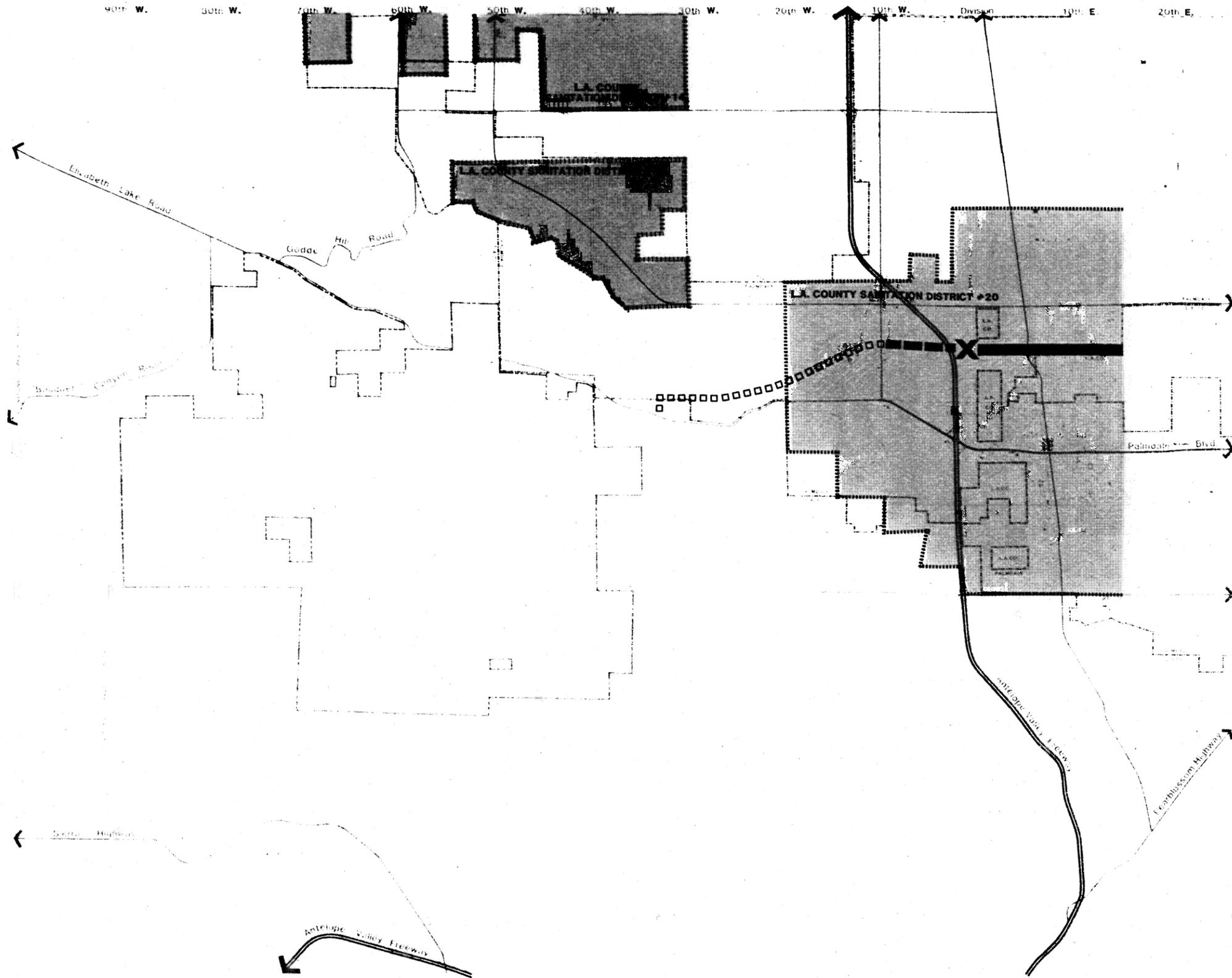
Symbol	Description
	USGS Blue Line Creeks
	LA County 50 Year Capital Flood Area



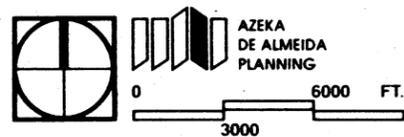
Ritter Ranch Specific Plan



Existing Sewer Districts and Facilities



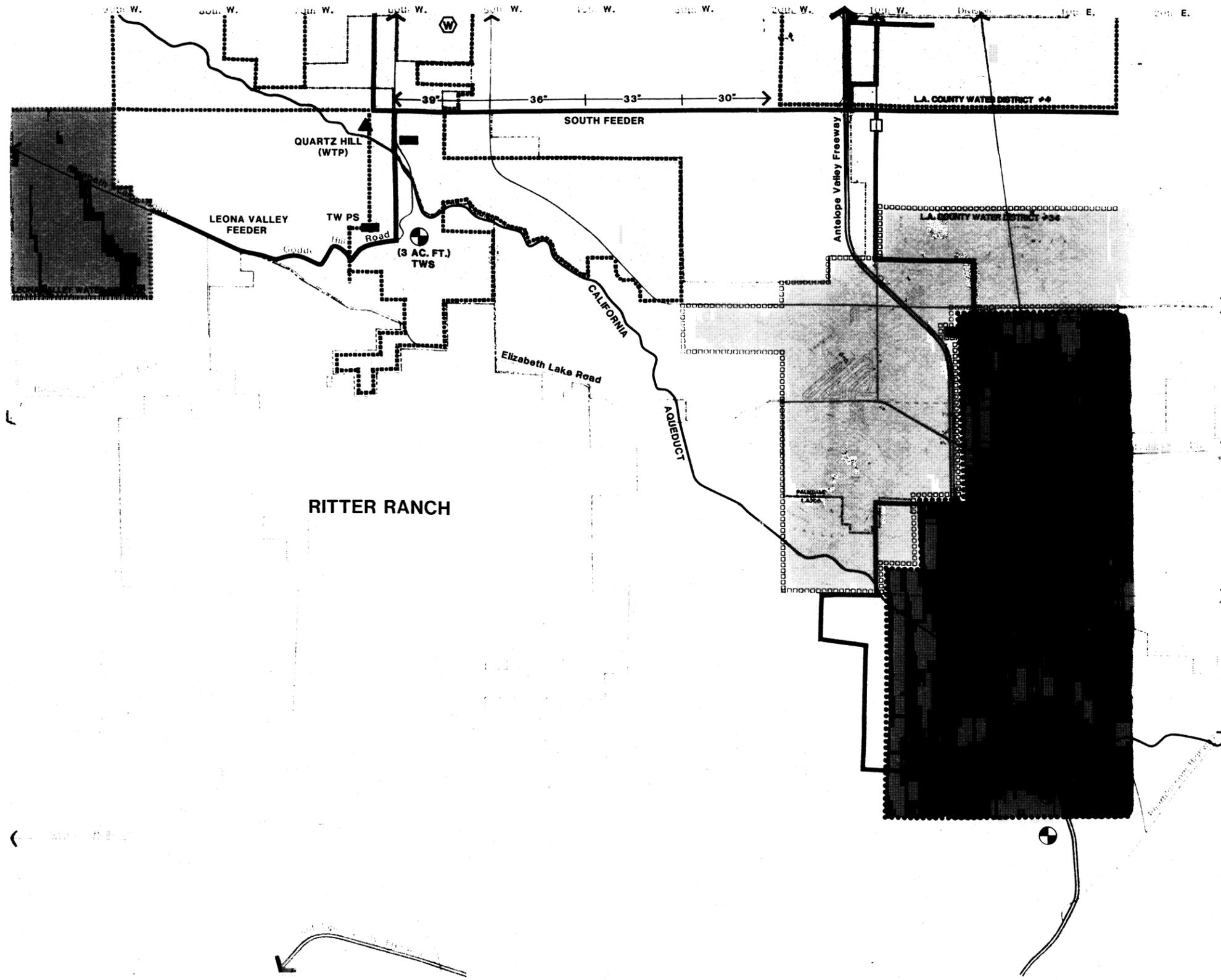
Symbol	Description
	L.A. County Sanitation District #20
	L.A. County Sanitation District #14
	Nearest Connection Point to Existing Facilities
	"Diversified Center" Trunk Sewer (Under Construction)
	Trunk "A" L.A.C.S.D. #20 to Palmdale Water Reclamation Plant (WRP)
	Proposed Amargosa Creek Trunk Sewer (City Ranch Portion)



Ritter Ranch Specific Plan

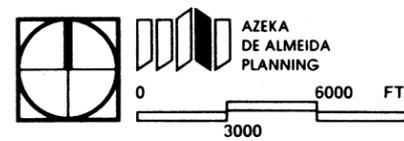
Source: BROCKMEIER Consulting Engineers, Inc. AVEK





Symbol	Description
	Palmdale Water District
	Leona Valley Water District
	L.A. County Water District #34
	L.A. County Water District #4
	AVEK System Well Field
	Water Treatment Plant (WTP)
	Storage
	Pump Station (PS)
	California Aqueduct
	Water Lines
	Treated Water Storage
	Turnout (From AVEK to District #34)

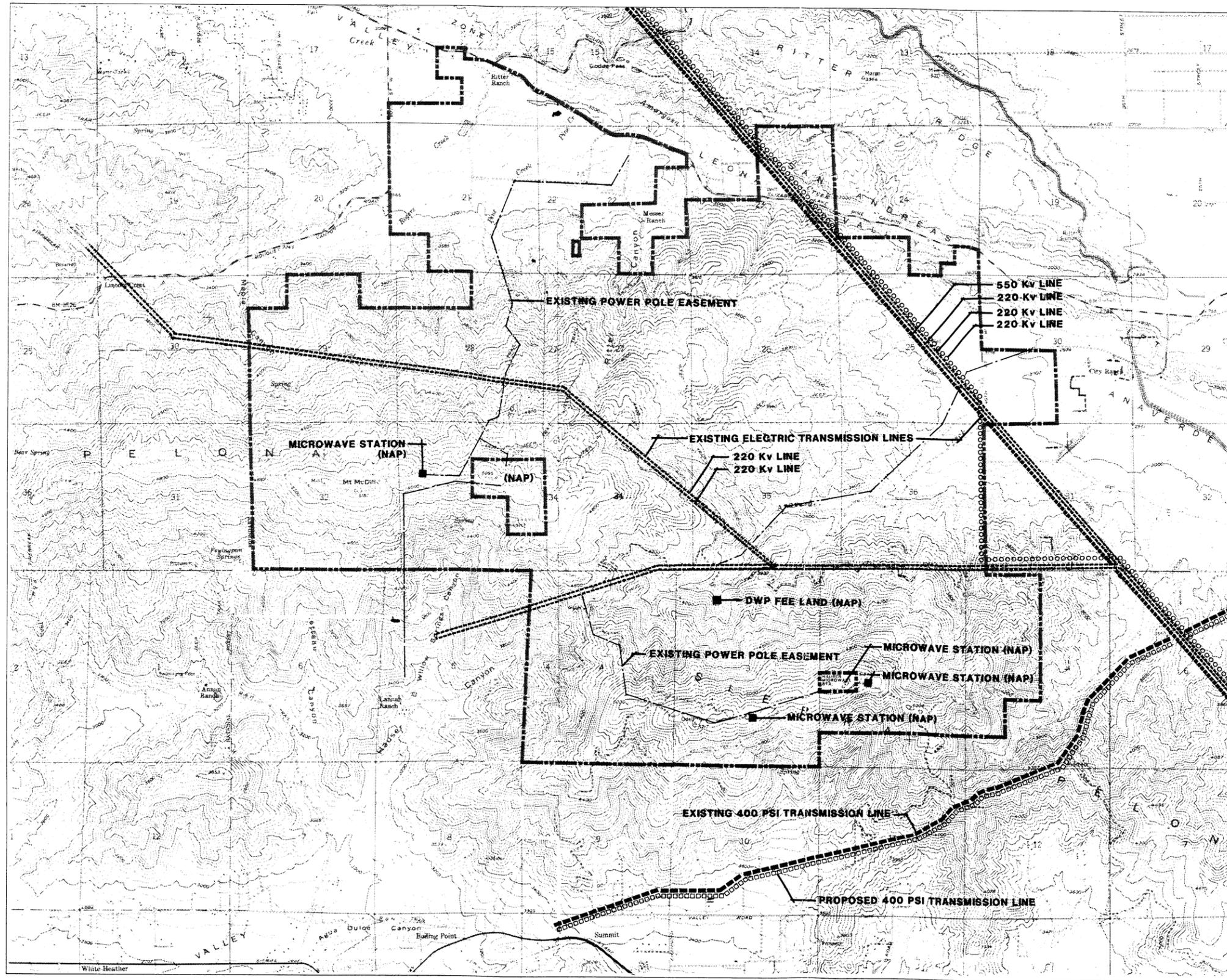
Existing Major Water Districts and Facilities



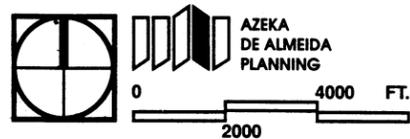
Ritter Ranch Specific Plan

Source: BROCKMEIER Consulting Engineers, Inc. AVEK

Major Easements



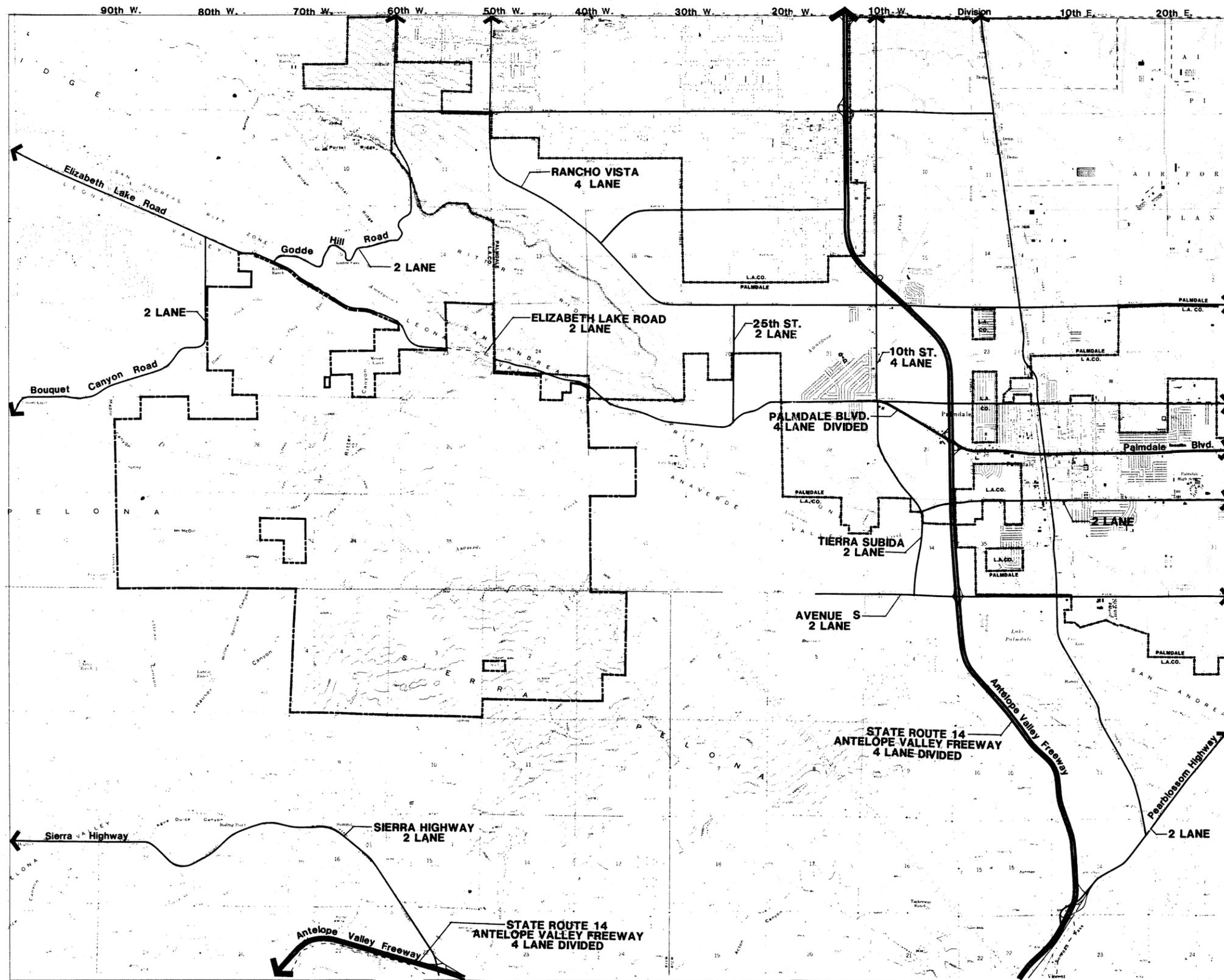
Symbol	Description
	Southern California Gas Lines Existing / Proposed
	Southern California Edison Lines Existing
	Power Pole Easements
	Sagebrush Power Line Easement Existing



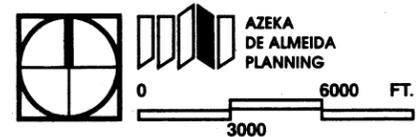
Ritter Ranch Specific Plan



Existing Regional Circulation



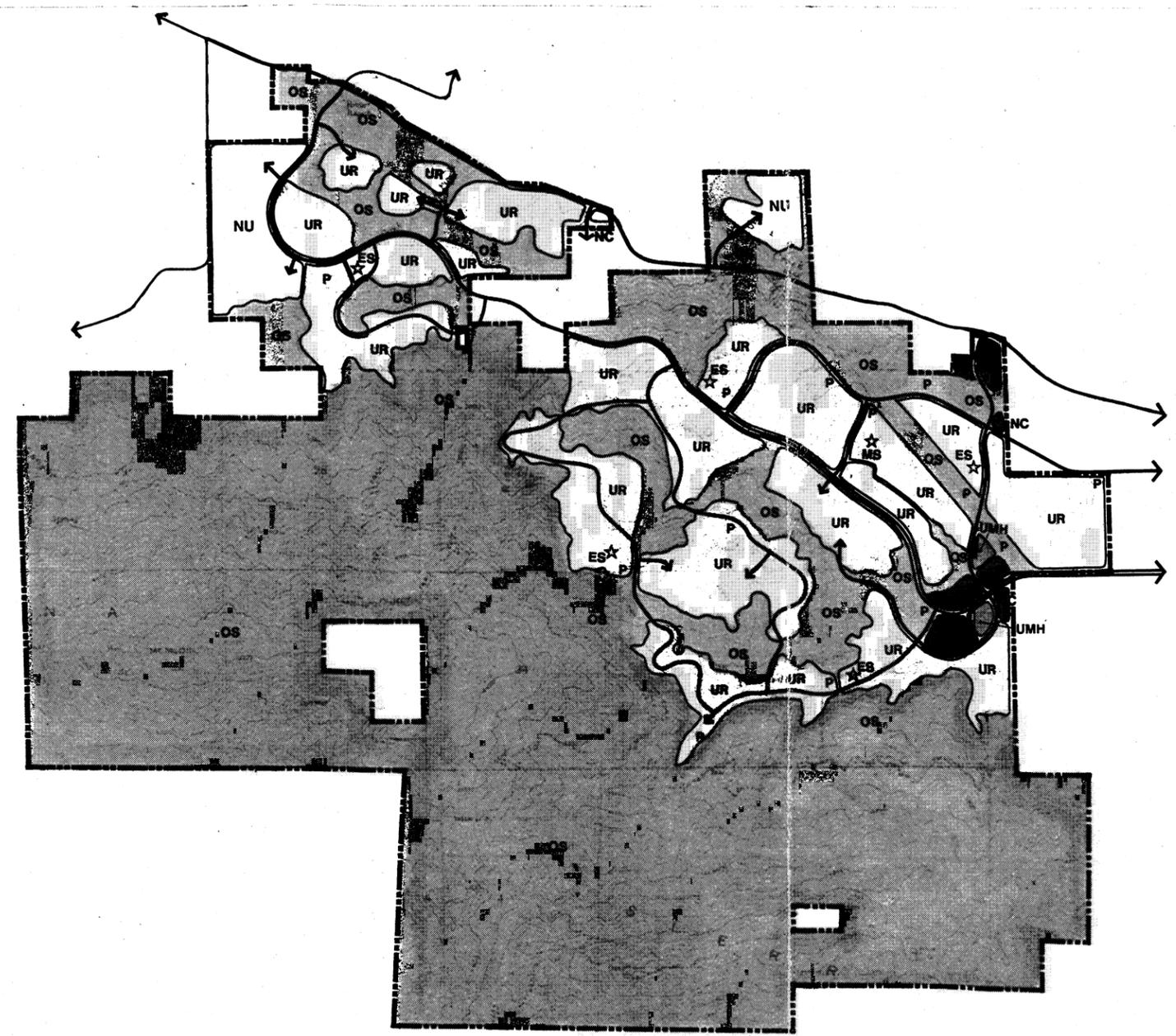
Symbol	Description
	Highway
	Major Arterial



Ritter Ranch Specific Plan



General Plan Land Use Designations



	Land Use	Units	Acres	% AC
NU	Non-Urban Residential 0.5 DU/AC	116	221.7	2.1
UR	Urban Residential 3.1-6.1 DU/AC	6,242	2,107.5	19.8
UMH	Urban Med.-High Residential 10.1-18.0 DU/AC	348	25.5	0.2
UH	Urban High Residential 18.1-26.0 DU/AC	494	22.3	0.2
NC	Neighborhood/Community Commercial	-	73.1	0.7
*S	Schools	-	120.6	1.2
P	Parks Fire Station Site	-	95.1 1.0	1.1
OS	Open Space Major Roadways	-	7,809.8 148.0	73.3 1.4
	Total	7,200	10,625±	100.0

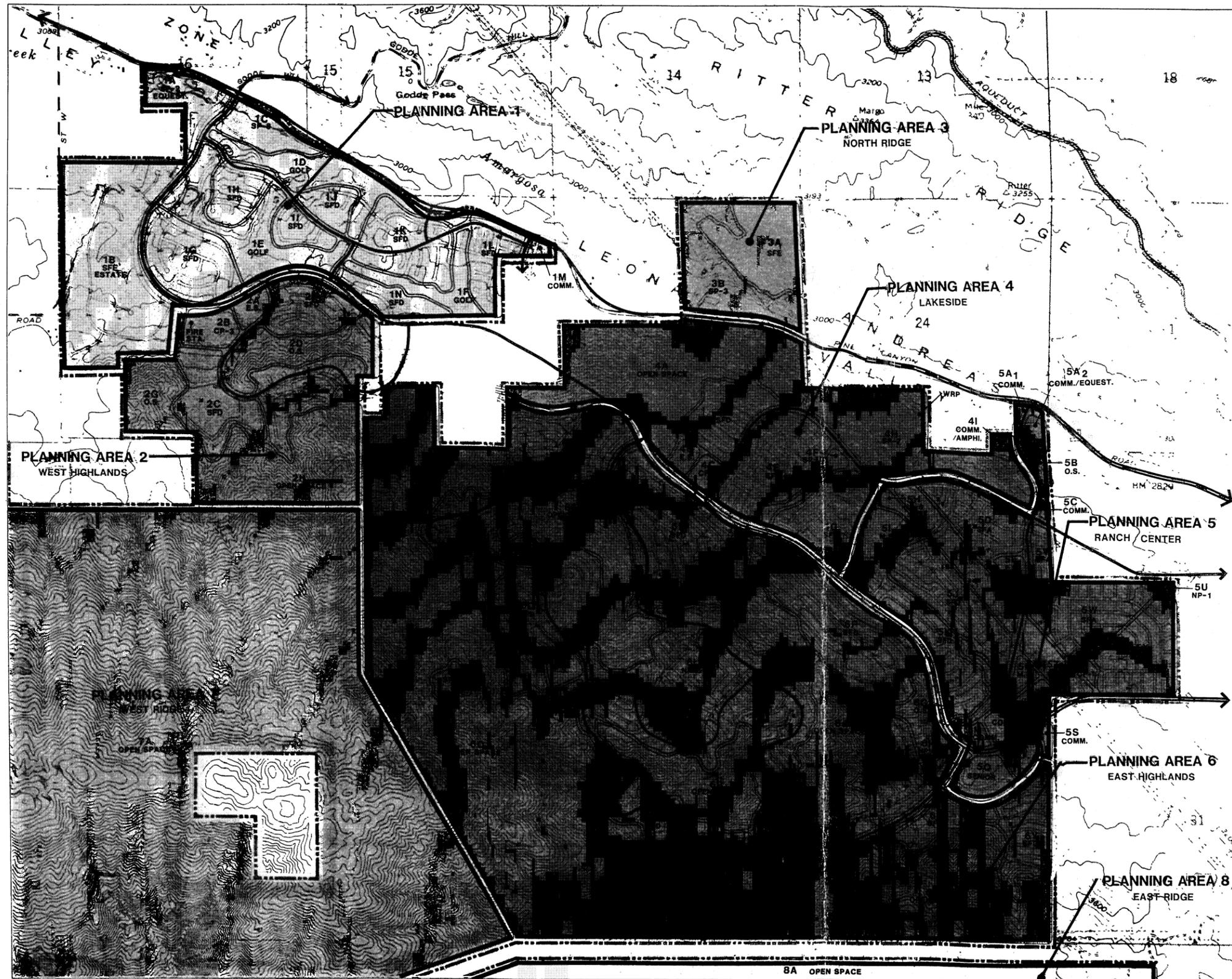


	Land Use	Units	Acres	% AC
NU	Non-Urban Residential 0.5 DU/AC	116	221.7	2.1
UR	Urban Residential 3.1-6.1 DU/AC	6,242	2,107.5	19.8
UMH	Urban Med.-High Residential 10.1-18.0 DU/AC	348	25.5	0.2
	Urban High Residential 18.1-26.0 DU/AC	494	22.3	0.2
	Neighborhood/Community Commercial	-	73.1	0.7
*S	Schools	-	120.6	1.2
P	Parks	-	95.1	1.1
	Fire Station Site	-	1.0	
OS	Open Space	-	7,809.8	73.3
	Major Roadways	-	148.0	1.4
	Total	7,200	10,625±	100.0

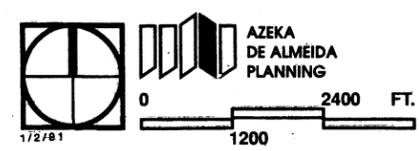
NOTE: Roadways are averaged into the above acreages

General Plan Land Use Designations: Enlargement

Community Concept Plan



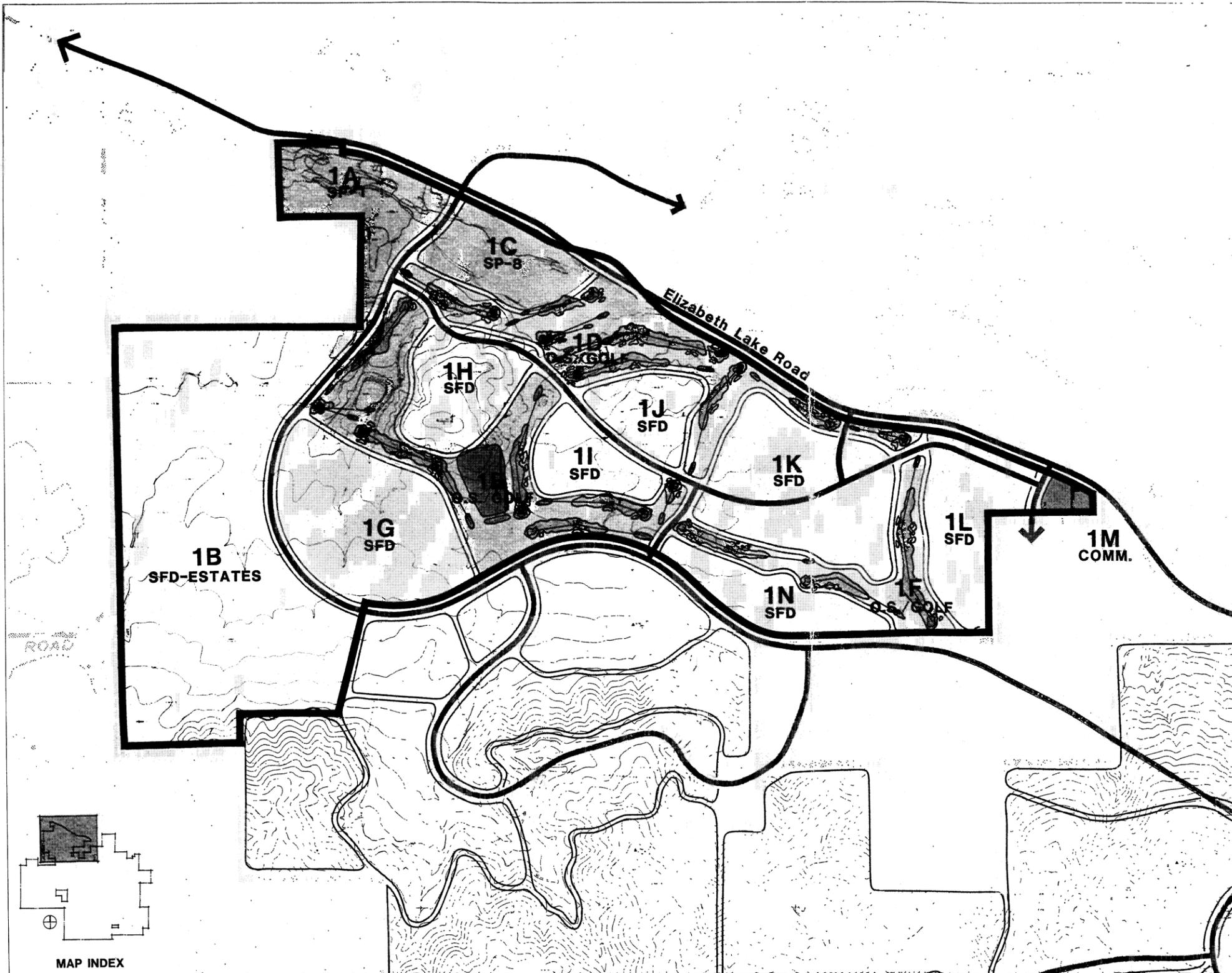
Planning Area	Community	Units	Gross Acres	DU/AC
1	Community Golf Course	955	835	1.1
2	West Highlands	232	461	0.5
3	North Ridge	36	159	0.22
4	Lakeside	599	621	1.0
5	Ranch Center	2,587	656	4.0
6	East Highlands	2,647	2,725	1.0
7	West Ridge	-	2,501	-
8	East Ridge	-	2,667	-
	Unspecified Units	144	-	-
Total		7,200	10,625+	
Gross Density				0.68



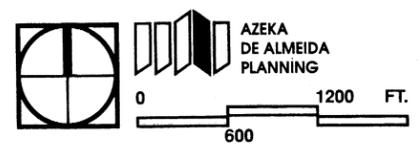
Ritter Ranch Specific Plan



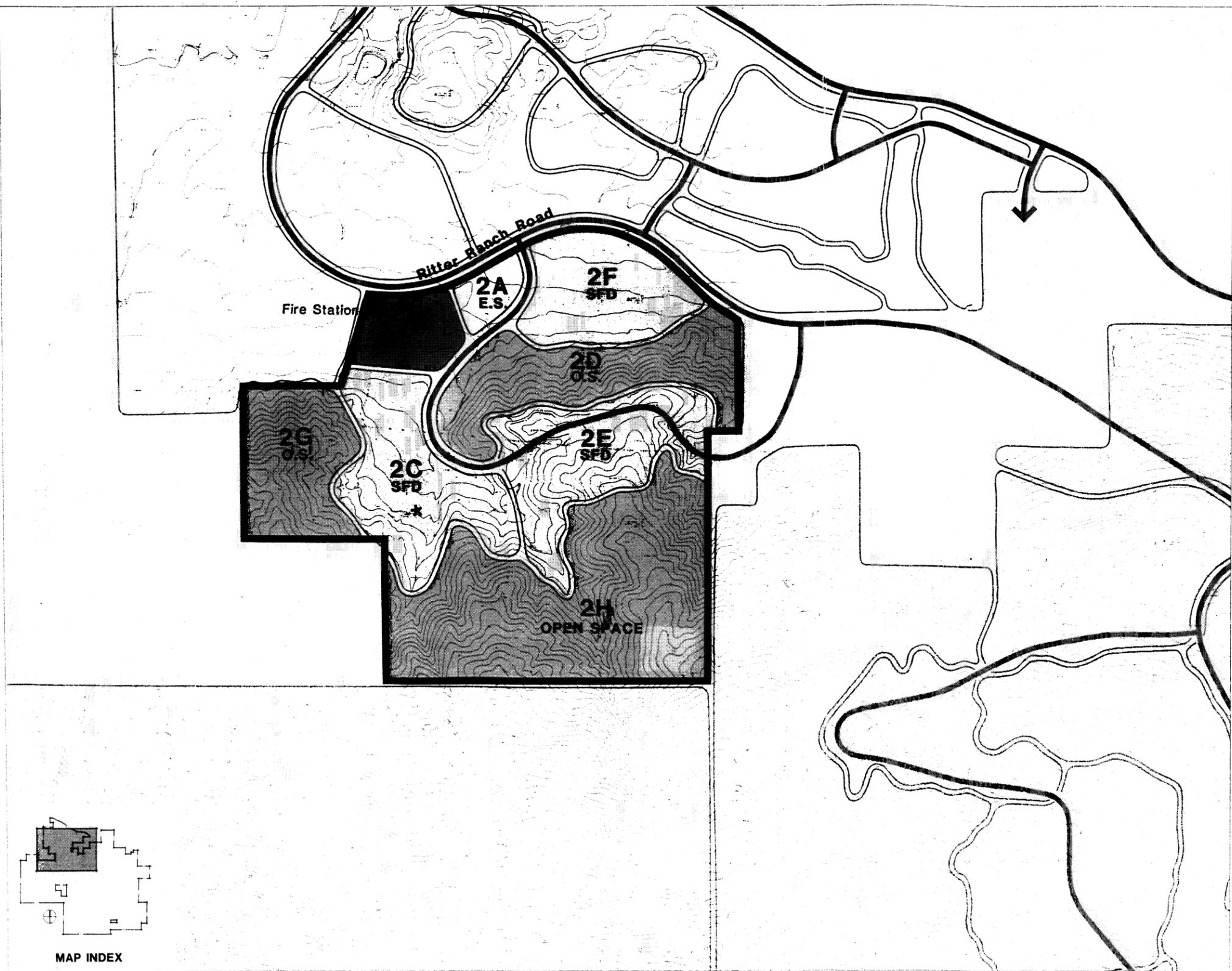
Planning Area 1



Specific Plan Land Use	Planning Unit	Dwelling Units	Gross Acres	
SFD/ Estates	Single Family Detached Estates	1B	80	221.9
SFD	Single Family Detached	1G	208	68.8
		1H	116	52.7
		1I	66	23.7
		1J	76	23.1
		1K	174	59.7
		1L	121	38.4
	1N	114	37.0	
COMM.	Commercial	1M	0	6.0
SP	Specialty Park	1A	0	48.3
		1C	0	32.6
OS/ Golf	Golf Course	1D	0	74.7
		1E	0	71.9
		1F	0	37.4
	Major Roadways		0	39.0
TOTAL			955	835.0
Density: 1.1 DU/AC				

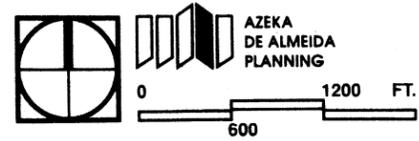
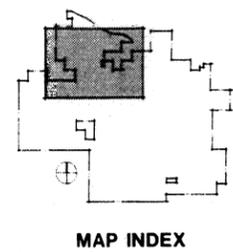


Ritter Ranch Specific Plan



Specific Plan Land Use	Planning Unit	Dwelling Units	Gross Acres
SFD	Single Family Detached	2C Unspecified	11.8
		2E	119
		2F	113
Park	2B	0	22.8
	* Fire Station		0
E.S.	School	2A	0
			8.0
O.S.	Open Space	2D	0
		2G	0
		2H	0
Major Roadways			0
			8.5
TOTAL			232
Density: 0.5 DU/AC			461.0

*High School Overlay
(See Section 4.13.2)

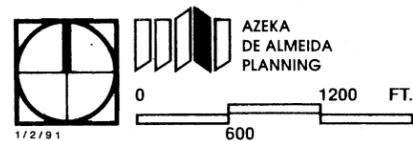
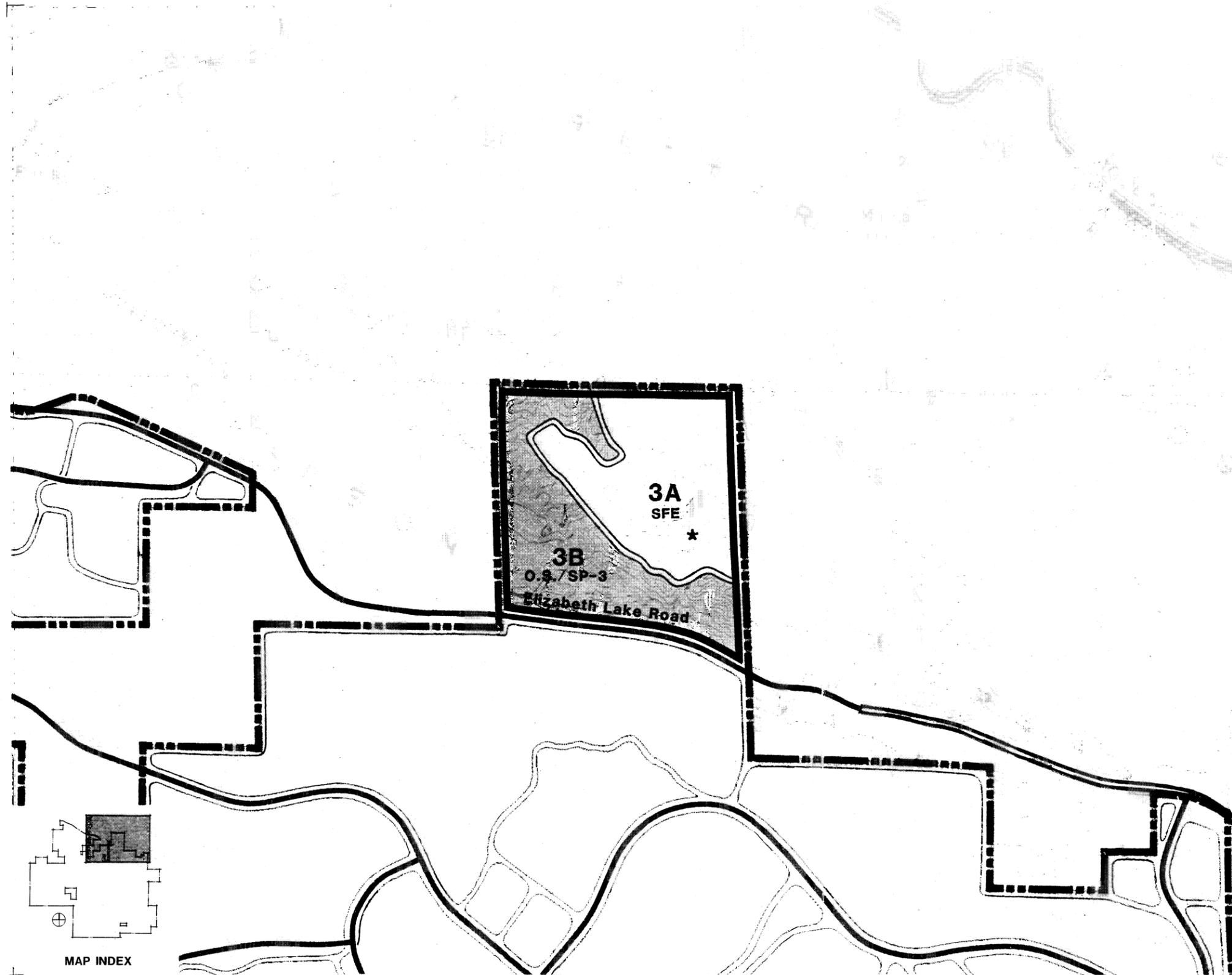


Ritter Ranch Specific Plan

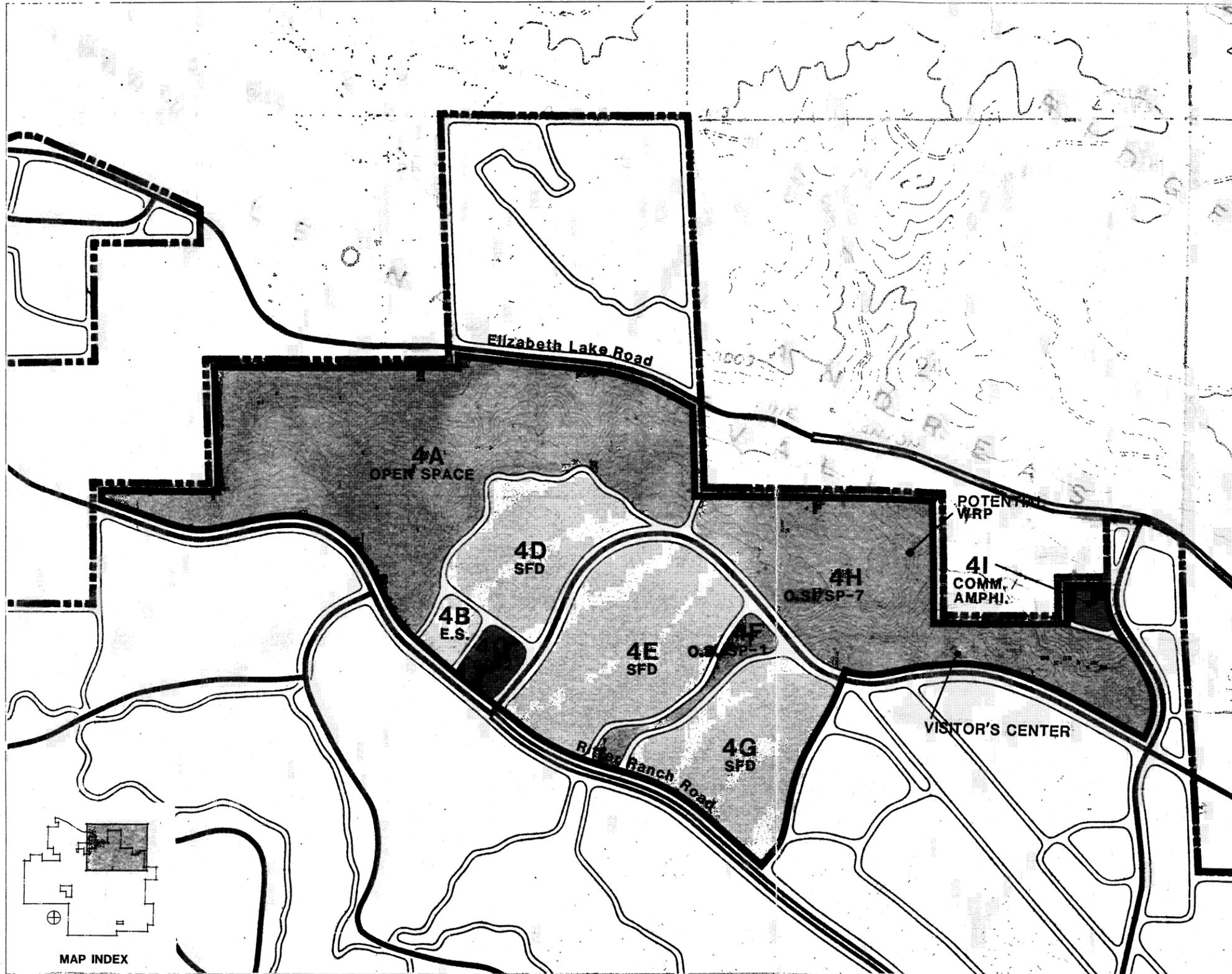


Specific Plan Land Use	Planning Unit	Dwelling Units	Gross Acres
SFE Single Family Estate	3A	36	73.0
O.S. SP Open Space Specialty Park	3B	0	83.0
Major Roadways			3.0
TOTAL		36	159.0
Density: 1.1 DU/AC			

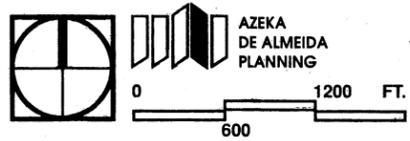
*High School Overlay
(See Section 4.13.2)



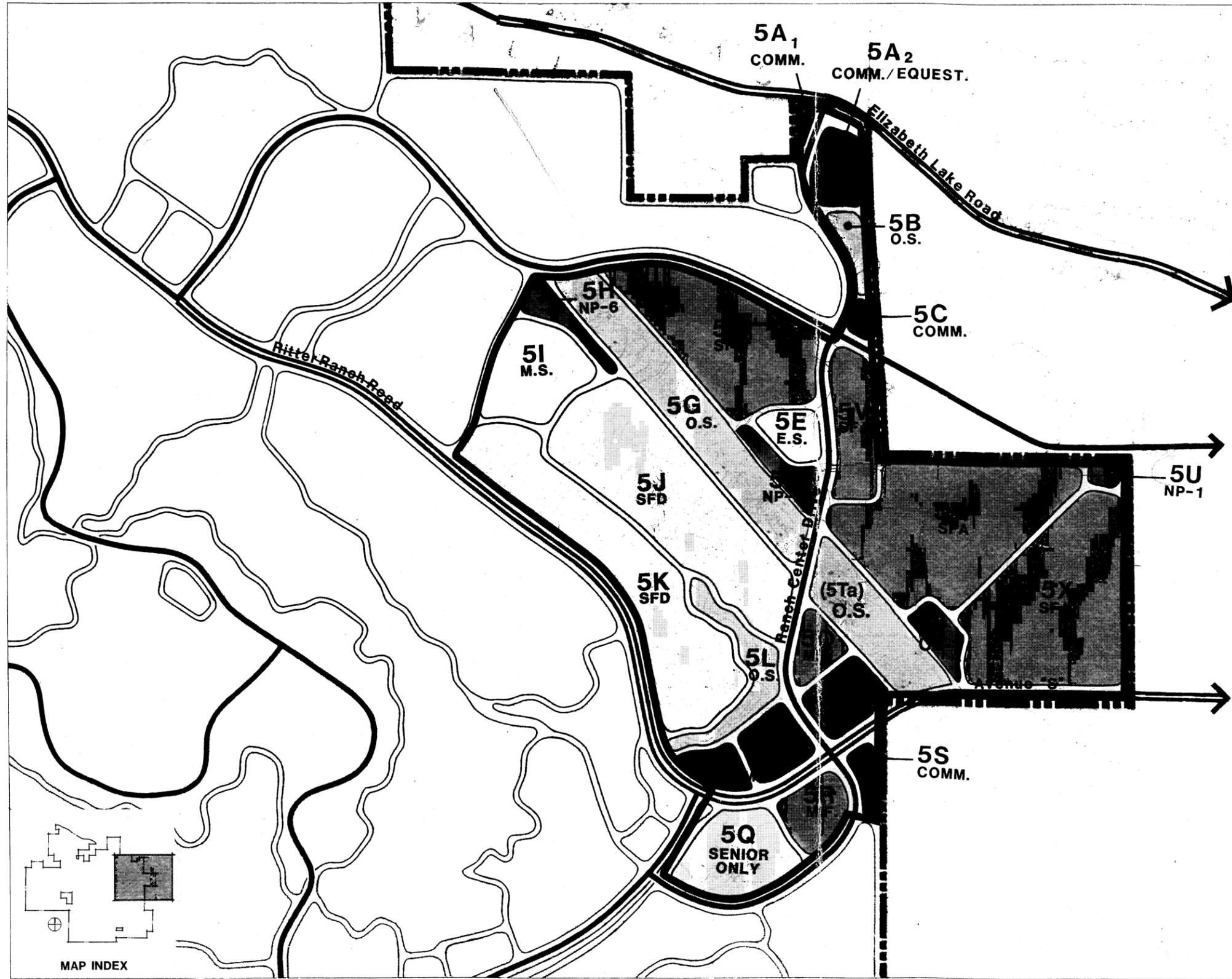
Ritter Ranch Specific Plan



Specific Plan Land Use	Planning Unit	Dwelling Units	Gross Acres
SFD	Single Family Detached	4D: 98	39.0
		4E: 298	80.0
		4G: 203	69.0
Commercial	4I	0	7.0
Park	4C	0	15.0
OS/SP	Open Space/ Specialty Park	4A: 0	222.0
		4F: 0	12.0
		4H: 0	139.0
ES	School	4B: 0	8.0
Major Roadways		0	28.0
WRP	Water Reclamation Plant	0	2.0
TOTAL		599	621.0
Density: 1.0 DU/AC			

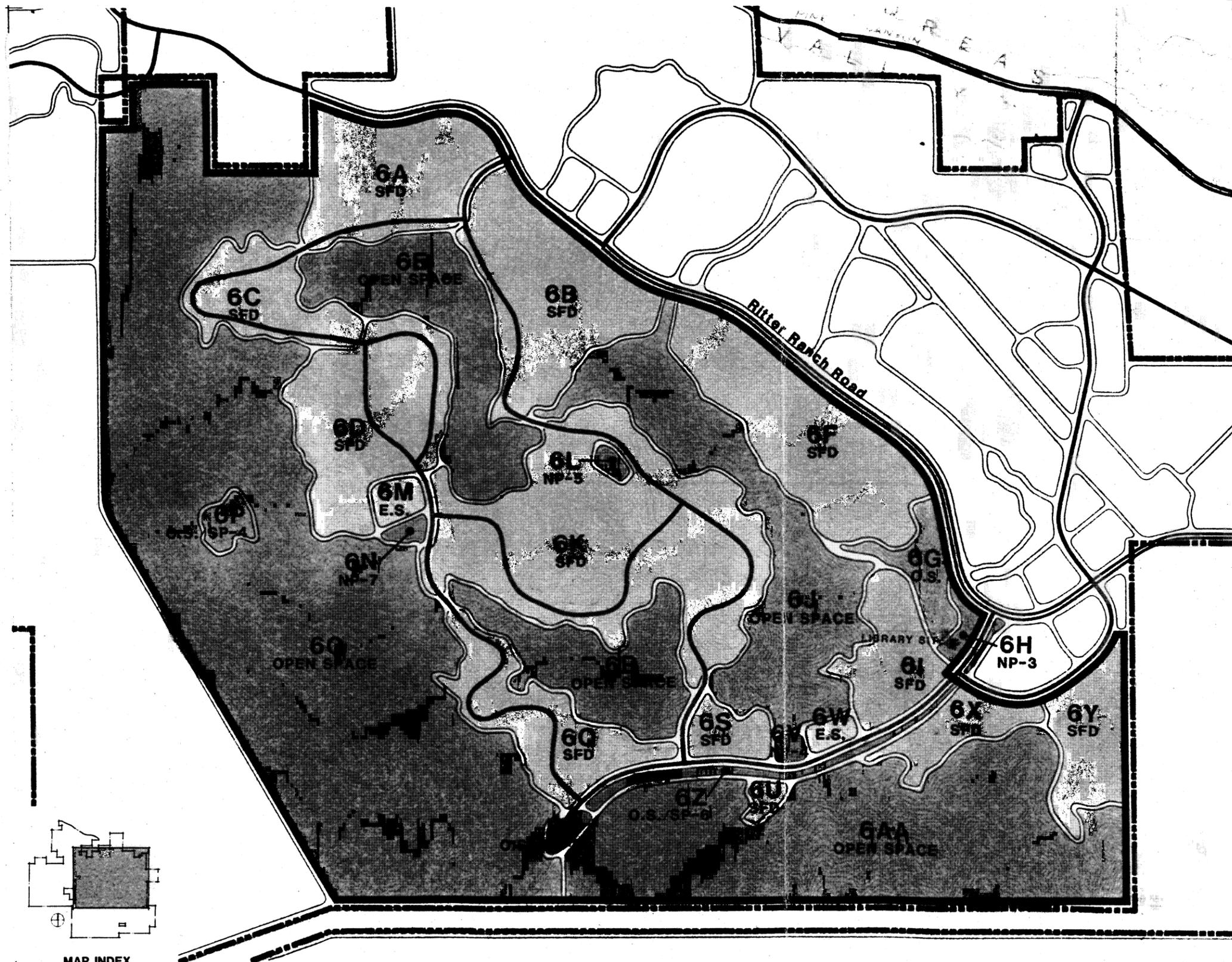


Ritter Ranch Specific Plan

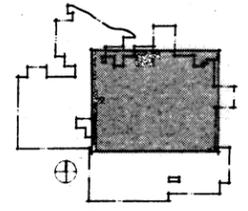


Specific Plan Land Use		Planning Unit	Dwelling Units	Gross Acres
SFD	Single Family Detached	5J	291	69.0
		5K	265	75.0
SFA	Single Family Attached	5D	269	50.0
		5V	100	22.4
		5W	436	70.0
		5X	384	72.4
MF	Multi-Family Residential	5O	152	9.5
		5R	196	16.0
Senior Only	Multi-Family Senior	5Q	494	22.3
Commercial		5A	0	14.5
		5C	0	4.5
		5M	0	8.0
		5N	0	11.0
		5P	0	15.4
		5S	0	6.7
Parks		5F	0	5.0
		5H	0	6.5
		5T	0	15.0
		5U	0	5.0
O.S.	Open Space	5B	0	6.7
		5G	0	45.0
		5L	0	15.0
		(5Ta)		(19.1)
E.S. M.S.	School	5E	0	8.0
		5I	0	25.0
Major Roadways			0	39.0
TOTAL			2587	656.0
Density: 4.0 DU/AC				

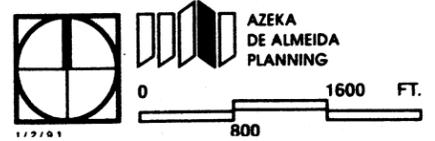
*High School Overlay
(See Section 4.13.2)



Specific Plan Land Use	Planning Unit	Dwelling Units	Gross Acres	
SFD	Single Family Detached	6A	227	103.0
		6B	434	125.0
		6C	80	55.0
		6D	308	121.0
		6F	300	149.0
		6K	573	254.0
		6Q	143	60.0
		6S	61	28.4
		6U	17	7.9
		6I	200	84.0
		6X	113	31.0
		6Y	191	59.8
Park		6H	0	10.0
		6L	0	5.5
		6N	0	5.5
		6V	0	5.0
Open Space Specialty Park		6E	0	120.0
		6G	0	25.8
		6J	0	165.4
		6O	0	833.1
		6P	0	10.2
		6R	0	85.1
		6T	0	10.0
		6Z	0	16.8
		6AA	0	316.0
School		6M	0	5.0
		6W	0	5.0
Major Roadways			0	30.5
TOTAL			2647	2725.0
Density: 1.0 DU/AC				



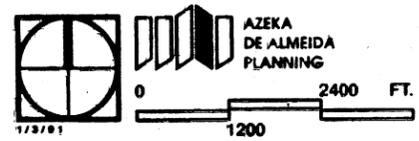
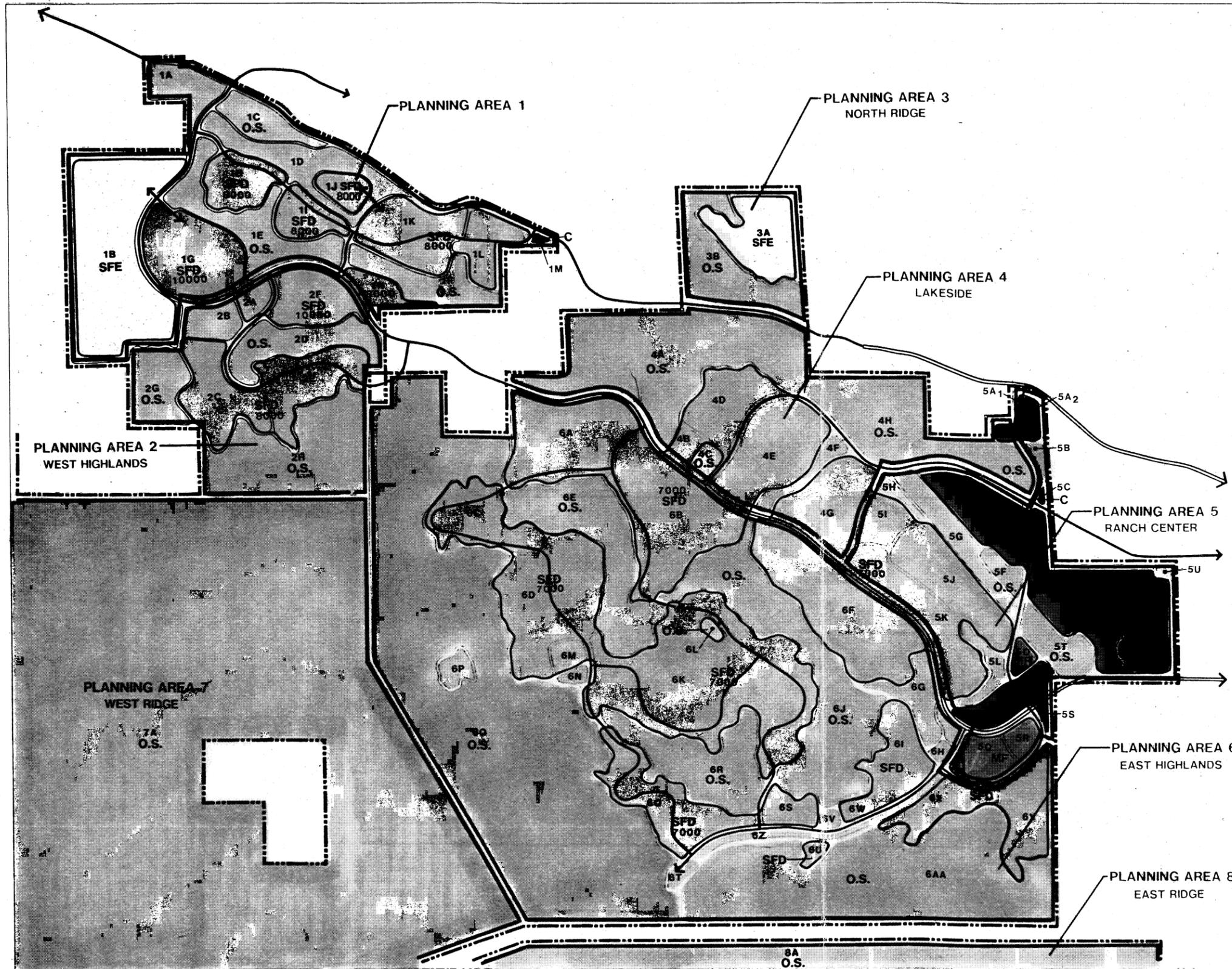
MAP INDEX



Ritter Ranch Specific Plan

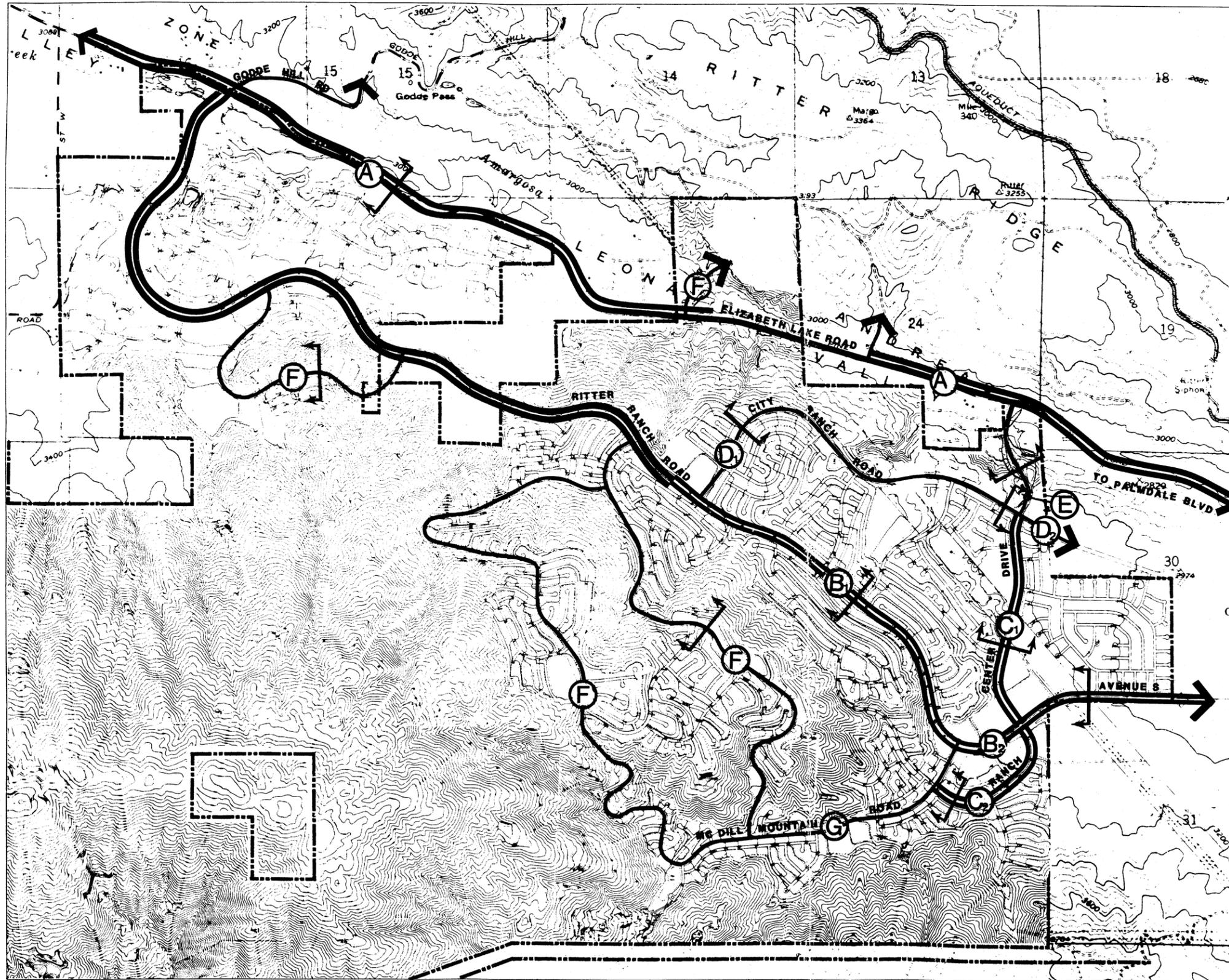
Development Designations

Symbol	Designation
	Single Family Estate
	Single Family Detached
	Single Family Attached
	Multi-Family
	Commercial
	Open Space



Ritter Ranch Specific Plan





Symbol	Description
	Four Lane Divided Arterial
	Two Lane Individual Collector

- 1) SPECIFIC LANE MARKINGS (LANE WIDTHS) WILL BE DETERMINED AT THE TIME OF DESIGN.
- 2) THE SECTIONS ARE FOR TYPICAL ROADWAYS. SPECIFICS OF WIDENING AT INTERSECTIONS WILL BE DETERMINED DURING DESIGN AND BASED ON FUTURE TRAFFIC ANALYSIS.

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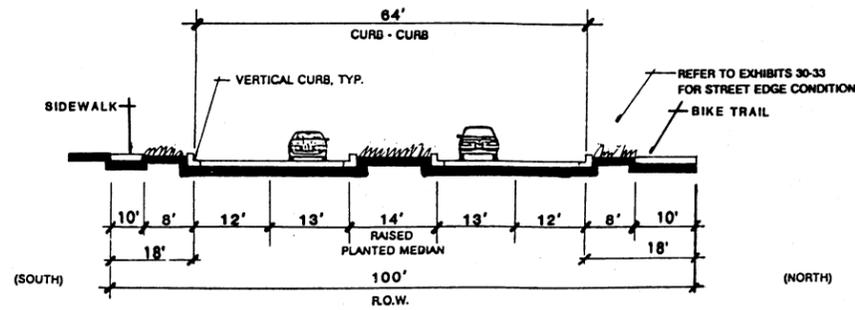
0 1200 2400 FT.

1/27/01

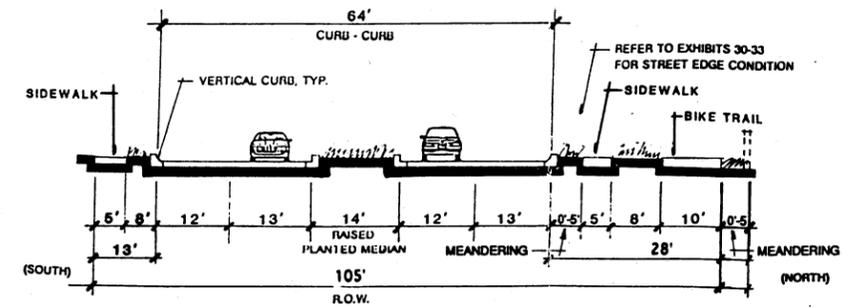
Ritter Ranch Specific Plan

Circulation Plan

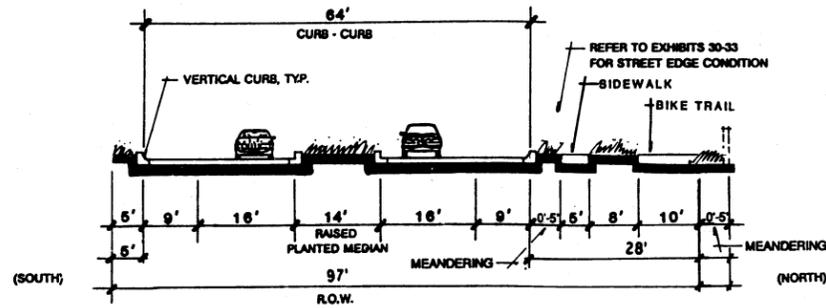




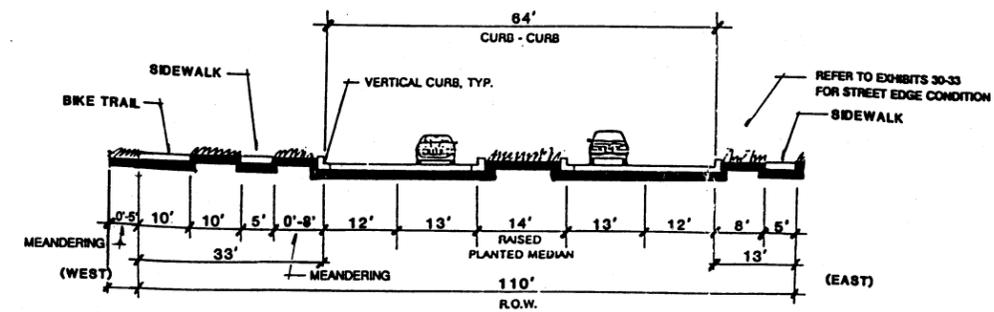
SECTION A₁ ELIZABETH LAKE ROAD (4 LANE DIVIDED)
GODDE HILLS TO EASTERN BOUNDARY



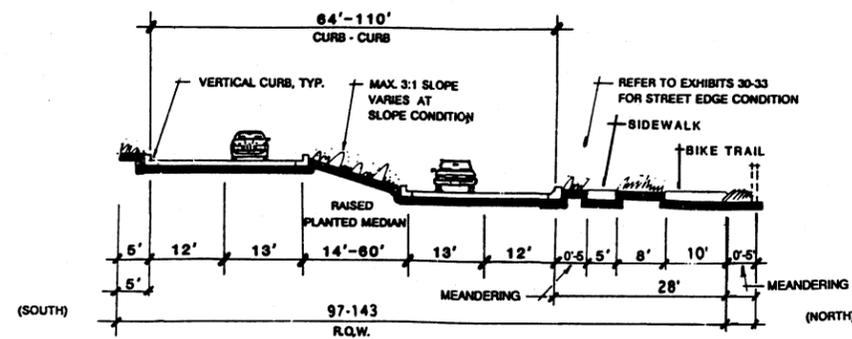
SECTION B₃ RITTER RANCH ROAD (4 LANE DIVIDED)
MCDILL MTN. ROAD TO AVE. "S"



SECTION B₁ RITTER RANCH ROAD (2 LANE DIVIDED)
GODDE HILL TO CITY RANCH ROAD



SECTION C₁ RANCH CENTER DRIVE
RITTER RANCH ROAD TO S.C.E. EASEMENT

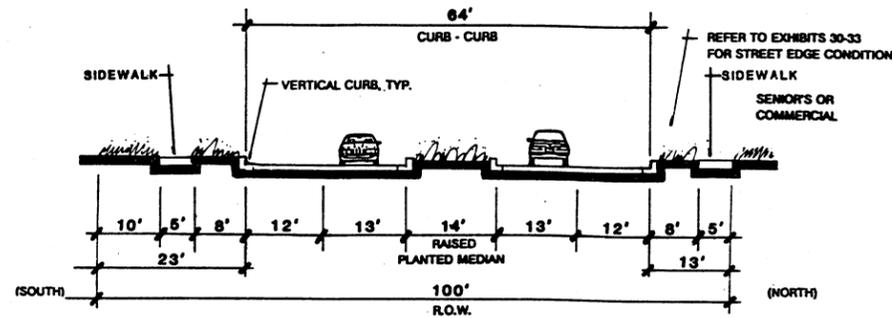


SECTION B₂ RITTER RANCH ROAD (4 LANE DIVIDED)
CITY RANCH ROAD TO McDILL MTN. ROAD

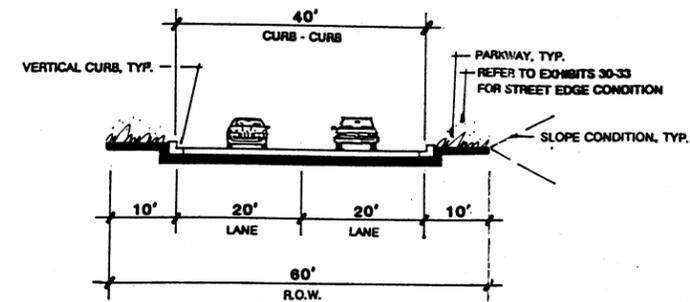
1) SPECIFIC LANE MARKINGS (LANE WIDTHS) WILL BE DETERMINED AT THE TIME OF DESIGN.

2) THE SECTIONS ARE FOR TYPICAL ROADWAYS. SPECIFICS OF WIDENING AT INTERSECTIONS WILL BE DETERMINED DURING DESIGN AND BASED ON FUTURE TRAFFIC ANALYSIS.

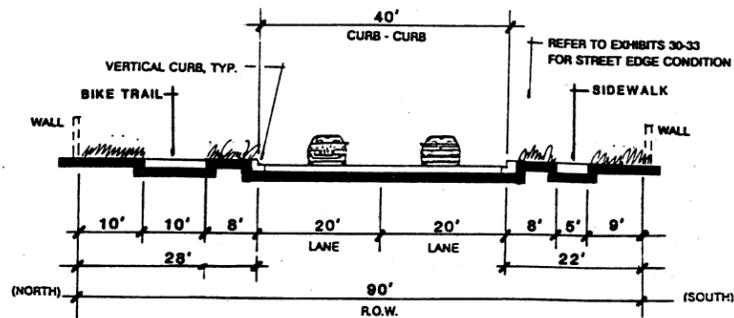




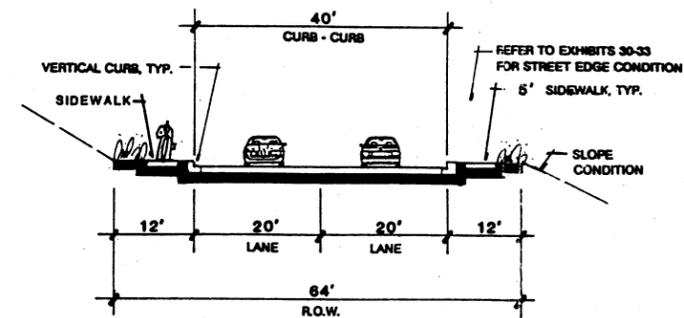
SECTION C₂ RANCH CENTER LOOP
RITTER RANCH ROAD TO McDILL MTN. ROAD



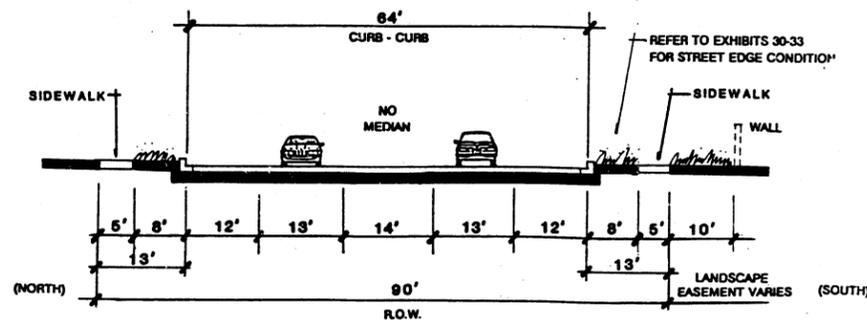
SECTION E RANCH CENTER DRIVE*
HILLSIDE AREA



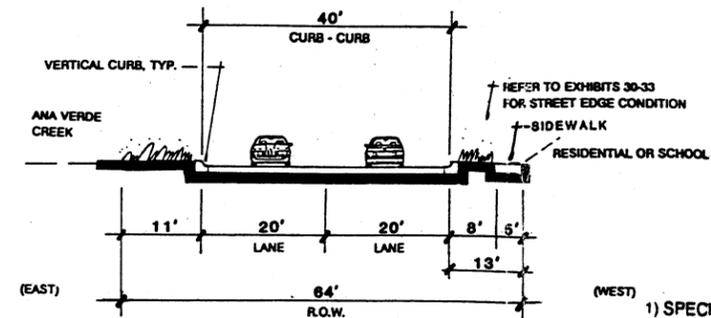
SECTION D₁ CITY RANCH ROAD
RITTER RANCH ROAD TO RANCH CENTER DRIVE



SECTION F HILLSIDE COLLECTOR



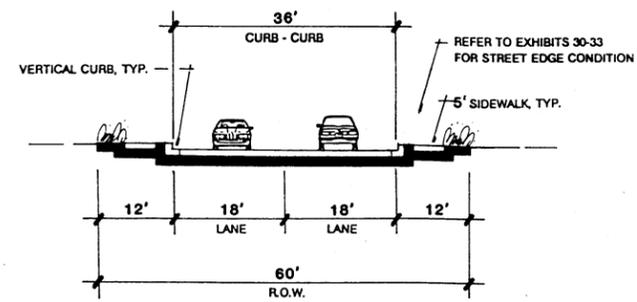
SECTION D₂ CITY RANCH ROAD
EAST OF RANCH CENTER DRIVE



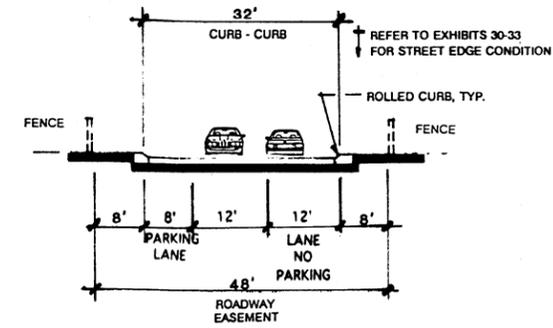
SECTION G McDILL MTN. ROAD

* PEDESTRIAN TRAIL HAS TO BE WITHIN CLOSE PROXIMITY TO ROADWAY, OTHERWISE SIDEWALK SHALL BE PROVIDED.

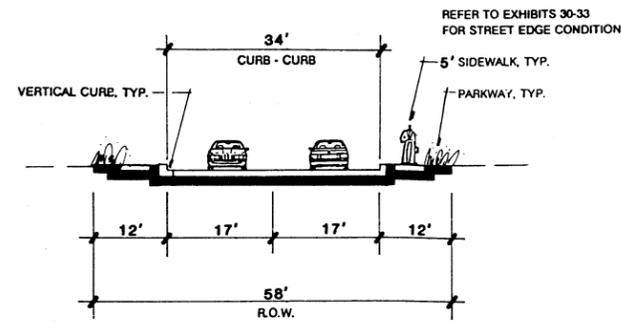
- 1) SPECIFIC LANE MARKINGS (LANE WIDTHS) WILL BE DETERMINED AT THE TIME OF DESIGN.
- 2) THE SECTIONS ARE FOR TYPICAL ROADWAYS. SPECIFICS OF WIDENING AT INTERSECTIONS WILL BE DETERMINED DURING DESIGN AND BASED ON FUTURE TRAFFIC ANALYSIS.



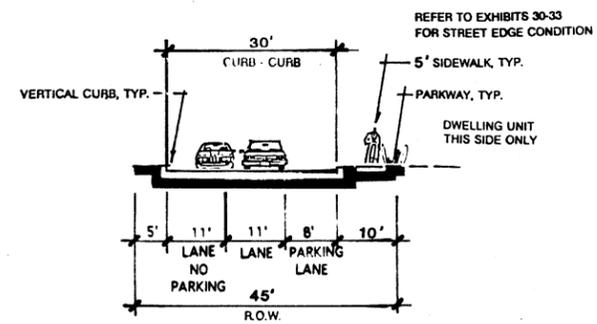
RESIDENTIAL STREET



PRIVATE ESTATE STREET



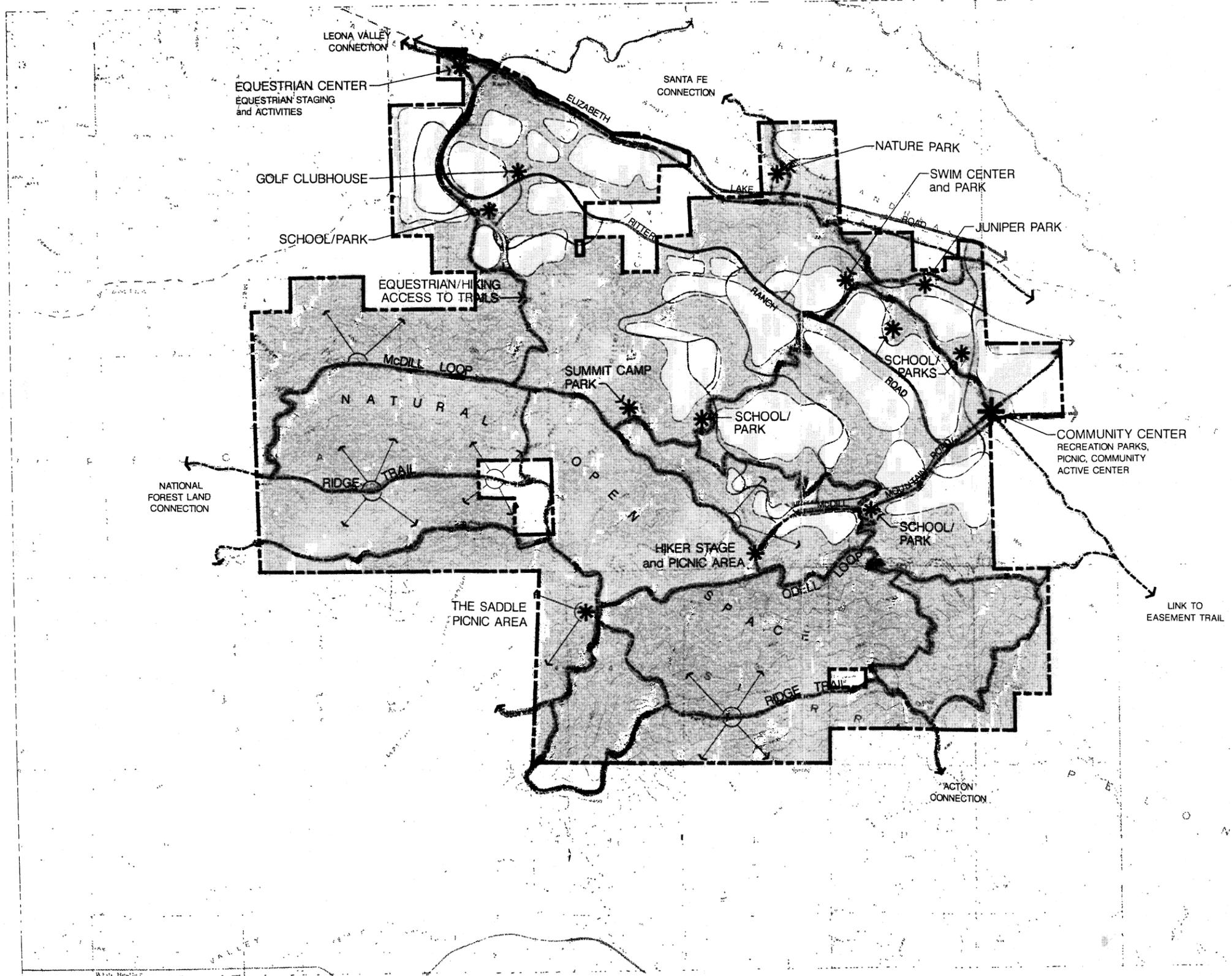
CUL-DE-SAC



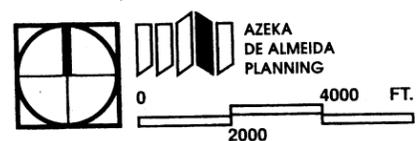
SINGLE LOADED STREET

- 1) SPECIFIC LANE MARKINGS (LANE WIDTHS) WILL BE DETERMINED AT THE TIME OF DESIGN.
- 2) THE SECTIONS ARE FOR TYPICAL ROADWAYS. SPECIFICS OF WIDENING AT INTERSECTIONS WILL BE DETERMINED DURING DESIGN AND BASED ON FUTURE TRAFFIC ANALYSIS.

Open Space and Recreation Plan



Symbol	Description
	Undisturbed Open Space
	Backbone Trail
	Special Community Features
	Views / Vistas

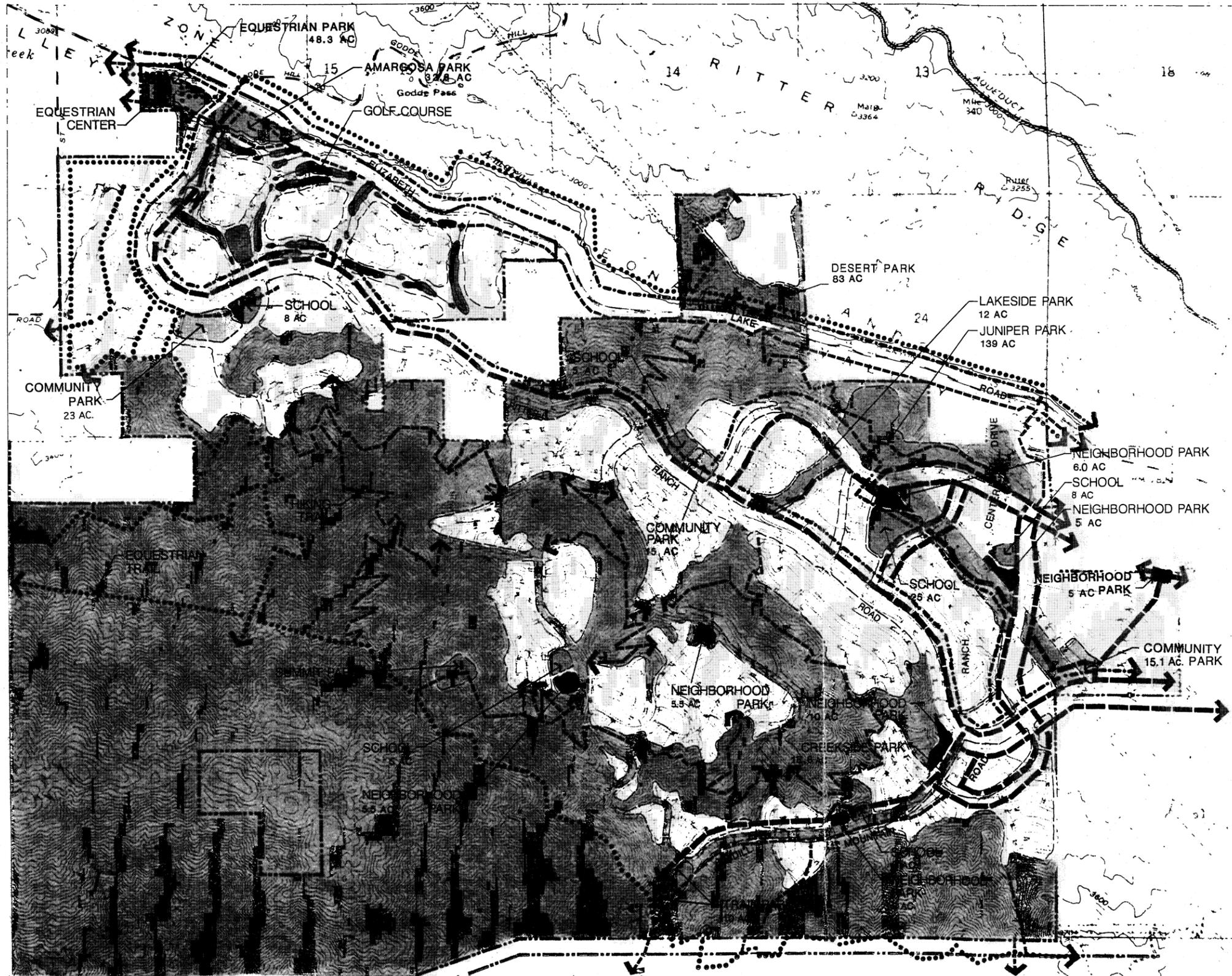


Ritter Ranch Specific Plan

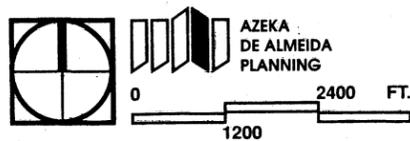
SOURCE: POD Sasaki



Open Space and Recreation Plan



Symbol	Description
	Proposed Community Park Site
	Proposed Neighborhood Park Site
	Proposed Special Park Site
	Golf Course Site
	Undisturbed Open Space
	Walk
	Hiking Trail
	Equestrian Trail
	Biking Trail



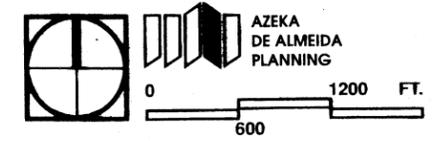
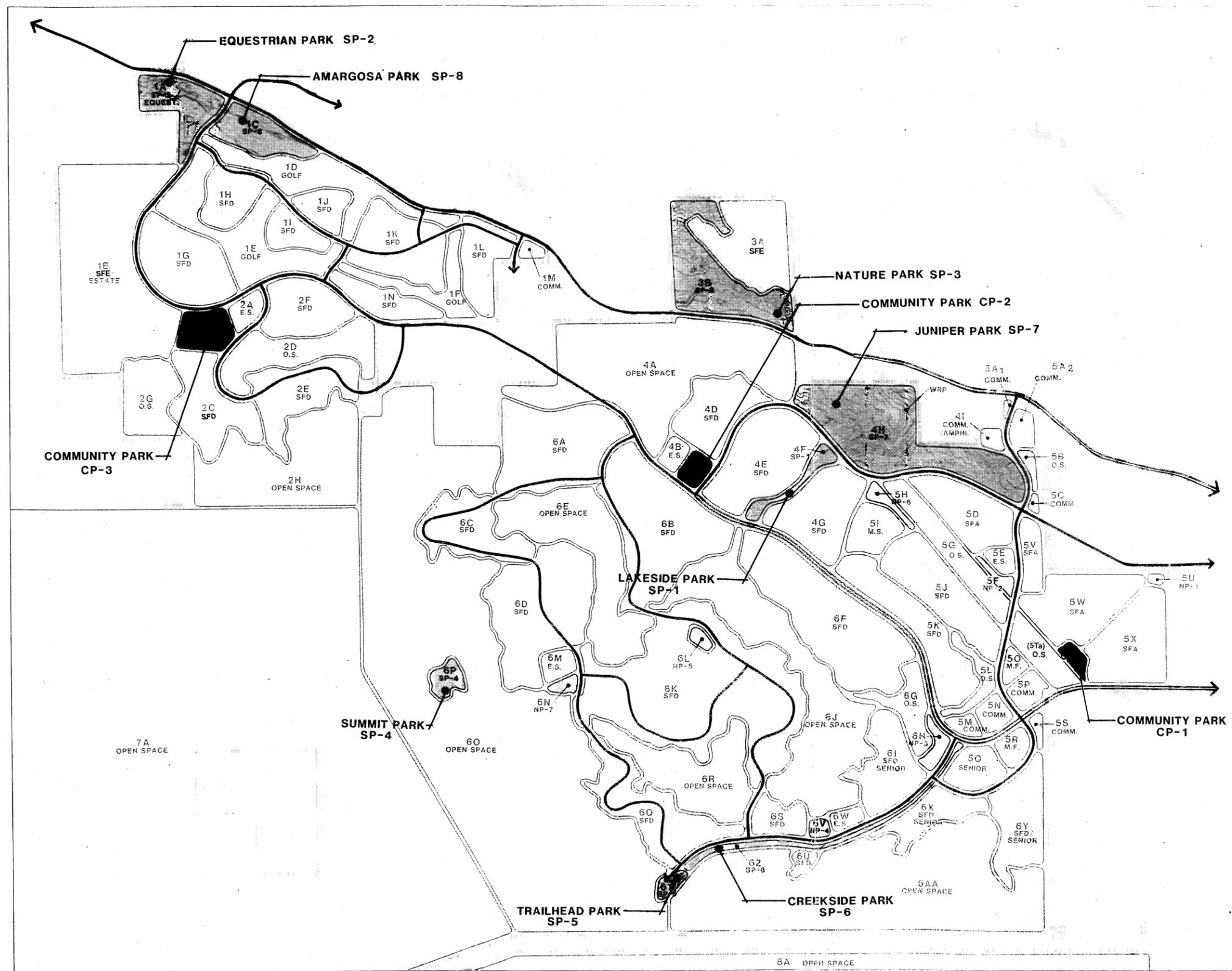
Ritter Ranch Specific Plan

SOURCE: POD Sasaki



Park Site Locations

Parks	Gross Acres	Flat Usable	Net Buildable
 Community Park	53.0	50.0	45.4
 Neighborhood Park	42.5	37.7	33.2
 Specialty Park	351.9	145.2	25.1
TOTAL	447.5	233.4	103.7

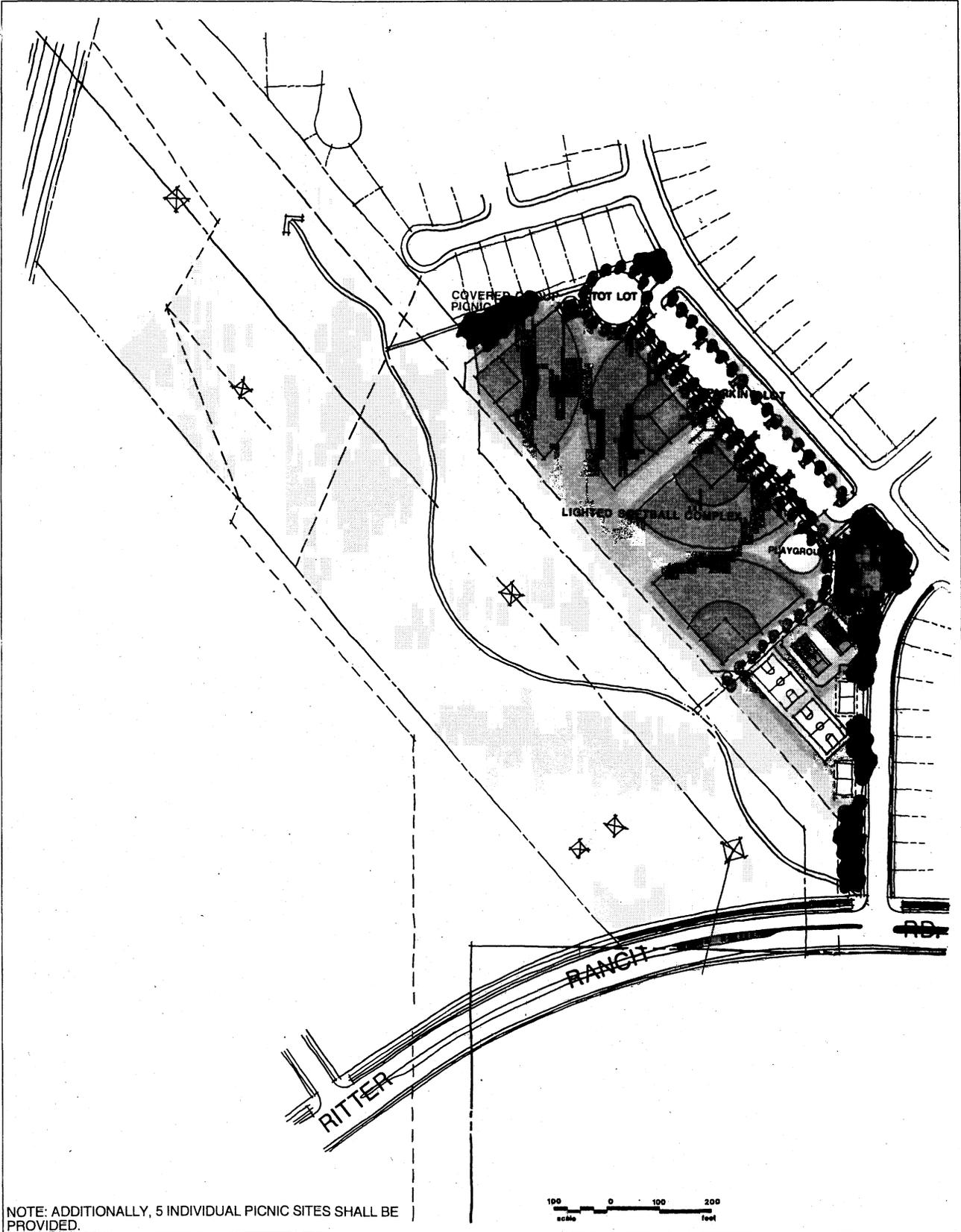


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DE ALMEIDA
PLANNING

Ritter Ranch Specific Plan



Park Concept Plan - Community Park 1 (15.1 AC)
Planning Unit 5T

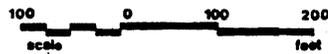
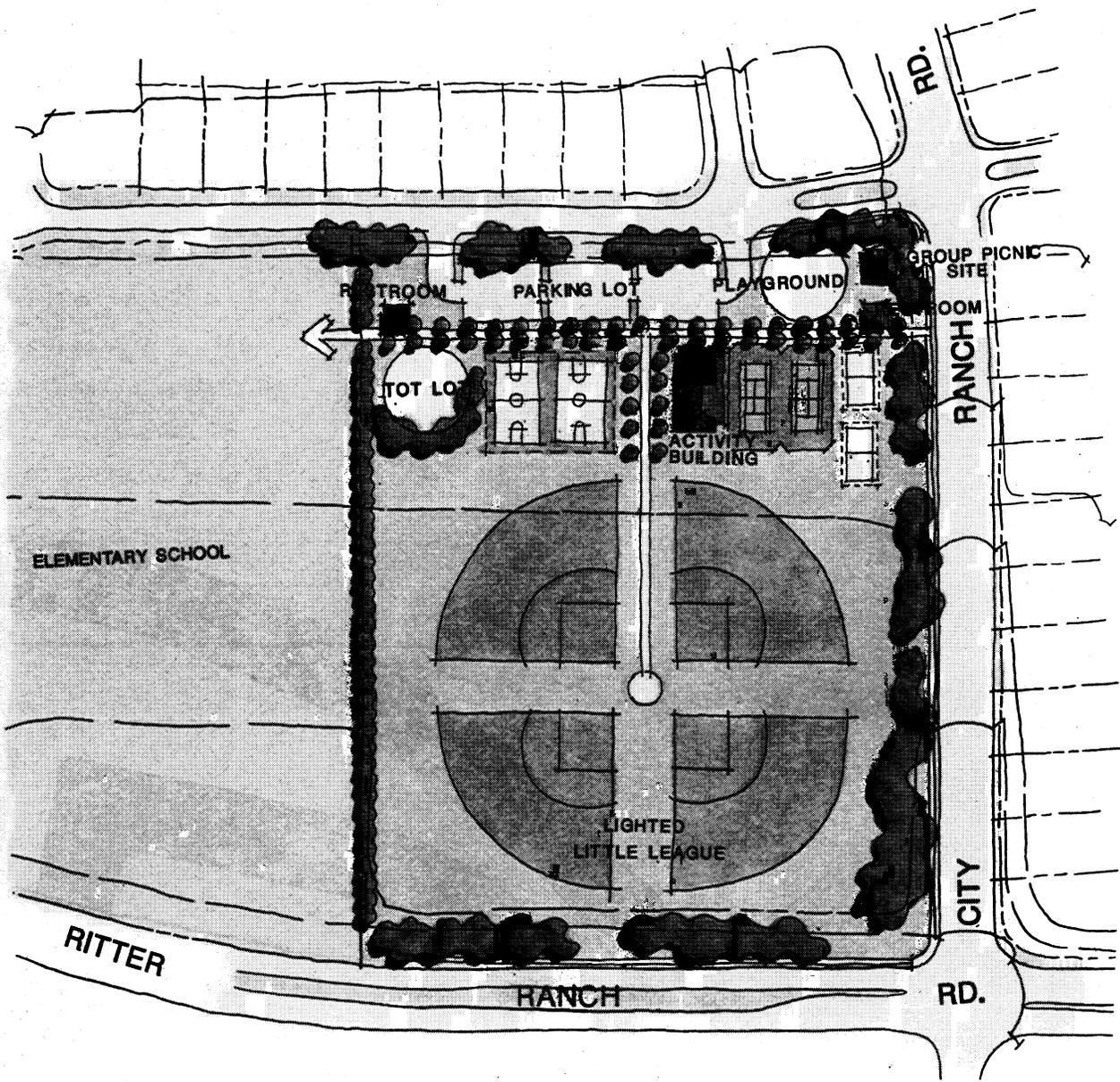


NOTE: ADDITIONALLY, 5 INDIVIDUAL PICNIC SITES SHALL BE PROVIDED.

100 0 100 200
scale foot



Park Concept Plan - Community Park 2 (15 AC)
Planning Unit 4C



*IN ADDITION 5 INDIVIDUAL PICNIC AREAS WILL BE PROVIDED



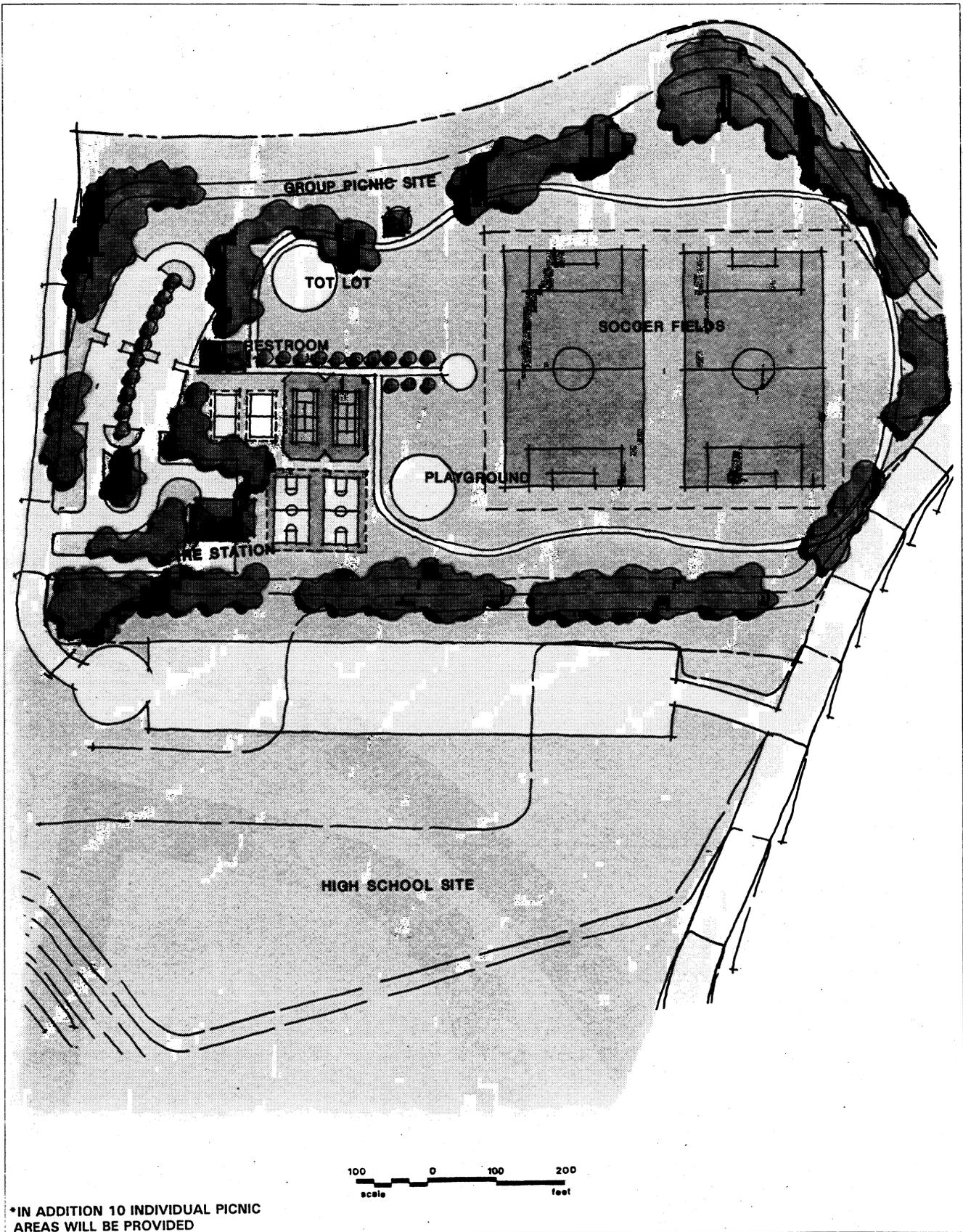
**AZEKA
DE ALMEIDA
PLANNING**

Ritter Ranch Specific Plan

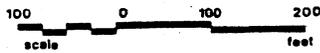
SOURCE: POD | Sasaki



Park Concept Plan - Community Park 3 (22.8 AC)
Planning Unit 2B



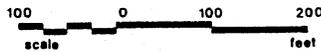
*IN ADDITION 10 INDIVIDUAL PICNIC AREAS WILL BE PROVIDED



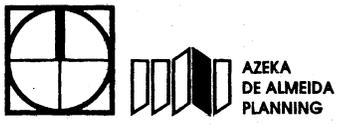
AZEKA
DE ALMEIDA
PLANNING



Park Concept Plan - Neighborhood Park 1 (5 AC)
Planning Unit 5U



Park Concept Plan - Neighborhood Park 2 (5 AC)
Planning Unit 5F

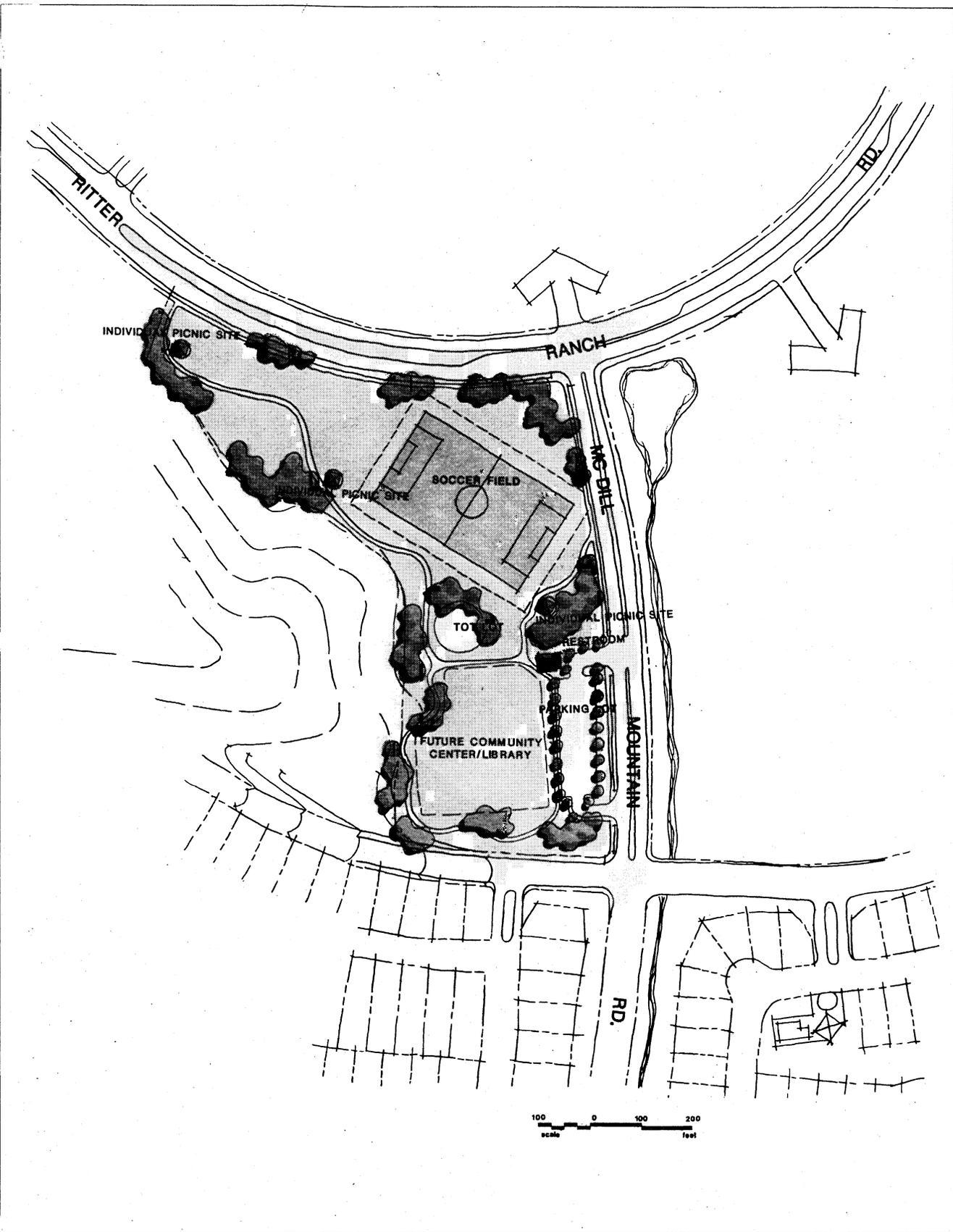


Ritter Ranch Specific Plan

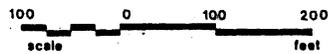
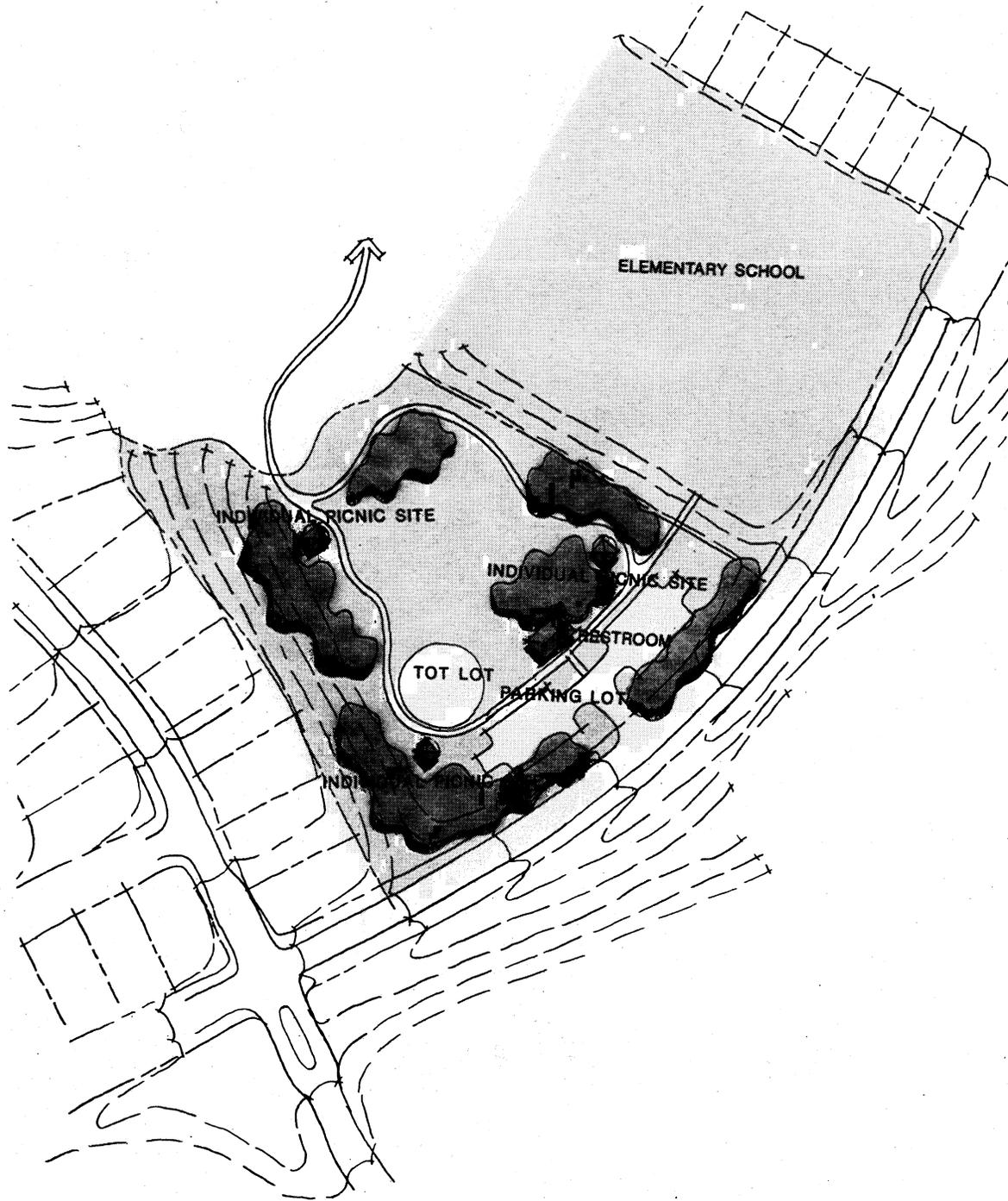
SOURCE: POD | Sasaki



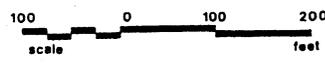
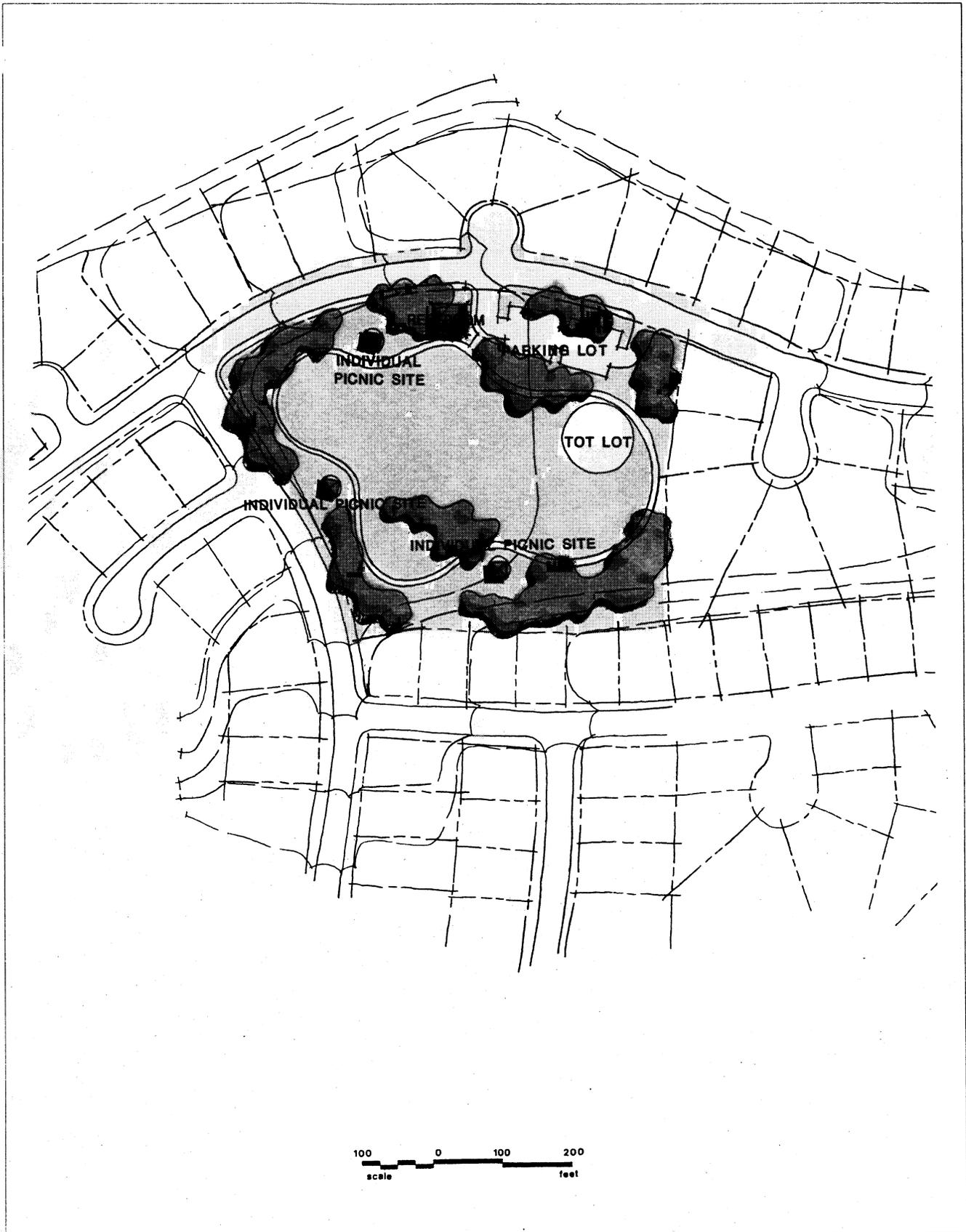
Park Concept Plan - Neighborhood Park
Planning Unit 6H (10 AC)



Park Concept Plan - Neighborhood Park 4 (5 AC)
Planning Unit 6V



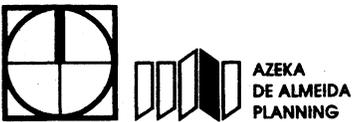
Park Concept Plan - Neighborhood Park 5 (5.5 Ac)
Planning Unit 6L



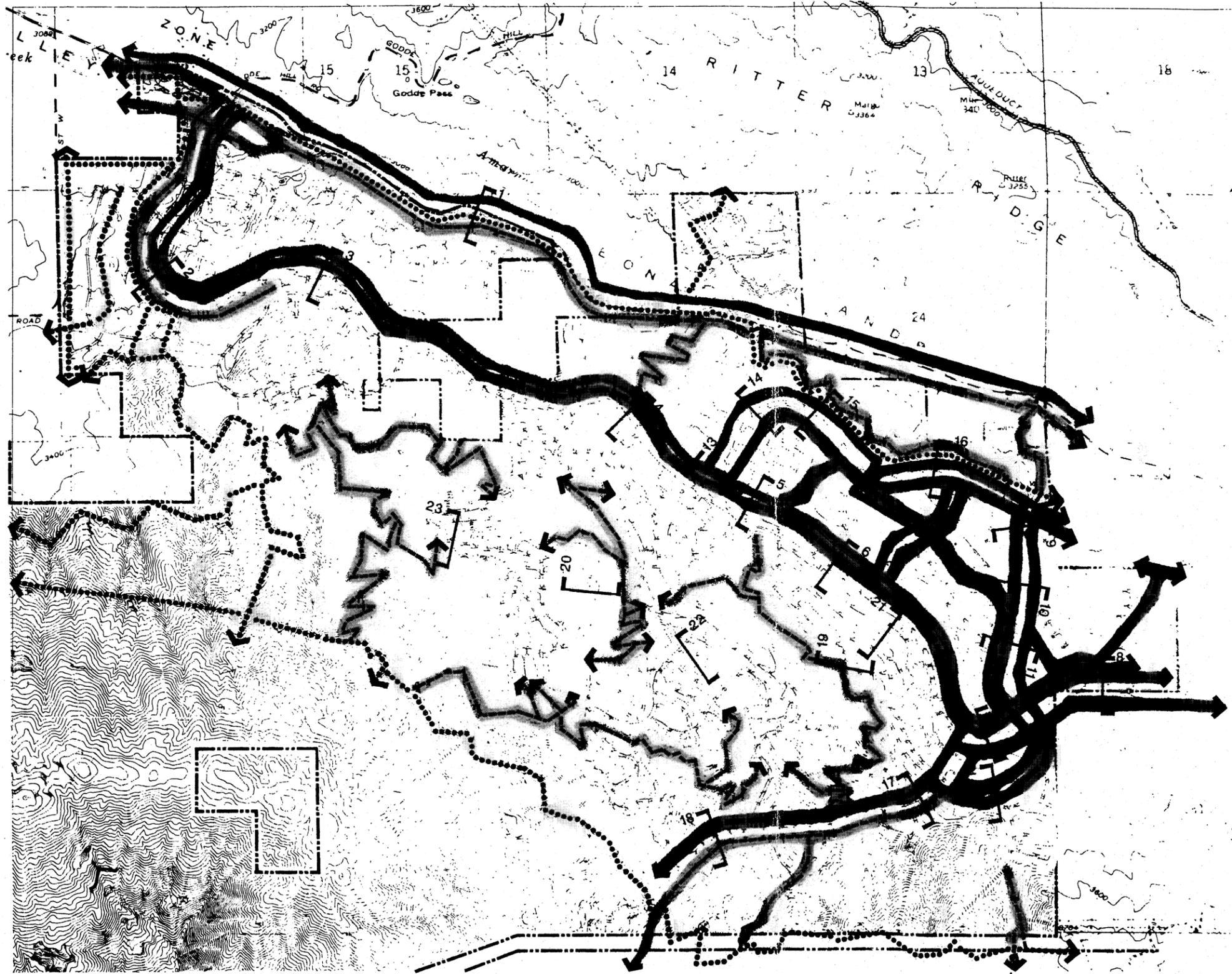
Park Concept Plan - Neighborhood Park 6 (6.5 Ac)
Planning Unit 5H



Park Concept Plan - Neighborhood Park 7 (5.5 AC)
Planning Unit 6N



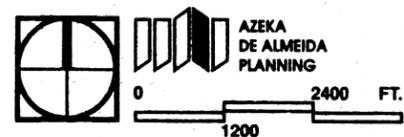
Trail System



Symbol	Description
	Sidewalk
	Hiking Trail
	Equestrian Trail
	Biking Trail

Reference Key

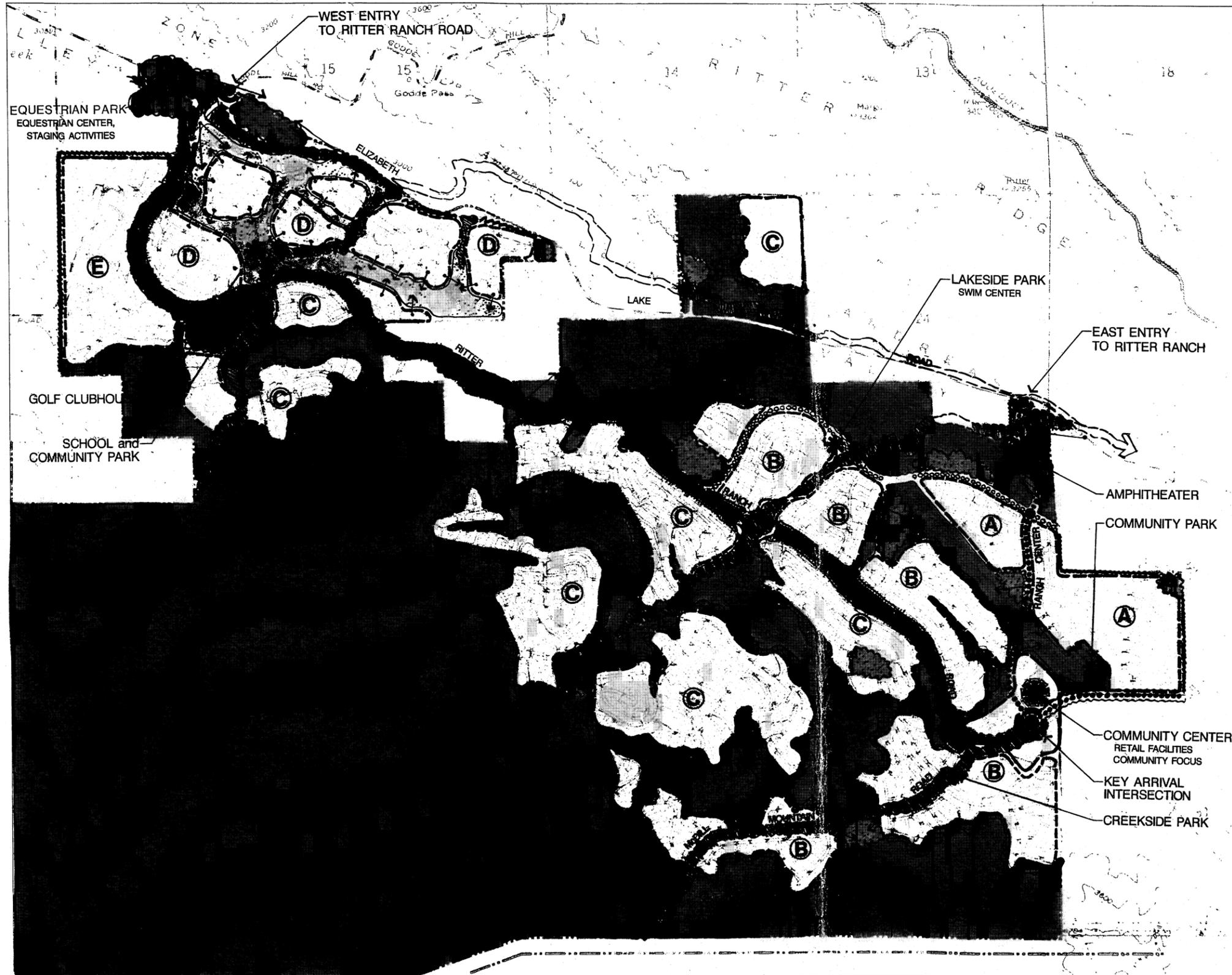
	Streetscape Section Ref. Number (See Exhibits 30-33A)
	Section Line



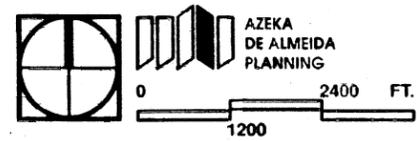
Ritter Ranch Specific Plan

SOURCE: POD Sasaki





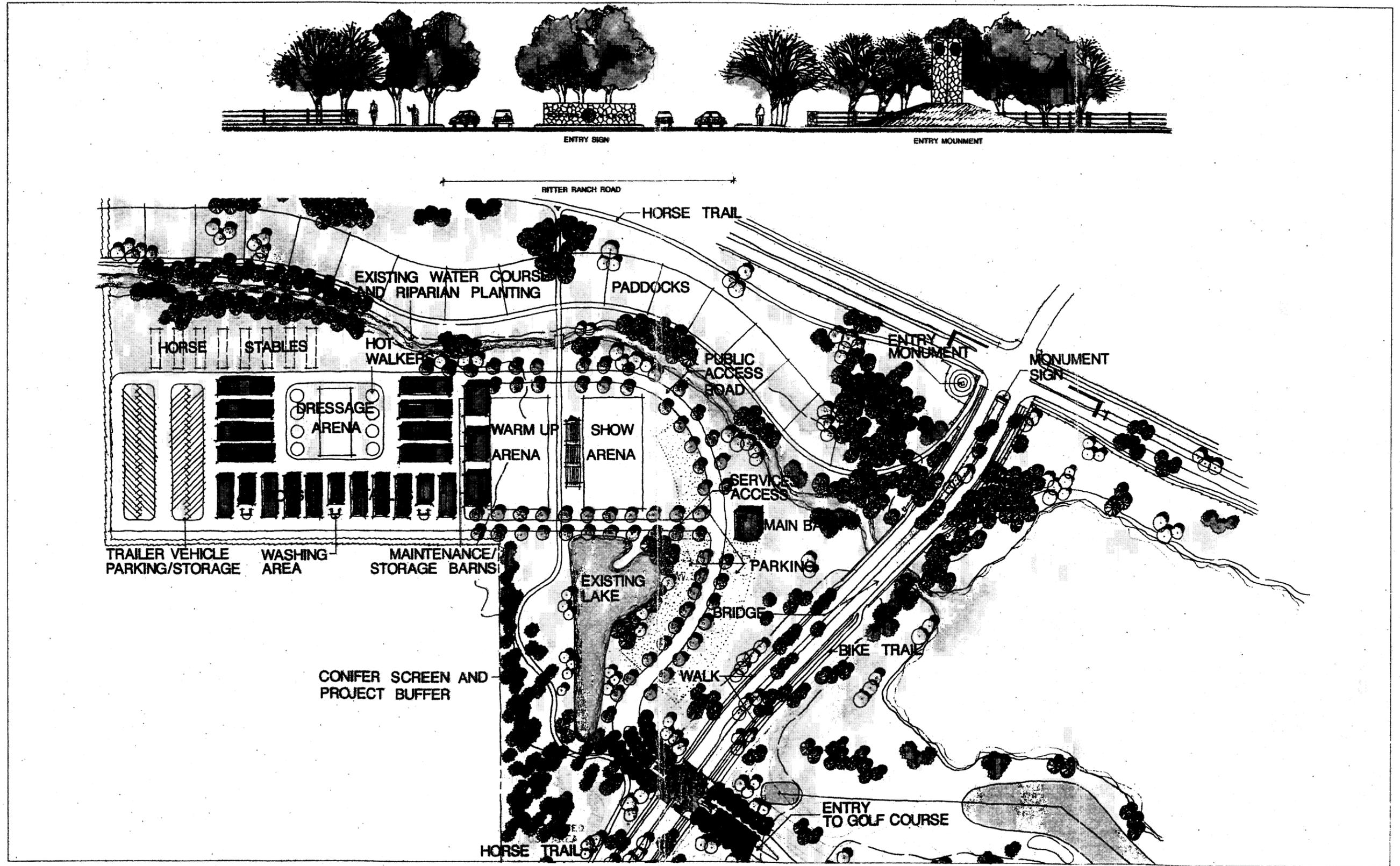
Symbol	Description
	Residential Area Landscape Zones Interior slopes and streetscape A. Consisting of predominately deciduous canopy trees: Ash, Elm, flowering trees. B. Consisting of predominately deciduous trees: Lombardy Popalar, Sycamore, Oak species. C. Consisting of predominately coniferous masses: Pine species. Secondary trees; Oak species D. (Similar to A above) E. (Similar to A, above)
	Hillside Residential Land Use Interface/Fuel Modification Combined thinning of existing vegetation, irrigation and planting of fire resistant plant material to blend with existing native vegetation.
	Golf Course Residential Consisting of predominately Pine edge with deciduous trees on the golfcourse. Control of views and play of golf with vegetation.
	Park/School Landscape Tree species similar to the residential area landscape (items A-E above).
	Community Entry Riparian quality with assorted landscape features.
	Ritter Ranch Road Community Theme road: Predominately Pines in informal groves.
	Ranch Center Drive Variable character: Restored Joshua tree/Juniper landscape with transition to formalized California Walnut lined road.
	Special Community Features Community Center, Parks, Schools, etc.
	Views From The Road Unique and special views from the road, controlled and enhanced by the landscape.
	Riparian-Watercourse Character Cottonwood, Willow species.



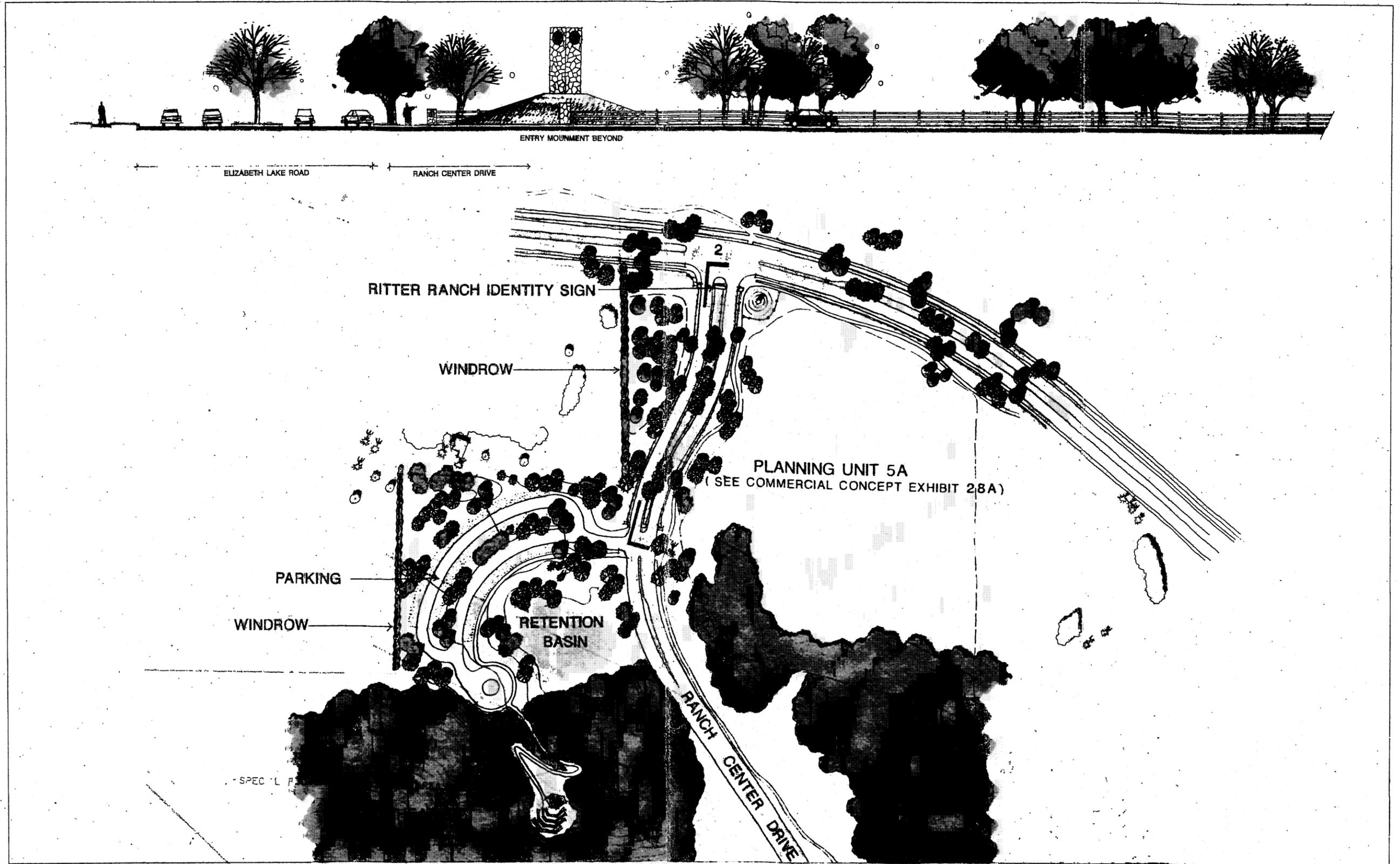
Ritter Ranch Specific Plan

Source: POD | Sasaki



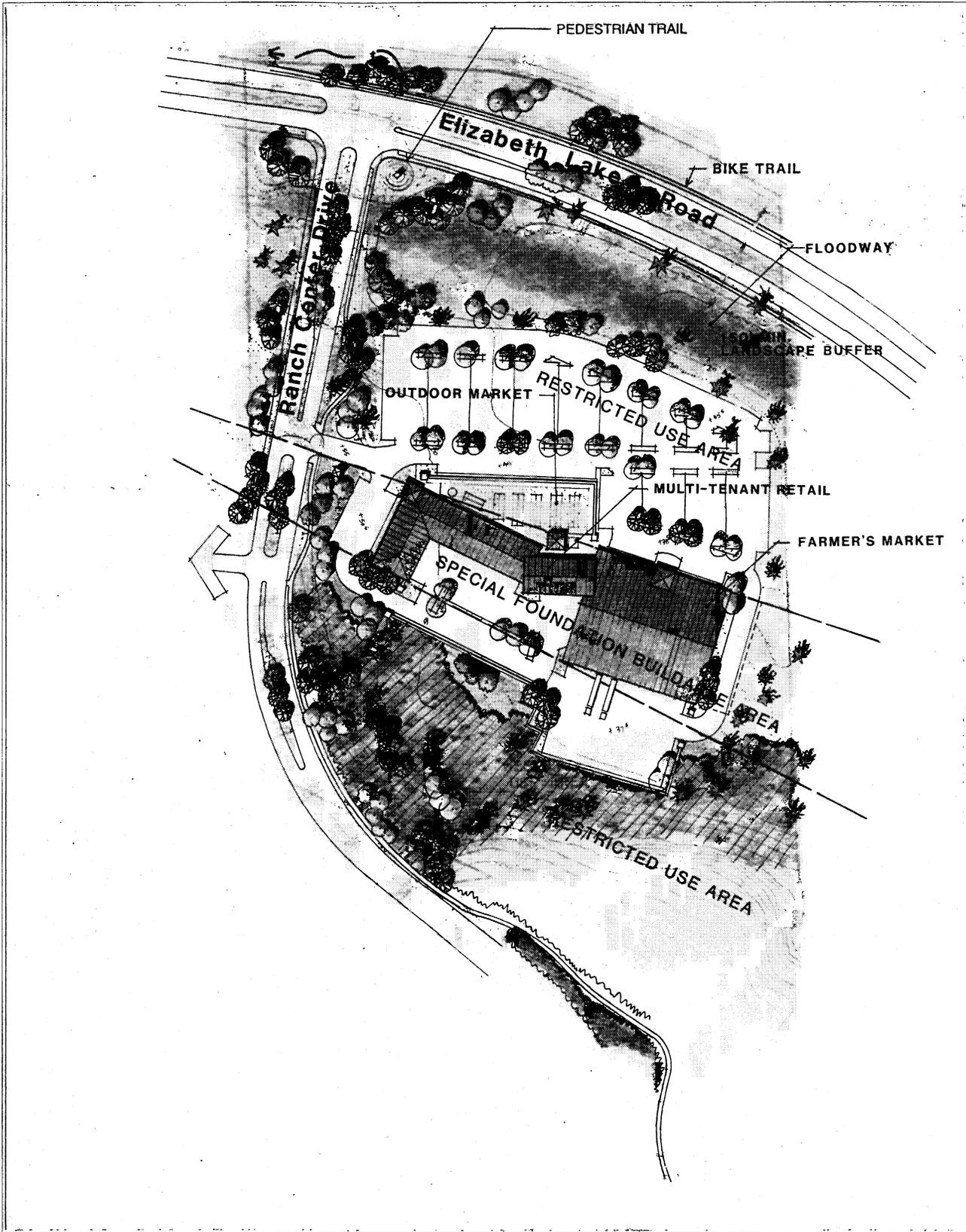


Project Entry - Elizabeth Lake Road (West)

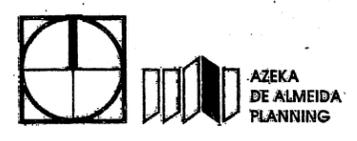
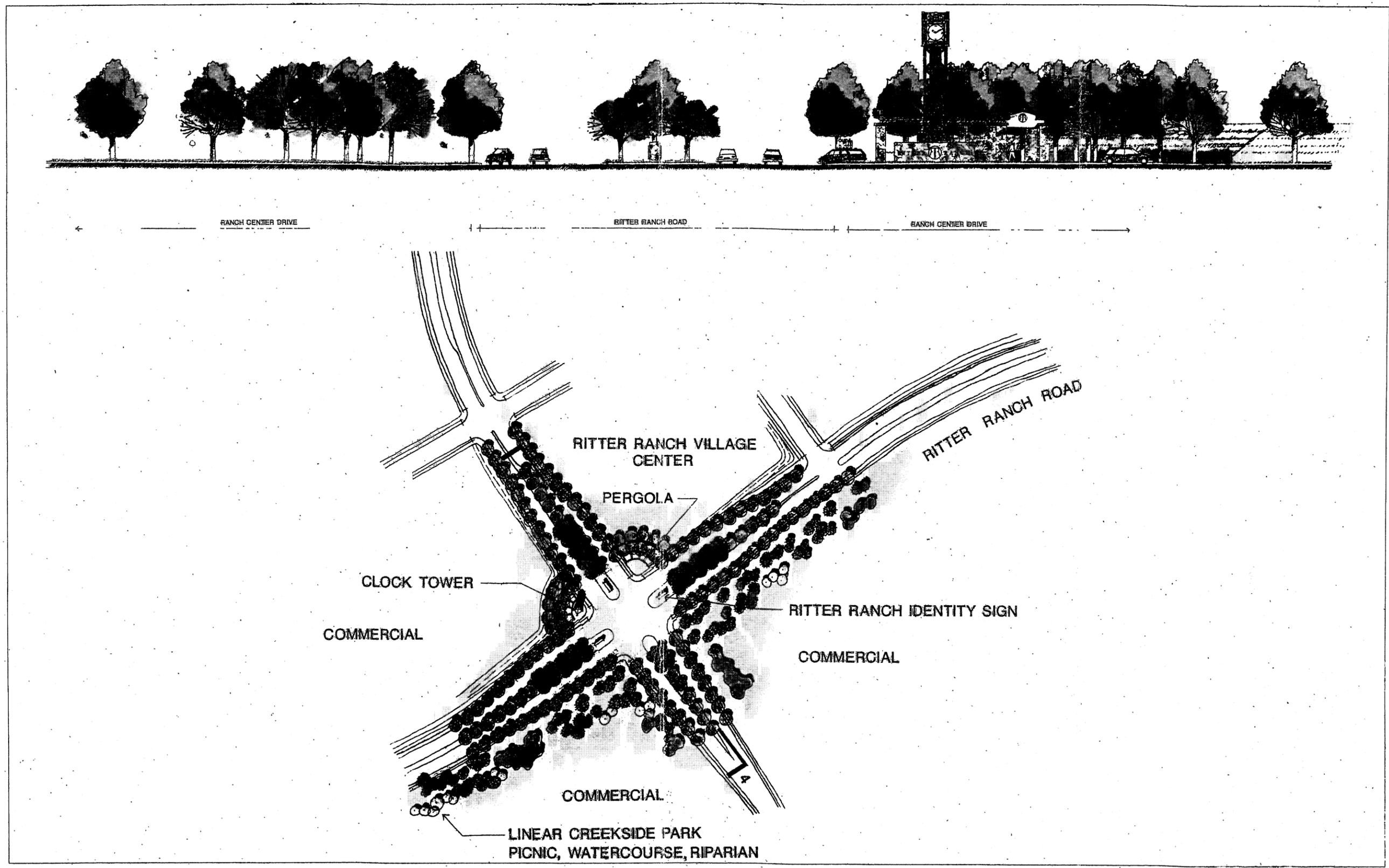


Project Entry – Elizabeth Lake Road (East)

Planning Unit 5A: Concept Plan

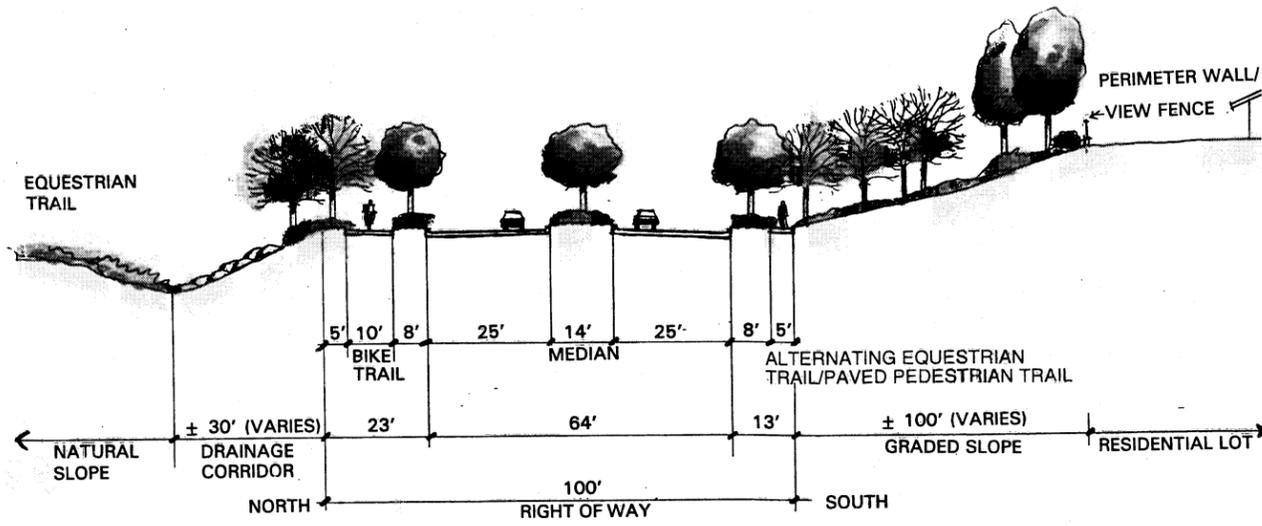


Project Entry - Ritter Ranch Road



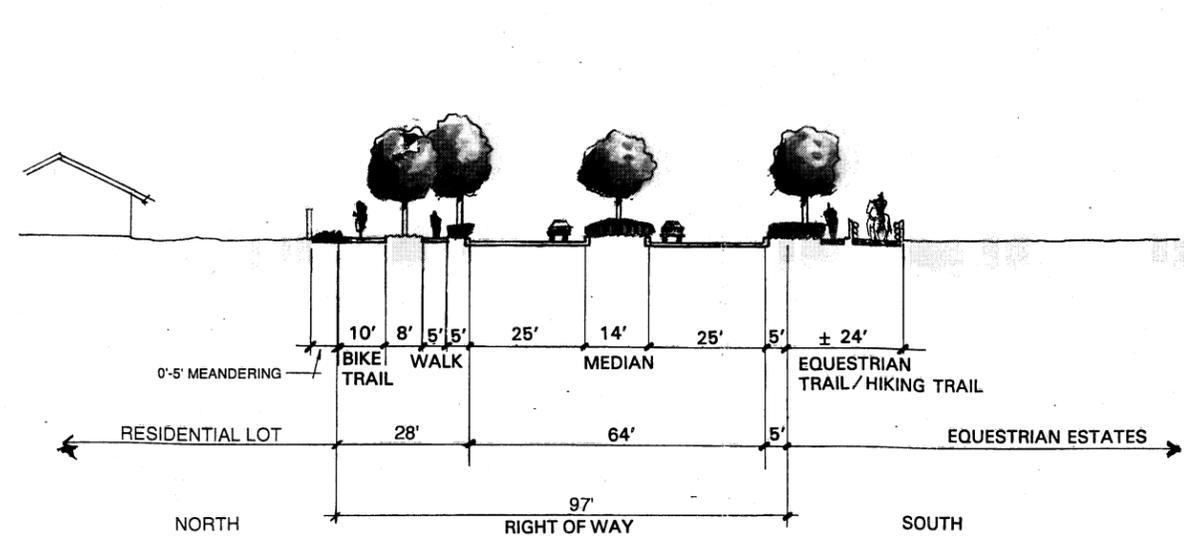
ELIZABETH LAKE RD.

SECTION # 1



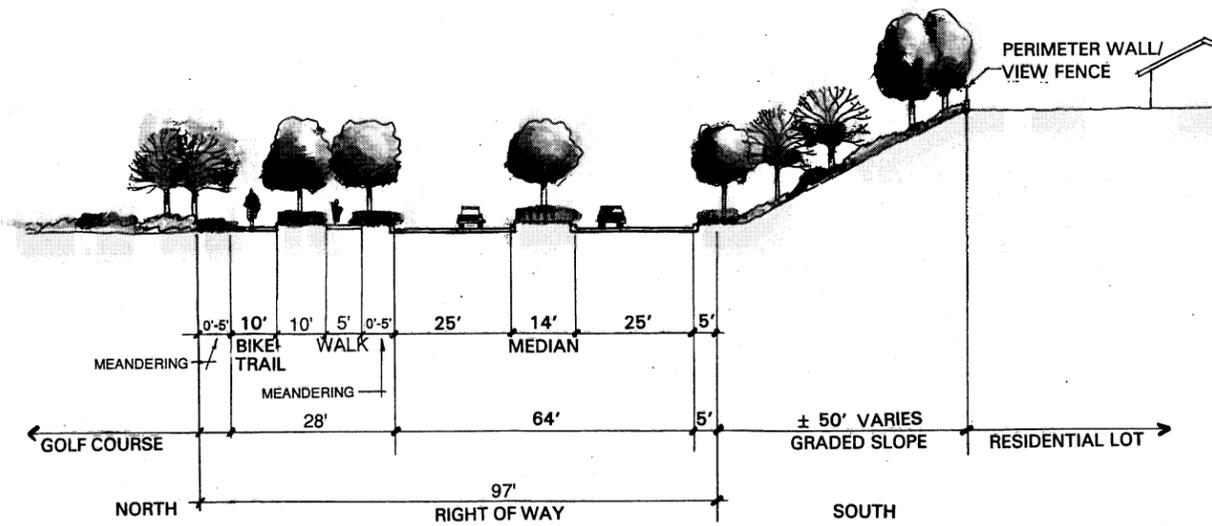
RITTER RANCH RD.

SECTION # 2



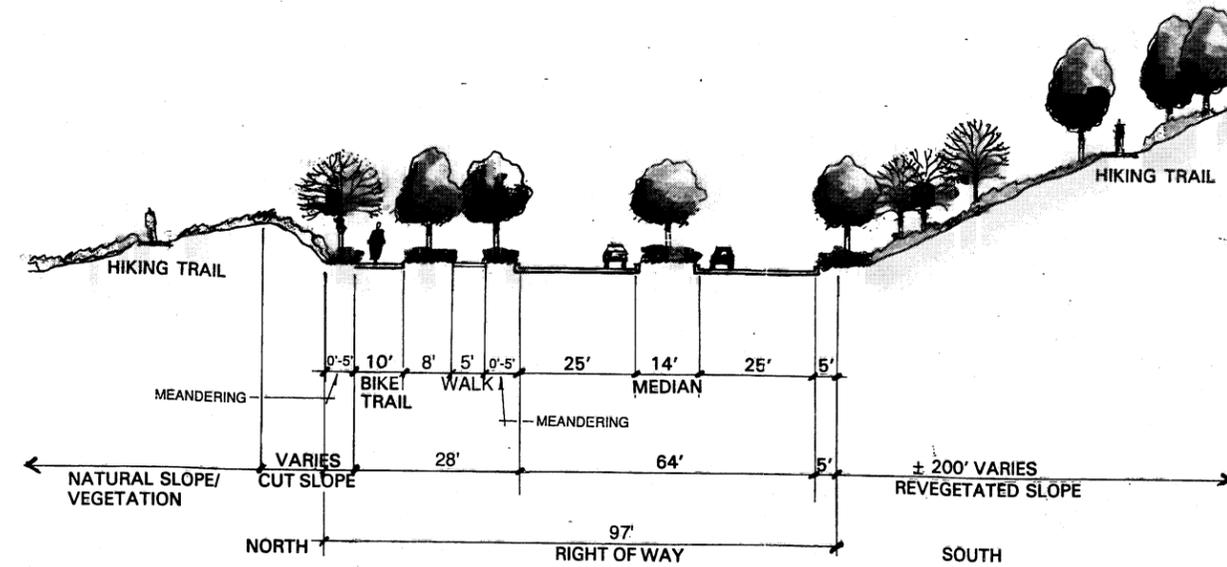
RITTER RANCH RD.

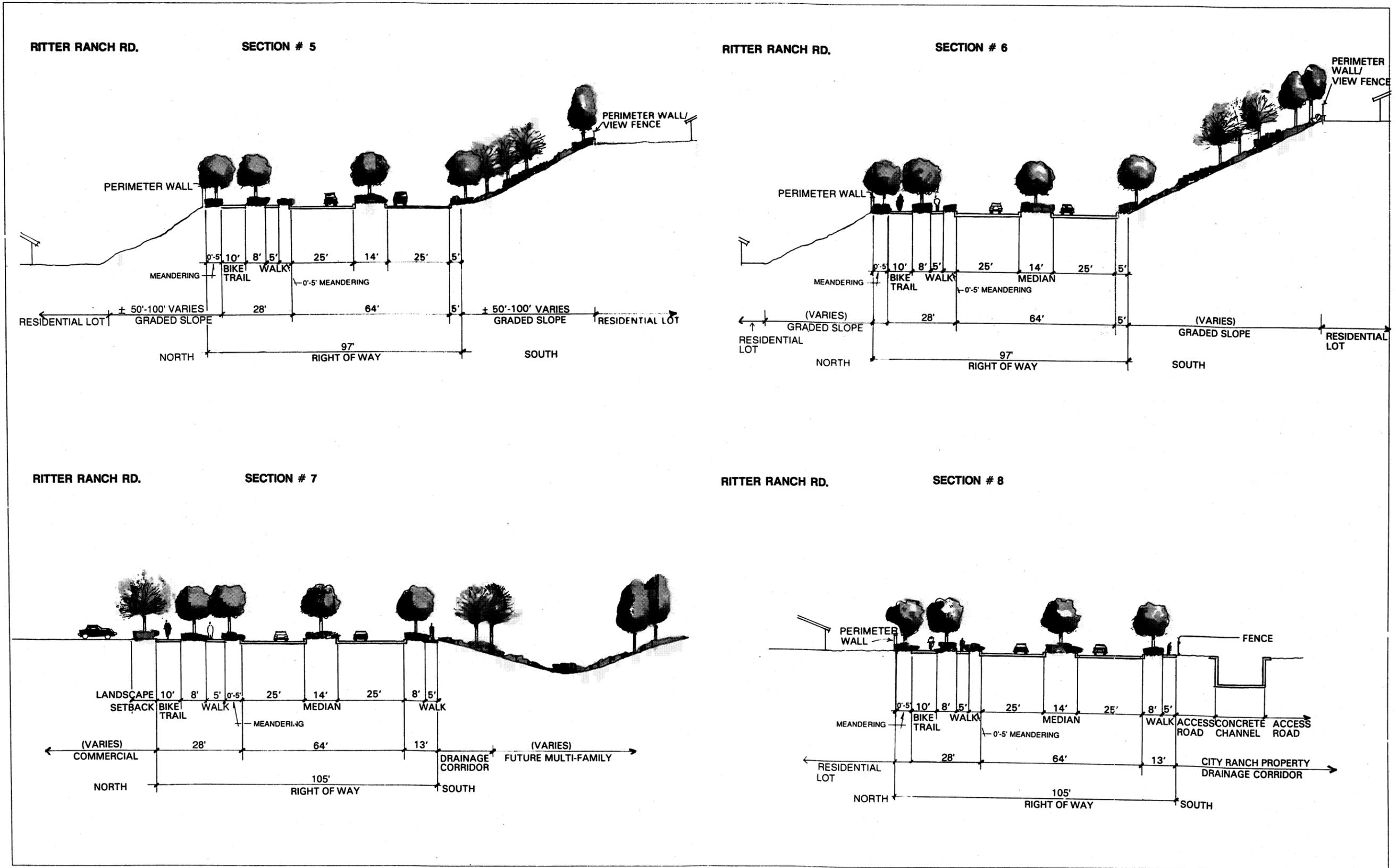
SECTION # 3



RITTER RANCH RD.

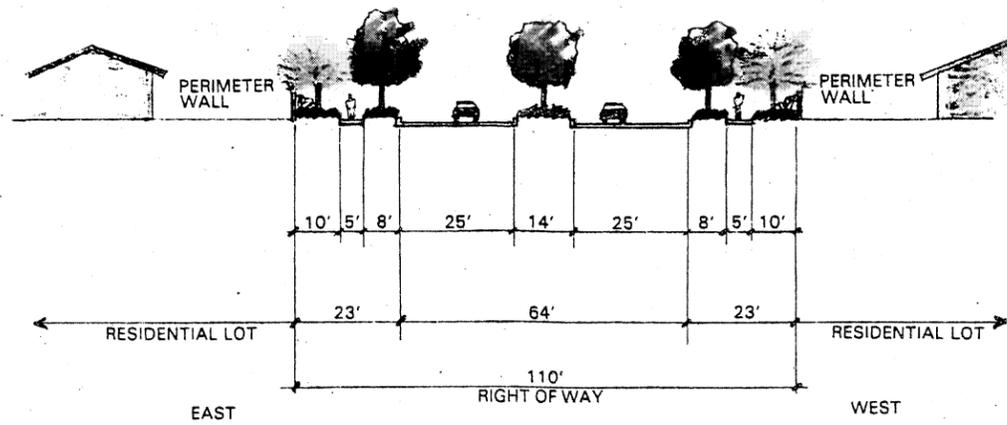
SECTION # 4





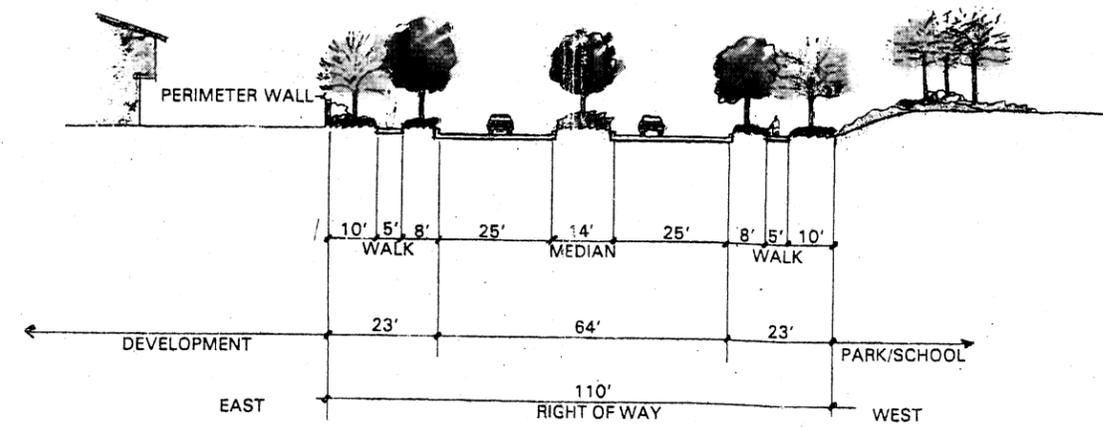
RANCH CENTER DR.

SECTION # 9



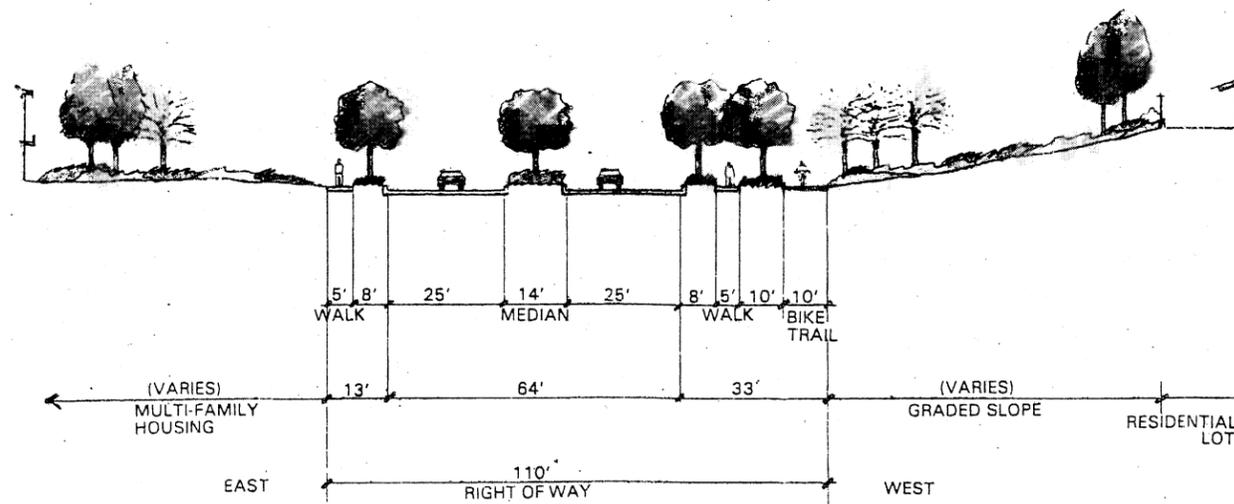
RANCH CENTER DR.

SECTION # 10



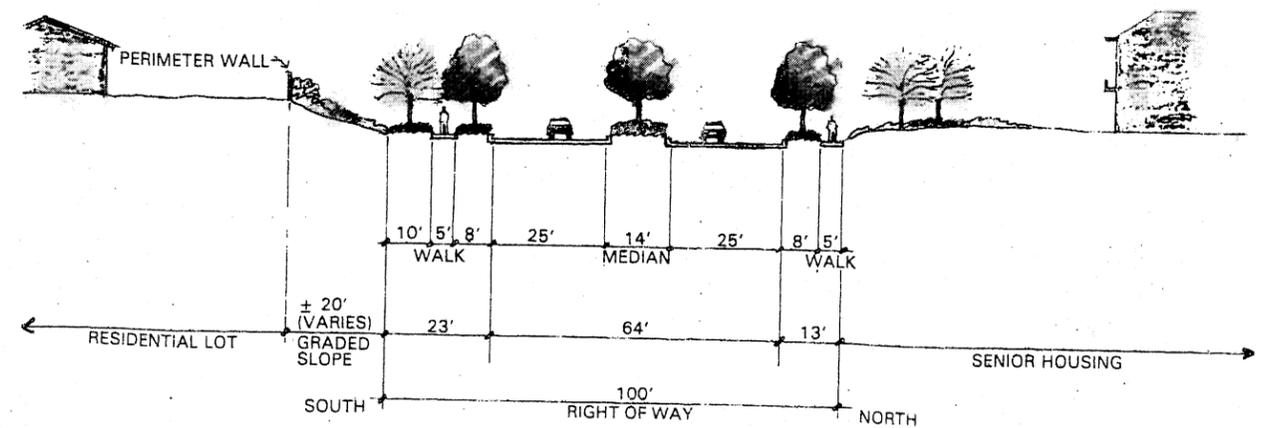
RANCH CENTER DR.

SECTION # 11

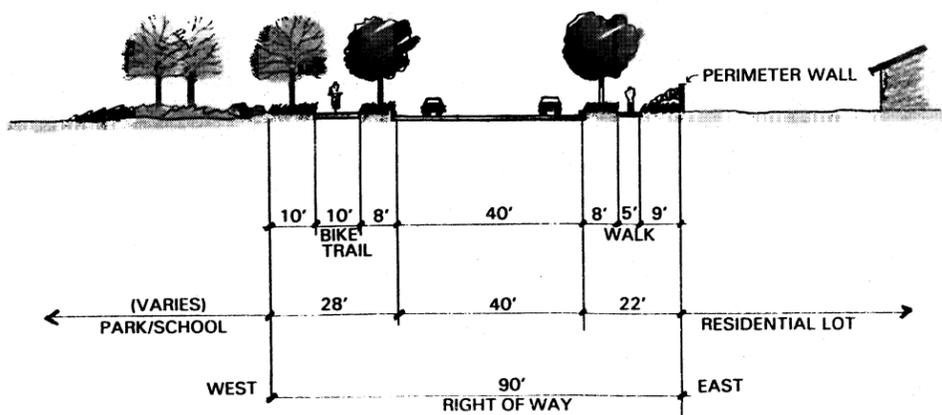


RANCH CENTER LOOP

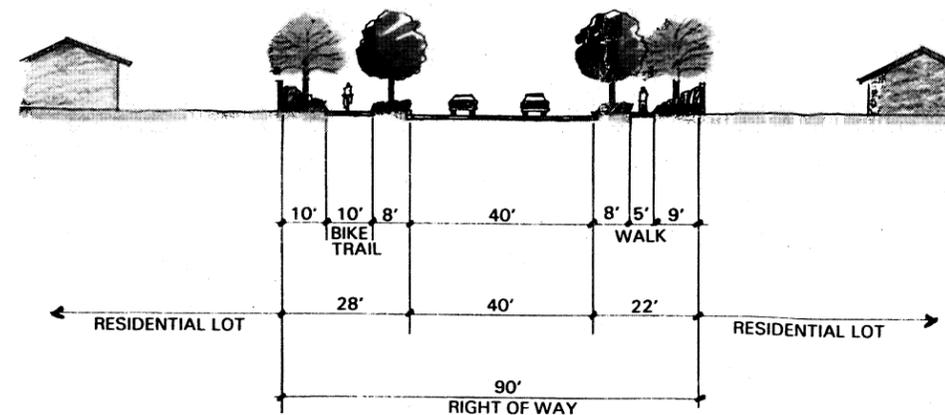
SECTION # 12



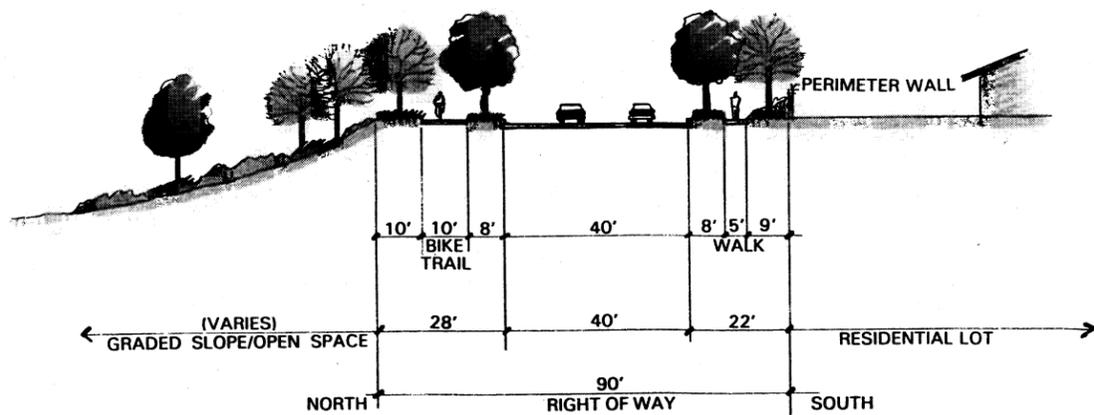
CITY RANCH RD. SECTION # 13



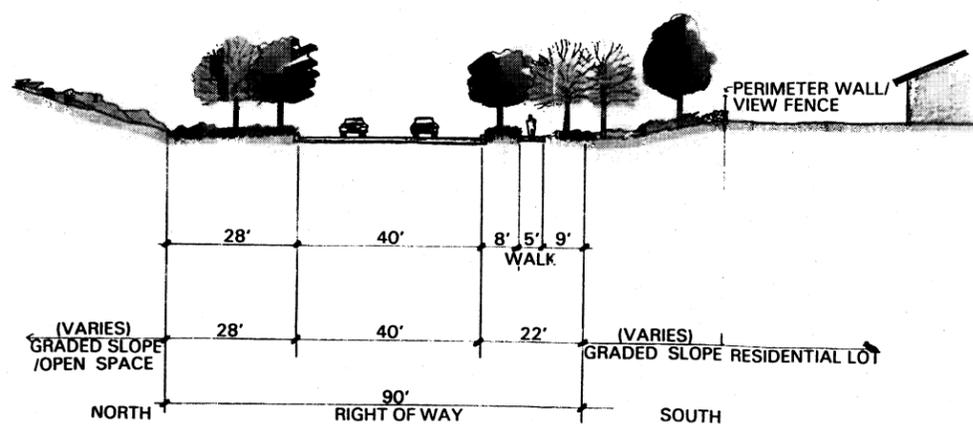
CITY RANCH RD. SECTION # 14



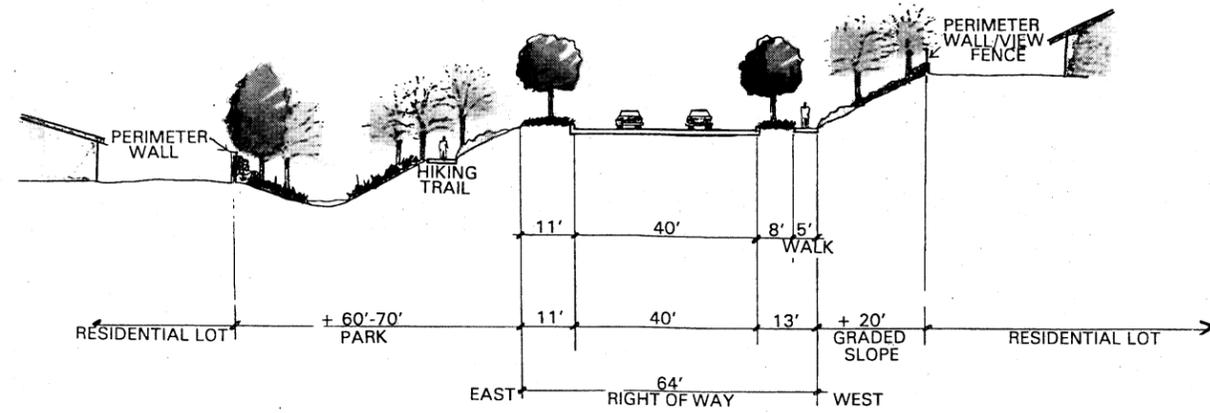
CITY RANCH RD. SECTION # 15



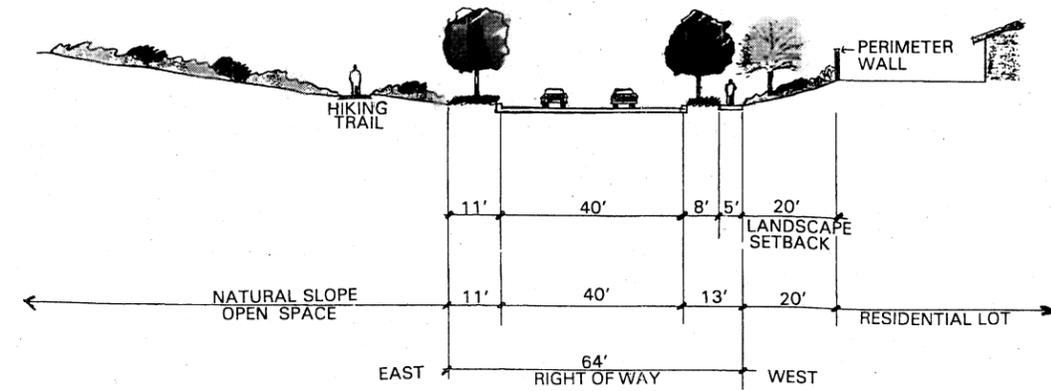
CITY RANCH RD. SECTION # 16



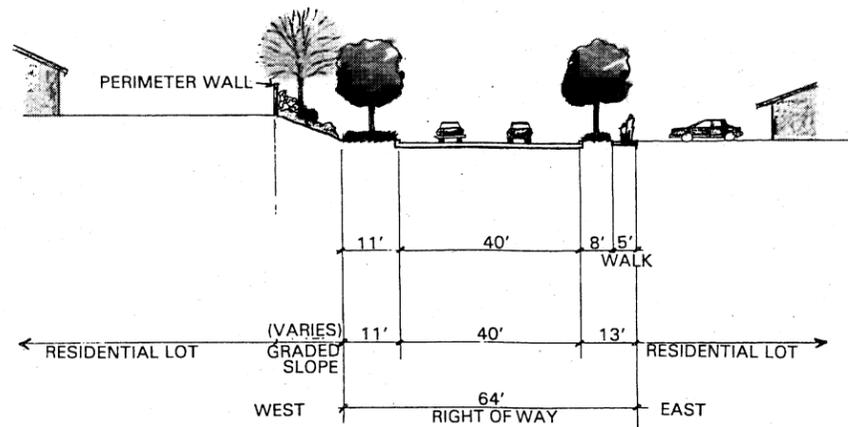
McDILL MOUNTAIN RD. SECTION # 17



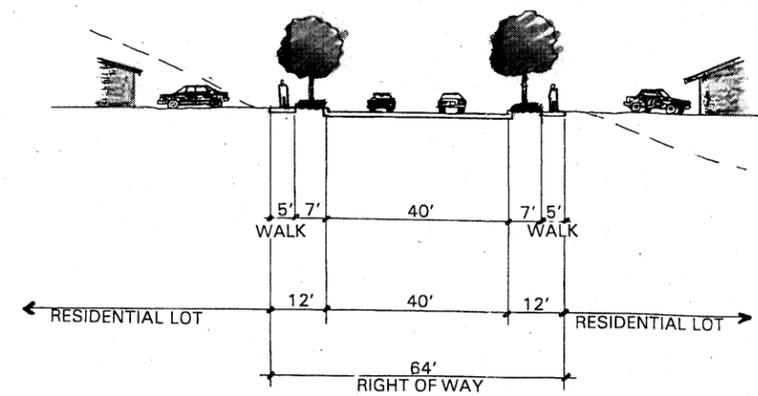
McDILL MOUNTAIN RD. SECTION # 18



RESIDENTIAL COLLECTOR SECTION # 19

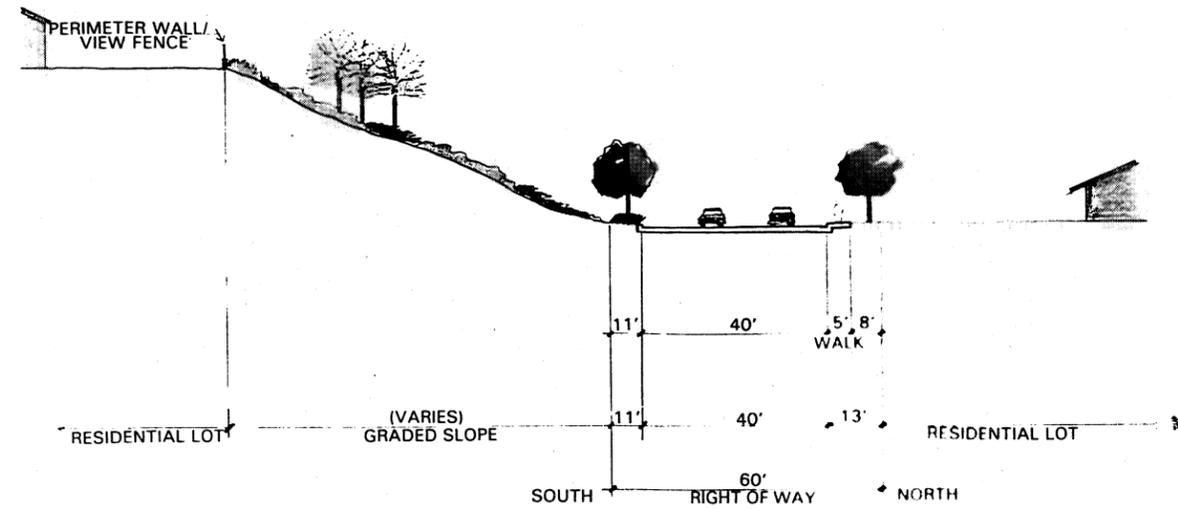


RESIDENTIAL/HILLSIDE COLLECTOR SECTION # 20

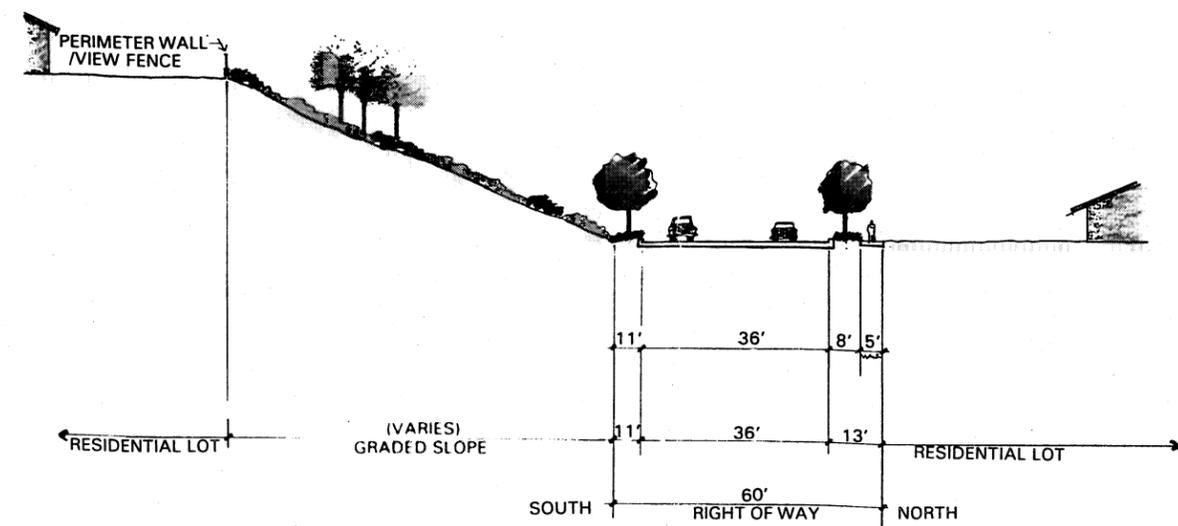


RESIDENTIAL STREET

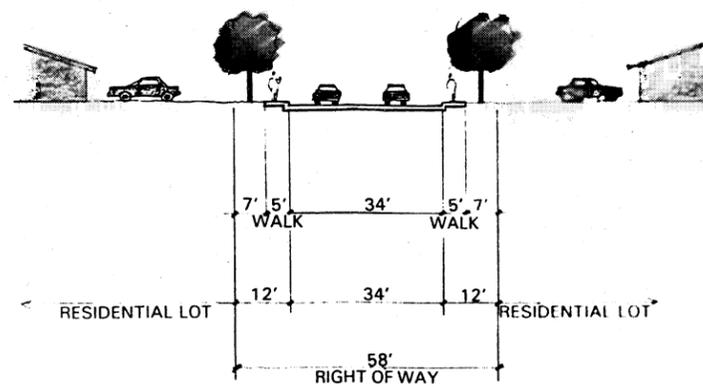
SECTION # 21



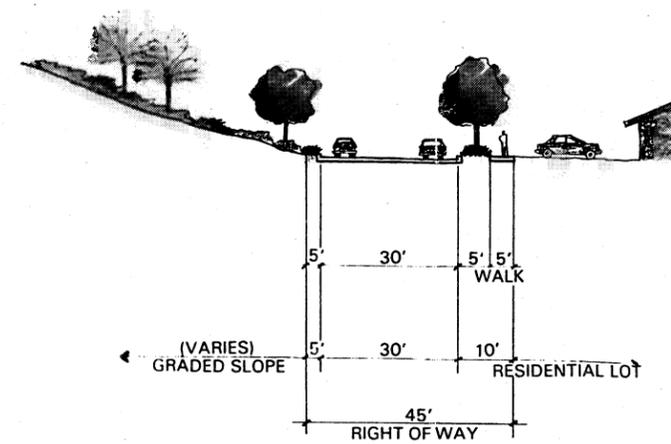
SECTION # 21 (ALTERNATE)

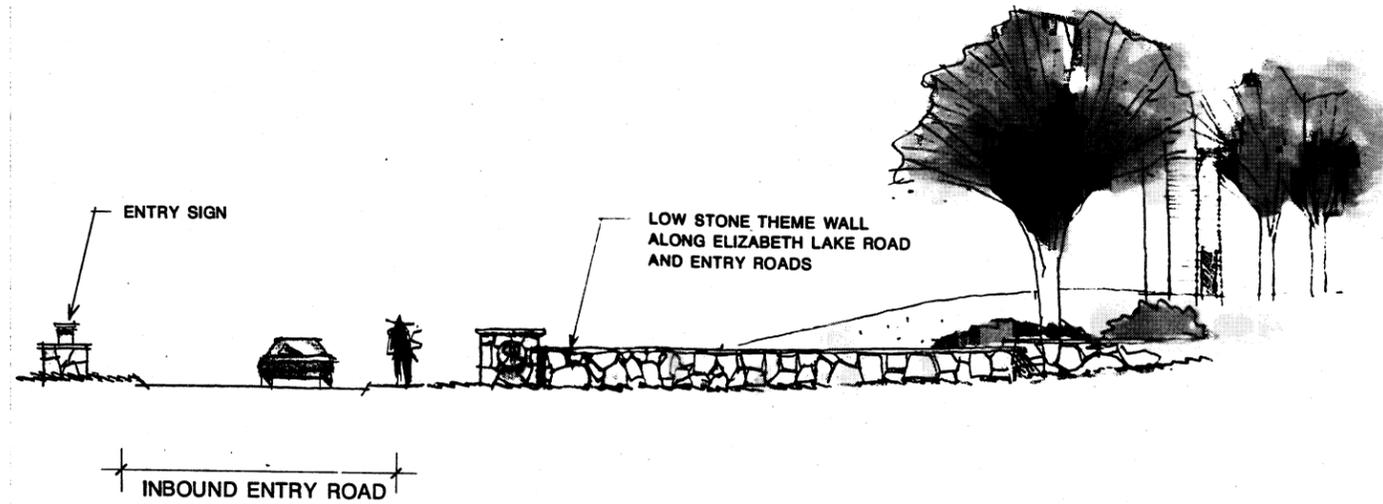


SECTION # 22

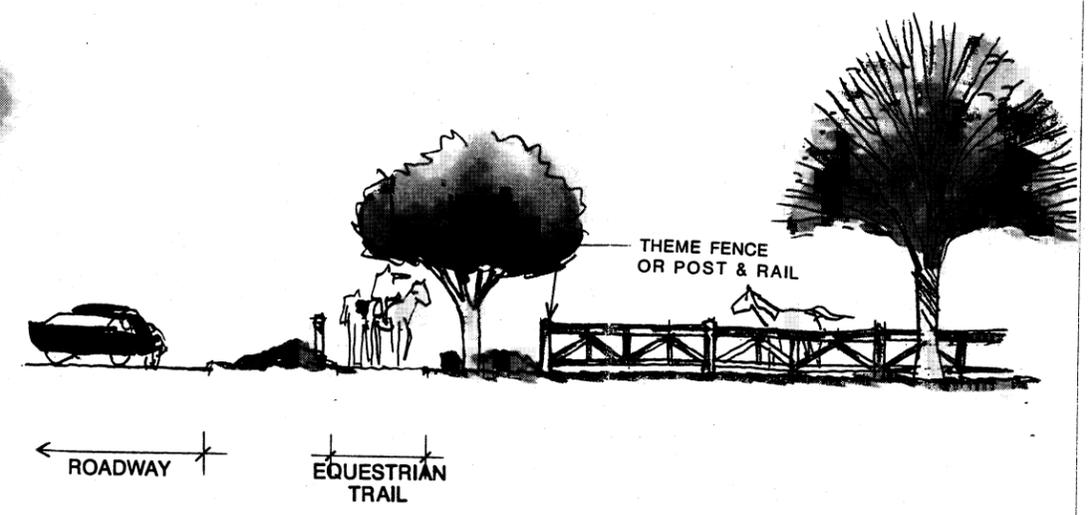


SECTION # 23





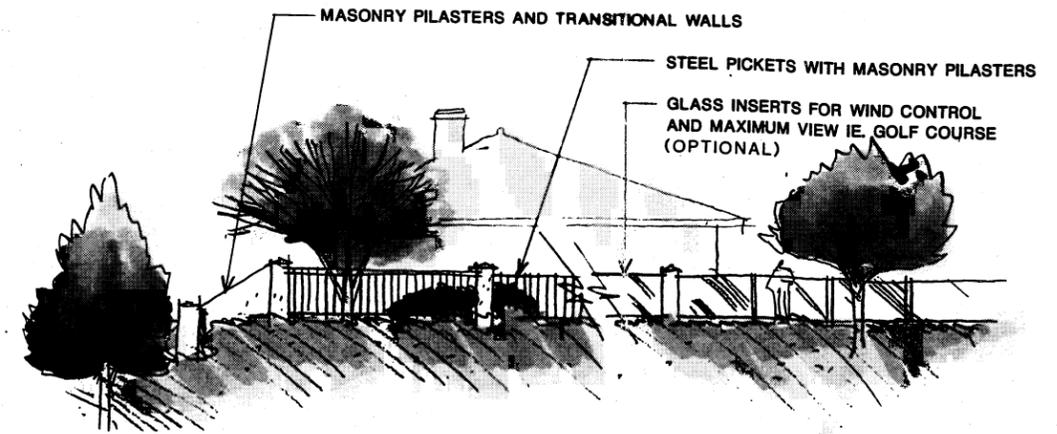
ENTRY THEME WALL



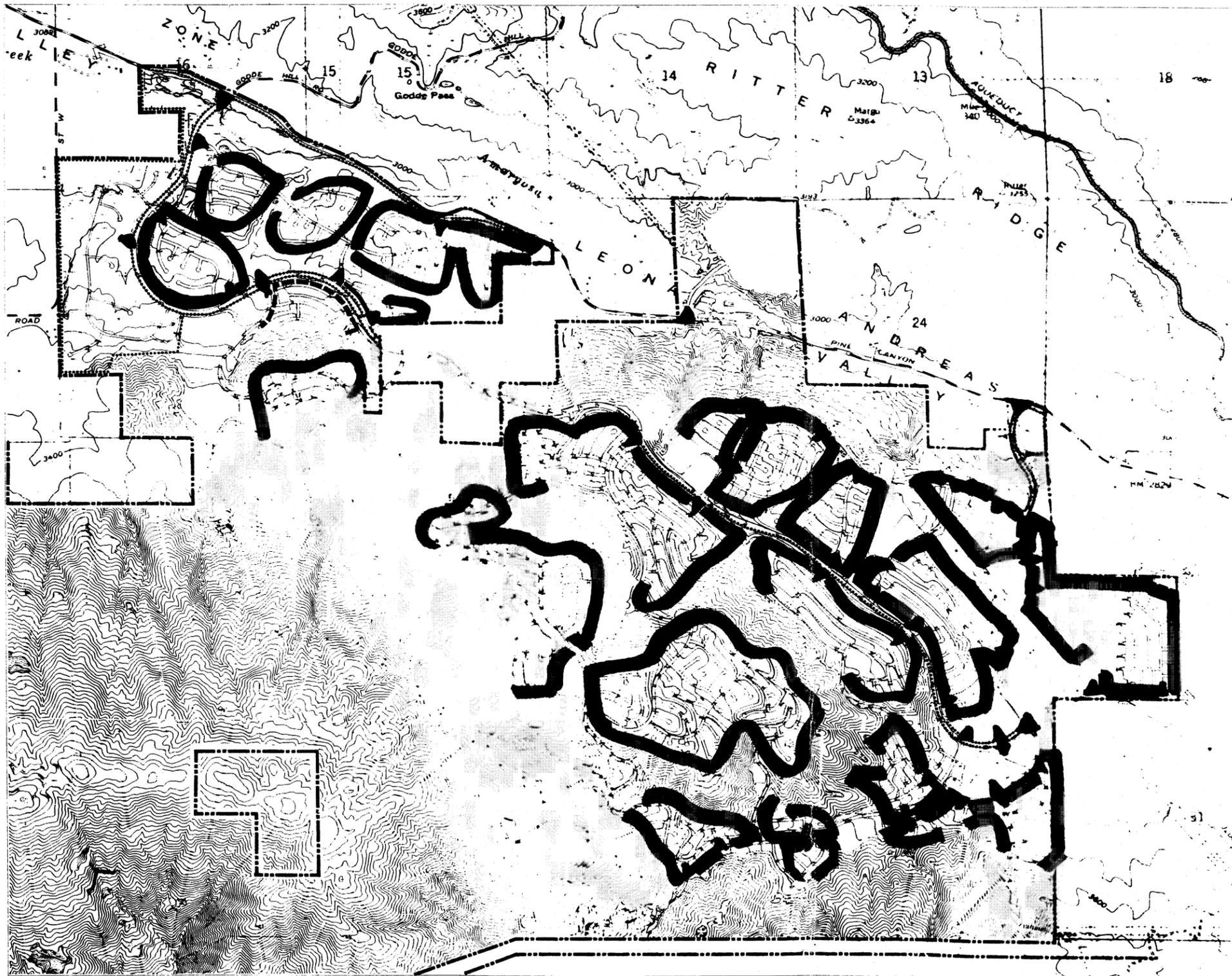
WOOD THEME FENCE
(PRESSURE TREATED WOOD OR SIMULATED WOOD)



SUBDIVISION PERIMETER WALL
DEVELOPMENT EDGE ALONG STREET

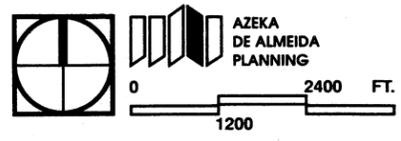


SUBDIVISION PERIMETER VIEW FENCE
DEVELOPMENT EDGE ALONG OPEN SPACE



Symbol	Description
	Theme / Entry Wall
	Neighborhood Community Wall / View Fence
	Equestrian Theme Fence

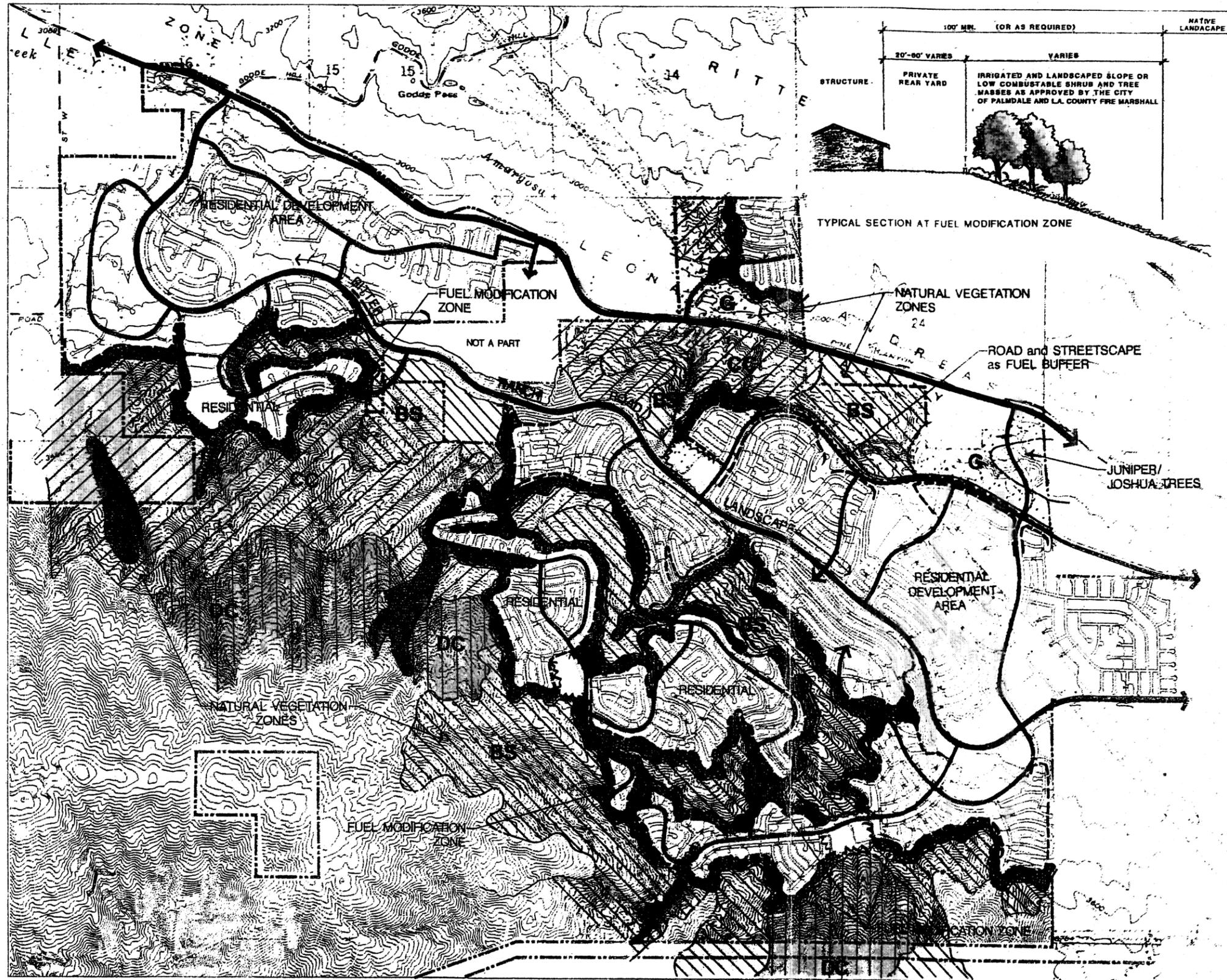
Community Wall and Fence Plan



Ritter Ranch Specific Plan

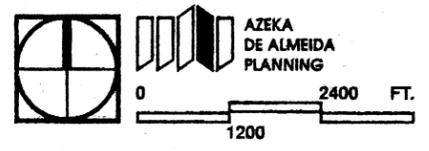


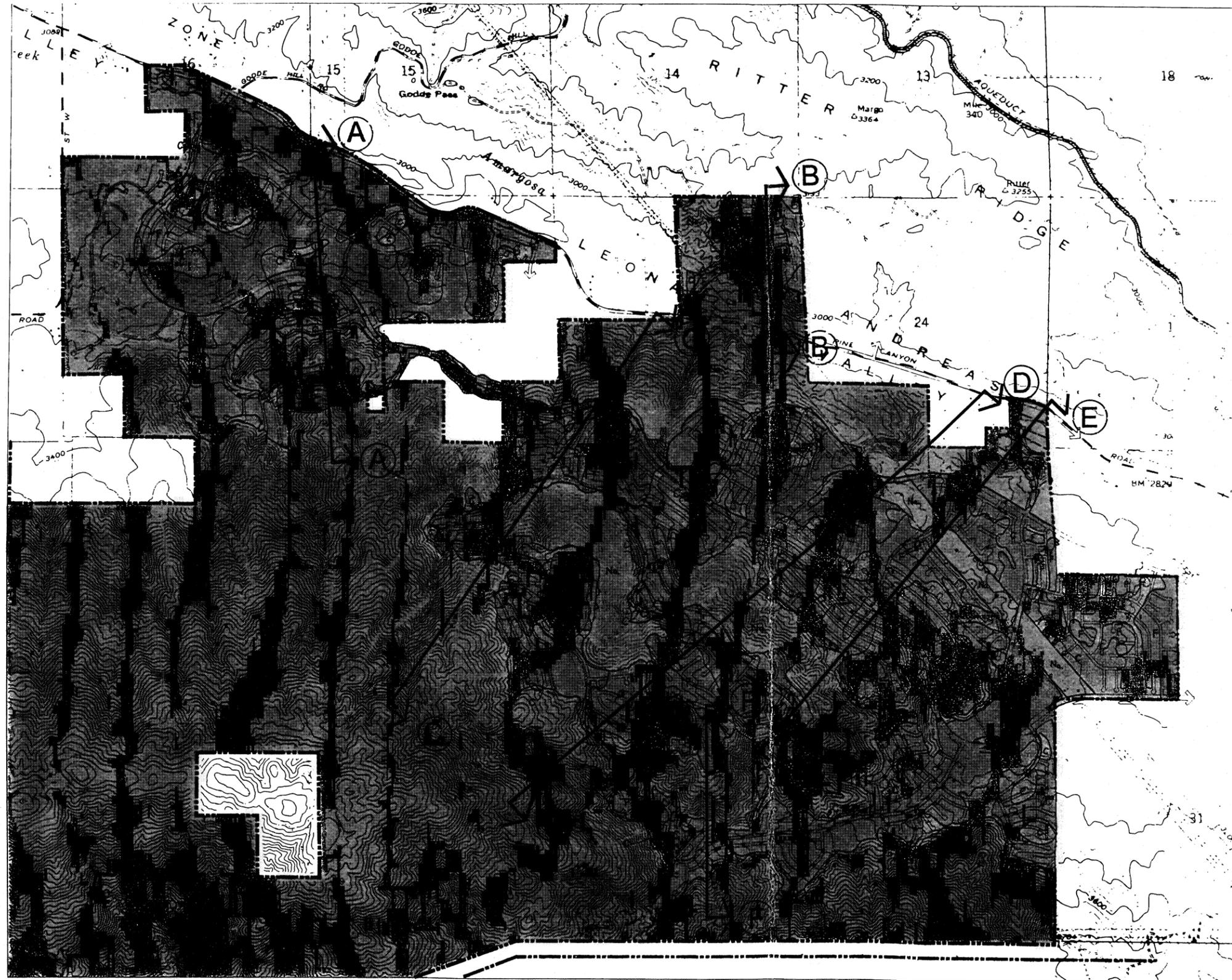
Fuel Modification Plan



Symbol	Description
	Fuel Modification Zone Area Requiring Fuel Modification Measures per the City of Palmdale Public Works Department and County of Los Angeles Fire Marshall.
	Revegetated Slopes Revegetated slopes at the edge of development planted with low combustible plant material per the City of Palmdale and L.A. County Fire Marshall.
	Roadway Roads effectively used as clear zones adjacent to development.
NATURAL VEGETATION ZONE Type of natural occurring vegetation zones vary in level of fire and will be a determining factor when establishing the width of fuel modification zones.	
	Semi-Desert Grassland
	California Buckwheat Scrub
	Chamise Chaparral
	Semi-Desert Chaparral
	Big Sagebrush Scrub

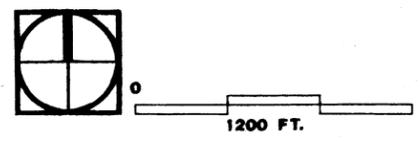
Note: Areas of fuel modification are subject to adjustment for site conditions at time of individual tract design.





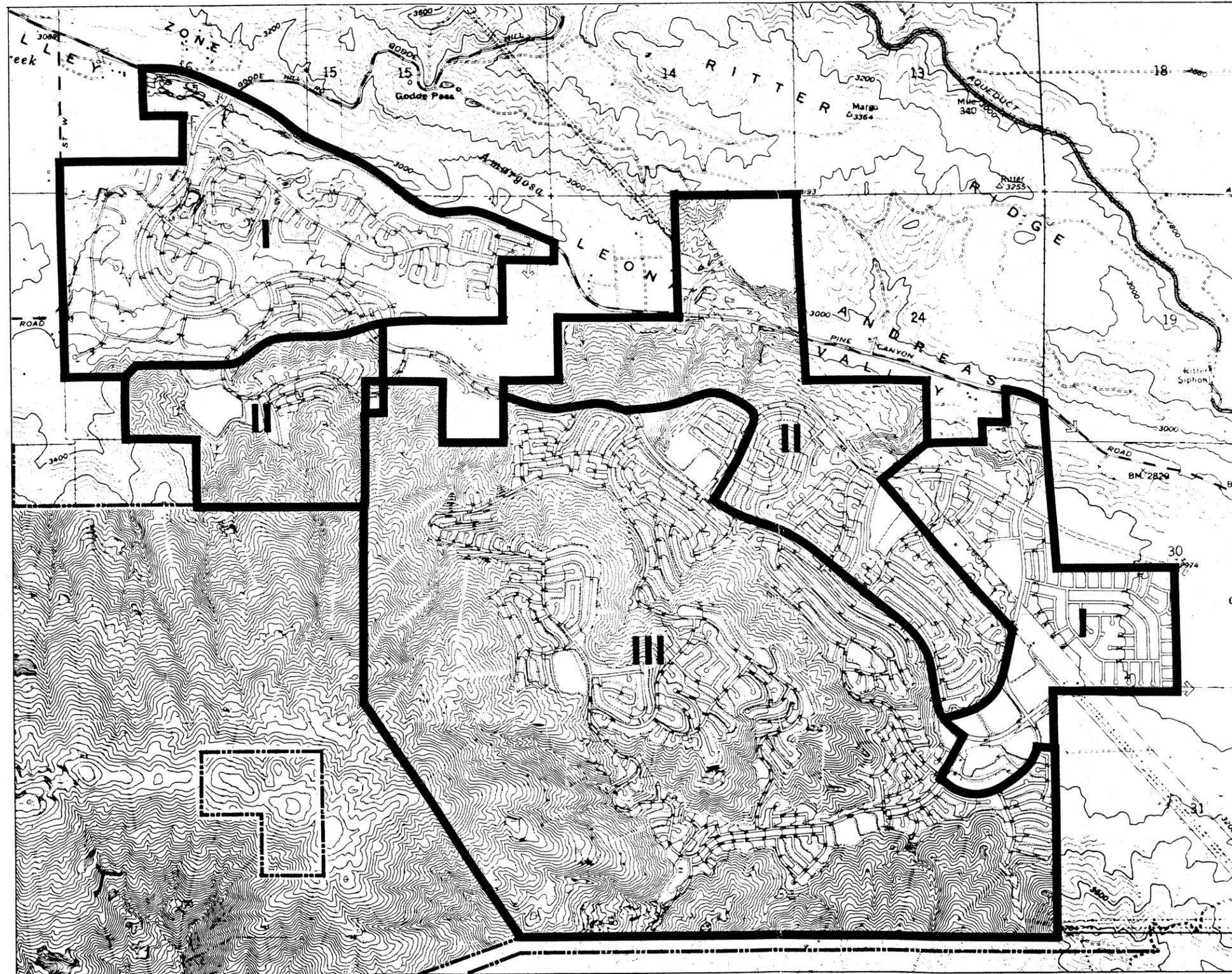
Symbol	Description
	Areas of Cut
	Areas of Fill
	Natural

Conceptual Grading



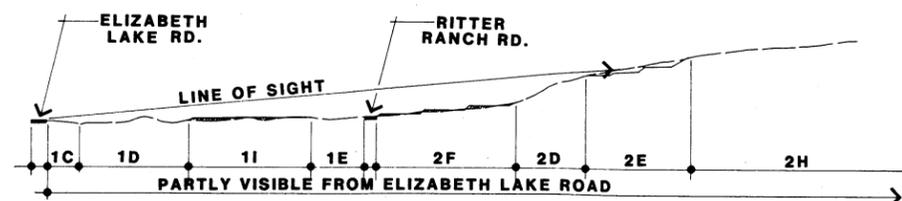
Ritter Ranch Specific Plan



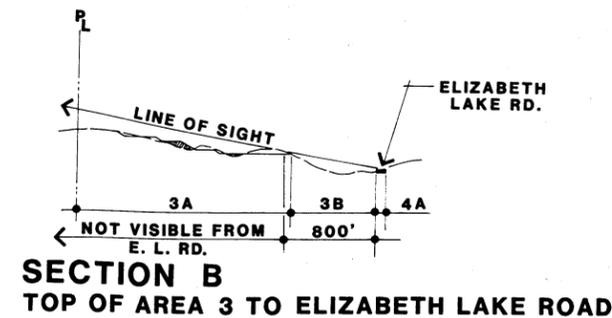


Symbol	Description
I	Area One
II	Area Two
III	Area Three

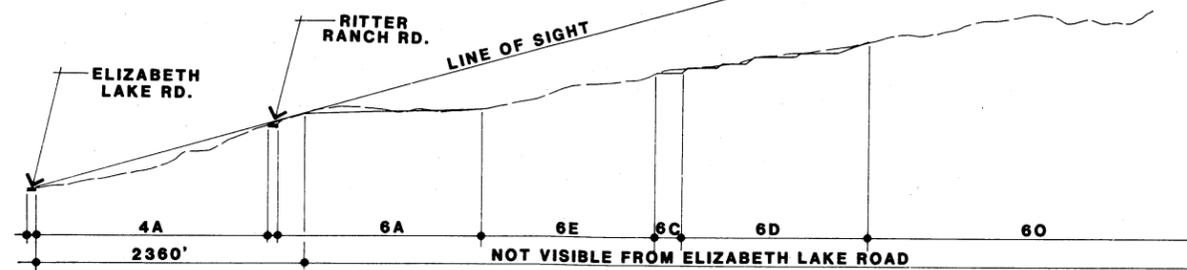
Grading Regulation Areas



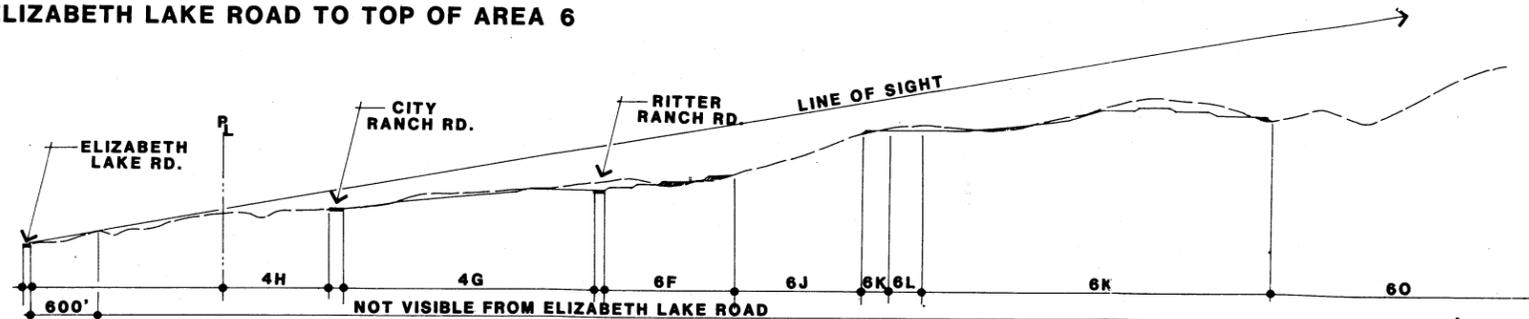
SECTION A
ELIZABETH LAKE ROAD TO TOP OF AREA 2



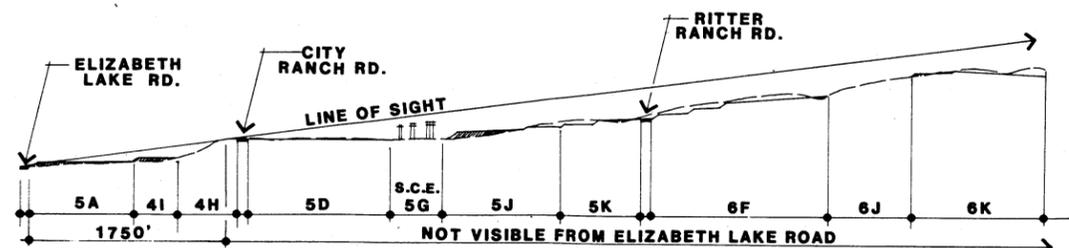
SECTION B
TOP OF AREA 3 TO ELIZABETH LAKE ROAD



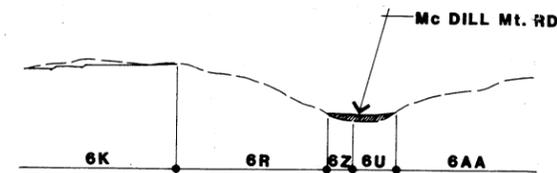
SECTION C
ELIZABETH LAKE ROAD TO TOP OF AREA 6



SECTION D
ELIZABETH LAKE ROAD TO TOP OF AREA 6



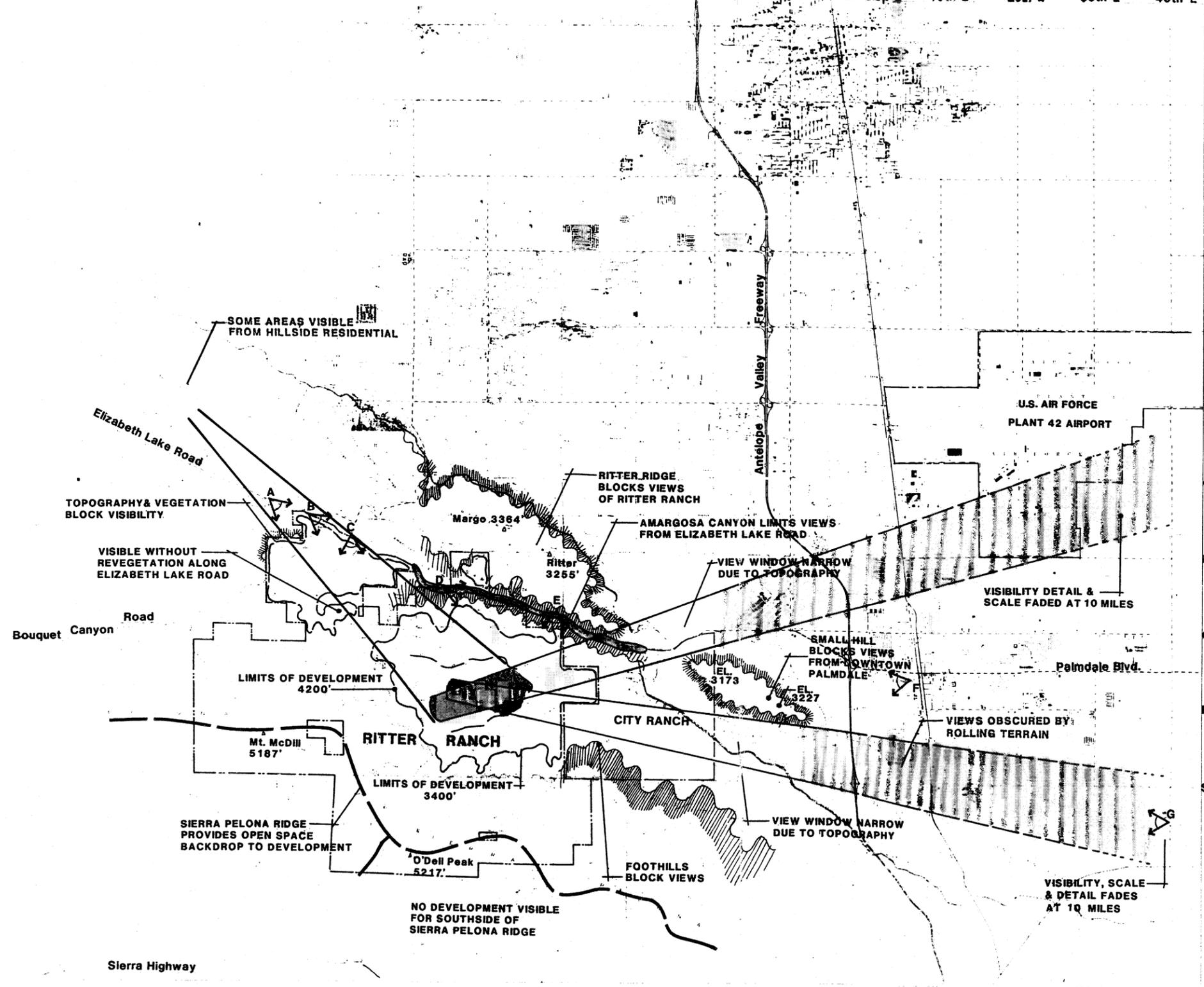
SECTION E
ELIZABETH LAKE ROAD TO TOP OF AREA 6



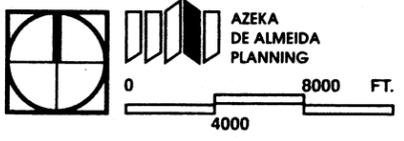
SECTION F
TOP OF AREA 6 TO Mc DILL Mt. ROAD

Visual Analysis - Viewshed

110th W 100th W 90th W 80th W 70th W 60th W 50th W 40th W 30th W 20th W 10th W Divisadero E 10th E 20th E 30th E 40th E

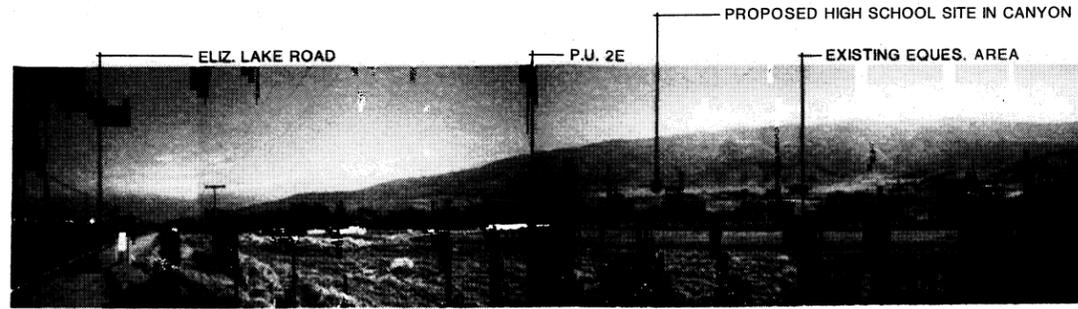


Symbol	Description
	Proposed Development Area
	East Palmdale Viewshed Ritter Ranch Visible from Distance
	Site Area Visible from East Palmdale
	North Palmdale Viewshed Ritter Ranch Visible from Distance
	Site Area Visible from North Palmdale
	Prominent Ridges/View Blocking Features
	Site Area Visible from East and North Palmdale
	Development Not Visible from Elizabeth Lake Road Canyon Area
	Photo View Angle

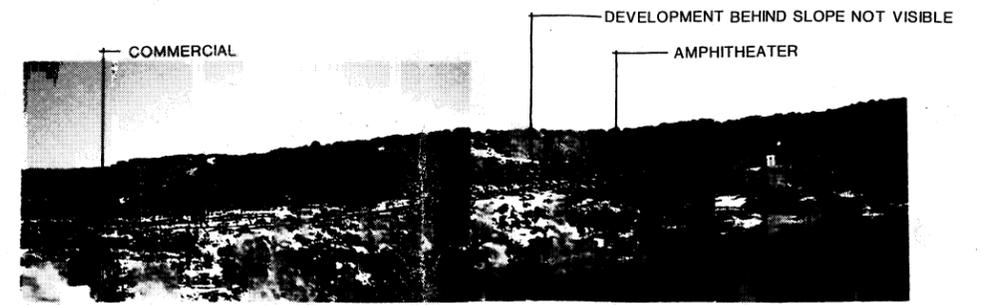


Ritter Ranch Specific Plan





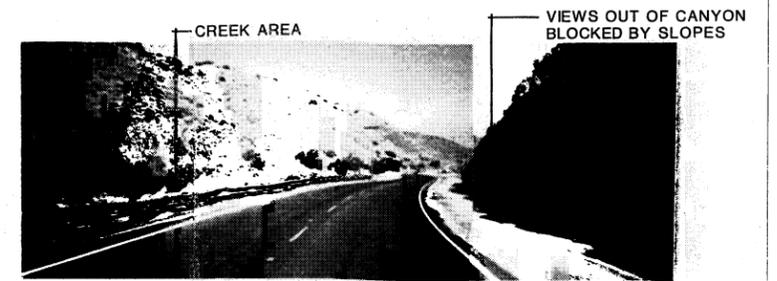
VIEW A LOOKING EAST FROM 80th STREET WEST



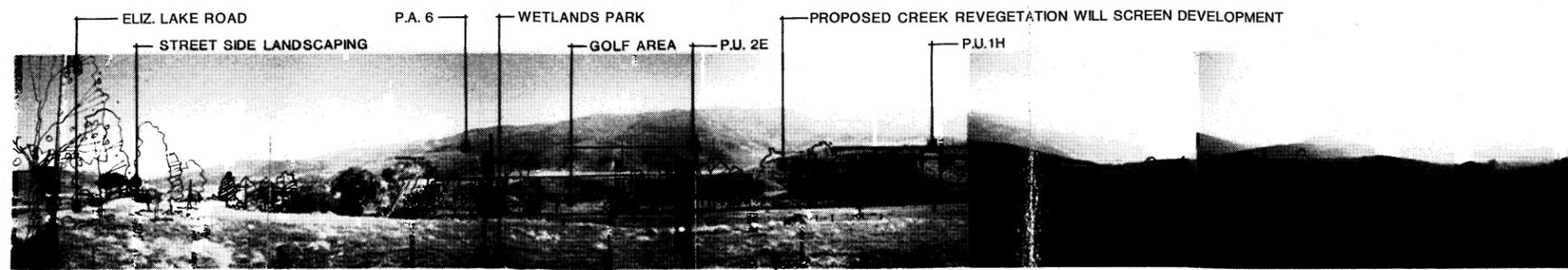
VIEW D RANCH CENTER DRIVE



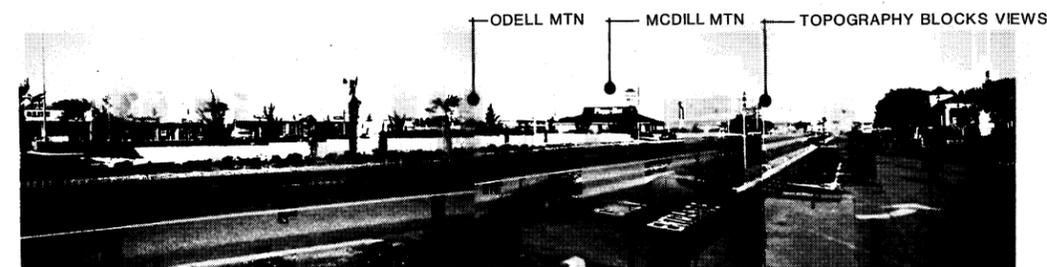
VIEW B LOOKING EAST FROM NORTHWEST CORNER OF PROJECT



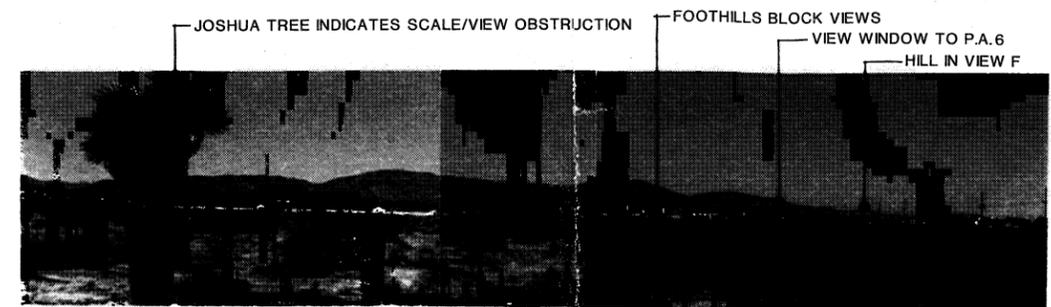
VIEW E ELIZABETH LAKE ROAD



VIEW C LOOKING EAST FROM GOLF COURSE COMMUNITY

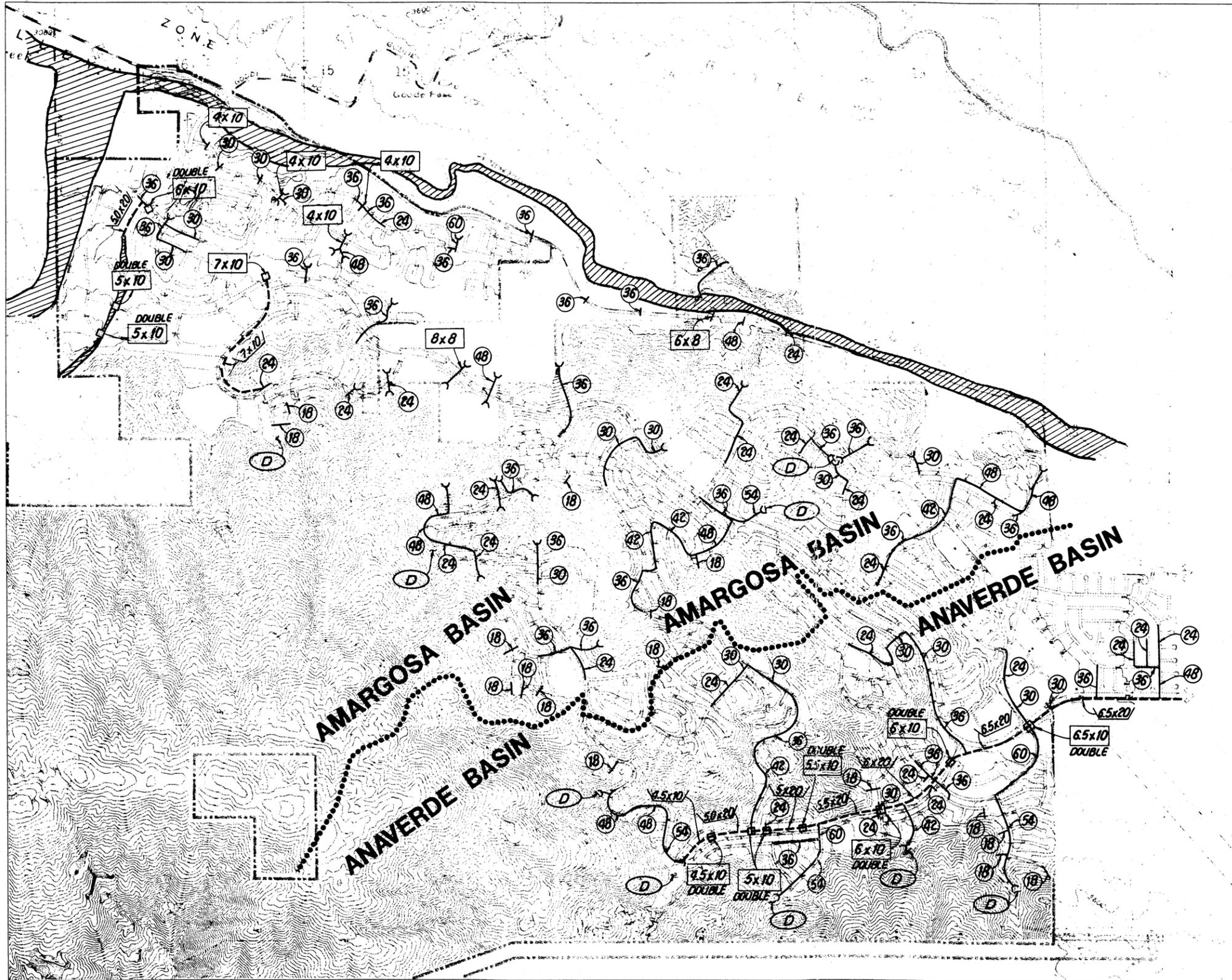


VIEW F LOOKING WEST ON PALMDALE BLVD. AT 3rd STREET



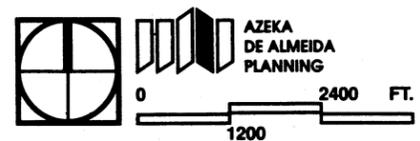
VIEW G LOOKING WEST FROM 40th STREET EAST and AVENUE "S"

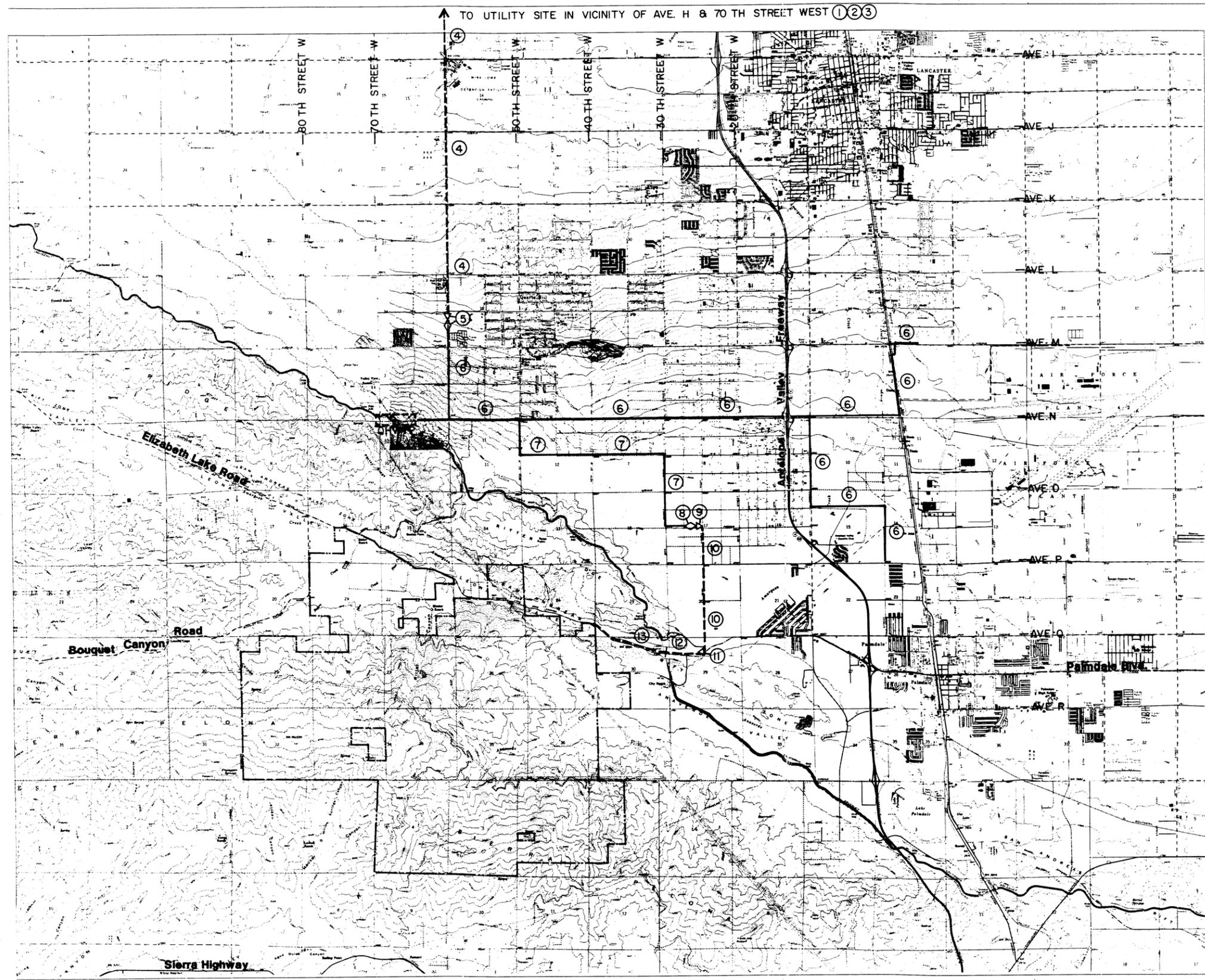
Storm Drain Plan



Symbol	Description
	Reinforced Concrete Pipe (Diameter (in.))
	Trapezoidal Channel* (Depth (ft.) X Base (ft.), 2:1 Side Slopes)
	Reinforced Concrete Box Culvert (Depth (ft.) X Base (ft.))
	Flood Control Basin
	Inlet / Outlet Structure
	Watershed Basin Boundary
	Flood Plain Area

* Note: Grass or Concrete lined Trapezoidal channel.





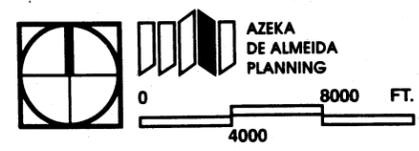
Symbols	Description
	Water Mains (District)
	Water Mains (AVEK)
	Well Field
	Chlorination Facilities
	Avek Connection
	Booster Station
	Water Storage Reservoir
	Existing Reservoir
	Existing AVEK Quartz Hill Water Treatment Plant

- 2555-Foot Service Zone**
- ① 6,000 GPM well field
 - ② Chlorination Facility and 2-1.0 MG Chlorine Contact/B.S. Forebay Tank
 - ③ 6,000 GPM Booster Station (Incl. Standby Pump)
 - ④ 36-Inch Transmission Main (by others)

- AVEK System, 2910-Foot Service Zone**
- ⑤ 6,000 GPM Booster Station (Incl. Standby Pump) and Metering Station
 - ⑥ Existing Avek Feeder
 - ⑦ 48-Inch Parallel South Feeder
 - ⑧ 53.5 cts AVEK Turnout

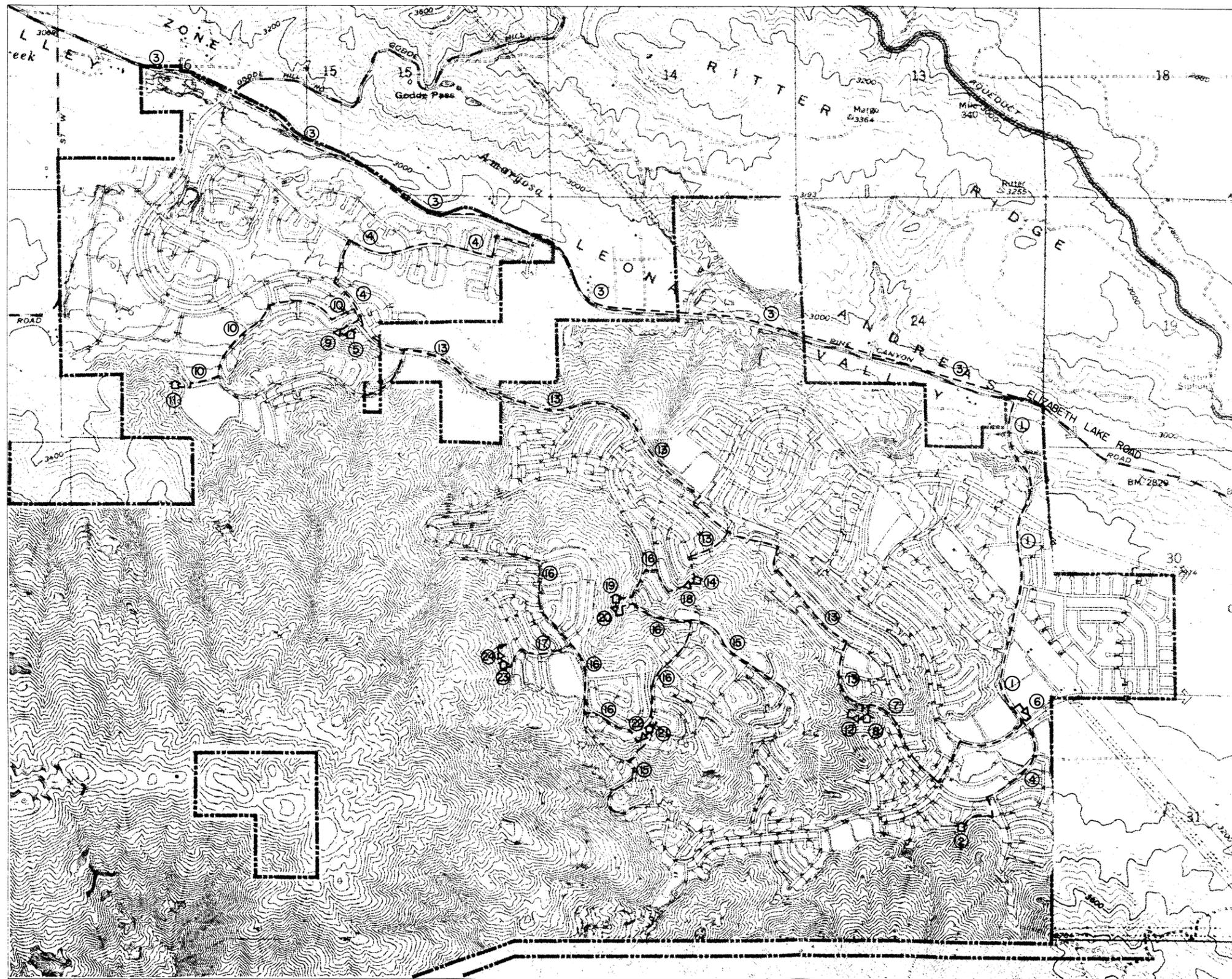
- 2911-Foot Service Zone**
- ⑨ 11,7000 GPM Booster Station (Incl. Standby Pump)
 - ⑩ 36-Inch Transmission Main

- 3240-Foot Service Zone**
- ⑪ 11,700 GPM Booster Station (Incl. Standby Pump)
 - ⑫ 36-Inch Transmission Main
 - ⑬ 30-Inch Transmission Main



Ritter Ranch Specific Plan

Source: BROCKMEIER Consulting Engineers, Inc.



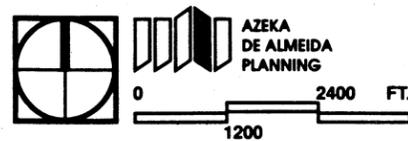
Symbols	Description
	Water Mains (District)
	Booster Station
	Water Storage Reservoir

- 3240-Foot Service Zone**
- ① 24-Inch Water Main
 - ② 1.8 MG Net Storage
 - ③ 20-Inch Water Main
 - ④ 16-Inch Water Main
 - ⑤ 1.1 MG Net Storage

- 3430-Foot Service Zone**
- ⑥ 6,500 GPM Booster Station
 - ⑦ 20-Inch Water Main
 - ⑧ 3.1 MG Net Storage
 - ⑨ 1,200 GPM Booster Station
 - ⑩ 16-Inch Water Main
 - ⑪ 1.1 MG Net Storage

- 3620-Foot Service Zone**
- ⑫ 4,200 GPM Booster Station
 - ⑬ 20-Inch Water Main
 - ⑭ 2.0 MG Net Storage

- 3810, 4000, 4190, 4380 Foot Service Zones**
- ⑮ 12-Inch Water Main
 - ⑯ 16-Inch Water Main
 - ⑰ 20-Inch Water Main
 - ⑱ 2,900 GPM Booster Station (3810)
 - ⑲ 0.6 MG Net Storage (3810)
 - ⑳ 2,500 GPM Booster Station (4000)
 - ㉑ 1.1 MG Net Storage (4000)
 - ㉒ 1,800 GPM Booster Station (4190)
 - ㉓ 2.3 MG Net Storage (4190)
 - ㉔ 1,320 GPM Hydro. Pumping Station (4380)

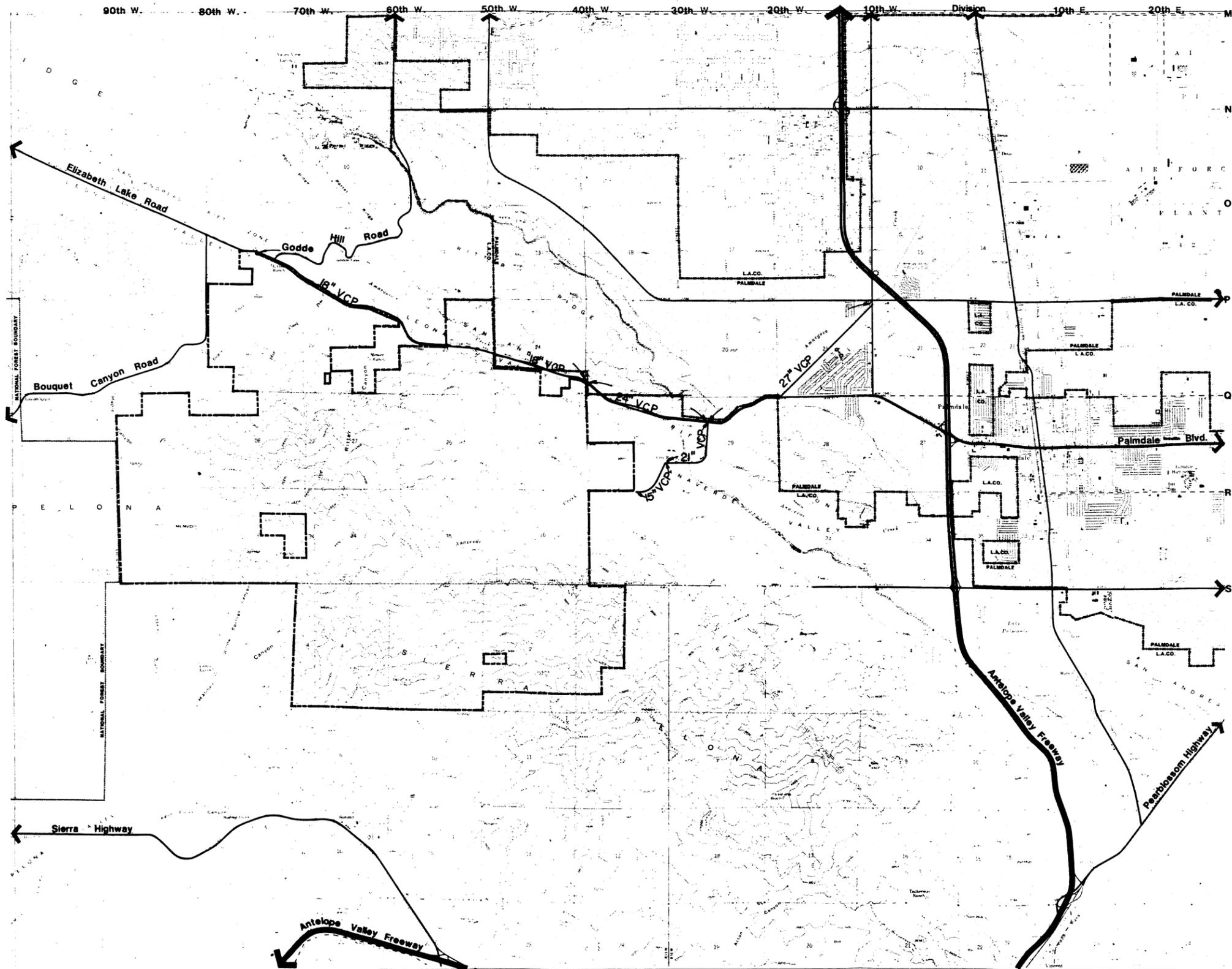


Ritter Ranch Specific Plan

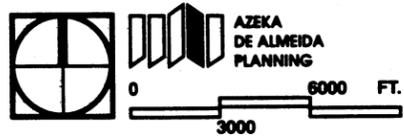
Source: BROCKMEIER Consulting Engineers, Inc.



Sewer Plan Off-site



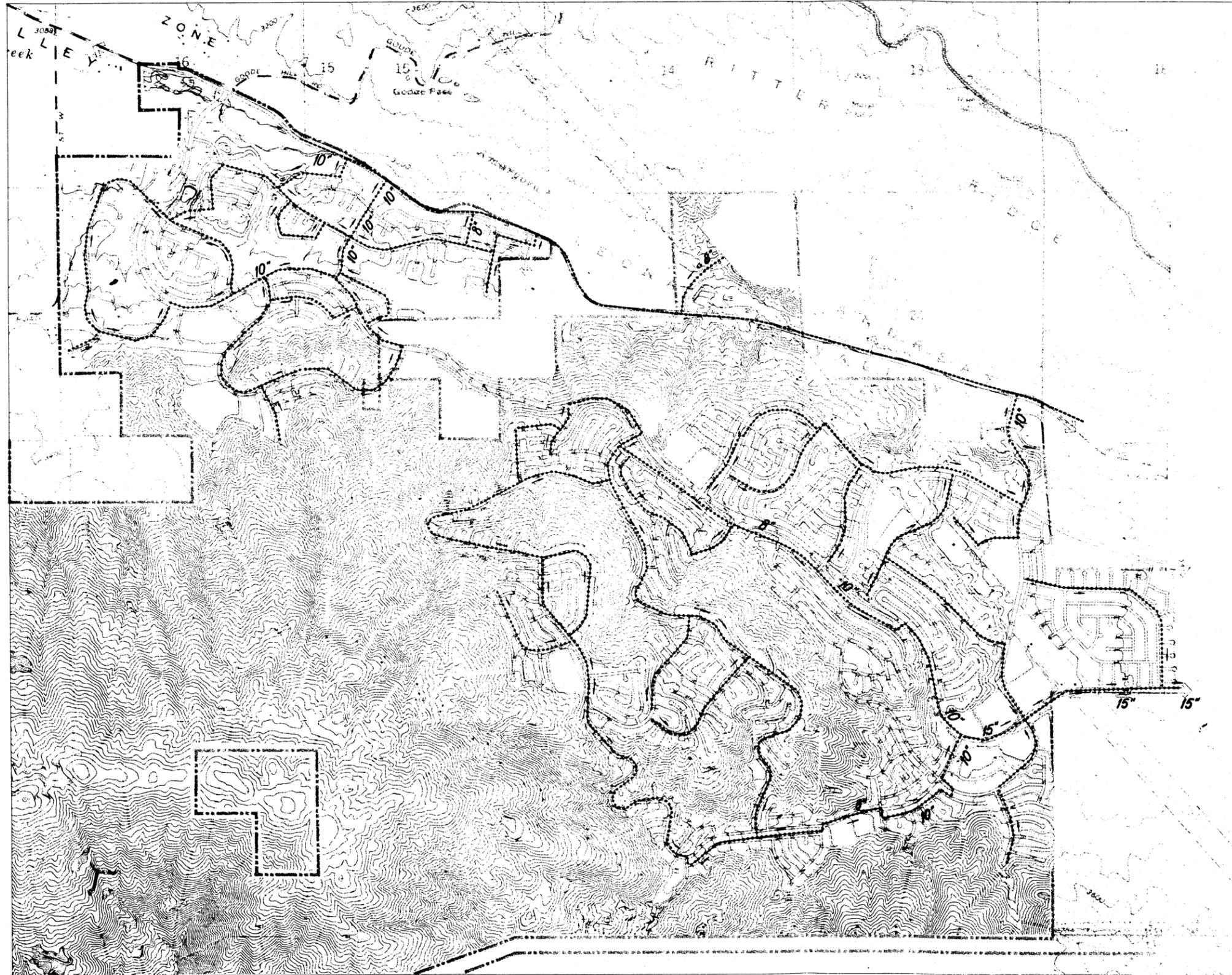
Symbols	Description
	Amargosa Creek Trunk Sewer



Ritter Ranch Specific Plan

Source: BROCKMEIER Consulting Engineers, Inc.





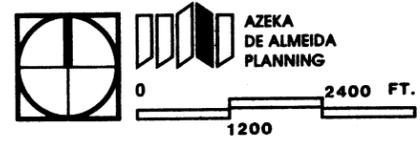
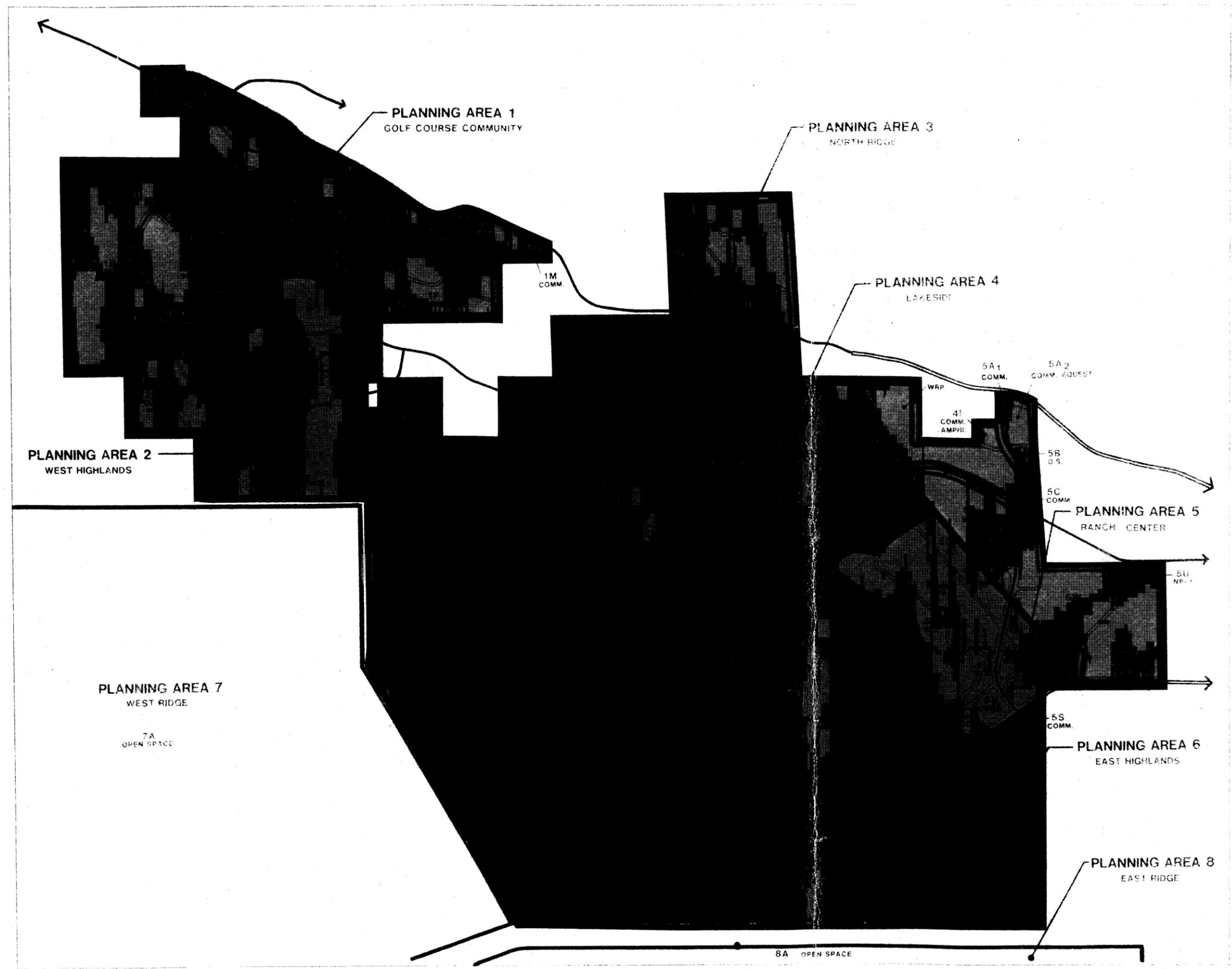
Sanitary Sewer Plan On-Site



Ritter Ranch Specific Plan

Phasing Plan

-  Phase One
-  Phase Two
-  Phase Three
-  Phase Four



Ritter Ranch Specific Plan



Ranch Center Plaza



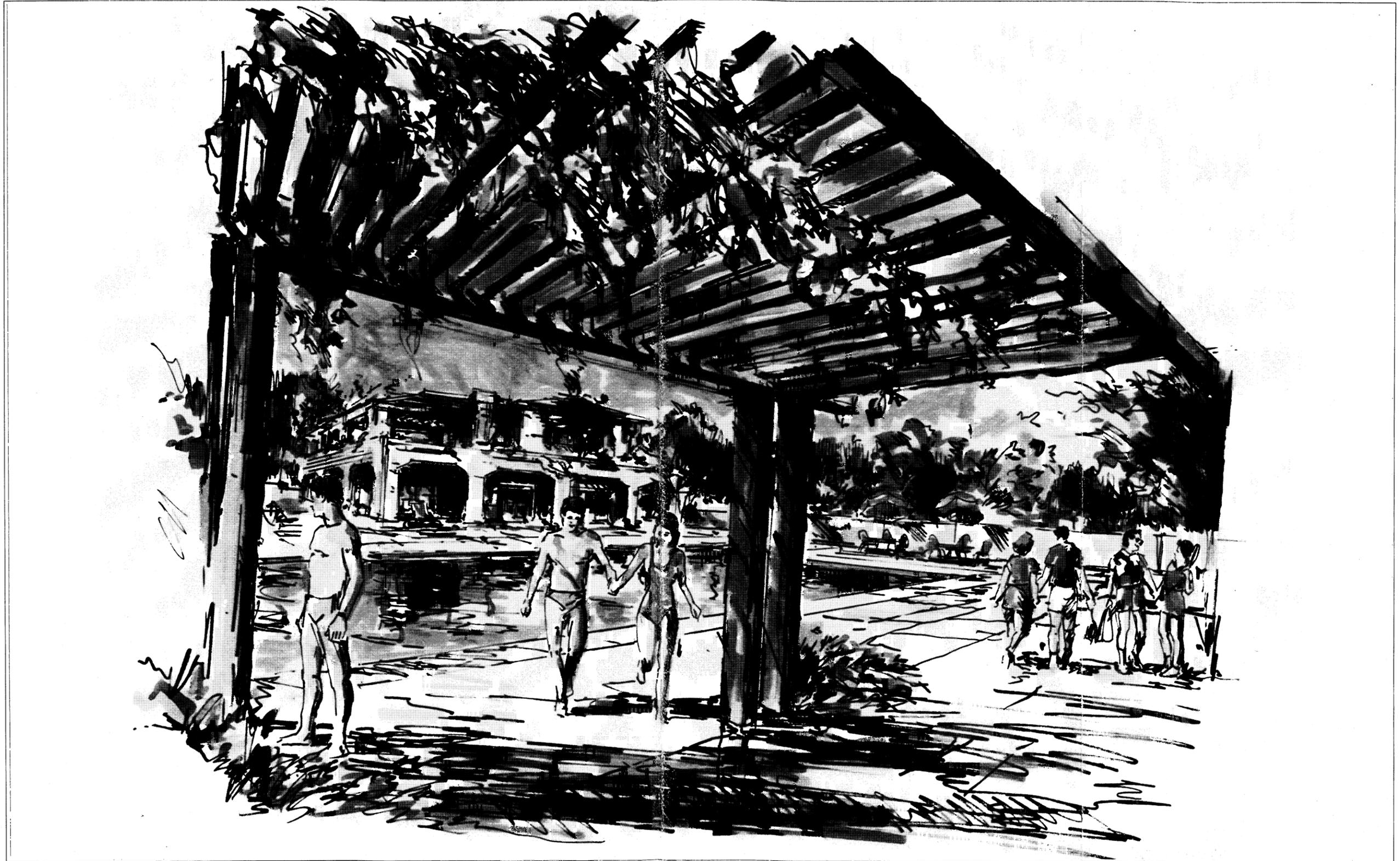
Residential Street

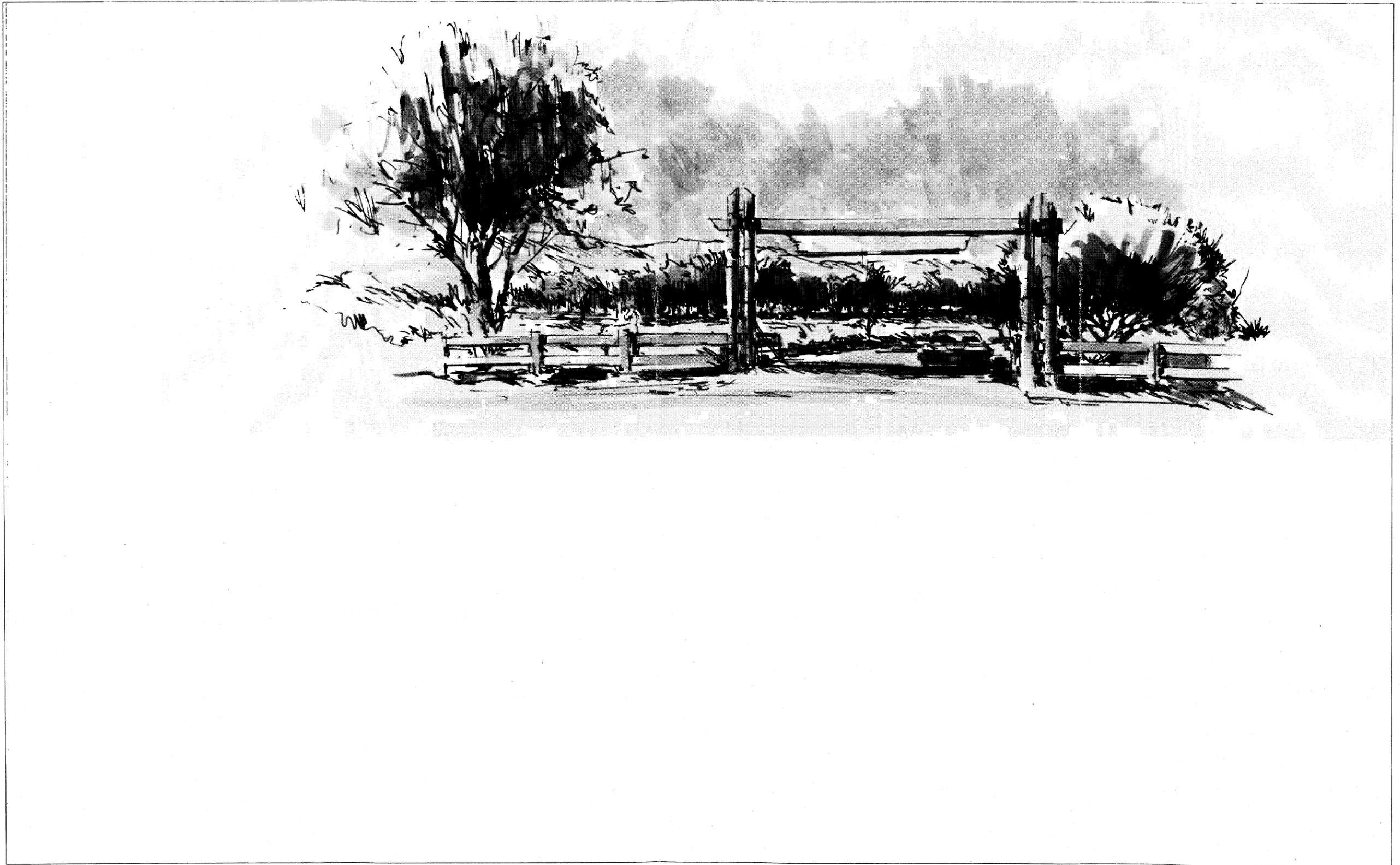














Following is a list of easements which traverse the Ritter Ranch Specific Plan Area. A description of each easement is contained in a separate document on file at the City of Palmdale Planning Department.

EASEMENTS

<u>Exception</u>	<u>Description</u>
1. #47.	Public Highway Easement (Title Company cannot obtain copy).
2. #48.	Public Highway Easement (Title Company cannot obtain copy).
3. #49.	Right of way.
4. #50.	Exclusive right to carry water granted to D.S. Linebarger.
5. #51. & #52.	Easement for electric transmission lines granted to Southern California Edison.
6. #54. & #55.	Easement for electric transmission lines granted to Southern California Edison.
7. #56. & #57.	Easement for electric transmission lines granted to Southern California Edison (No building or accumulating inflammable materials).
8. #58. & #59.	Easement for electric transmission lines granted to Southern California Edison (No building or accumulating inflammable materials).

9. #60. & Easement for electric transmission lines
#61. granted to Southern California Edison (No
building or accumulating inflammable
materials).
10. #62. & Easement for electric transmission lines
#63. granted to Southern California Edison (No
building or accumulating inflammable
materials).
11. #64. & Easement for electric transmission lines
#65. granted to Southern California Edison (No
building or accumulating inflammable
materials).
12. #66. & Easement for Telephone line granted to
#67. Southern California Edison.
13. #68. Easement for public road and highway granted
to County of Los Angeles (More commonly known
as Palmdale Elizabeth Lake Road).
14. #69. & Easement for poles granted to Pacific
#70. Telephone and Telegraph Co. (No building or
inflammable materials within 50 feet of
easement; Grantor reserves the right to use
the right of way for agricultural purposes;
exclusive easement).
15. #71. & Easement for poles, anchors, wires granted to
#72. Southern California Telephone and Postal
Telegraph Cable Company (No building or
inflammable materials within 50 feet of
easement; exclusive easement).
16. #73. & Easement for poles, anchors, wires granted to
#74. Southern California Telephone Company and the
Postal Telegraph Cable Company (No building
or inflammable materials within 50 feet of
easement; exclusive easement).
17. #75. & Easement for poles, anchors, wires granted to
#76. Southern California Telephone Company and
Postal Telegraph Cable Company (No building
or inflammable materials within 50 feet of
easement; Grantor cannot grant any right or
permits for additional transmission lines
upon property, parallel with and within 500
feet of the lines placed by Grantee nor shall
such additional lines cross the easement at
an angle of less than 35 degrees).

18. #77. & Easement for poles, anchors, wires granted to
#78. Southern California Telephone Company and
Postal Telegraph Cable Company (No building
or inflammable materials within 50 feet of
easement; Grantor cannot grant any right or
permits for additional transmission lines
upon property, parallel with and within 500
feet of the lines placed by Grantee nor shall
such additional lines cross the easement at
an angle of less than 35 degrees).
19. #79. & Easement for poles, anchors, wires granted to
#80. Southern California Telephone Company and
Postal Telegraph Cable Company (No building
or inflammable materials within 50 feet of
easement; Grantor cannot grant any right or
permits for additional transmission lines
upon property, parallel with and within 500
feet of the lines placed by Grantee nor shall
such additional lines cross the easement at
an angle of less than 35 degrees).
20. #81. & Easement for poles, anchors, wires granted to
#82. Southern California Telephone Company and
Postal Telegraph Cable Company (No building
or inflammable materials within 50 feet of
easement; Grantor cannot grant any right or
permits for additional transmission lines
upon property, parallel with and within 500
feet of the lines placed by Grantee nor shall
such additional lines cross the easement at
an angle of less than 35 degrees).
21. #83. Easement for public road and highway granted
to the county of Los Angeles.
22. #84. Easement for road and highway granted to the
County of Los Angeles. (More commonly known
as "Bouquet Canyon Road.")
23. #85. Easement for public road and highway granted
to the County of Los Angeles.
24. #86. Easement for public road and highway granted
to the County of Los Angeles (More commonly
known as "Elizabeth Lake - Fine Canyon
Road.")
25. #87. & Easement for public highway; drainage
#88. structures, excavation slopes granted to the
County of Los Angeles.

26. #89. Easement for electric line granted to Southern California Edison.
27. #90. Easement for electric line granted to Southern California Edison.
28. #91. Easement for electric line and poles granted to Southern California Edison.
29. #92. Easement for electric line and poles granted to Southern California Edison.
30. #93. Easement for electric line and poles granted to Southern California Edison.
31. #94. Easement for electric line and poles granted to Southern California Edison.
32. #95. Easement for electric line granted to Southern California Edison.
33. #96. Easement for electric line and poles granted to Southern California Edison.
34. #97. Easement for electric line and poles granted to Southern California Edison.
35. #98. Easement for electric line and poles granted to Southern California Edison.
36. #99. Easement for electric line and poles granted to Southern California Edison.
37. #100. Easement for electric line and poles granted to Southern California Edison.
38. #101. &
#102. Easement for poles, anchors, wires granted to Southern California Telephone Company.
39. #103. Easement for poles, anchors, wires and fixtures granted to Southern California Telephone Company (No building or inflammable materials within 50 feet of easement; Grantor cannot grant any right or permits for additional transmission lines upon property, parallel with and within 500 feet of the lines placed by Grantee nor shall such additional lines cross the easement at an angle of less than 35 degrees).

40. #105. Easement for hiking, trail or roadway granted to State of California (Easement is not definitely located of record).
41. #106. Easement for roadway and power, telephone with other utility lines granted to Lockheed Aircraft Corporation.
42. #107. Easement for roadway and power, telephone with other utility lines granted to Lockheed Aircraft Corporation.
43. #108. Easement for roadway, power, telephone and other utility lines granted to Lockheed Aircraft Corporation.
44. #109. Easement for roadway and power, telephone with other utility lines granted to Lockheed Aircraft Corporation.
45. #110. Easement for roadway and power, telephone with other utility lines granted to Lockheed Aircraft Corporation.
46. #111. Easement for roadway and power, telephone with other utility lines granted to Lockheed Aircraft Corporation.
47. #112. Easement for roadway and power, telephone with other utility lines granted to Lockheed Aircraft Corporation.
48. #113. Easement for roadway and utility lines granted to Lockheed Aircraft Corporation.
49. #114. Easement for roadway and power, telephone with other utility lines granted to Lockheed Aircraft Corporation.
50. #115. Easement for roadway, power, telephone and other utility lines granted to Lockheed Aircraft Corporation.
51. #116. Easement for roadway and power, telephone with other utility lines granted to Lockheed Aircraft Corporation.
52. #117. Easement for roadway and power, telephone with other utility lines granted to Lockheed Aircraft Corporation.

53. #118. Easement for roadway and power, telephone with other utility lines granted to Lockheed Aircraft Corporation.
54. #119. Easement for roadway and power, telephone with other utility lines granted to Lockheed Aircraft Corporation.
55. #120. Easement for roadway and power, telephone and other utility lines granted to Lockheed Aircraft Corporation.
56. #121. Easement for electric line granted to Southern California Edison.
57. #122. Easement for electric line granted to Southern California Edison.
58. #123. Easement for electric lines, poles and anchors granted to Southern California Edison.
59. #124. Easement for public utilities granted to Southern California Edison.
60. #125. Easement for electric line granted to Southern California Edison.
61. #126. Easement for electric lines and poles granted to Southern California Edison.
62. #127. Easement for electric line granted to Southern California Edison.
63. #128. Easement for private road granted to The Pacific Telephone and Telegraph Company.
64. #129. Easement for underground and aerial telephone structures granted to Pacific and Telegraph Company (No construction of buildings or placing inflammable materials within 50' of center line of the easement; Grantor reserves right to use the property for agricultural purposes).
65. #130. Easement for gas pipelines, patrol road and pole lines granted to Southern California Gas Company and Southern Counties Gas Company (Grantor shall not subsequent to 8/15/56 construct or maintain on said premises any new or additional buildings or other structures).
66. #132. Easement for exclusive roadway granted to Walter M. Reiger (and to anyone else who Grantor may sell the adjoining land).

67. #133. Easement for gas pipelines, patrol road and pole lines granted to Southern California Gas Company and Southern Counties Gas Company (Grantors shall not, subsequent to April 1, 1966 construct or maintain on said premises any new or additional buildings or other structures or change the grade of said premises).
68. #134. Easement for water storage cistern granted to the County of Los Angeles.
69. #135. Easement for electric line granted to Southern California Edison.
70. #136. Supplemental Patent (Title Company cannot obtain copy).
71. #137. Easement for private road granted to Southern California Gas Company.
72. #138. Easement for electric line granted to Southern California Edison.
73. #139. Non-exclusive easement for ingress and egress granted to Southern California Edison.
74. #140. Easement for electric line granted to Southern California Edison.
75. #141. Easement for communication systems granted to American Telephone & Telegraph Company (No structures shall be constructed on/over easement without prior written approval of Grantee).
76. #142., #143. & #144. Easement for electric pole lines and conduits granted to Southern California Edison (Grantee is granted a variety of rights to keep easement clean and unobstructed; the right of way shall be kept clear of explosives, buildings, structures, etc.; Grantor may not grant any other easement without the previous written consent of Grantee).



77. #145. Easement for road and cuts, fills, drainage ditches granted to Pacific Telephone and Telegraph Company.
78. \$146. Easement for transmission line granted to Southern California Edison.
79. #147. & #148. Easement for electric lines granted to Southern California Edison (Grantor reserves all rights not specifically granted; Grantor may not grant any other easements for the strip without Grantee's permission).
80. #149. & #150. Easement for non-exclusive right to repair, reconstruct, use and maintain road granted to Southern California Edison.
81. #151. & #152. Easement for overhead and underground electrical supply systems and communication systems granted to Southern California Edison.
82. #153. Easement for overhead and underground electrical supply systems and communication systems granted to Southern California Edison.
83. #154., #155. & #156. Easement for condemnation of rights of way granted to Southern California Edison.
84. #157. Easement for underground communication structures granted to Pacific Telephone and Telegraph Company.
85. #158. Easement for road purposes granted to Lockheed Properties, Inc. (If public road is available, Grantee will quitclaim this easement to grantor; Grantee has a perpetual easement over roads constructed prior to December 31, 2033).
86. #159. Easement for road purposes granted to the City of Los Angeles.
87. #160. Easement for public utility road granted to the City of Los Angeles.
88. #163. & #164. Easement for road purposes granted to the City of Los Angeles.

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89. #167. Easement for access granted to Intermountain Power.
90. #168. Easement for line of poles and related equipment granted to Southern California Edison (Grantor may not build any structures or place any flammables on the easement.
91. #173. Easement for water line purposes granted to Antelope Valley East Keon Water Agency.
92. #174. Easement for public use of the roads.

APPENDIX C

DEFINITIONS

For the purpose of carrying out the intent of this Specific Plan, words, phrases and terms shall be deemed to have the meaning ascribed to them in the following definitions. In interpreting the provisions of this Specific Plan, specific provisions shall supersede general provisions relating to the same subject. Any definitions not addressed in this Specific Plan shall have the same meaning as defined in the City of Palmdale Zoning Ordinance which is contained in Appendix D. Where words, phrases or terms are not so specified, they shall have the same definition as adopted in any applicable subsequent ordinance of the City of Palmdale. In the event a conflict arises between the Ritter Ranch definitions and the City of Palmdale Zoning Ordinance definitions, the Ritter Ranch definitions shall prevail.

The word "article" shall refer to the articles contained in Chapters 1 through 10 of Ordinance No. 140 "Zoning Ordinance" City of Palmdale.

The words "Planning Director" shall mean the Director of Planning for the City of Palmdale.

The words "Building Department" shall mean the Building and Safety Department of the City of Palmdale.

The word "City" shall mean the City of Palmdale.

The word "Commission" shall mean the City of Palmdale Planning Commission.

The word "County" shall mean the County of Los Angeles.

The words "Director of Building" shall mean the Director of Building and Safety for the City of Palmdale.

The word "shall" or "will" is mandatory; the word "may" is permissive.

The word "State" shall mean the State of California.

The word "used" includes the words arranged for, designed for, occupied or intended to be occupied for.

The words "Zoning Code" or "Code" shall mean the Zoning Ordinance of the City of Palmdale.



DEFINITIONS (A)

Abutting Land: A parcel of land having a common property line with another parcel.

Accessory Building or Structure (attached/detached): An attached or detached building or structure not used for human habitation (as opposed to an accessory dwelling) which is incidental to and customarily associated with a specific principal use or facility and located on the same lot.

Accessory Dwelling: A detached building or structure intended for habitation which is incidental to and customarily associated with a specific principal use or facility and is located on the same lot (e.g. "Granny" housing).

Accessory Use: The use of which is customarily incidental to that of the principal use and located on the same lot.

Actual Construction: The actual placing of construction materials in their permanent position, fastened in a permanent manner. Where demolition or removal of an existing building or structure has been started preparatory to rebuilding, such demolition or removal shall be deemed to be "actual construction," providing, in all cases, that actual construction work be diligently carried out until the completion of the building or structure involved.

Administrative Office: A place of business for the rendering of service of general administration, but excluding retail sales.

Administrative Review: A staff level review process which may include over-the-counter review or plan check review and approval depending upon the magnitude of the project submittal.

Animal Clinic: A place where animals no larger than the largest breed of dogs are given medical and surgical treatment. A facility primarily for treatment of outpatients and where only short-time critical patients are kept longer than 24 hours. No boarding of animals shall be permitted.

Apartment: Any building or portion thereof which is designed and built to be rented, let or hired out to be occupied, or which is occupied as the home or residence of three or more families living independently of each other and containing three or more dwelling units.

Apartment Complex: Two or more apartment houses constructed and operated as one multiple residential entity.

Architectural Projection: A part of a building or structure such as bay windows, steps, columns, eaves, wing walls, balconies, chimneys, vents, awnings and other similar architectural appurtenances which are attached to and projecting from the surface of the building.

Automobile Service Station: A retail place of business engaged primarily in the sale of motor fuels and the supply of only those incidental goods and services which are required in the day-to-day operation of automotive vehicles and the fulfilling of motorists' needs.

DEFINITIONS (B)

Bedroom: Any habitable room other than a bathroom, kitchen, dining room or living room with the general purpose of providing living and sleeping quarters.

Buildable Area: The area of the site in which structures may be located, excluding required yard areas.

Building: A structure having a roof supported by columns or walls intended for shelter, housing or occupancy.

Building Height: The measured height from the average finished grade to the highest roof ridge of a building or structure.

Building Line: An imaginary line on a building site specifying the closest point from an ultimate right-of-way line or from a property line where a main building may be located.

Building Site: A legally created parcel or contiguous parcels of land, in single or joint ownership, which provides the area and the open spaces required by this article, exclusive of all right-of-ways that prohibit the surface use of the property.

Building Site Coverage: The relationship between the ground floor area of a building or buildings and the net area of the lot or site.

Said net area shall be computed by deducting from the gross site area any ultimate street rights-of-way that prohibit the surface use of the site.

Unenclosed post-supported roofs over patios and walkways, unenclosed post-supported eave overhangs, swimming pools, tennis courts and other uncovered outdoor recreation facilities shall not constitute buildings for the purpose of this definition.



Business or Commerce: The purchase, sale or other transaction involving the handling or disposition of any article, substance or commodity for profit or livelihood; the ownership or management of office buildings; for-profit recreational or amusement enterprises; maintenance and use of offices by professions and trades rendering services.

DEFINITIONS (C)

Carport: A roofed structure, or a portion of a building open on two or more sides, primarily for the parking of automobiles. Carports are prohibited in Single Family Detached areas.

Center Line: A line in the center of the ultimate street right-of-way or a line shown or labeled as a center line on a recorded Tract Map, an approved record of survey map or a Parcel Map.

Club: An association of persons for some common purpose but not including groups formed primarily to render service which is customarily carried on as a business.

Commercial: Operated or carried on primarily for financial gain.

Commercial Coach: A vehicle, with or without motor power, designed and equipped for human occupancy for industrial, professional or commercial purposes including temporary offices for the first sale of homes.

Commercial Recreation: Any use of development, either public or private, which provides amusement, pleasure or sport, and which is operated or carried on primarily for financial gain.

Common Area - Commercial (areas used in common): The total area within a unified shopping center that is not designed for rental to tenants and which is available for common use by all tenants or groups of tenants and their invitees (e.g. parking and its appurtenances, malls, sidewalks, landscaped areas, public toilets and service facilities).

Common Area - Residential: The area within a residential development that is not designed as a residential building site, which is owned in common by homeowners in the development and which is available for common use or enjoyment by all property owners in the development and their invitees (e.g. recreation areas, landscape areas, open space areas and natural areas).

Communication Equipment Building: A building which houses mechanical or electronic switching and microwave equipment of a telephone or similar communication system and the personnel necessary for operation of such equipment.

Community Apartment Project: A project in which an undivided interest in the land is coupled with the right of exclusive occupancy of any apartment located thereon.

Community Facility: A noncommercial use established primarily for the benefit and enjoyment of the population of the community in which it is located.

Community Information Facility: A temporary or permanent structure primarily used as an information pavilion and/or temporary real estate sales office for the first sale of homes which may include parking and related facilities.

Community Service Facility: A community service commercial building, site or structure for non-profit, non-commercial use established primarily to serve the immediate population of the community in which it is located.

Community Service Commercial Facility: A service commercial use established primarily to serve the immediate population of the community in which it is located, including but not limited to day care centers, nursery schools, recreation centers and facilities and recreational vehicle storage.

Condominium: A condominium is an estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interest in space in a residential or commercial building on such real property, such as an apartment, office or store. A condominium may also include a separate interest in other portions of such real property.

Condominium Project: An entire parcel of real property divided into condominiums, including all structures thereon.

Conventional Subdivision: Refers to a subdivision consisting primarily of streets and lots. Commonly owned or special use areas may be included but are secondary and supplementary to the design of the subdivision.

Country Club: A club organized and operated by an association primarily for social and outdoor recreation purposes, including incidental accessory uses and structures.

Covered Parking: A permanent carport that provides full overhead protection from the elements. Canvas, plastic, lathe and vegetation are not ordinary roof coverings and do not qualify as a covered parking space.



DEFINITIONS (D)

Day Nursery (including preschools and nursery schools): Any group of buildings, building or portion thereof used primarily for the daytime care of 12 or more children at any location other than their normal place or residence, excluding any children who normally reside on the premises.

Dedication: The donation, generally of land, to the public for specific use(s).

Density: The number of dwelling units per gross residential acre.

- a. **Gross Density:** The ratio of units per acre derived by dividing the total number of dwelling units by the total area of a given site.
- b. **Net Density:** The ratio of units per acre derived by dividing the total number of dwelling units by the net site area.

Development: Residential, commercial, community facility or other construction, together with the land upon which the buildings or structures are constructed.

Development Plan: The Development Plan Section and corresponding exhibits contained in the Ritter Ranch Specific Plan which identifies and defines the land uses, planning areas, acreages and permitted units within the Specific Plan area.

Director: The Director of Planning of the City of Palmdale.

Driveway: A vehicular passageway for the exclusive use of the occupants of a project or property and their guests. A driveway shall not be considered a street.

Dry Cleaning Business: A service business which provides for the deposit of laundry and dry cleaning on a walk-in or drive-in basis only, for processing either on-premises or at a dry cleaning or laundry plant.

Duplex: A permanent building containing two dwelling units per building site.

Dwelling, Multiple Family: A permanent building designed exclusively for two or more families and containing two or more dwelling units per building site.

Dwelling, Single Family: A building containing one dwelling unit per building site designed for occupancy by one family for living and sleeping purposes.

Dwelling Unit: Any building or portion thereof which contains living facilities including provision for sleeping eating, cooking and sanitation for one family but not including hotels, motels or lodging house.

DEFINITIONS (E)

Easement: A recorded right or interest in land owned by another, which entitles the holder thereof to some use, privilege or benefit out of or over said land.

Educational Institution: Private or public school, college or university qualified to give general academic instruction.

Electric Distribution Substation - Local: An assemblage of equipment which is part of a system for the distribution of electric power where electric energy is received at a subtransmission voltage and transformed to a lower voltage for distribution for general local customer use.

Electric Transmission Substation: An assemblage of equipment which receives, transforms and distributes electric energy where electric energy is received at a very high voltage and transformed to lower subtransmission voltage for distribution to large individual consumers, other power-producing agencies or local electric distribution substations.

Employees' Quarters: Quarters for the housing of employees when such quarters are located upon the same land occupied by the employer.

Exterior Property Line: A property line abutting a public or private street.

DEFINITIONS (F)

Family: One person, with or without resident domestic employees, occupying one dwelling unit; or two or more people related by blood, marriage or adoption, with or without domestic employees, occupying one dwelling unit; or a group of not more than six unrelated people, with or without domestic employees, occupying one dwelling unit; or a licensed family care home, foster family home, or maternity home, as defined in Title XXII, Sections 30011, 30013, 30015 of the California Administrative Code, servicing six or fewer persons, when such care is provided on a 24-hour-per-day basis; or a family day care home, as defined in Title XXII, Section 30019(a) of the California Administrative Code.

Flood Plain: The land area adjacent to a watercourse which is subject to overflow of floodwaters.



Floodway: The channel of a stream or other watercourse and that part of the flood plain reasonably required for passage of a flood of given magnitude.

- a. **Standard Project Flood:** The largest flood that can be expected from the most severe combination of meteorological and hydrological conditions considered reasonably characteristic of the geographical region involved. Such a flood provides a reasonable upper limit to be considered in designing flood control works and in delineating flood plain limits and shall be generally applicable where its occurrence would have a high probability of hazard to human life.
- b. **One-hundred-year Flood:** The highest level of flooding that has an average frequency of occurrence in the order of once in 100 years at a designated location, considering regional meteorological and hydrological conditions characteristic of the geographical region involved. This also means that level of flooding has a one percent probability of occurrence in any year. The one-hundred-year flood represents a major flood, although it is less severe than is the standard project flood.

Floodproofing: Any combination of structural and nonstructural additions, changes or adjustments to properties and structures which reduce or eliminate flood damage to lands, water and sanitary facilities, structures and contents of buildings.

Floor Area, Gross: The total horizontal floor area of all floors of a building, including the exterior walls thereof, measured in square feet; excepting that for commercial, professional and administrative office or industrial buildings or building complexes, areas used in common such as, but not limited to, covered malls, covered walkways, roofed patio areas, covered entries, covered parking, covered driveways and covered loading areas shall not be included when calculating off-street parking requirements unless said areas are employed for the direct operation or conducting of a commercial use or activity.

Frontage: The primary access side of a lot or parcel abutting a street.

Front Street: A public street on which a majority of units in a residential project obtain primary access.

Fuel Modification Zone: A planting or landscape management area designed to reduce the threat of fire hazards to developed areas in accordance with Los Angeles County Fire Department requirements.

DEFINITIONS (G)

Garage, Private: A building or a portion of a building used primarily for the parking of automobiles belonging to the occupants of the property.

Garage, Public: A building other than a private garage used for the maintenance or temporary storage of automobiles.

Grade, Ground Level: The average level of the finished ground surface adjacent to a building foundation.

Gross Acres: The entire land area within the boundary of a project or parcel.

Gross Density: The ratio of units per acre derived by dividing the total number of dwelling units by the total area of a given site.

Gross Residential Acres: Gross residential acres of a project shall be the total number of acres within any project which are devoted essentially to residential uses including, but not limited to, residential building sites, local streets, driveways, private recreation and open space areas for the use of the residents of the project, ordinance-required local park land located within the neighborhood, additional publicly and privately owned open space within designated residential areas, and customary uses and structures accessory to residential development.

Guest House: A detached building having no kitchen facilities, which is used primarily for sleeping purposes for members of the family occupying the main dwelling or their nonpaying guests.

DEFINITIONS (H)

Habitable Room: Any room meeting the requirements of the Uniform Building Code, as adopted by the City of Palmdale, for sleeping, living, cooking or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms and other similar spaces.

Homeowners Association or Community Association: As defined in Section 1352(a) of the Civil Code.

Hospital: A facility licensed by the State Department of Public Health which provides clinical, temporary or emergency service of a medical, obstetrical or surgical nature to human patients, including convalescent homes and nursing homes.



Hotel: Any building or portion thereof with access provided through a common entrance, lobby or hall way to six or more guest rooms which have no cooking facilities, and which are designed, intended to be used or are used, rented or hired out as temporary or overnight accommodations for guests.

DEFINITIONS (I)

Institution: A social, educational, governmental, health or religious organization.

DEFINITIONS (J)

None.

DEFINITIONS (K)

Kennel: Any property where four or more dogs, cats, or any combination thereof, over the age of four months are kept or maintained for any purpose.

DEFINITIONS (L)

Line of Sight: The unobstructed visual line between two points as it relates to street intersections, driveways or along curved street sections in which nothing shall be erected, placed or planted in such a manner as to limit or obstruct vision of motorists.

Local Agency: An agency for the local performance of governmental or proprietary function within limited boundaries. Local Agency includes but is not limited to school districts, sanitary and sanitation districts, water districts, counties and cities.

Lot: A designated parcel, tract or area of land established by plat, subdivision or as otherwise permitted by law to be used, developed or built as a unit.

- a. **Lot Area:** The total area, measured in a horizontal plane, included within the lot lines of a lot or parcel of land.
- b. **Lot, Corner:** A lot or parcel of land situated at the intersection of two or more streets.

- c. **Lot Depth:** The horizontal distance measured between the midpoints of the front and rear lot lines.
- d. **Lot, Flag or Panhandle:** A building site with primary access to a street by means of an accessway which is not less than 20 feet in length and not more than 20 feet in width. Panhandle or flag lots are not permitted in any area below 15% slope.
- e. **Lot, Interior:** A lot or parcel abutting only one street.
- f. **Lot Key:** An interior lot adjoining the rear lot line of a reversed corner lot.
- g. **Lot Line, Front:** A line separating an interior lot from a street or highway, or a line separating the narrow street frontage of a corner lot from the street or highway.
- h. **Lot Line, Rear:** A lot line which is opposite and most distant from the front lot line. For a triangular or gore-shaped lot, the rear lot line shall mean a line ten feet in length within the lot which is parallel to the front lot line, or parallel to the chord of a curved front lot line, and at the maximum distance from the front lot line.
- i. **Lot Line, Side:** Any lot boundary line which is not a front lot line or a rear lot line.
- j. **Lot, Reversed Corner:** A corner lot, the rear of which abuts the side of another lot.
- k. **Lot Width:** The horizontal distance between the side lot lines measured at right angles to the lot depth line at a distance midway between the front and rear lot lines.

DEFINITIONS (M)

Main Building(s): The building(s) containing the main or principal use(s) of the premises, or occupied for the purpose of operating or administering the main or principal use(s).

Master Plan of Arterial Highways: A component of the Circulation Element of the City of Palmdale General Plan designating adopted and proposed routes for all commuter, secondary, primary, and major highways and transportation corridors within the sphere of influence of the City of Palmdale.



Medical Clinic: An organization of doctors and other medical professionals which provides physical, mental health services or surgical care of the sick or injured, but which shall not include in-patient or overnight accommodations. Medical clinic includes health center, health clinic and doctors' offices.

Microwave Repeater Stations: A building housing equipment necessary for the receiving, amplifying or transmitting of microwave signals, including necessary antenna systems, along a communications route or system which employs microwave frequencies assigned by the Federal Communications Commission.

Mobile Home: A vehicle other than a motor vehicle designed and equipped for permanent human habitation and capable of being drawn by a motor vehicle, and which shall include a trailer coach.

Mobile Home Park: Any area or tract of land where one or more mobile home sites are rented, leased or sold, or held out for rent, lease or sale to accommodate mobile homes or trailer coaches and includes mobile home accommodation structures.

Mobile Home Subdivision: A subdivision limited exclusively to mobile homes and accessory buildings and structures.

Model Home: A dwelling unit temporarily used for display purposes as an example of dwelling units for sale or rent in a particular residential development. Such model home shall have off-street parking for customer use.

Multiplefamily Residential: Refers to any residential zoning district or residential development wherein the number of permitted dwelling units on one building site is two or more. Multiplefamily residential includes duplexes, multiplefamily dwellings, apartments, community and cooperative projects, and may include residential planned developments.

DEFINITIONS (N)

Net Buildable Area: Net buildable area is the gross area of a site measured in acres or square feet, less public and private street and highway rights-of-way, easements which limit the surface use of the property, slopes required to level the site, fault restricted areas, and floodway restricted areas.

Net Density: See Density, page C-6.

Net Usable Area: Net useable acres is the gross area of a site measured in acres or square feet, less public and private street and highway rights-of-way, easements which limit the surface use of the property, and slopes required to level the site.

Noncommercial: An enterprise or activity which is not normally conducted for profit or gain.

Nonconforming Structure or Use: A lawfully established building, structure or use that does not conform to the development standards of this Specific Plan or the City of Palmdale Zoning Ordinance.

N.W.Q.A: National Water Quality Association.

Nursing Home: See Convalescent Home.

DEFINITIONS (O)

Outdoor Advertising - Structure and Sign: A sign placed for the purpose of advertising products or services that are not produced, stored or sold on the property upon which the sign is located. Such signs are prohibited.

DEFINITIONS (P)

Parking Area, Private: An improved area, other than a street, designed or used primarily for the parking of private vehicles and is not open to general public use.

Parking Area, Public: An improved area, other than a private parking area or street, used for the parking of vehicles and is available for general public use, either free or for remuneration.

Parking Area, Restricted: An area used for the parking of vehicles on a semi-permanent basis and is not available to the general public for hourly or day-to-day parking.

Parkway: A landscaped area adjacent to a street, located between the back of a curb or gutter and property line.

Patio Cover: Any roof-like structure detached or attached to another structure and/or an extension of a roofline, constructed for the purpose of decoration or protection from the elements in connection with outdoor living.

Planning Area: A numbered area outlined on the Development Plan and described in the Statistical Land Use Summary.



Planning Director: The Director of Planning of the City of Palmdale.

Preliminary Landscaping Plan: A plan as required by the City of Palmdale landscape architect indicating the approximate location, size, type of plant materials and ground cover to be located in the yards and other open areas of the development.

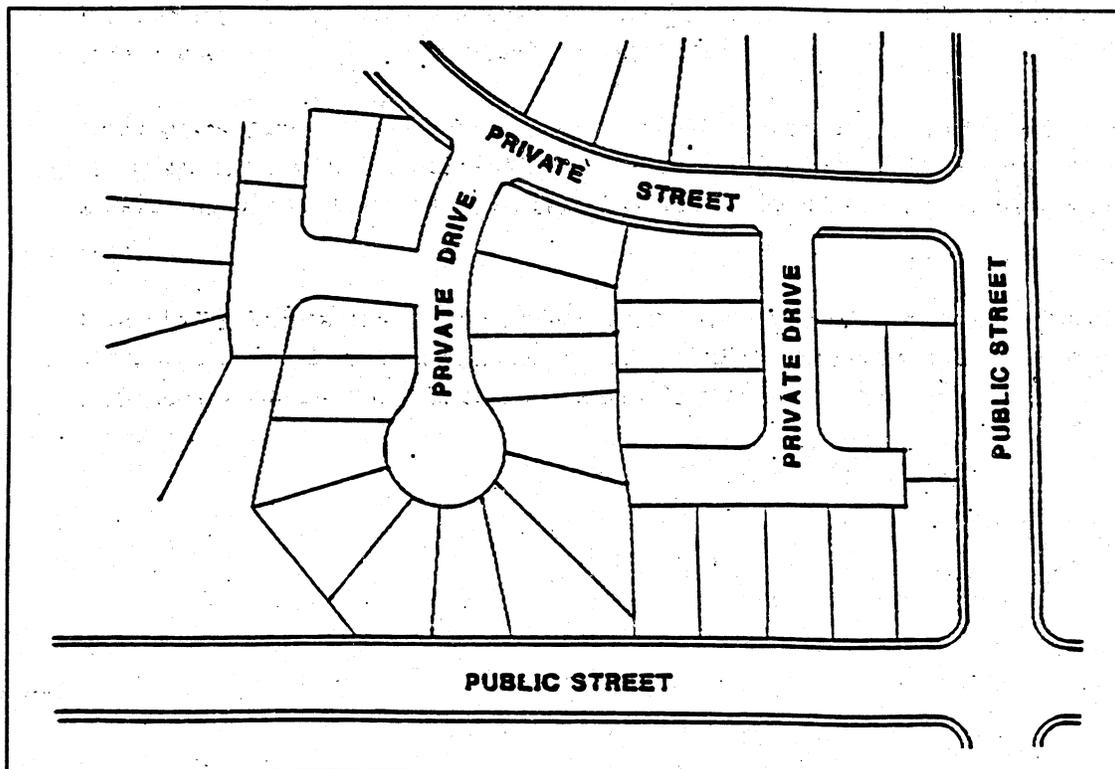
Premises: A lot or a building site, or a specified portion of a lot or building site, that contains the structures and the open spaces needed for the location, maintenance and operation of the use of the property.

Principal Building: One or more buildings which are the principal use(s) of the site upon which it is situated.

Private: Belonging to, or restricted for the use or enjoyment of, particular persons.

Private Drive: A vehicular travelway connecting to a private street, including a private alley, parking court and motor court, which is owned and maintained by the owners of the abutting properties for the exclusive use of the owners and their invited guests and which provides no direct access to a public street. (See exhibit below.)

Private Street: A vehicular travelway, not a driveway or alley, which is owned and maintained by the owners of the abutting properties, for the exclusive use of the owners and their invited guests and which provides direct access to a public street. (See exhibit below.)



Professional Office: A place of business for any of the following: accountants; architects; attorneys; bookkeeping services; brokers (stocks and bonds, real estate); building designers; doctors; dentists; optometrists; oculists; chiropractors; chiropodists, others licensed by the State of California to practice the healing arts, drafting services; financial institutions (including banks, savings and loan associations, credit unions and credit-reporting agencies); engineers; surveyors and planners; insurance agencies and brokers; interior decorators and designers (no retail sales allowed on premises); laboratories (medical and dental); landscape architects; pharmacies (sale of drugs and medicines by prescription only); notaries public; public stenographers, typing and secretarial services; other similar or related type businesses may be considered a professional office use.

Project: A land development readily recognizable as a unit (e.g., a condominium, apartment, shopping center, golf course, or similar projects).

Public: Belonging to and open to, and enjoyed, controlled, used and maintained by and for, the public generally.

Public Road or Street: A road, street or thoroughfare publicly maintained for the purpose of public vehicular travel.

Public Utility: A business organization, such as a public service corporation, performing some public service and subject to special governmental standards--usually a protected monopoly.

Public Utility Booster Station: A structure and the equipment needed for boosting current or pressure along public utility service or supply lines.

Public Utility Service Center: Any building or premises used for the administration of public utility repair, maintenance and installation crews, including parking for vehicles, not to exceed one and one-half tons (rated capacity), but not including warehouses or storage yards.

Public Utility Service Yard: Any buildings, lot or premises used for a office, warehouse, storage yard or maintenance of a public utility including microwave repeater or receiving stations when incorporated as part of the service yard use.



DEFINITIONS (Q)

Quarry: Any place on a lot or parcel of land where dirt, soil, sand, gravel, rock, clay, decomposed granite, or other similar material is removed by excavation or otherwise. Quarry shall include mining operations for the removal of ores, precious stones, or other solid materials but shall not include:

- a. The excavation and removal of materials from a lot or parcel of land preparatory to construction of a building for which a building permit has been issued and remains in full force and effect, provided that such excavation is confined to that necessary for such building construction but in no event shall more than 5,000 cubic yards of soil or other excavated materials be removed from the premises.
- b. Excavation, on a lot, parcel of land or subdivision, necessary to grading, building construction or operation on the premises, where a building permit is not in full force and effect, provided that such grading is necessary to prepare a site for a lawful use permitted thereon but in no event shall more than 500 cubic yards of soil or other excavated materials be removed from such premises.

DEFINITIONS (R)

Recreational Vehicle: A motor home, travel trailer, boat, truck or van camper, or camping trailer, with or without motor power, designed for temporary human habitation for recreational or emergency purposes, having less than 220 square feet of living area excluding cabinets, closets, wardrobes, kitchen fixtures, and bath or toilet room.

Recreational Vehicle Park: Any area or property where two or more spaces are designed for the temporary parking and use of recreational vehicles. Said spaces are rented or held out for rent to users of recreational vehicles.

Residential Care Facility for the Elderly: Shall mean any family residence, noninstitutional in character, providing 24-hour care for not more than 6 aged persons 65 years of age or older, as defined and licensed by or under the regulations of the Department of Social Welfare of the State of California.

Residential Planned Development (RPD) Subdivision: A residential project consisting of a combination of residential lots and privately owned common recreation and open space areas arranged in accordance with a unified comprehensive site plan with an identifiable

theme or concept and with adequate provisions for permanent maintenance of the common ownership facilities.

Retail: The selling of goods, wares or merchandise directly to the ultimate consumer.

Riding and Hiking Trails: Any trail or right-of-way designed for and used by equestrians, pedestrians and cyclists (non-motorized bicycles).

Right-of-way: An area or strip of land, either public or private, on which an irrevocable right of passage has been recorded for the use of vehicles or pedestrians or both.

DEFINITIONS (S)

Scenic Highway: Any highway designated as a Scenic Highway as shown on the Circulation Element of the City or County General Plan.

Screening: A method of visually shielding or obscuring all or a portion of a structure or portion thereof or use from an abutting or nearby use or area from the general public by placement of a wall, hedge, berm or similar structure, architectural or landscape feature or combination thereof.

Service Commercial: A commercial use which charges for a service, rather than a commodity, and which is carried on primarily for financial gain or profit.

Setback Area: The area between the building line and the property line. When abutting a street or easement, the area from the ultimate right-of-way or easement line to the nearest foundation point of the building.

Setback Distance: The distance between the building line and the property line or, when abutting a street, the distance from the building to the ultimate right-of-way line.

Senior Housing: A residential development in which each dwelling unit is occupied by a household in which at least one household member is 55 years of age or older.

Shopping Center: A commercial center, or group of commercial establishments with a compatible architectural theme, which is planned, developed, and maintained as a unit, with common off-street parking provided to serve all uses on the property.

Sign: Any device used to form visual communication or attraction, including any announcement, declaration, demonstration, display, illustration, insignia or symbol used to advertise or promote the interests of any person, together with all parts, materials, frame and background.



- a. **Advertising Device:** Any balloon, flag, pennant, propeller, oscillating, rotating, pulsating or stationary light or other contrivance (except lawfully permitted signs) used to attract attention for the purpose of promoting (either directly or indirectly) the sale of products.
- b. **Advertising Display:** Any device, contrivance, statue or structure (other than a sign) used as a display, regardless of size and shape, for the purpose of attracting attention or making anything known, the origin or place of sale of which is on the property with such advertising display.
- c. **Area of a Sign:** The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning ordinance regulations and is clearly incidental to the display itself.

The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When two identical sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than forty-two (42) inches apart, the sign area shall be computed by the measurement of one of the faces.

- d. **Business Identification Sign:** A sign displaying information pertaining to goods or services offered or produced by the business located on the property, but not including advertising devices or advertising displays.
- e. **Community Event Bulletin Board:** A ground or wall sign advertising a special community event or event of community-wide interest or significance.
- f. **Community Facility Identification Sign:** A ground or wall sign containing only the name of the facility and (if desired) its identifying symbol.
- g. **Community Identification Sign:** A monument or wall sign within the boundaries of a development or subdivision containing only the name and (if

- desired) identifying symbol of the community, residential development or subdivision.
- h. **Construction Sign:** A temporary sign placed on real property upon which construction is taking place, stating the names of those individuals or firms directly connected with the construction or development project, their addresses and their telephone numbers.
 - i. **Directional Sign:** A sign established to direct motorists or pedestrians to communities, neighborhoods or facilities within the Ritter Ranch Specific Plan.
 - j. **Freestanding Sign:** An independent sign permanently affixed in or upon the ground, and which is neither attached to nor a part of the building.
 - 1. **Ground Sign:** A sign mounted on a fence, or a freestanding wall, or a solid base as distinguished from support by a pole or poles.
 - 2. **Pole Sign:** A sign directly supported by a pole or poles with air space between the grade level and the sign face. Pole signs are expressly prohibited.
 - k. **Height of a Sign:** The greatest vertical distance measured from the ground level directly beneath the sign to the top of the sign.
 - l. **Identification Sign:** A sign limited to the identifying name, symbol or insignia, or any combination thereof, of a building, use or person occupying the premises on which the sign is located.
 - m. **Illuminated Sign:** A sign which has characters, letters, figures, designs or outline illuminated by electric lights or luminous tubes as a part of the sign proper.
 - n. **Lighted Sign:** A sign that is illuminated by an artificial light source that is not an integral part of the sign itself but which causes light rays to shine on the surface of the sign.
 - o. **Nameplate:** A sign not exceeding one foot by three feet that identifies only the name of the occupant and his occupation or specialty.
 - p. **Outdoor Advertising Structure or Sign:** A sign placed for the purpose of advertising products or services that are not produced, stored or sold on the



property upon which the sign is located. This is an expressly prohibited sign within the Ritter Ranch Development.

- q. **Price Sign:** A sign limited to the name or identification of times or products for sale on the premises, and the price of said items or products.
- r. **Projecting Sign:** A sign other than a wall sign suspended from or supported by a building or structure and projecting therefrom.
- s. **Real Estate Sign:** A temporary sign advertising the sale, lease or rent of the property upon which it is located, and the identification of the person or firm handling such sale, lease or rent.
- t. **Roof Sign:** A sign erected wholly upon or above the roof of a building structure which is expressly prohibited within the Ritter Ranch development.
- u. **Sign Face:** The surface, or that portion of a sign that is visible from a single point as a flat surface or a plane and considered as such, together with the frame and the background.
- v. **Wall Sign:** A sign attached to 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 supporting exterior wall.

Single Family Attached: Refers to residential Development Standards Designation areas wherein one family dwelling units are developed as either detached units or duplexes or a combination thereof. Dwelling units shall be developed on individual lots.

Single Family Detached: Refers to any residential Development Standards Designation areas wherein each dwelling unit is situated on a residential lot of record and no lot contains more than one dwelling unit.

Site Coverage: See Building Site Coverage.

Site Plan: A plan showing the details of building locations, structures, vehicular parking, access, landscaping and architectural design for a non-residential or residential project.

Slope: The relationship between the change in elevation (rise) of land and the horizontal distance (run) over which a change in elevation occurs. The percent of any given slope is determined by dividing the rise by the run on the slope of the land multiplied by 100 and expressed as a percentage.

Special City Maintenance District: A maintenance district established for Ritter Ranch and administered by the City of Palmdale.

Staff (Site or Use) Review: The review process wherein staff shall review proposed plans prior to construction or commencement of said use.

Story: That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. A cellar or basement does not constitute a story.

Street: That portion of a public or private vehicular right-of-way other than an alley or driveway.

Structure: Anything constructed or erected requiring a fixed location on the ground or attached to something having a fixed location on the ground except business signs and other fences around unenclosed outdoor facilities and other minor improvements.

Swimming Pool: An artificial body of water having a depth in excess of 18 inches, designed, constructed and used for swimming, dipping or immersion purposes by men, women or children.

DEFINITIONS (T)

Temporary Use Permit: A temporary special use requiring City of Palmdale administrative approval.

Tot Lot: An improved and equipped play area with a minimum of 2,500 square feet which is intended for children up to seven years of age. Tot lots may include such facilities as play apparatus, paved areas for wheeled toys, benches, sand areas, or small wading pools in combination with turf areas.

Townhouse: Refers to an attached or detached dwelling unit product type located on an individual lot or within a condominium development but which is not stacked one dwelling above or below another.

Travel Trailer: A vehicle designed for human habitation, for carrying persons and property on its own structure and used for travel or recreational purposes.

Travel Trailer Park: Any area or property where spaces are rented or held out for rent, for one or more travel trailers for a period of 30 days or less.



DEFINITIONS (U)

Ultimate Right-of-way: The right-of-way shown as ultimate on an adopted precise plan of highway alignment, the Ritter Ranch Specific Plan Circulation Plan, or the street rights-of-way shown within the boundary of a recorded Tract Map, a recorded Parcel Map or a recorded Development Plan. The latest adopted or recorded document in the above case shall take precedence. If none exist, it shall be considered the right-of-way required by the highway classification as shown on the Master Plan of Arterial Highways for the City of Palmdale.

Usable Open Space: That area intended for common use by occupants of a development, either commonly or privately owned and maintained, normally including tot lots, swimming pools, basketball courts, tennis courts, picnic facilities, open landscaped areas, greenbelts with pedestrian walkways, equestrian and bicycle trails and other similar uses.

Usable Site Area: The net area of a site, excluding those portions which have been developed or which are precluded from building by a natural feature, fault setback, floodplain or major easement which prohibits use.

Usable (Yard) Area: The area of a residential lot which is less than 5:1 in slope and which can be utilized for outdoor uses or recreation.

Use, Accessory: A use accessory to any permitted primary use, and customarily a part thereof, which is clearly incidental and secondary to the primary use and does not change the character of the primary use.

Use, Principle: The purpose for which land or a building is or may be occupied, arranged, maintained, designed or intended.

DEFINITIONS (V)

Vehicular Accessway Easement: A private, nonexclusive vehicular easement affording access to abutting properties.

Variance: A departure from the strict application of the Ritter Ranch Development Standards or applicable City of Palmdale Zoning Ordinance.

DEFINITIONS (W)

Water Course: The normal channel or limits of an intermittent or perennial stream.

Water Filtration System: Is a filtrating system set up at the point of delivery used to filtrate out 90-95% of the waters impurities such as rust, minerals, etc., and meet N.W.Q.A.'s standards. Various systems used for this include filtered type systems, and reverse-osmosis systems.

Water Reclamation Facility: A facility for the treatment of sewage and other wastewaters for beneficial uses operated by a local agency.

Wing Wall: An architectural feature in excess of six feet in height which is a continuation of a building wall projecting beyond the exterior walls of the building.

DEFINITIONS (X)

None.

DEFINITIONS (Y)

Yard: An area within a lot adjoining a lot line and measured parallel and perpendicular to the lot line for a specified distance, which is open and unobstructed except for activities and facilities allowed therein by this Specific Plan.

- a. **Yard, Corner:** Where a side yard is bounded by a street or highway (i.e., corner lot), the width of such required side yard shall be a specified horizontal distance between the side lot line on the street or highway side, where said side lot line is coterminous with the street line of a fully widened street or highway, or the ultimate street line of a partially widened street or highway, and a line parallel thereto on the lot or parcel of land.
- b. **Yard, Front:** A yard extending across the full width of the front of a lot or parcel of land. The depth of a required front yard shall be a specified horizontal distance between the front lot line, where the front lot line is coterminous with the street line of a fully widened street or highway, or the ultimate street line of a partially widened street or highway, and a line parallel thereto on the lot or parcel of land.
- c. **Yard, Rear:** A yard extending across the full width of the rear of a lot or parcel of land. The depth of a required rear yard shall be a specified



horizontal distance between the rear lot line and a line parallel thereto on the lot or parcel of land.

- d. **Yard, Side:** A yard extending from the required front yard, or the front lot line where no front yard is required, to the required rear yard or to the rear lot line where no rear yard is required. The width of a required side yard shall be a specified horizontal distance between each side lot line and a line parallel thereto on the lot or parcel of land.

DEFINITIONS (Z)

Zone: A specifically delineated area within which certain regulations and requirements uniformly.

ARTICLE 15 DEFINITIONS

For the purpose of carrying out the intent of this Ordinance, the words, phrases and terms included herein shall be deemed to have the meaning ascribed to them in this Article.

Section 15.01 (A)

Abut or Abutting shall mean the same as adjoining and contiguous.

Access shall mean the place, or way by which pedestrians and vehicles shall have safe, adequate and usable ingress and egress to a property or use as required by this Ordinance.

Accessory Use shall mean a use customarily incidental to, related and clearly subordinate to a principal use established on the same lot or parcel of land, which accessory use does not alter said principal use or adversely affect other properties in the area.

Adjacent shall mean two (2) or more lots or parcels of land separated only by an alley, street, highway or recorded easement, or two (2) or more objects that lie near or close to each other.

Adjoining shall mean two (2) or more lots or parcels of land sharing a common boundary line, or two (2) or more objects in contact with each other. Abut or Abutting and contiguous shall mean the same as adjoining.

Aircraft shall mean any device used, or designed for flight in the air and capable of conveying persons or goods.

Airport shall mean any area of land or water which is used or intended to be used for the landing and taking off of aircraft and any appurtenant areas used or intended to be used for airport buildings or other airport facilities or rights-of-way, together with all airport buildings and facilities located thereon. Airport includes heliport and helistop.

Alley shall mean any public or private right-of-way, other than a street or highway, used primarily as a means of vehicular access to the side or rear of properties abutting a street or highway. Where said alley is the only means of access to abutting property, it may be considered a street for purposes of determining setbacks or other requirements of this Ordinance.



Amendment shall mean a change in the wording, context or substance of this Ordinance, or a change in the zoning maps, which are part of this Ordinance when adopted by ordinance by the City Council in the manner prescribed by law.

Apartment House shall mean a building, or a portion of a building, designed or used for occupancy by four (4) or more families, living independently of each other and containing four (4) or more dwelling units.

Area as used in this Ordinance shall mean net area unless otherwise specified.

Area, Net shall mean that area of a lot or parcel of land exclusive of:

1. Public alleys, highways or streets, or
2. Proposed public facilities such as alleys, highways, streets or other necessary public sites when included within a proposed development project, or
3. Other public or private easements where the owner of the servient tenement does not have the right to use the entire surface of the land.
4. Except as otherwise provided in Article 81 (Lot Area).

Assessor shall mean the Assessor of the County of Los Angeles.

Automobile Dismantling Yard shall mean any premises used for the dismantling or wrecking of vehicles required to be registered under the Vehicle Code of the State of California, including the buying, selling or dealing in such vehicles or the integral parts or component materials thereof, and the storage, sale or dumping of dismantled, partially dismantled or wrecked inoperative vehicles. Automobile dismantling shall not include the incidental storage of inoperative or disabled vehicles in connection with the legal operation of an automobile repair garage, automobile body and fender repair shop or automobile impound yard.

Automobile Impound Yard shall mean facilities designated or maintained by a governmental agency for the temporary storage of vehicles legally removed or impounded by a peace officer from public or private property as prescribed by law.

Section 15.02 (B)

Bachelor Apartment shall mean the same as efficiency apartment.

Basement shall mean that portion of a building between floor and ceiling, which is partly below and partly above grade, but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling.

Borrow Pit shall mean the same as quarry.

Building shall mean any structure having a roof supported by columns or by walls and intended for shelter, housing or enclosure of persons, animals, chattel or property of any kind.

Building, Accessory, shall mean a detached subordinate building, the use of which is customarily incidental to that of the main building or to the principal use of the land and which is located on the same lot or parcel of land with the main building or principal use of the land.

Building Height shall mean the vertical distance from the grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the average height of the highest gable of a pitch or hip roof.

Building Line Setback shall mean the total combined horizontal distance from centerline comprised of a required front or corner side yard plus the distance required for a fully widened street or highway as specified in this Ordinance.

Building, Main, shall mean a building in which is conducted a principal use of the lot or parcel of land upon which it is situated. In a residential or agricultural zone any dwelling shall be deemed to be a main building upon the lot or parcel of land on which it is situated.

Section 15.03 (C)

Camp, Youth, shall mean any place with program established for the primary purpose of providing an outdoor group living experience for children under twenty-one (21) years of age with social, spiritual, educational, or recreational objectives.

Camper shall mean a structure designed to be mounted upon a motor vehicle and to provide facilities for human habitation or camping purposes.

Carport shall mean a permanently roofed structure with not more than two (2) enclosed sides, used or intended to be used for automobile shelter.

Cellar shall mean that portion of a building between floor and ceiling which is wholly or partly below grade and so located that the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling.



Cemetery shall mean land used or intended to be used for the burial or interment of the dead and dedicated for cemetery purposes. Cemetery includes columbaria, crematories and mausoleums, and may include mortuaries and chapels when operated in conjunction with and within the boundary of such cemetery.

Center Line shall mean a line established by the County (City) Engineer and designated as "Center Line", "proposed Center Line", "Adopted Center Line", or "Construction Center Line" on a series of maps entitled "County Surveyor Maps" or "County Surveyor Filed Maps" on file in the office of the County Engineer. For the purpose of this Ordinance, where two (2) or more such designations are shown on any map in said series of maps for such line, the line labeled "Proposed Center Line" is deemed to be the official center line.

Child Day Care Facility means a facility which provides nonmedical care to children under 18 years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individuals on less than a 24-hour basis.
(Ord. 638, Section 1., 12/11/86)

City means the city of Palmdale, California, or the area within the territorial limits of the City of Palmdale, California, and such territory outside of the City of Palmdale, California, over which the City of Palmdale, California, has jurisdiction or control by virtue of any constitutional or statutory provision. (Ord. 471, Section 1., 7/8/82)

Club, Country, shall mean a private club organized and operated for social purposes and possessing outdoor recreational facilities, such as golf courses, tennis courts or polo grounds.

Club, Private, shall mean a building or premises used by an association of persons, whether incorporated or unincorporated, organized for some common purpose, but not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise.

Code shall mean a code of the City of Palmdale.

Commission shall mean the Planning Commission of the City of Palmdale.

Communication Equipment Building shall mean a building housing operating mechanical or electronic switching equipment of a telephone or similar public utility communication system and personnel necessary for operation of such equipment.

Contiguous shall mean the same as adjoining and abut or abutting.

Convalescent Home shall mean the same as hospital.

Council means the City Council of the City of Palmdale, California. "All its members" or "all councilmen" means the total number of councilmen holding office.
(Ord. 471, Section 1., 7/8/82)

County means the County of Los Angeles.
(Ord. 471, Section 1., 7/8/82)

Court shall mean an open, unoccupied space, bounded on two (2) or more sides by the walls of a building. An inner court is a court entirely enclosed within the exterior walls of a building. All other courts are outer courts.

Section 15.04 (D)

Dairy shall mean any premises where three (3) or more cows or goats, or any combination thereof equaling three (3) or more animals, are kept or maintained for the purpose of producing milk.

Day Care for Children, Family Home, shall mean any family residence, noninstitutional in character, providing non-resident day care only for not more than six (6) children under sixteen (16) years of age, as defined and licensed by or under the regulations of the Department of Social Welfare of the State of California.

Day Care for Children, Special Home, shall mean any facility, noninstitutional in character, providing non-resident day care only for seven (7) to ten (10) children under sixteen (16) years of age, as defined and licensed by or under the regulations of the Department of Social Welfare of the State of California.

Day Nursery, Children, shall mean any facility, institutional in character, or providing non-resident day care and supervision for more than ten (10) children under sixteen (16) years of age, as defined and licensed by the Department of Social Welfare of the State of California. Day nursery, children, includes all types of group day care programs including, but not limited to, day nurseries, nursery schools for children under the minimum age for admission to public schools, parent-cooperative nursery schools, play groups for preschool children and programs giving after school care to school age children.



Detached Living Quarters shall mean the same as guest house.

Director shall mean the Director of Planning of the City of Palmdale.

Domestic Animal shall mean an animal which is commonly maintained in residence with man.

Duplex shall mean the same as dwelling, two family.

Dwelling, Multiple, shall mean a building or portion thereof, designed for occupancy by two (2) or more families, living independently of each other and containing two (2) or more dwelling units.

Dwelling, One-Family, shall mean a detached building designed or used exclusively for occupancy by one (1) family and containing one (1) dwelling unit.

Dwelling, Two-Family, shall mean a building designed or used exclusively for occupancy by two (2) families and containing two (2) dwelling units.

Dwelling, Three-Family, shall mean a building designed or used exclusively for occupancy by three (3) families and containing three (3) dwelling units.

Dwelling Unit shall mean one (1) or more rooms in a building or portion thereof, designed, intended to be used or used for occupancy by one (1) family for living and sleeping quarters, and containing only one (1) kitchen.

Section 15.05 (E)

Efficiency Apartment shall mean a dwelling unit that combines kitchen, living and sleeping facilities into one (1) room in an apartment house or multiple dwelling.

Electric Distribution Substation shall mean an assembly of equipment which is part of a system for the distribution of electric power where electric energy is received at a sub-transmission voltage and transformed to a lower voltage for distribution for general consumer use.

Electric Transmission Substation shall mean an assembly of equipment which is part of a system for the transmission of electric power where electric energy is received at very high voltage from its source of generation by means of a network of high voltage lines and where, by means of transformers, said high voltage is transformed to a lower sub-transmission voltage

for purposes of supplying electric power to large individual consumers interchange connections with other power producing agencies or electric distribution substations for transformation to still lower voltages for distribution to smaller individual users.

Explosives shall mean any explosive substance, having a power equal to or greater than that of ordinary black powder, including but not limited to blasting caps, detonating, fulminating or electric caps, gunpowder and dynamite, but shall not include fixed ammunition for small arms.

Section 15.06 (F)

Family shall mean a person or persons, related by blood, marriage or adoption, living together as a single housekeeping unit in a dwelling unit. Family shall also include a group of not more than five (5) persons, including roomers but not servants, unrelated by blood, marriage or adoption, when living together as a single housekeeping unit in a dwelling unit.

Floor Area shall mean the total horizontal area of all the floors of a building measured from the exterior surface of the outside walls including all floors below ground level but exclusive of vent shafts and courts.

Floor Area Ratio shall mean the numerical value obtained through dividing the floor area of a building or buildings, excluding below grade floor area, by the total area of the lot or parcel of land on which such building or buildings are located.

Freeway shall mean a highway in respect to which the owners of adjoining lands have no right or easement of access to or from their adjoining lands, or in respect to which such owners have only limited or restricted right or easement of access and which is declared to be such in compliance with the Streets and Highways Code of the State of California, including principal roadways, interchange roadways connecting one freeway with another, and ingress and egress ramps connecting the freeway with other streets or highways, but not including frontage roadways.

Section 15.07 (G)

Garage, Private shall mean any building with not less than three (3) enclosed sides, which is used or intended to be used for automobile shelter or storage.



Grade, Adjacent Ground Elevation shall mean the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and a point five (5) feet distant from said wall, or the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and the property line if it is less than five (5) feet distant from said wall. In case walls are parallel to and within five (5) feet of a public sidewalk, alley or other public way, the grade shall be the elevation of the sidewalk, alley, or public way.

Gradient shall mean the rate of vertical change of a ground surface expressed as a percentage figure and determined by dividing the vertical distance by the horizontal distance.

Guest House shall mean living quarters located within an accessory building located on the same premises with a main building and occupied solely by members of the family, temporary guests or persons regularly employed on the premises. Such quarters shall have no kitchen and shall not be rented or otherwise used as a separate dwelling unit.

Guest Ranch shall mean any property operated as a ranch which offers guest rooms for rent or hire and which has outdoor recreational facilities such as horseback riding, swimming, or hiking.

Guest Room (See Room, Guest)

Section 15.08 (H)

Height (See Building Height)

Heliport shall mean any helicopter landing area used, designed or intended to be used for the receiving or discharging of passengers and cargo and shall include any appurtenant facilities for passengers, cargo, or for the servicing, repair, shelter or storage of helicopters.

Helistop shall mean any helicopter landing area used, designed or intended to be used for the receiving or discharging of passengers and cargo but shall not include other appurtenant facilities permitted at a heliport other than a shelter for passengers.

Highway shall include a parkway, major or secondary highway or freeway.

Highway, Major, shall mean a major highway shown as such on the Highway Plan of the Circulation Element of the General Plan of the City of Palmdale.

Highway, Parkway. (See Parkway)

Highway, Secondary, shall mean a secondary highway shown as such on the Highway Plan of the Circulation Element of the General Plan of the City of Palmdale.

Hog Ranch shall mean any premises where three (3) or more weaned hogs are kept or maintained.

Home Occupation shall mean an occupation or business carried out for gain within a dwelling unit in a residential or agricultural zone, which is incidental and secondary to the use of the dwelling unit for residential purposes and which does not change the character of the residential use.

Home for Aged Persons, Foster Family, shall mean any family residence, noninstitutional in character, providing twenty-four (24) hour care for not more than four (4) aged persons sixty-five (65) years of age or older, as defined and licensed by or under the regulations of the Department of Social Welfare of the State of California.

Home for Aged Persons, Small Group Care, shall mean any facility noninstitutional in character, providing twenty-four (24) hour care for between five (5) and fifteen (15) aged persons sixty-five (65) years of age or older, as defined and licensed by or under the regulations of the Department of Social Welfare of the State of California.

Home for Children, Foster Family, shall mean any family residence, noninstitutional in character, providing twenty-four (24) hour care for not more than six (6) children under sixteen (16) years of age, as defined and licensed by or under the regulations of the Department of Social Welfare of the State of California.

Home for Children, Special Boarding, shall mean any facility, noninstitutional in character, providing twenty-four (24) hour care for between seven (7) and fifteen (15) children under sixteen (16) years of age, as defined and licensed by or under the regulations of the Department of Social Welfare of the State of California.

Hospital shall mean any institution, place, building or agency licensed by the Departments of Public Health or Mental Hygiene of the State of California, which maintains and operates organized facilities for the diagnosis, care, and treatment of human illness, including convalescence and including care during and after pregnancy. Hospital includes sanitarium, sanatorium, convalescent home, nursing home and maternity home.



Hospital, Small Animal, shall mean any facility providing medical or surgical treatment, clipping, bathing, and other services, including incidental boarding, to dogs, cats and other small animals.

Hotel shall mean any building or portion of any building with access provided through a common entrance, lobby or hallway to six (6) or more guest rooms, having no cooking facilities, and which rooms are designed, intended to be used or are used, rented or hired out as temporary or over night accommodations for guests.

House Car shall mean a motor vehicle originally designed, or permanently altered, and equipped for human habitation, or to which a camper has been attached and which is not used to transport property on its own structure other than property used for human habitation or camping purposes. House car includes a camp car.

Household Pet shall mean any domesticated animal commonly maintained in residence with man. (Ord. 801, Section 1, 3/9/89)

Section 15.09 (I)

Institution for Aged Persons, Private, shall mean any facility institutional in character or providing twenty-four (24) hour care for sixteen (16) or more aged persons sixty-five (65) years of age or older, as defined and licensed by the Department of Social Welfare of the State of California.

Institution for Children, Private, shall mean any facility, institutional in character or providing twenty-four (24) hour care for sixteen (16) or more children under sixteen (16) years of age, as defined and licensed by the Department of Social Welfare of the State of California.

Section 15.10 (J)

Junk and Salvage Yard shall mean any premises used for the keeping or storage of junk, including but not limited to, iron and scrap metals, paper, rags, glass, wood and similar materials and shall include the dismantling of machinery or the storage or keeping for sale of parts and equipment resulting from dismantling or wrecking operations on said property or elsewhere. Junk and Salvage yard shall also include the baling of cardboard, cardboard boxes, paper and paper cartons.

Section 15.11 (K)

Kitchen shall mean any space within a building designed, intended to be used or used for the cooking or the preparation of food.

Section 15.12 (L)

Land Reclamation Project shall mean a project established to restore otherwise unsuitable land to useful purposes through the use of fill materials such as rubbish, waste, soil and other unwanted materials. Land reclamation project shall include a dump or waste disposal facility.

Landscaping shall mean the planting and maintenance of some combination of trees, shrubs, vines, ground covers, flowers or lawns. In addition, the combination or design may include natural features such as rock and stone; and structural features, including but not limited to fountains, reflecting pools, art works, screens, walls, fences and benches.

Law denotes applicable federal law, the Constitution and statutes of the State of California, the ordinances of the City of Palmdale, and when appropriate, any and all rules and regulations which may be promulgated thereunder.
(Ord. 471, Section 1.D., 7/8/82)

Lot shall mean:

- a. A parcel of real property which is shown as a lot in a subdivision or other lawful division of land recorded as a final map with a number or other designation, on a plat recorded in the office of the County Recorder of Los Angeles County, or
- b. A parcel of land, the dimensions or boundaries of which were defined by a record of survey recorded pursuant to the provisions of the Subdivision Map Act of the State of California, in the office of the County Recorder of Los Angeles County, or
- c. A parcel of land registered under the Land Title Law (Torrens Title), and held under separate ownership from adjacent property on the effective date of this Ordinance.

Lot Area shall mean the total area, measured in a horizontal plane, included within the lot lines of a lot or parcel of land.

Lot Corner, shall mean a lot or parcel of land situated at the intersection of two (2) or more streets and/or highways, which streets or highways have an angle of intersection, measured within said lot or parcel of land, of not more than one hundred thirty-five (135) degrees.



Lot Depth shall mean the horizontal distance measured between the midpoints of the front and rear lot lines.

Lot Interior, shall mean a lot or parcel of land other than a corner lot.

Lot Key, shall mean an interior lot adjoining the rear lot line of a reversed corner lot.

Lot Line Front, shall mean a line separating an interior lot from a street or highway, or a line separating the narrower street frontage of a corner lot from the street or highway.

Lot Line Rear, shall mean a lot line which is opposite and most distant from the front lot line. For a triangular or gore-shaped lot, the rear lot line shall mean a line ten (10) feet in length within the lot which is parallel to the front lot line, or parallel to the chord of a curved front lot line, and at the maximum distance from the front lot line.

Lot Line Side, shall mean any lot boundary line which is not a front lot line or a rear lot line.

Lot Reversed Corner, shall mean a corner lot, the side lot line of which is substantially a continuation of the front lot line of a lot or parcel of land which adjoins the rear lot line of said corner lot.

Lot Through, shall mean an interior lot having a frontage on two (2) streets and/or highways.

Lot Width shall mean the horizontal distance between the side lot lines measured at right angles to the lot depth line at a distance midway between the front and rear lot lines.

Section 15.13 (M)

May is permissive. (Ord. 471, Section 1.E., 7/8/82)

Medical Clinic shall mean any facility providing physical or mental health service, and medical or surgical care of the sick or injured but shall not include in-patient or overnight accommodations. Medical clinic includes health center, health clinic and doctor's offices.

Microwave Station shall mean a building housing equipment necessary for the receiving, amplifying or transmitting of microwave signals, including necessary antenna systems, along a communications route or system which employs microwave frequencies assigned by the Federal Communications Commission.

Mobile Home shall mean a vehicle other than a motor vehicle, designed or used for human habitation, and capable of being drawn by a motor vehicle, and shall include a trailer coach used for human habitation. (Ord. 211, Section 1., 10/13/72)

Mobilehome Park shall mean any lot or parcel of land where trailer sites are rented or leased, or offered for rent or lease for one (1) or more trailer coaches.

Month means a calendar month. (Ord. 471, Section 1.F., 7/8/82)

Motel shall mean one (1) or more buildings containing guest rooms or dwelling units, with one (1) or more such rooms or units having a separate entrance leading directly from the outside of the building or from an inner court. Such facilities are designed, used, or intended to be used, rented or hired out for temporary or overnight accommodations for guests, and are offered primarily to automobile tourists or transients by signs or other advertising media. Motel includes auto courts, motor lodges, tourist courts and motor hotels.

Motor Vehicle shall mean a self propelled device by which any person or property may be propelled, moved, or drawn upon a street or highway, excepting a device moved by human power or used exclusively upon stationary rails or tracks.

Must and Shall are each mandatory.
(Ord. 471, Section 1.G., 7/8/82)

Section 15.14 (N)

Nonconforming Use shall mean any use of land or property that was lawfully established and in compliance with all applicable ordinances and laws at the time this Ordinance or any amendment thereto became effective, but which, due to the application of this Ordinance or any amendment thereto, no longer complies with all of the applicable regulations and standards of the zone in which the use is located.

Nonconforming Structure shall mean any structure or improvement that was lawfully established and in compliance with all applicable ordinances and laws at the time this Ordinance or any amendment thereto became effective, but which, due to the application of this Ordinance or any amendment thereto, no longer complies with all of the applicable regulations and standards of the zone in which the structure or improvement is located.



Nursery School, Pre-School Children, shall mean any facility, institutional in character or providing non-resident day care and supervision for more than ten (10) children under minimum age for admission to public schools only, licensed by the Department of Social Welfare of the State of California.

Section 15.15 (O)

Oath includes an affirmation or declaration in all cases in which, by law, an affirmation may be substituted for an oath, lent to the words "affirm" and "affirmed."
(Ord. 471, Section 1.H., 7/8/82)

Ordinance shall mean an ordinance of the City of Palmdale.

Outdoor Advertising shall mean the uses of a sign or signs soliciting public support or directing public attention to the sale, lease, hire or use of any objects, products, services or functions which are not produced, sold or otherwise available on the premises where such sign is erected or maintained.

Owner applied to a building or land, includes any part owner, joint owner, tenant in common, joint tenant, tenant by the entirety, of the whole or a part of such building or land.
(Ord. 471, Section 1.I., 7/8/82)

Section 15.16 (P)

Parcel of Land shall mean a contiguous quantity of land in the possession of, or owned by, or recorded as the property of, the same claimant or person.

Parking Space shall mean a readily accessible area, not including driveways, ramps, loading or work areas, maintained exclusively for the parking of one (1) motor vehicle.

Parkway shall mean a parkway shown as such on the Highway Plan of the Circulation Element of the Master Plan of the City of Palmdale.

Person includes a natural person, joint venture, joint stock company, partnership, association, club, company, corporation, business, trust, organization, or the manager, lessee, agent, servant, officer or employee of any of them.
(Ord. 471, Section 1.J., 7/8/89)

Personal Property includes money, goods, chattels, things in action and evidences of debt.
(Ord. 471, Section 1.K., 7/8/89)

Petroleum Bulk Plant shall mean any premises used for the wholesale distribution and storage of gasoline, oil or petroleum products but shall not include the storage of liquid petroleum gas, a tank farm, or be connected to a pipe line constituting, in effect, a petroleum terminal.

Planned Development shall mean the planning, construction or implementation and operation of any use or structure, or a combination of uses and structures, on a single parcel of land based on a comprehensive and complete design or plan treating the entire complex of land, structures and uses as a single project.

Preceding and Following mean next before and next after, respectively. (Ord. 471, Section 1.L., 7/8/89)

Property includes real and personal property.
(Ord. 471, Section 1.M., 7/8/89)

Public Utility Service Center shall mean any buildings or premises used for the administration of public utility repair, maintenance and installation crews including parking for vehicles, not to exceed one and one half (1½) tons rated capacity, but not including warehouses or storage yards.

Public Utility Service Yard shall mean any buildings or premises used for the office, warehouse, storage yard, or maintenance of a public utility including microwave repeater stations when incorporated as a part of the service yard use.

Section 15.17 (Q)

Quarry shall mean any place on a lot or parcel of land where dirt, soil, sand, gravel, rock, clay, decomposed granite, or other similar material is removed by excavation or otherwise. Quarry shall include mining operations for the removal of ores, precious stones, or other solid materials but shall not include:

1. The excavation and removal of materials from a lot or parcel of land preparatory to construction of a building for which a building permit has been issued and remains in full force and effect, provided that such excavation is confined to that necessary for such building construction but in no event shall more than five thousand (5,000) cubic yards of soil or other excavated materials be removed from the premises.
2. Excavation, on a lot, parcel of land or subdivision, necessary to grading, building construction or operation on the premises, where a building permit is not in full force and effect, provided that such grading is necessary to



prepare a site for a lawful use permitted thereon but in no event shall more than five hundred (500) cubic yards of soil or other excavated materials be removed from such premises.

Section 15.18 (R)

Real Property includes lands, tenements and hereditaments.
(Ord. 471, Section 1.N., 7/8/82)

Recorder shall mean the Recorder of the County of Los Angeles.

Recreational Sports Center shall mean any establishment, building or operation which is intended for the provision of recreational sports activities including tennis, racquetball ball, health facilities, tract facilities, golf and other related sports activities. (Ord. 484, Section 1, 1/13/83)

Recreational Vehicle shall mean a camp car, motor home, travel trailer or tent trailer, with or without motive power, designed for human habitation for recreational or emergency occupancy, with a living area less than 220 square feet, excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, bath and toilet rooms, and is identified as a recreational vehicle by the manufacturer.
(Ord. 211, Section 2, 10/13/72)

Residence shall mean one (1) or more rooms designed, used or intended to be used as permanent living quarters for a family and not as temporary or over-night accommodations.

Room shall mean an unsubdivided portion of the interior of a dwelling, excluding bathrooms, kitchens, closets, hallways, and service porches.

Room Guest, shall mean one (1) room which does not contain cooking facilities and is designed, used or intended to be used as temporary sleeping accommodations for any person.

Rooming House and Boarding House shall mean a lodging house, or other building or structure maintained, advertised, or held out to the public as a place where sleeping or rooming accommodations are furnished to the whole, or any part of the public whether with or without meals. Rooming house includes fraternity and sorority houses.

Section 15.19 (S)

Sanitarium and Sanatorium shall mean the same as hospital.

Sidewalk means that portion of a street between the curbing and the adjacent property line intended for the use of pedestrians. (Ord. 471, Section 1.O., 7/8/82)

Sign, Accessory, shall mean any sign other than outdoor advertising.

Sign shall mean any method of display or part thereof, for visual communication that shall include any announcement, declaration, demonstration, display, illustration or insignia, which is used to advertise or promote the interests of any person, business, group or enterprise and shall include accessory signs and outdoor advertising.

Sloping Terrain shall mean any ground surface having a rate of incline or decline of greater than ten percent (10%) gradient.

Solid Fill shall mean any non-combustible materials, insoluble in water, such as soil, rock, sand or gravel, that can be used for grading land or filling depressions.

Solid Fill Project shall mean any operation on a parcel of land where more than one thousand (1,000) cubic yards of solid fill materials are deposited for any purpose including the grading or reclaiming of land.

State means the State of California. (Ord. 471, Section 1.P., 7/8/82)

Story shall mean that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar or unused underfloor space is more than six (6) feet above grade as defined herein for more than fifty (50) percent of the total perimeter or is more than twelve (12) feet above grade as defined herein at any point, such basement, cellar or unused underfloor space shall be considered as a story.

Story, Half, shall mean a story with at least two (2) of its opposite sides situated immediately under a sloping roof, with the floor area of said story not in excess of two-thirds (2/3) of the floor area of the floor immediately below it.

Street includes all streets, highways, avenues, lanes, alleys, courts, places, squares, curbs, or other public ways in this City which have been or may hereafter be dedicated and open to public use, or such other public property so designated in any law of this State. (Ord. 471, Section 1.Q., 7/8/89)



Structure shall mean anything constructed or erected, which requires a fixed location on the ground, or is attached to something having a fixed location on the ground.

Structure, Advertising, shall mean a structure existing, erected or maintained to serve exclusively as a stand, frame or background for the support or display of signs.

Section 15.20 (T)

Telephone Repeater Station shall mean a building used for housing amplifying equipment along aerial or underground telephone cable routes.

Tenant and Occupant applied to a building or land, include any person who occupies the whole or a part of such building or land, whether alone or with others.
(Ord. 471, Section 1.R., 7/8/82)

Trailer shall mean a vehicle designed for carrying persons or property on its own structure and capable of being drawn by a motor vehicle.

Trailer Coach shall mean any vehicle, other than a motor vehicle, designed or used for human habitation, or designed for human occupancy for industrial professional or commercial purposes, and capable of being drawn by motor vehicle.
(Ord. 211, Section 8, 10/13/72)

Trailer Park shall mean the same as mobilehome park.

Trailer Site shall mean that portion of a mobilehome park designated for use or occupancy of one (1) trailer coach, designed or used for the habitation of one (1) family, and including all appurtenant facilities thereon.

Transfer Station shall mean an area, including any necessary buildings or structures, for the temporary storage and the salvage of rubbish, garbage or industrial waste.

Travel Trailer shall mean a vehicle other than a motor vehicle, which is designated or used for human habitation and which may be moved upon a public highway without a special permit or chauffeur's license or both, without violating any provision of the Vehicle Code. (Ord. 211, Section 3, 10/13/72)

Triplex shall mean the same as dwelling, three family.

Section 15.21 (U)

Use includes construction, establishment, maintenance, alteration, moving onto, enlargement, operation or occupancy.

Section 15.22 (V)

Variance shall mean a modification of a literal provision of this Ordinance, granted by an administrative or quasi-judicial act in accordance with the provisions of this Ordinance.

Veterinary Clinic, Small Animal, shall mean any facility providing medical or surgical treatment, clipping, bathing and similar services to dogs, cats and other small animals, but excluding boarding or the keeping of animals on the premises other than those requiring emergency treatment or those recovering from anesthetic.

Video Arcade shall mean any establishment, building or premise which utilizes five (5) or more coin-operated video machines or pinball machines or any combination thereof.
(Ord. 454, Section 1, 5/18/82)

Section 15.23 (W)

Wild Animal shall mean any wild, exotic, dangerous or nondomestic animal, including but not limited to mammals, fowl, fish or reptiles.

Warehouse-Mini - Any building or structure, including paved outside areas which are divided into individual storage spaces, of whatever size, which are individually rented to persons or companies for purposes of storage of any type of personal property. (Ord. 282, Ord. 329, Section 1, 4/14/78)

Writing includes any form of message recorded in English and capable of visual comprehension.

Written includes printed, typewritten, mimeographed, multigraphed, or otherwise reproduced in permanent visible form.
(Ord. 471, Section 1.S., 7/8/82)

Section 15.24 (X) (RESERVED)

Section 15.25 (Y)

Yard shall mean an open space other than a court, on the same lot or parcel of land as the building which it serves, unoccupied and unobstructed from the ground upward, except as otherwise provided in this Ordinance.



Yard, Front, shall mean a yard extending across the full width of the lot or parcel of land. The depth of a required front yard shall be a specified horizontal distance between the front lot line, where the front lot line is coterminous with the street line of a fully widened street or highway, or the ultimate street line of a partially widened street or highway, and a line parallel thereto on the lot or parcel of land.

Yard, Rear, shall mean a yard extending across the full width of the lot or parcel of land. The depth of a required rear yard shall be a specified horizontal distance between the rear lot line and a line parallel thereto on the lot or parcel of land.

Yard, Side, shall mean a yard extending from the required front yard, or the front lot line where no front yard is required, to the required rear yard or to the rear lot line where no rear yard is required. The width of a required side yard shall be a specified horizontal distance between each side lot line and a line parallel thereto on the lot or parcel of land. Where a side yard is bounded by a street or highway, the width of such required side yard shall be a specified horizontal distance between the side lot line on the street or highway side, where said side lot line is coterminous with the street line of a fully widened street or highway, or the ultimate street line of a partially widened street or highway, and a line parallel thereto on the lot or parcel of land.

Year means a calendar year.

(Ord. 471, Section 1.T., 7/8/62)

Section 15.26 (Z) (RESERVED)

ARTICLE 102 VARIANCES AND CONDITIONAL USE PERMITS

Section 102.01 Authorization

The Commission may hear and act upon a variance or conditional use permit as provided herein and pursuant to Title 7 of the Government Code (Planning Law).

Section 102.02 Procedure for Processing of Variances and Conditional Use Permits

1. Submission of an Application

Any person desiring a variance or conditional use permit required by, or provided for, in this Ordinance, may file an application or petition therefor, with the Director. However, the Director, except in the case of a cemetery, may not accept any application requesting a variance or conditional use permit for the same use, or substantially the same use, in any case where the City Council or the Commission has taken a final action on a previous application within six (6) months prior thereto, unless the applicant can show changed conditions and the Director agrees to accept the application on the basis of said changed conditions. In the case of a cemetery, no new or further applications shall be made, or accepted, to establish or extend a cemetery upon the same premises, or any portion thereof, as described in such previous applications, until the expiration of one (1) year from and after the date of the denial.

2. Initiation of Hearings

The Commission may on its own motion, or if instructed by the City Council shall, without the filing of an application, set a date and hold a hearing for the purpose of considering the granting of a variance or conditional use permit as provided in this Ordinance.

3. Processing of Applications

Upon receipt of an application for a variance or conditional use permit, or at the request of the Commission the Director shall set a date for a hearing and shall give notice as provided in Article 108 (Notice of Public Hearing). In the case of an application for a cemetery, such hearing shall be not less than thirty (30) days nor more than sixty (60) days from the date on which the application is filed. If more than one (1) hearing is held, only the first hearing need be held within sixty (60) days from said date of application.

4. Reserved

5. Reserved

6. Hearing by Commission

From the evidence introduced at such hearing the Commission shall make findings and shall take such action as in its opinion is indicated by such evidence.



Section 102.03 Granting Ex Parte of a Conditional Use Permit
for Other Than a Cemetery

If, from the facts known to the Commission, including facts ascertained by investigation by persons holding positions on the staff of the City, the Commission finds that the use requested will comply with all requirements of Section 102.07 (Basis for Approval or Denial of a Conditional Use Permit) and Section 102.09 (Additional Basis for Approval or Denial of a Conditional Use Permit for the Manufacture or Storage of Explosives), where applicable, the Commission may grant the permit for other than a cemetery as applied for without a hearing.

Section 102.04 Granting Ex Parte Subject to Conditions
of a Conditional Use Permit for Other Than a Cemetery

If, from the facts known to the Commission, including facts ascertained by investigation by persons holding positions on the staff of the City, the Commission finds that the use requested subject to conditions, will comply with all of the requirements of Section 102.07 (Basis for Approval or Denial of a Conditional Use Permit) and Section 102.09 (Additional Basis for Approval or Denial of a Conditional Use Permit for the Manufacture or Storage of Explosives), where applicable, the Commission may grant the permit for other than a cemetery subject to conditions without a hearing.

Section 102.05 Application for a Variance or Conditional Use
Permit for Other Than a Cemetery

A person applying for a variance or conditional use permit for other than a cemetery shall submit an application containing the following information and such other information as is requested by the Director, Commission or their authorized representatives. The accuracy of all information, maps and lists submitted shall be the responsibility of the applicant. The Director may reject any application that does not supply the information requested herein.

1. Name and address of the applicant and of all persons owning any or all of the property proposed to be used.
2. Evidence that the applicant:
 - a. Is the owner of the premises involved, or
 - b. Has written permission of the owner or owners to make such application, or
 - c. Is or will be the plaintiff in an action in eminent domain to acquire the premises involved, or any portion thereof, or
 - d. In the case of a public agency, is negotiating to acquire a portion of the premises involved.

3. Location of subject property (address or vicinity).
4. Legal description of the property involved.
5. The nature of the requested use, indicating the business, occupation or purpose for which such building, structure, or improvement is to be erected, constructed, altered, enlarged, moved, occupied or used.
6. Indicate the nature, condition and development of adjacent uses, buildings and structures and the effect the proposed use may have on said uses, buildings and structures.
7. Show cause why the requested use will not jeopardize, adversely affect, endanger or otherwise constitute a menace to the public health, safety or general welfare, and will not be materially detrimental to the property of other persons located in the vicinity of the site of the proposed use.
8. On an application for a variance the applicant shall in addition offer Evidence to substantiate the basis for approval as provided in Section 102.10 (Basis for Approval or Denial of a Variance).
9. Provide a site plan indicating the area and dimensions of the proposed site for the requested use, and the location and dimensions of all structures, yards, walls, fences, parking and loading facilities, landscaping, and other development features.
10. Indicate the dimensions and state of improvement of the adjoining streets and highways providing access to the proposed site of the requested use.
11. Indicate other permits and approvals secured in compliance with the provisions of other applicable ordinances.
12. With each application the applicant shall also file:
 - a. Four (4) copies of a map, drawn to scale specified by the Director, showing the location of all property included in the request, the location of all highways, streets, alleys and the location and dimensions of all lots or parcels of land within a distance of seven hundred (700) feet from the exterior boundaries of such proposed use.
 - b. One (1) copy of said map shall indicate the uses established on every lot and parcel of land shown within said seven hundred (700) foot radius.
 - c. A notarized list of the names and addresses of all persons who are shown on the latest available assessment roll of the County of Los Angeles as owning property within a distance of five hundred (500) feet from the exterior boundaries of the area actually to be occupied by the use. One (1) copy of said map shall indicate where such ownerships are located.
 - d. If the Director finds that the proposed use will require for adequate fire protection a greater water



supply than does the existing use or any principal permitted use in the same zone without either a variance or conditional use permit, proof satisfactory to the Director that water will be available in quantities and pressures required by said City Ordinance No. _____, the Water Ordinance, or by a variance granted pursuant to said City Ordinance No. _____. The Director may accept as such proof a certificate from the person who is to supply water that he can supply water as required by said Ordinance No. _____, also stating the amount and pressure, which certificate also shall be signed by the County Forester and Fire Warden.

- e. The Director may waive the filing of one (1) or more of the above items.
13. Such other information as the Commission may require.

Section 102.06 Application for a Variance or Conditional Use Permit for a Cemetery

An applicant for a variance or conditional use permit for a cemetery, or extension of an existing cemetery, shall submit an application containing the following information and such other information as is requested by the Director, Commission or their authorized representatives. The accuracy of all information, maps and lists submitted shall be the responsibility of the applicant. The Director may reject any application that does not supply the information requested herein.

1. Information, maps and lists as provided in Section 102.05 (Application for a Variance or Conditional Use Permit for Other Than a Cemetery) except that in lieu of distances specified in said subsection 12 of Section 102.05, a distance of one and one-half (1½) miles from the exterior boundaries of the proposed cemetery shall be substituted.
2. In addition to the information above said maps shall contain:
 - a. The location and depth of all wells in said area from which domestic or irrigating water is obtained.
 - b. The location and names of all public streets or highways located within a distance of one and one-half (1½) miles from the exterior boundaries of said premises. If, however, no public streets or highways are located within said distance, then the map shall show the location, and at least one-half (½) mile of the length, of the three (3) public streets or highways having an extent of at least one-half (½) mile which are located nearest to said premises.
 - c. The elevation in feet above sea level of the highest and lowest points on said premises.

- d. The width, depth and location of all natural water courses and all artificial drains or conduits for the drainage of storm water located upon said premises or within two thousand (2,000) feet of the exterior boundary thereof in any direction.
3. The names and addresses of the officers and directors of the corporation which will be in charge of the operation of the cemetery.
4. The President and Secretary of the corporation which will be in charge of the operation of the proposed cemetery and the owner of the land to be included therein shall sign the application. Such persons shall also verify the application as provided by the Code of Civil Procedure of the State of California for the verification of pleadings in civil actions.
5. A financial statement of the applicant showing the financial ability of the applicant to establish, care for, and maintain the proposed cemetery in such a manner as to prevent the same from being a public nuisance.
6. A statement setting forth whether the said cemetery is to be established as an endowment care or non-endowment care cemetery, and if an endowment care fund is to be or has been created, the amount then on hand and the method, scheme or plan of continuing and adding to the same in full details sufficient to show that said cemetery will be maintained so as not to become a public nuisance.

Section 102.07 Basis for Approval or Denial of a Conditional Use Permit

The Commission shall consider application for a conditional use permit and may, with such conditions as are deemed necessary, approve, a conditional use which will not jeopardize, adversely affect, endanger or otherwise constitute a menace to the public health, safety or general welfare, or be materially detrimental to the property of other persons located in the vicinity of such use.

1. In making such determination, the Commission shall find that the proposed use is in general accord with the following principles and standards:
 - a. The proposed conditional use shall not be in substantial conflict with the general plan for the area.
 - b. The nature, condition and development of adjacent uses, buildings and structures shall be considered and no proposed conditional use shall be permitted where such use will adversely affect or be materially detrimental to said adjacent uses, buildings or structures.



- c. The site for a proposed conditional use shall be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Ordinance, or as required by the Commission as a condition in order to integrate said use with the uses in the neighborhood.
 - d. The site for a proposed conditional use shall be served by highways or streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use would generate.
2. Conditions imposed by the Commission for a conditional use may involve any pertinent factors affecting the establishment, operation and maintenance of the requested use, including, but not limited to:
- a. Special yards, open spaces and buffer areas
 - b. Fences and walls
 - c. Parking facilities, including vehicular ingress and egress and the surfacing of parking areas and driveways to specified standards.
 - d. Street and highway dedications and improvements including sidewalks, curbs and gutters.
 - e. Water supply and fire protection in accordance with the provisions of said City Ord. No. _____.
 - f. Landscaping and maintenance of grounds
 - g. Regulation of nuisance factors such as noise, vibrations, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electromagnetic disturbances and radiation.
 - h. Regulation of operating hours for activities affecting normal neighborhood schedules and functions.
 - i. Regulation of signs including outdoor advertising.
 - j. A specified validation period limiting the time in which development may begin.
 - k. Provisions for a bond or other surety that the proposed conditional use will be removed on or before a specified date.
 - l. A site plan indicating all details and data as prescribed in this Ordinance subject to the provisions of Article 105 (Site Plan Review).
 - m. Such other conditions as will make possible the development of the proposed conditional use in an orderly and efficient manner and in general accord with all elements of the general plan and the intent and purpose of this Ordinance.
3. The Commission shall deny the requested conditional use permit where the findings indicate, and the Commission determines, that the applicant has failed to show that the requested use will not jeopardize, adversely affect, endanger or otherwise constitute a menace to the public

health, safety or general welfare or be materially detrimental to the property of other persons located in the vicinity of such use, and reasonable restrictions or conditions to permit the establishment of the proposed use will not prevent detriment or menace as indicated.

4. If it appears that the use requested will require a greater water supply for adequate fire protection than does either the existing use or any use permitted in the same zone without a conditional use permit and the proposed use will not be provided with a water supply which will comply with the provisions of said City Ord. No. _____, such facts shall be prima facie evidence that such requested use will adversely affect and be materially detrimental to adjacent uses, buildings and structures and will not comply with the provisions of this Section. If the City Council grants a variance pursuant to any provision of said Ordinance No. _____ permitting the proposed use with the existing or proposed water supply, this subsection shall not apply.

Section 102.08 Additional Basis for Approval or Denial of a Conditional Use Permit for a Cemetery

In addition to the principles, standards and conditions provided in Section 102.07 (Basis for Approval or Denial of a Conditional Use Permit) the Commission shall consider the following principles, standards and additional conditions on applications for a conditional use permit for a cemetery.

1. That the applicant through the proposed endowment care fund or otherwise has demonstrated adequate financial ability to establish and maintain the proposed cemetery so as to prevent the proposed cemetery from becoming a public nuisance.
2. That necessary dedication and improvements of public streets and highways through the premises proposed to be used for the proposed cemetery, or extension of an existing cemetery, are completed prior to the use of such conditional use permit so as to prevent the same from jeopardizing the public safety, comfort, or general welfare. The Commission may require of the applicant any reasonable dedication or improvement necessary prior to using said conditional use permit for a cemetery.

Section 102.09 Additional Basis for Approval or Denial of a Conditional Use Permit for the Manufacture or Storage of Explosives

In Addition to the principles, standards and conditions provided in Section 102.07 (Basis for Approval or Denial of a Conditional Use Permit) the Commission shall consider the



following principles standards and additional conditions on applications for a conditional use permit for the manufacture or storage of explosives.

1. That the explosives in the amounts and kinds mentioned in the application can be manufactured or stored at the place proposed without danger of serious injury to persons other than those employed on or about the premises, or to property other than that of the applicant.
2. Such reports and recommendations are submitted by the County Sheriff, the County Forester and Fire Warden and such other public officers, departments, bureaus or agencies submitting reports or recommendations relative to said proposed use.

Section 102.10 Basis for Approval or Denial of a Variance

The Commission shall consider applications for a variance and the Commission may grant a variance, with such conditions are deemed necessary, to protect the public health, safety and general welfare.

1. In making such determination, the Commission shall find that the proposed use is in general accord with the following principles and standards:
 - a. That the variance is necessary for the preservation of a substantial property right of the owners, and that such variance will not be materially detrimental to the public welfare not to the property of other persons located in the vicinity thereof, or
 - b. That there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Ordinance, and in granting such a variance the spirit of the Ordinance will be observed, public safety secured and substantial justice done, or
 - c. That there are no protests of any kind to the granting of the variance, even though such variance is not necessary for the preservation of a substantial property right of the owner. In such case, however, the owner is not entitled to a variance.
2. Conditions imposed by the Commission for a variance may involve any pertinent factors affecting the establishment, operation or maintenance of the requested use, including, but not limited to:
 - a. Granting a variance for a limited time only.
 - b. Granting for a limited time only, an expansion or extension of a previously granted variance or a nonconforming use, on condition that at the end of such time such prior variance or nonconforming use shall also terminate and the property shall

- thereafter be used for such purposes as are permitted in the zone in which such property is located.
- c. That certain uses, whether authorized by the variance or legal without such variance, be confined to designated portions of the property or to designated days, or designated times in a day.
 - d. That certain uses, even if lawful without the granting of the variance, be not made of the property.
 - e. That certain uses, whether lawful without the granting of the variance or authorized by the variance, be not made of the property unless and until certain conditions exist.
3. If it appears that the use requested will require a greater water supply for adequate fire protection than does either the existing use, or any use permitted in the same zone without a variance, and the proposed use will not be provided with a water supply which will comply with the provision of said City Ord. No. _____, such facts shall be prima facie evidence that:
- a. Public safety will not be secured.
 - b. Such use will be materially detrimental to the public welfare and to the property of other persons located in the vicinity thereof. If the City Council grants a variance pursuant to any provision of said Ordinance No. _____, permitting the proposed use with the existing or proposed water supply, this Section shall not apply.
4. Notwithstanding anything to the contrary hereinabove set forth, any variance granted by the Commission shall conform to the provisions of Sections 65906 and 65906.5 of the Government Code of the State of California.
(Ord. 470, Section 56, 6/10/82)

Section 102.11 Granting of a Conditional Use Permit or Variance After a Change of Zone Hearing

The Commission or the City Council may, after one (1) or more hearings on a change of zone or on an amendment of any other ordinance, grant a conditional use permit or variance, if the evidence, in the opinion of the Commission or City Council, show facts which by the provisions of this Ordinance entitle any person to said conditional use permit or variance.

Section 102.12 Approval of a Variance for a Use Not Permitted Except by Conditional Use Permit in Any Zone

Where a conditional use permit is required for a use within one (1) or more zones in this Ordinance, an application for a variance for such use shall contain sufficient basis for approval of both a variance and a conditional use permit, and



the Commission in making such determination, shall find that the proposed use is in general accord with the principles and standards provided for the granting of both a variance and conditional use permit as provided in this Ordinance.

Section 102.13 Notice of Action Taken on a Request for a Variance or Conditional Use Permit

1. The Commission shall notify the applicant for a variance or conditional use permit of the action taken on his application.
2. Said notification of the action by the Commission shall be made either by serving a notice in the manner required by law for the service of a summons, or by mailing of a written notice using registered or certified mail, postage prepaid, with a return receipt requested.

Section 102.14 Effective Date of a Variance or Conditional Use Permit

An order by the Commission granting or denying a variance or conditional use permit, shall become final and effective fifteen (15) days after receipt by the applicant of a written notice of action taken on a case provided no appeal of the action taken has been filed with the City Clerk pursuant to Article 104 within the said fifteen (15) days.

Section 102.15 Continuing Validity of a Variance or Conditional Use Permit

A variance or conditional use permit that is valid and in effect, and was granted pursuant to the provisions of this Ordinance, shall adhere to the land and shall continue to be valid upon change of ownership of the land or any lawfully existing building or structure on said land.

Section 102.16 Applications for a Cemetery Not Assignable

A variance or conditional use permit for a cemetery granted by the Commission shall not be assignable prior to the actual establishment of such cemetery, nor shall such variance or conditional use permit be used by any person other than the applicant.

Section 102.17 Assurance of Faithful Performance of Imposed Conditions

Whenever the Commission grants or modifies a variance or conditional use permit and the grant or modification of said variance or conditional use permit is subject to one (1) or

more conditions, the Commission or City Council, as the case may be, may require that the applicant or the owner of the property to which such variance or conditional use permit applies, file with the City Clerk a surety bond, or a corporate surety bond, or a deposit of money, or savings and loan certificates or shares in an amount prescribed and for the purpose of guaranteeing the faithful performance of said conditions.

Section 102.18 Bonds, Savings and Loan Certificates and Shares to Assure Faithful Performance

Any person required to guarantee the faithful performance of imposed conditions as provided herein shall file with the City Clerk a surety bond or corporate surety bond, or shall assign to the City savings and loan certificates or shares equal to the amount prescribed in the grant or modification of a variance or conditional use permit. Such deposit and assignment shall be subject to and in compliance with the provisions and conditions of the administrative code of the City.

Section 102.19 Insurance to Cover a Breach of Imposed Conditions

Where, pursuant to this Ordinance the filing of a bond, or the deposit of cash or savings and loan certificates or shares is required to insure compliance with any condition of a variance or conditional use permit, the Commission may also require that the applicant or owners of the property to which such variance or conditional use permit applies, either file a policy of insurance equal in amount to the amount of the required bond or deposit of savings and loan certificates or shares, insuring all persons against any injury or annoyance arising from the breach of said conditions, or:

1. If a bond is filed, it shall insure all persons against any injury or annoyance arising from the breach of said conditions by including all such persons as obligees.
2. If money or savings and loan certificates or shares are deposited, the depositor shall also file an agreement in writing with the City Clerk that the City may, and the City may satisfy in whole or in part from such money or savings and loan certificates or shares deposited and assigned, any final judgment, the payment of which would have been guaranteed by such bond or policy of insurance.

Section 102.20 Expiration Time of a Variance or Conditional Use Permit

A variance or conditional use permit which is not used within the time specified in said permit, or if no time is specified,



within one (1) year after the granting of said permit, becomes null and void and of no effect, except that:

1. The Commission may extend such expiration date of any variance or conditional use permit for a period of not to exceed one (1) year.
2. Where the Commission has approved a proposal to acquire land for a governmental enterprise and has approved a variance or conditional use permit therefore, no time limit shall apply to utilization of said permit, provided that:
 - a. Within one (1) year of the date of such approval, the governmental agency either acquires the property involved or commences legal proceedings for its acquisition.
 - b. Immediately after the acquisition of, or the commencement of legal proceedings for the acquisition of the property, the governmental agency places signs, each with a surface area of not less than twenty (20) square feet but not more than forty (40) square feet, on the property so that there shall be one (1) sign facing each street or highway bordering the property, with the sign located within fifty (50) feet of said street or highway. Where the property in question is not bounded by any street or highway, the applicant shall erect one (1) sign facing the street or highway nearest the property. Each such sign shall indicate the ownership of the property and the purpose to which it is to be developed, and
 - c. The governmental agency maintains said signs on the property and in good condition until such time as the variance or conditional use permit privileges are utilized.
3. This Section shall not apply to a variance or conditional use permit for a quarry, rock crushing plant or other apparatus for the manufacture or production of quarried material, if within ninety (90) days after the granting of such variance or conditional use permit and continuously thereafter the outer boundaries of the premises have been posted with signs not less than five hundred (500) feet apart and at each change of direction of the said outer boundary line, in such manner as will give reasonable notice to passers-by of the matters contained in such notice, stating in letters not less than four (4) inches in height: "QUARRY PROPERTY", and stating in letters not less than one (1) inch in height: "Permission has been granted to use this property at any time for a quarry or rock crushing plant."

Section 102.21 Termination of a Variance or Conditional Use Permit

A variance or conditional use permit shall cease to be of any force and effect if the use has ceased, or has been suspended for a consecutive period of two (2) or more years, except in the case of a quarry, rock crushing plant or other apparatus for the manufacture or production of quarried material, if from the cessation of use the outer boundaries of the premises have been continuously posted as provided in subsection 3 of Section 102.20 (Expiration Time of a Variance or Conditional Use Permit).

Section 102.22 Maintenance of a Nuisance

Neither the provisions of this Ordinance nor the granting of any variance or conditional use permit, authorizes or legalizes the maintenance of a nuisance, either public or private.

Section 102.23 Regulations Apply to Conditional Use Permits and Variances

Unless specifically modified by a conditional use permit or variance, all regulations prescribed in the zone in which such conditional use permit or variance is granted shall apply.



ARTICLE 105 SITE PLAN REVIEW

Section 105.01 Purpose and Intent

The City Council hereby finds and determines that inadequate design and planning relating to the proposed development and future maintenance of buildings, structures, signs, off-street parking, landscaping and other similar site improvements adversely affects the value of both improved and unimproved real property for residential, commercial, industrial or other uses. This Article establishes Site Plan Review procedures which are intended to promote more comprehensive and proficient design and planning and thereby achieve the following objectives:

1. To promote orderly and compatible development in the City, thereby preserving and enhancing the value of real property and improvements thereon;
2. To ensure that site development, the exterior appearance of buildings, landscaping, signs and other structures are in substantial compliance with standards and guidelines which maximize aesthetic considerations and minimize adverse environmental impacts upon the surrounding area; and
3. To protect the public health, welfare and safety by encouraging the most appropriate uses of real property within the City.

Section 105.02 Site Plan Review Applicability

1. Site Plan Review by Planning Director - Whenever one or more of the following is involved in a development project and is proposed to be established, constructed, converted, moved, structurally altered, or occupied on a lot or other parcel of real property, an application for Site Plan Review shall be filed with the Planning Department and submitted to the Director of Planning:
 - A. More than one dwelling unit in the RPD, R-1, A-1 or A-2 Zones; or
 - B. More than two dwelling units in the R-2 or R-3 Zones; or
 - C. Any commercial or industrial use which is a permitted use within the applicable zone; or
 - D. Any public or quasi-public use which is a permitted use within the applicable zone; or
 - E. Any modification to the exterior of an existing structure within the applicable zone.
2. Site Plan Review by Planning Commission - Whenever one or more of the following is involved in a proposed

development project, an application for Site Plan review shall be filed with the Planning Department and submitted to the Planning Commission for review concurrently with any other required application for a land-use entitlement:

- A. Residential dwelling units to be created or constructed in accordance with the terms and provisions of a Vesting Tentative Tract Map; or
- B. Residential, commercial or industrial structures or units which require the issuance of a Conditional Use Permit or a Variance; or
- C. Public or quasi-public uses which require the issuance of a Conditional Use Permit or a Variance.

Section 105.03 Site Plan Review Procedure

- 1. Submittal Requirements - Applications for Site Plan Review may be filed subject to the following provisions:
 - A. Applications shall be filed on forms provided by the Planning Department. Applications shall be accompanied by plans and exhibits as specified in the application form.
 - B. An application shall be signed by the owner of the property, a person with a power of attorney from the owner of the property, or, where publicly-owned property is involved, by the Director of Planning as may be authorized by resolution of the City Council.
 - C. All sections of the application shall be complete and accurate and the exhibits specified on the application form shall be submitted before an application shall be determined to be complete. No application shall be accepted for filing unless all required exhibits, materials and fees are submitted at the same time.
 - D. If more than one structure is proposed, a comprehensive plan shall be submitted which indicates all proposed structures and the anticipated timing of their construction.
- 2. Filing - Applications shall be filed with the Planning Department during normal business hours and as specified by the application.
- 3. Fees - All applicable filing fees, as established by resolution of the City Council, shall be paid at the time of submittal.
- 4. Public Hearing - Site Plans shall be subject to review and approval through the public hearing process.
 - A. Site Plan Reviews shall be noticed as public hearings in the manner prescribed in Section 108.01 of Article 108 of Chapter 10 of this Ordinance.
 - B. The procedures for processing applications for Site Plan Review shall be the same as those for Planning Commission approval or denial of Variances and Conditional Use



Permits as set forth in Section 102.02(3) and (6) of Article 102, Chapter 10, of this Ordinance.

- C. The decision-making authority for Site Plan Review applications shall be as follows:
1. The Director of Planning shall be the decision-making authority in connection with all Site Plan Review applications relating to one or more of the items specified in paragraph 1 of Section 105.02.
 2. The Planning Commission shall be the decision-making authority in connection with all Site Plan Review applications relating to one or more of the items specified in paragraph 2 of Section 105.02. Determinations shall be made by the Planning Commission concurrently with determinations relating to the associated entitlements.
- D. Site Plans shall be reviewed pursuant to all applicable requirements and procedures of the California Environmental Quality Act (CEQA) and the Permit Streamlining Act.
- E. Approval of Site Plans shall be based upon substantial compliance with and conformity to the development standards and guidelines contained in Section 105.04 of this Article and all applicable provisions of the Zoning Ordinance.
5. Decisions - All decisions of the Director of Planning shall be final unless appealed to the Planning Commission.
6. Findings - Site Plans shall be approved by the decision-making authority if all the following findings are made:
- A. The Site Plan substantially conforms to any special design theme which has been adopted for the area in question.
 - B. The proposed building, structure, sign, site development or landscaping is compatible in its design, appearance and size with existing uses, development, signs, buildings, structures and landscaping in the adjacent area.
 - C. The Site Plan meets all applicable special requirements of any S-PB, S-R, D, Q, CC, or HD Zone.
 - D. The Site Plan is consistent with the Zoning Ordinance, any applicable Specific Plan, and the General Plan.
 - E. The Site Plan is in substantial conformity with the development standards and guidelines as stated in Section 105.04.
7. Expiration of Site Plan Approval - Approval of a Site Plan shall expire and shall become null and void three (3) years after the date of approval, unless:
- A. The project has vested. (A project shall be deemed to have vested if construction permits, other than grading permits, have been obtained, foundations have been poured, and 25% of the above-ground construction has been completed); or

- B. A time extension has been requested by and granted to the applicant based upon delays beyond the applicant's control. The granting of any such time extension shall be in the sole discretion of the Director of Planning, and no such extension shall exceed a period of one year; or
- C. Site Plan approval was granted in conjunction with another land use entitlement which had a longer expiration date. In such cases, the Site Plan approval shall run concurrently with said land use entitlement; or
- D. A Vesting Tentative Tract Map has been recorded, in which case the Site Plan approval shall run concurrently with the vesting provisions relating to said map.
8. Time Extensions - A request for a time extension shall be submitted in writing on forms provided by the Planning Department. The application shall be submitted at least sixty (60) days prior to the expiration of the Site Plan approval. An application for a time extension shall be signed by the owner of the property, a person with a power of attorney from the owner of the property, or in the case of publicly-owned property, by the Director of Planning as authorized by resolution of the City Council. Applications for a time extension shall include all documents required for the original submittal unless specifically waived by the Director of Planning. With the exception of projects involving Vesting Tentative Tract Maps, all projects involving Site Plans for which time extensions are requested shall comply with all then current ordinances, codes, and regulations.
9. Disapprovals - The decision-making authority shall disapprove a Site Plan if any of the findings required by paragraph 6 of Section 105.03 cannot be made. If a Site Plan is disapproved and an appeal is not filed in accordance with paragraph 10 below or Article 104 of Chapter 10 of this Ordinance, the applicant may not re-file for review of the Site Plan within 180 days from the date of disapproval. If, in the opinion of the Director of Planning, significant modifications are made to the Site Plan that eliminate the reasons for disapproval, the Site Plan may be re-filed for review prior to expiration of the 180-day waiting period.
10. Appeals - Any interested person adversely affected by a determination of the Director of Planning shall be entitled to appeal to the Planning Commission and shall, within ten (10) calendar days after the date of such adverse determination, submit a notice of appeal to the Planning Department.
- A. Form - The notice of appeal shall be addressed to the Planning Commission and shall specify the following:
- i. Date of appeal;
 - ii. Name of appellant;



- iii. Individual representing appellant;
 - iv. Address to which notices shall be sent;
 - v. Telephone number of representative;
 - vi. Name of applicant, if different from appellant;
 - vii. Date of action or decision from which appeal is taken;
 - viii. Action or decision being appealed, including City assigned case number (if any);
 - ix. Ground(s) for appeal; and,
 - x. Address and description of real property involved.
- B. Filing Fee - No notice of appeal shall be accepted for filing by the Planning Department unless accompanied by the filing fee in an amount established by resolution of the City Council. If an appeal is abandoned or terminated prior to publication of notice, the filing fee shall be refunded.
- C. Scheduling of Hearing - Upon receiving notice of appeal, the Planning Department shall determine if it is in the proper form and, if so, shall schedule the matter for hearing at the next regularly scheduled meeting of the Planning Commission. Such hearing shall be held within thirty (30) days after the filing of the appeal.
- D. Manner of Notice - The appellant, the property owners notified of the original hearing (the outcome of which is being appealed), and any person specifically requesting notice in writing shall be mailed notice of the hearing at least ten (10) calendar days before the hearing, unless otherwise provided by state or local law. In addition, such notice shall be mailed to "occupant", if any, at the property's address, and the owner shall be mailed similar notice to the address as shown on the last assessment roll.
- E. Form of Notice - The notice of public hearing shall be in substantially the following form:

CITY OF PALMDALE PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that at _____ o'clock on the _____ day of _____, 19____, in the Council Chambers at City Hall, Palmdale, California, there will be a public hearing by the Planning Commission on the appeal of _____, appellant from the _____ (action) of the Planning Director of the City of Palmdale, California.

The appeal documents and background materials may be reviewed by the public during the week preceding the above-stated date at the Palmdale Planning Department. Telephone (805) 272-9613.

Interested persons are invited to attend and be heard.

Dated: _____

Deputy City Clerk,
City of Palmdale

- F. Appeal Decision - After the close of the public hearing, the Planning Commission shall review the evidence and shall render its decision at any time within seven (7) days after the close of the public hearing; provided, however, that said time may be extended with the consent of the appellant. The decision of the Planning Commission may be appealed to the City Council in accordance with Article 104 of Chapter 10 of the Zoning Ordinance.
- G. Burden of Proof - Unless otherwise specifically provided by law, the burden is on the appellant in any hearing under this Article to prove that the appellant is entitled to prevail or that the determination being appealed is unreasonable, erroneous, or an abuse of discretion.
11. Modifications - Requests for modifications of approved Site Plans shall be processed in the same manner as original applications for Site Plan reviews unless they are determined to be Minor Modifications. Applications for Minor Modifications may be submitted only in connection with the following:
- A. To allow the minor reconfiguration of an architectural feature that does not modify the previously approved theme or plan for an approved project covered by the Site Plan.
 - B. To allow minor movement of the approved building footprint within the buildable area of a project site for an approved project covered by the Site Plan.
 - C. To allow the replacement of one model floor plan for another on a previously approved Site Plan.
 - D. To allow the minor restriping of parking lots in such a manner as will not decrease the number of parking spaces below that which is required by Article 86 of this Ordinance for an approved project covered by the Site Plan.
 - E. To allow minor changes in materials for an approved project covered by the Site Plan.
 - F. To allow the addition or deletion of minor accessory structures to or from an approved project covered by the Site Plan.
12. Processing of Applications for Modifications -
- A. Applications for Minor Modifications shall be processed by the Director of Planning without a public hearing. Applications for Minor Modifications shall be accompanied by copies of the previously approved Site Plan and exhibits thereto. Upon approval of a Minor Modification,



the Director of Planning shall find and determine that the proposed change or changes will not significantly alter any findings previously made in connection with the approval of the original Site Plan.

- B. Applications for Major Modifications shall be reviewed and approved through the public hearing process described in paragraph 4 of this Section 105.03. The application submittal requirements shall be the same as specified in paragraph 1 of this Section 105.03 for an original application, unless the Director of Planning waives compliance with any such requirements. Applicants whose Major Modifications are approved shall comply with all then current ordinances, codes and regulations of the City.

13. Non-conforming Uses - All non-conforming uses in the City shall continue to be subject to and governed by Article 106 of Chapter 10 of this Ordinance.

Section 105.04 Site Plan Review Development Standards and Guidelines

The following standards and guidelines are established for the determination of approval of all development proposals subject to this Article. Applicants shall be encouraged to incorporate in their development proposals the most current technology, materials, planning concepts, and design theories so as to comply with the standards and guidelines set forth herein.

1. Scope of Review - The scope of review of any Site Plan for a development project submitted for review by the decision-making authority may include without limitation, the following:
 - General Plan consistency
 - Specific Plan Consistency
 - Zoning requirements
 - Signage
 - Floor plans
 - Elevations (exterior materials and color)
 - Accessory structures, such as carports, garages, and trash enclosures
 - Walls and fences
 - Lighting plans
 - Circulation for vehicles and pedestrians
 - Grading, soils and drainage
 - Landscaping
 - Ridgelines and hillside development
 - Density and intensity of use
 - Compatibility with surrounding uses
 - Infrastructure requirements and resources
 - Environmental constraints as determined under procedures of the California Environmental Quality Act

Solar access

Aesthetics, in order to ensure neighborhood compatibility and the use of high quality materials

Relationship between interior and exterior spaces

2. General Development Standards - The following standards and guidelines shall be applicable to all development projects subject to the Site Plan review process:
 - A. All structural drawings shall comply with generally accepted architectural standards. Participation by duly licensed or registered professionals, such as architects, engineers or building designers, shall be required.
 - B. While improvements are not required to incorporate any specific theme, except for special design theme areas designated by the City Council or the Planning Commission, improvements within a development project shall be substantially uniform in design by incorporating appropriate architectural guidelines.
 - C. Roof-mounted mechanical equipment on new construction shall be discouraged. If said equipment is roof-mounted, it shall be completely screened from public view by an integral part of the structure. This shall not apply to solar collectors; however, solar collectors shall, to the extent feasible, be incorporated into the building design.
 - D. Mechanical additions and modifications to existing buildings shall require approval as to location and screening to ensure architectural compatibility with the existing buildings.
 - E. Vent pipes shall, to the extent feasible, penetrate roof structures out of public view.
 - F. All developments shall utilize consistent architectural design treatment on all elevations.
 - G. Trash facilities, where provided for a development, shall be placed within trash storage enclosures. Trash storage enclosures shall be designed to limit the visibility of inside containers from major or secondary arterial streets. Doors on such enclosures shall not face public streets. Enclosures shall be fire resistant and architecturally compatible with the structures they serve. The enclosures shall be in such locations as not to create a fire, safety or health hazard to surrounding structures.
 - H. Architecturally compatible decorative walls, earthen berms, or fencing shall be utilized to screen or fence private or public open space within view of public thoroughfares and to eliminate headlight glare from parking areas onto public streets. Chain link fencing shall not be permitted within view of a public thoroughfare.



- I. Site Plans shall consider the orientation and location of buildings and open spaces in relation to the physical characteristics of the site, including retention of natural grades, vegetation and solar access. (Solar access refers to blockage of the sun, not solar orientation.)
- J. Where development projects are adjacent to retention or detention basins, the buffering treatment used for screening shall, to the extent feasible, be designed as an extension of the adjacent landscaped areas. Design of retention or detention basins shall be in accordance with established standards of the Public Works Department.
- K. The signage program shall define a master design scheme, including specification of colors and location of signs.
- L. General design guidelines shall include structural qualities which emphasize:
 1. limited diversity of architectural styles within a single development;
 2. a select palette of colors;
 3. the use of texture to enhance visual appearance;
 4. scale in relation to the proposed use;
 5. provision of rain or sun shelters;
 6. suppression of noise to interior sleeping and eating quarters in residential projects; and
 7. outdoor seating for private and public spaces.
- M. Neighborhood compatibility shall include consideration of bulk, height, size and setback as each may relate to surrounding structures and uses.
3. Specialized Development Standards - The following standards and guidelines shall be applied in conjunction with the general development standards in Subsection 2 above in approving Site Plans for development projects subject to this Article:
 - A. Commercial and Industrial Developments
 1. Building setback and landscaping shall take into account the scale and magnitude of structures adjacent to major and secondary highways, and railroad frontages.
 2. Each separate commercial or industrial site shall have a minimum of ten percent (10%) of the net site area (area of the lot after dedication of public right-of-way) covered with landscaping.
 3. All outdoor industrial or commercial operations, excluding outdoor food services and similar activities, shall be screened from public view.

4. Storage for commercial and industrial uses shall, to the maximum extent feasible, occur only within enclosed buildings, with the exception of traditional outdoor uses such as lumberyards, auto dealers, and similar uses.
5. All vehicular parking or loading for industrial uses shall, to the maximum extent feasible, be dispersed from the front of the building to the side or rear of the building and enclosed with appropriate screening.
6. Structures and facilities shall, to the maximum extent feasible, be designed to accommodate the intended range of uses.
7. Roof access shall only be from inside the building, and no exterior ladders shall be utilized.
8. Electrical equipment shall be enclosed within a separate room or cabinet.
9. Gas meters shall be screened from public view.
10. Provision shall be made for decorative pavement treatment at driveway entrances.
11. No overhead doors for commercial or industrial uses shall face or open onto major or secondary arterial streets.

B. Multi-family Residential Developments

1. Living areas shall be buffered from parking areas so as to minimize impacts on the living areas by noise, fumes and glare of lighting.
2. Natural grades shall be retained and used to the maximum extent feasible.
3. Applicants shall be encouraged to incorporate passive solar space conditioning into their projects.
4. Window placement, in relation to windows on adjacent buildings, shall be oriented to avoid direct alignments whenever possible.
5. For projects of five or more units, private outdoor space shall be of such dimensions as to be adequate and usable. Adequate outdoor space shall mean contiguous, unified space immediately adjacent to the unit and which is equivalent to a minimum of five percent (5%) of the floor area of the unit served. Applicants shall be encouraged to provide more than the five percent (5%) minimum.
6. Common recreation areas, such as pools and outdoor sports activity areas, shall be encouraged to supplement private outdoor space.
7. The exterior design theme shall be the same on all front elevations of a building. Side and rear elevations shall be compatible with the front elevation.



8. Exterior design shall, to the maximum extent feasible, avoid long unbroken lines and shall emphasize the individual units.
9. Landscaping shall be encouraged at all entrances. Low water usage, drought tolerant plant materials shall be encouraged to reduce the need for irrigation water.
10. Each individual lot, with the exception of postage stamp (footprint) lots, shall have a minimum of ten percent (10%) of the net site area (area of the lot after dedication of public right-of-way) covered with landscaping.
11. Architectural treatment of building entrances shall, to the maximum extent feasible, be emphasized to enhance the aesthetic appeal and uniqueness of individual units and the project as a whole. Features such as entry porches to individual units shall be encouraged.
12. Recreational vehicle spaces, if proposed by the applicant, shall be integrated into the design of the site.
13. Roof access shall only be from inside the building, and no exterior ladders shall be utilized.
14. Electrical equipment shall be enclosed within a separate room or cabinet.

C. Single Family Residential Developments

1. Exterior elevations shall combine a common theme, with variations between units, and a variety of materials and styles.
2. Natural grades shall be retained and used to the maximum extent feasible.
3. Applicants shall be encouraged to incorporate passive solar space conditioning into their projects to the maximum extent feasible.
4. Window placement, in relation to windows on adjacent buildings, shall be oriented to avoid direct alignments whenever possible.
5. Landscaping shall be encouraged at all entrances. Low water usage, drought tolerant plant materials shall be encouraged to reduce the need for irrigation water while promoting the aesthetic benefits of landscaping.
6. The exterior design theme shall be the same on all front elevations of a building. Side and rear elevations shall be compatible with the front elevation.
7. Subdivision entrances shall emphasize the particular neighborhood and blend with the adjacent surroundings.
8. Any proposed space for recreational vehicles shall be integrated into the design of each lot, where appropriate.

9. Grading techniques that minimize large manufactured slopes and provide for fully maintainable areas within the lot lines of each lot shall be encouraged to the maximum extent feasible. When this cannot be achieved, formation of an assessment district, adoption of CC&R's, or some other legally enforceable procedure shall be implemented to inform all homeowners of their obligation to maintain the slopes and all areas within lot lines, regardless of fence location. Downslopes to rear or interior side yard property lines shall be discouraged in order to locate property lines at the top of slopes.

Section 105.05 Interpretation

If, as a result of difficulty in interpreting any section of this Article, a determination to approve or disapprove a Site Plan cannot be made, the Director of Planning may refer the matter to the Planning Commission, and, additionally, to the City Council, if necessary, for interpretation. Said interpretation, when made, shall be documented and recorded in a policy log maintained by the Director of Planning. Such policy log shall be referred to and used for future determinations until such time as this Ordinance is modified to clarify any ambiguities, inconsistencies, errors or omissions.

Section 105.06 Violations and Penalties

1. Violation of any provision of this Article is a misdemeanor and is punishable as provided for in the Palmdale Municipal Code. Revocation of a permit, approval or land-use entitlement shall not be a defense against prosecution.
2. If any building, structure or use is established, constructed, converted, moved, structurally altered, or occupied contrary to the provisions of this Article, the same shall be and hereby is declared to be unlawful and a public nuisance, and the City may, in addition to or in lieu of prosecuting a criminal action hereunder, commence an action or proceeding for the abatement, removal and enjoinder thereof, in the manner provided by law; and the City shall take such other steps and shall apply to such court as may have jurisdiction in the matter to grant such relief as will abate or remove such unlawful building, structure or use and restrain and enjoin any person from maintaining such unlawful building, structure or use contrary to the provisions of this Article.

(ORD. 861, May 10, 1990)



EXHIBIT "A"

SPECIFIC PLAN BOUNDARY

BEING A PORTION OF TOWNSHIP 6 NORTH RANGE 12 WEST; TOWNSHIP 6 NORTH, RANGE 13 WEST; AND TOWNSHIP 5 NORTH, RANGE 13 WEST, ALL IN THE SAN BERNARDINO MERIDIAN ACCORDING TO THE OFFICIAL PLATS THEREOF; IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 13 WEST, SAID POINT BEING THE COMMON CORNER, ON THE SOUTH BOUNDARY LINE, OF TOWNSHIP 6 NORTH, RANGE 13 WEST AND TOWNSHIP 6 NORTH, RANGE 12 WEST; THENCE NORTH, ALONG THE EAST LINE OF SAID SECTION 36, TO THE NORTHEAST CORNER OF SAID SECTION 36, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 12 WEST; THENCE EAST, ALONG THE SOUTH LINE OF SAID SECTION 30, TO THE SOUTH 1/4 CORNER OF SAID SECTION 30; THENCE NORTH, ALONG THE MIDSECTION LINE OF SAID SECTION 30, TO THE CENTER 1/4 CORNER OF SAID SECTION 30; THENCE WEST, ALONG THE MIDSECTION LINE OF SAID SECTION 30, TO THE WEST 1/4 CORNER OF SAID SECTION 30, SAID POINT ALSO BEING THE EAST 1/4 CORNER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 13 WEST; THENCE NORTH, ALONG THE EAST LINE OF SAID SECTION 25, TO THE NORTHEAST CORNER OF SAID SECTION 25, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 13 WEST; THENCE NORTH, ALONG THE EAST LINE OF SAID SECTION 24, TO THE CENTERLINE OF ELIZABETH LAKE - PINE CANYON ROAD AS DESCRIBED



IN A DEED RECORDED IN BOOK 12615 ON PAGE 27 OF OFFICIAL RECORDS OF SAID COUNTY;
THENCE NORTHWESTERLY, ALONG SAID ROAD CENTERLINE TO A POINT IN SAID CENTERLINE
WHICH IS THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND GRANTED TO PHYLLIS
J. TREMBLAY, BY DORA S. RITTER, DESCRIBED IN DOCUMENT NUMBER 78-1312819 RECORDED
NOVEMBER 27, 1978, OFFICIAL RECORDS OF LOS ANGELES COUNTY; THENCE ALONG THE EAST
LINE OF SAID PARCEL, SOUTH 1° 08' 37" EAST TO THE SOUTHEAST CORNER THEREOF;
THENCE ALONG THE SOUTH LINE OF SAID PARCEL NORTH 88° 34' 50" WEST, 500.00 FEET
TO THE SOUTHWEST CORNER THEREOF; THENCE IN A STRAIGHT LINE SOUTHERLY TO A POINT
IN THE SOUTH LINE OF SECTION 24, WHICH POINT LIES IN SAID LINE 1320.00 FEET
WESTERLY OF THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE WEST ALONG THE SOUTH
LINE OF SAID SECTION 24 TO THE SOUTH 1/4 CORNER OF SAID SECTION 24; THENCE
NORTHERLY ALONG THE MIDSECTION LINE TO THE CENTER SOUTH 1/16 CORNER OF SAID
SECTION 24; THENCE WESTERLY ALONG THE SOUTH 1/16 LINE TO THE SOUTH 1/16 CORNER
ON THE WEST LINE OF SAID SECTION 24; THENCE NORTH ALONG SAID WEST LINE, SAID LINE
BEING ALSO THE EAST LINE OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 13 WEST, SAN
BERNARDINO MERIDIAN TO THE NORTH CORNER COMMON TO SAID SECTIONS 23 AND 24; THENCE
WESTERLY ALONG THE LINE BETWEEN SECTIONS 23 AND 14, SAID TOWNSHIP AND RANGE, TO
THE 1/4 CORNER ON SAID LINE; THENCE SOUTHERLY ALONG THE MIDSECTION LINE OF
SECTION 23 TO THE CENTER 1/4 CORNER THEREOF; THENCE WESTERLY ALONG THE MIDSECTION
LINE TO THE 1/4 CORNER BETWEEN SECTIONS 22 AND 23 OF SAID TOWNSHIP AND RANGE;
THENCE SOUTHERLY ALONG THE LINE BETWEEN SAID SECTIONS 22 AND 23 TO THE SOUTH 1/16
CORNER THEREON; THENCE WESTERLY ON THE SOUTH 1/16 LINE OF SAID SECTION 22 TO THE
SOUTHEAST 1/16 CORNER OF SAID SECTION 22; THENCE SOUTHERLY ALONG THE EAST 1/16
LINE OF SAID SECTION 22 TO THE EAST 1/16 CORNER BETWEEN SECTION 22 AND 27,
TOWNSHIP 6-NORTH, RANGE 13 WEST; THENCE WESTERLY ALONG THE LINE BETWEEN SAID
SECTIONS 22 AND 27 TO THE 1/4 CORNER THEREON; THENCE NORTHERLY ALONG THE

MIDSECTION LINE OF SAID SECTION 22 TO THE CENTER SOUTH 1/16 CORNER THEREON; THENCE WESTERLY ALONG THE SOUTH 1/16 LINE OF SAID SECTION 22 TO THE SOUTHWEST 1/16 CORNER OF SAID SECTION 22; THENCE SOUTHERLY ALONG THE WEST 1/16 LINE OF SAID SECTION 22 TO THE CENTER SOUTH SOUTHWEST 1/64 CORNER THEREON; THENCE WESTERLY ALONG THE SOUTH, SOUTH 1/64 LINE OF SAID SECTION 22, 330 FEET MORE OR LESS TO THE CENTER, EAST, SOUTHWEST, SOUTHWEST 1/256 CORNER OF SAID SECTION 22; THENCE NORTHERLY ALONG THE EAST, WEST, WEST 1/256 LINE OF SAID SECTION 22, 660 FEET MORE OR LESS TO THE CENTER, EAST, WEST, SOUTHWEST 1/256 CORNER THEREON; THENCE EASTERLY 330 FEET MORE OR LESS ALONG THE SOUTH 1/16 LINE OF SAID SECTION TO THE SOUTHWEST 1/16 CORNER OF SAID SECTION 22; THENCE NORTHERLY ALONG THE WEST 1/16 SECTION LINE TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 22; THENCE EASTERLY ALONG THE MIDSECTION LINE TO THE CENTER EAST 1/16 CORNER OF SAID SECTION 22; THENCE NORTHERLY ON THE EAST 1/16 SECTION LINE TO THE NORTHEAST 1/16 CORNER OF SAID SECTION 22; THENCE EASTERLY ALONG THE NORTH 1/16 SECTION LINE TO THE NORTH 1/16 CORNER ON THE LINE BETWEEN SECTION 22 AND 23 AS DEFINED BY BRASS CAP MONUMENTS SET BY THE LOS ANGELES COUNTY SURVEYOR IN 1936; THENCE NORTHERLY ALONG SAID MONUMENTED LINE TO THE CENTERLINE OF ELIZABETH LAKE ROAD AS DESCRIBED IN A DOCUMENT RECORDED SEPTEMBER 13, 1929 AND FILED IN BOOK 9362 AT PAGE 119, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY ALONG SAID CENTERLINE THROUGH THE SEVERAL COURSES DESCRIBED THEREIN TO THE LINE BETWEEN SECTIONS 15 AND 22; TOWNSHIP 6 NORTH, RANGE 13 WEST AS DEFINED BY BRASS CAP MONUMENTS SET BY THE LOS ANGELES COUNTY SURVEYOR IN 1936; THENCE EASTERLY ALONG SAID LINE TO THE INTERSECTION OF SAID LINE WITH THE NORTHERLY RIGHT OF WAY OF ELIZABETH LAKE ROAD 60 FEET WIDE AS SHOWN ON LOS ANGELES COUNTY SURVEYORS MAP NUMBER B-1352 SHEET 1, RECORDS OF SAID COUNTY ENGINEER; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE SEVERAL COURSES THEREIN TO THE LINE



BETWEEN SECTIONS 15 AND 16 AS SHOWN ON SAID MAP; THENCE SOUTHERLY ALONG SAID SECTION LINE TO THE CENTERLINE OF ELIZABETH LAKE ROAD AS SHOWN ON SAID MAP; THENCE NORTHWESTERLY ALONG THE SEVERAL COURSES IN SAID CENTERLINE TO ITS INTERSECTION WITH THE NORTH-SOUTH MIDSECTION LINE OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN; THENCE NORTHERLY ALONG SAID MIDSECTION LINE TO THE CENTER 1/4 CORNER OF SAID SECTION 16; THENCE WESTERLY ALONG THE MIDSECTION LINE TO THE WEST LINE OF THE EAST TWO THIRDS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTHERLY ALONG SAID LINE 990 FEET MORE OR LESS TO THE SOUTH, NORTH, SOUTH 1/256 LINE OF SAID SECTION 16; THENCE EASTERLY ALONG SAID LINE TO THE CENTER SOUTH NORTH SOUTH 1/256 CORNER OF SAID SECTION 16; THENCE SOUTHERLY ALONG THE MIDSECTION LINE TO THE CENTER, SOUTH, SOUTH, 1/64 CORNER OF SAID SECTION 16; THENCE WESTERLY ALONG THE SOUTH, SOUTH 1/64 LINE OF SAID SECTION TO THE SOUTH, SOUTH 1/64 CORNER BETWEEN SECTIONS 16 AND 17 OF SAID TOWNSHIP AND RANGE; SAID POINT ALSO BEING ON THE CENTERLINE OF BOUQUET CANYON ROAD; THENCE SOUTH, ALONG THE WEST LINE OF SAID SECTION 16 AND THE CENTERLINE OF BOUQUET CANYON ROAD, AS PER LOS ANGELES COUNTY SURVEYORS MAP C.S.B. 438-11, TO THE SOUTHWEST CORNER OF SAID SECTION 16, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 13 WEST; THENCE SOUTH, CONTINUING ALONG SAID ROAD CENTERLINE AND SAID WEST LINE OF SECTION 21, TO A POINT OF CURVE IN SAID CENTERLINE OF BOUQUET CANYON ROAD; THENCE SOUTH, LEAVING SAID ROAD CENTERLINE, CONTINUING ALONG SAID WEST LINE OF SECTION 21, TO THE SOUTH 1/16 LINE OF SAID SECTION 21; THENCE EAST, ALONG THE SOUTH 1/16 LINE OF SAID SECTION 21, TO THE WEST 1/16 LINE OF SAID SECTION 21; THENCE SOUTH, ALONG THE WEST 1/16 LINE OF SAID SECTION 21, TO THE SOUTH LINE OF SAID SECTION 21; THENCE EAST, ALONG THE SOUTH LINE OF SAID SECTION 21, SAME BEING THE NORTH LINE OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 13 WEST TO THE NORTH 1/4 CORNER OF

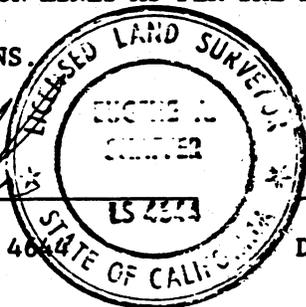
SAID SECTION 28; THENCE SOUTH, ALONG THE MIDSECTION LINE OF SAID SECTION 28, TO THE NORTH 1/16 LINE OF SAID SECTION 28; THENCE WEST, ALONG THE NORTH 1/16 LINE OF SAID SECTION 28 TO THE WEST LINE OF SAID SECTION 28, SAME BEING THE SOUTHEAST CORNER OF GOVERNMENT LOT 1 OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 13 WEST; THENCE WEST, ALONG THE SOUTH LINE OF GOVERNMENT LOT 1 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF GOVERNMENT LOT 1 TO THE NORTH LINE OF SAID SECTION 29; THENCE WEST, ALONG THE NORTH LINE OF SAID SECTION 29; TO THE WEST 1/16 CORNER OF SAID SECTION 29; THENCE SOUTH, ALONG THE WEST 1/16 LINE OF SAID SECTION 29; TO THE NORTHWEST 1/16 CORNER OF SAID SECTION 29; THENCE WEST, ALONG THE NORTH 1/16 LINE OF SAID SECTION 29, TO THE NORTH 1/16 CORNER ON THE WEST LINE OF SAID SECTION 29, THENCE SOUTH, ALONG THE WEST LINE OF SAID SECTION 29, TO THE SOUTHWEST CORNER OF SAID SECTION 29, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 13 WEST; THENCE SOUTH, ALONG THE WEST LINE OF SAID SECTION 32, TO THE SOUTHWEST CORNER OF SAID SECTION 32, SAID POINT ALSO BEING ON THE TOWNSHIP LINE BETWEEN TOWNSHIP 6 NORTH AND TOWNSHIP 5 NORTH; THENCE EAST ALONG SAID TOWNSHIP LINE AND SAID SOUTH LINE OF SECTION 32 TO THE COMMON SOUTHERLY CORNER OF SECTION 32 AND SECTION 33 OF SAID TOWNSHIP 6 NORTH, RANGE 13 WEST, SAID POINT BEING ON THE NORTH LINE OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 13 WEST; THENCE EAST, ALONG THE NORTH LINE OF SAID SECTION 5 AND SAID TOWNSHIP LINE, TO THE NORTHEAST CORNER OF SAID SECTION 5, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 13 WEST; THENCE SOUTH, ALONG THE WEST LINE OF SAID SECTION 4, TO THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE EAST, ALONG THE SOUTH LINE OF SAID SECTION 4, TO THE SOUTHEAST CORNER OF SAID SECTION 4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 13 WEST; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 3, TO THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE NORTH ALONG THE EAST LINE



OF SAID SECTION 3, TO THE SOUTH 1/16 CORNER ON SAID LINE, SAID POINT ALSO BEING THE SOUTH 1/16 CORNER ON THE WEST LINE OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 13 WEST; THENCE EAST, ALONG THE SOUTH 1/16 LINE OF SAID SECTION 2, TO THE SOUTH 1/16 CORNER ON THE LINE BETWEEN SAID SECTION 2 AND SECTION 1 OF SAID TOWNSHIP 5 NORTH, RANGE 13 WEST; THENCE EAST, ALONG THE SOUTH 1/16 LINE OF SAID SECTION 1, TO THE SOUTHWEST 1/16 CORNER OF SAID SECTION 1; THENCE NORTH, ALONG THE WEST 1/16 LINE OF SAID SECTION 1, TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 1; THENCE EAST, ALONG THE MIDSECTION LINE OF SAID SECTION 1, TO THE CENTER 1/4 CORNER OF SAID SECTION 1; THENCE NORTH ALONG THE MIDSECTION LINE OF SAID SECTION 1, TO A POINT ON THE SOUTH BOUNDARY OF A TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF LOS ANGELES, RECORDED SEPTEMBER 18, 1978 AS INSTRUMENT NO. 78-1029655, LOS ANGELES COUNTY RECORDS; THENCE WEST, ALONG SAID SOUTH BOUNDARY LINE; TO A POINT BEING THE INTERSECTION OF A SOUTHERLY PROLONGATION OF THE EAST LINE OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 13 WEST WITH SAID SOUTH BOUNDARY LINE; THENCE NORTH, ALONG SAID SOUTHERLY PROLONGATION LINE, TO THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 13 WEST, SAID POINT ALSO BEING THE POINT OF BEGINNING.

METES AND BOUNDS DESCRIPTIONS CONTAINED HEREIN ARE REFERRED TO CORNER MARKINGS FOR SUBDIVISION OF SECTION LINES AS PER THE 1973 BUREAU OF LAND MANAGEMENT MANUAL OF SURVEYING INSTRUCTIONS.

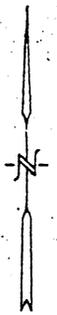
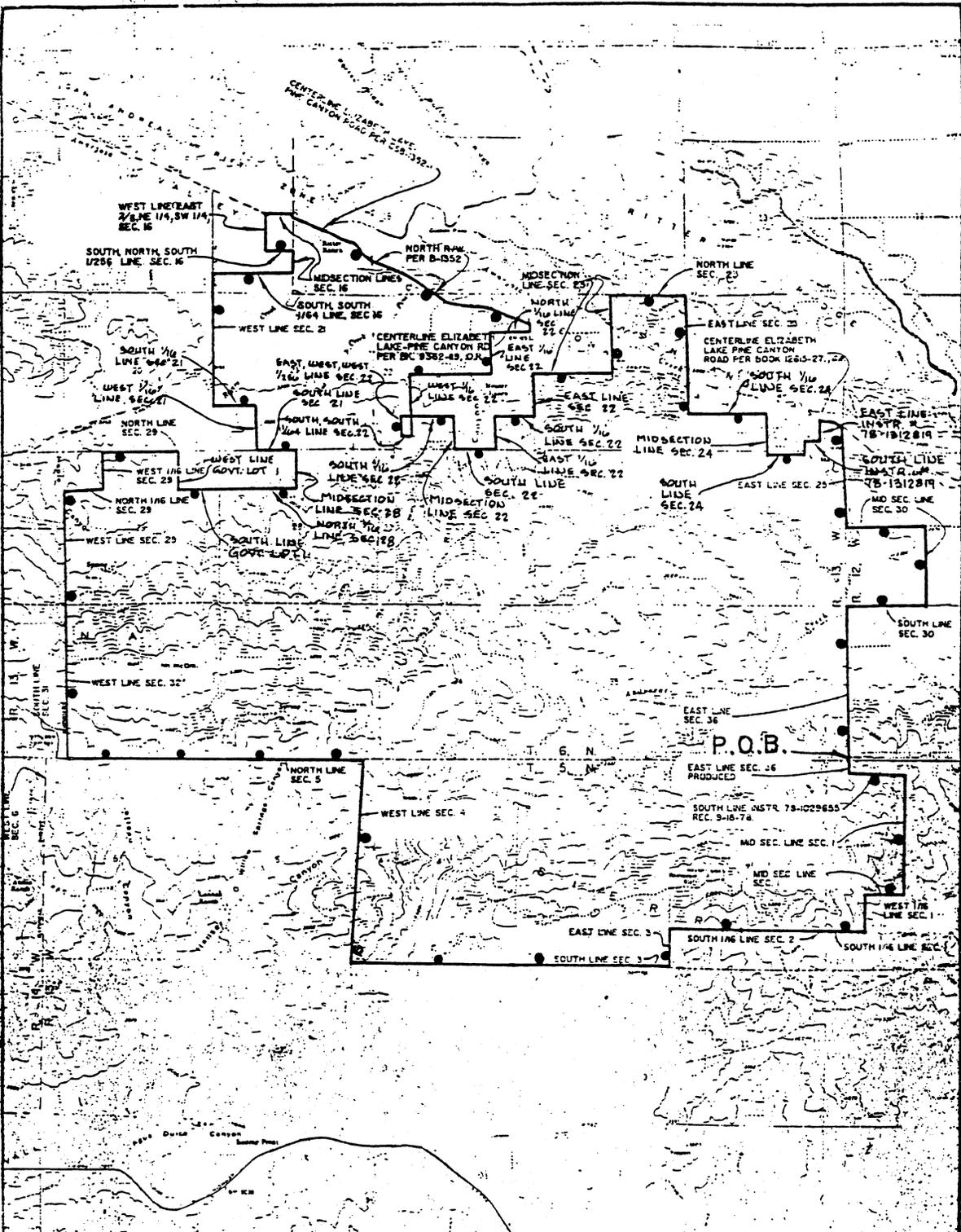

Eugene A. Shaffer, I.S. 4604



1-31-91

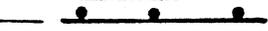
Date

My Commission Expires September 30, 1990



N.T.S.

LEGEND

INDICATES BOUNDARY 

<h2>SPECIFIC PLAN BOUNDARY FOR RITTER RANCH</h2>	
 <p>KEITH ENGINEERING A Division of The Keith Companies Northbrook, Ill.</p>	<ul style="list-style-type: none"> • Civil Engineering • Land Surveying • Construction Management
	<p>REG. E. Professional Surveyor License No. 013550 (005) 375-044</p>
<p>L.A.F.C.D. NO.</p>	<p>COUNTY SURVEYOR APPROVAL</p>



VII. RITTER RANCH SPECIFIC PLAN
MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/Coord. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Responsible Party	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
1.	<p>EARTH RESOURCES</p> <p>Prior to approval of any Development Application, the applicant shall provide a detailed geotechnical investigation, including recommended design, construction, and maintenance of mitigation measures to reduce potential geologic constraints, to the satisfaction of the City Engineer. At minimum, the report shall address slope stability, locations and subjects for active/potentially active faults, excavation requirements for unsuitable surficial material, liquefaction potential and groundwater/seepage conditions. All future discretionary approvals must comply with the applicable recommendations set forth in the required investigation. Typical mitigation for geologic hazards include excavation and/or stabilization (buttress/retaining walls) of landslides and excavation of undesirable materials (such as those subject to settlement, hydroconsolidation, expansion or liquefaction) and re-compaction, if necessary, with suitable material. Recommendations from the report shall be incorporated into final grading plans, to the satisfaction of the City Engineer.</p>	Review and Approval of the Geotechnical Investigation	Prior to Approval of Any Development Application	City Engineer			
2.	<p>All grading and landform modifications shall be conducted in conformance with state-of-the-practice design and construction parameters as set forth in Chapter 70 of the Uniform Building Code. All graded slopes should be constructed to be grossly and surficially stable, to the satisfaction of the City Engineer.</p>	Site Inspection	During and Following Grading	City Engineer			
3.	<p>Reshaping of the natural terrain to permit access and construction shall be kept to a minimum. Where possible, improvements should be designed to conform to the terrain to the satisfaction of the City Engineer.</p>	Grading Plan Review	Prior to Grading Permit Issuance	City Engineer			
4.	<p>Where grading is necessary on minor inclined or steep terrain, the following guidelines shall apply:</p> <ul style="list-style-type: none"> • Traditional Design: The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain. • Angular Form: Angular forms should be avoided. The graded form shall reflect the natural rounded terrain, to the extent feasible. • Exposed Slopes: Graded slopes shall be concealed wherever possible. 	Grading Plan Review	Prior to Building Permit Issuance	City Engineer			
5.	<p>Remedial grading within the sites to mitigate the effect of collapsible surficial soils shall be performed prior to site development.</p>	Grading Plan Review, Site Inspection	Prior to Building Permit Issuance	City Engineer, City Inspector			

* indicates Mitigation Measures which apply to both the Ritter Ranch Specific Plan and Annexation Areas.



**BITTER RANCH SPECIFIC PLAN
MITIGATION MONITORING AND REPORTING CHECKLIST**

Mit/Cont. No.	Mitigation Measures/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
*6.	Positive surface-water drainage control measures shall be undertaken by the project applicant to reduce the creation of new springs or seeps to the satisfaction of the City Engineer, particularly in any high groundwater areas proposed for development.	Grading Plan Review, Site Inspection	Prior to Building Permit Issuance	City Engineer			
*7.	Fill slopes should be constructed at a maximum slope of 2:1, unless otherwise approved by the City Engineer.	Grading Plan Review	During and Following Grading	City Engineer			
*8.	To prevent erosion and subsequent downstream siltation, the applicant shall comply with the conditions of an Erosion and Sedimentation Control Plan to be submitted for review and approved by the Antelope Valley Resource Conservation District, and reviewed and approved by the City of Palmdale. The Plan shall address the following, at minimum.	Review and Approval of an Erosion and Sedimentation Control Plan	Prior to Grading Permit Issuance	Antelope Valley Resource Conservation District (working body) and the City of Palmdale			
	<ul style="list-style-type: none"> • Recommendations for drought resistant slope planting shall be provided by a qualified landscape architect prior to project approval and implemented by the project applicant. 						
	<ul style="list-style-type: none"> • Periodic maintenance and repair of all slopes and drainage outlets shall be conducted during and following site development. 						
	<ul style="list-style-type: none"> • Following site development, slope plantings and irrigation systems shall be maintained and leaks in the irrigation system shall be fixed without delay. 						
	<ul style="list-style-type: none"> • Drainage outlets shall be periodically inspected and cleaned of silt and debris both during and following site development. 						
	<ul style="list-style-type: none"> • All slopes shall be periodically inspected for evidence of cracking and erosion and any problems shall be repaired immediately. 						
	<ul style="list-style-type: none"> • Rodent activity shall be controlled to prevent water penetration and loosening of the soil. 						
	<ul style="list-style-type: none"> • Minimizing the length of time that soils lie exposed. 						

**BITTER RANCH SPECIFIC PLAN
MITIGATION MONITORING AND REPORTING CHECKLIST**

Mit/Cont. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
9.	<ul style="list-style-type: none"> • Regular watering of cleared areas, in compliance with City requirements and SCAQMD Rule 403. • Minimize the extent of cleared areas at any given time. • Establishment of maximum vehicle speeds within construction areas. • Pursuant to City Standards, revegetating graded areas as soon as possible after rough grading (landscaping, hydroseeding, or any other method of providing vegetative cover). • Using of sandbags or similar surface water controls prior to and during grading if grading is to be done during the rainy season. • Use of soil stabilizers where feasible. 	<p>Each deed or other conveyance of Real Property shall include the following statement: "Bitter Ranch is traversed by major splays (branches) of the San Andreas Fault Zone, a very youthful geologic feature. Due to the proximity of the Bitter Ranch site to the San Andreas Fault, there is a high risk of experiencing strong ground shaking and possible surface fault rupture." Additionally, where applicable, each disclosure statement within the deed shall contain language which denotes the possibility of building restrictions on residential additions for human occupancy on those parcels which are located in Fault Hazard-Restricted Use Zones.</p>	<p>Review and Approval of Disclosure Statement within Deed</p>	<p>Building Safety Department</p>			
10.		<p>Grading Plan Check</p>	<p>Prior to Certificate of Occupancy Issuance</p>	<p>City Engineer</p>			
11.	<p>The site shall be designed to accommodate City of Palmdale Engineering Design Standards and the Master Plan of Drainage, except as otherwise approved by the City Engineer, for controlling flooding and debris flows within and adjacent to Anaverde Creek, Amargosa Creek, and other existing natural drainage courses.</p>	<p>Grading Plan, and Site Plan Check</p>	<p>Prior to Grading Permit Issuance</p>	<p>City Engineer</p>			



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Mit/Cont. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	VERIFICATION OF COMPLIANCE	
					Initials	Date
						Remarks
12.	Areas noted on Exhibit 10A with an "SP" (Special Foundation Areas) or as identified in subsequent geotechnical studies are recommended for more heavily reinforced foundations and such requirements shall be indicated on each deed for Real Property within the Special Foundation Areas relative to existing and potential additional foundations on the property.	Review and Approval of Disclosure Statement within Deed for Real Properties	Prior to Certificate of Occupancy Issuance	Building Safety Department		
13.	Due to possible adverse geologic conditions in the bedrock areas (associated with bedding plane potential landslides), especially in the Pelona Schist areas in the central and southern portions of the Specific Plan site, detailed site specific analyses relative to slope stability shall be performed for all proposed cut slopes prior to issuance of grading permit. Grading permit issuance will be subject to the grading plan demonstrating compliance with applicable recommended slope stability measures.	Review and Approval of Site Specific Geotechnical Analysis, Grading Plan Check	Prior to Grading Permit Issuance	City Engineer		
14.	Cut slopes within alluvial areas will be constructed at a maximum slope of 2H:1 (unless otherwise approved by the City Engineer/Geologist).	Grading Plan Check	Prior to Grading Permit Issuance	City Engineer		
15.	Road fills proposed for any planned high cut slopes, and buttress fill shall be required to stabilize the cut and adjacent hillsides (actual dimensions shall be based on grading plans and site conditions).	Grading Plan Check	Prior to Grading Permit Issuance	City Engineer		
16.	Prior to Development Application approval, the applicant shall demonstrate, to the satisfaction of the City Director of Planning and the City Engineer that all feasible mitigation measures have been implemented to minimize grading impacts. The applicant may be required to submit complete geotechnical studies and/or reports to the satisfaction of the City Engineer. Consideration shall be given to use of "stepped" play fields for the school and park sites, particularly where a relatively level surface across the entire facility would require significant grading.	Review and Approval of Geotechnical Studies, Grading Plan Check	Prior to Development Application Approval	City Director of Planning, and City Engineer		
17.	The project geotechnical consultant shall be responsible to perform confirmatory tests and observations during grading to assure that the geotechnical recommendations are being followed and shall certify that all grading complies with the provisions of all approved plans and specifications, pursuant to the Los Angeles County Uniform Building Code.	Site Inspection, and Submittal of Confirmatory Test Results for Review	During and Following Grading Activities	City Engineer and Geotechnical Consultant		
18.	Comprehensive geotechnical investigations including exploratory drilling, sampling and laboratory testing shall be performed prior to issuance of grading permit. Grading permit issuance will be subject to grading plan compliance with applicable recommendations.	Review and Approval of Geotechnical Investigation Results and Recommendations, Grading Plan Check	Prior to Grading Permit Issuance	City Engineer		

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Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestone	Responsible Party	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
<p>19. Subsurface exploration shall be performed prior to issuance of grading permit. Grading permit issuance will be subject to grading plan compliance with applicable recommendations.</p>	<p>Review and Approval of Subsurface Exploration Results and Recommendations. Grading Plan Check</p>	<p>Prior to Grading Permit Issuance</p>	<p>City Engineer</p>			
<p>20. In order to evaluate the potential for ground-surface rupture along the trace of an active fault within the San Andreas fault zone, and provide setback recommendations for proposed structures, exploratory fault trenching shall be performed prior to issuance of grading permit (see Section IV.A for additional mitigation-measure-text).</p>	<p>Review and Approval of Subsurface Exploration Results and Recommendations, Grading Plan Check</p>	<p>Prior to Grading Permit Issuance</p>	<p>City Engineer</p>			
<p>20a. Prior to issuance of building permits, the project applicant shall prepare an emergency spill response plan which includes the following information for review and approval by the City and County Sanitation District No. 20:</p> <ul style="list-style-type: none"> • Measures to detect early warning of a sewage leak; • The installation of removal or recovery equipment; • Procedures for spill response initiation; • Spill response measures; • Cleanup and disinfection measures; and • Training and funding for implementation and of the spill plan. 						
<p>AIR RESOURCES</p> <p>To mitigate potential dust generation impacts, the project will comply with State, County and City dust control regulations. These regulations are intended to provide sufficient protection so as to prevent the soil from being eroded by wind, creating dust, or blowing onto a public road or roads or other public or private property.</p>	<p>Construction Monitoring</p>	<p>During Grading</p>	<p>City Inspector Construction Manager</p>			
<p>In addition to watering prior to and during grading (as discussed in SCAQMD Rule 403), the application of water and chemicals that maintain the soil's moisture content shall be implemented for construction vehicle access as directed by the City Engineer by applying material to the soil surface that solidifies loose soil, when directed by the City Engineer.</p>	<p>Construction Monitoring</p>	<p>During Construction</p>	<p>City Engineer, Construction Manager</p>			



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Mit/Cont. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Responsible Party	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
#23.	Grading activity shall be suspended when local winds exceed 30 miles per hour. To validate wind velocities and/or rainfall amounts, the installation of a minimum of two remote weather stations will be required at locations determined by the City Engineer.	Inspection of Weather Stations by City Engineer, Daily Monitoring of Stations by Construction Manager, Periodic Inspections by City Engineer	Prior to Grading Permit Issuance, During Grading	City Engineer, Construction Manager			
#24.	Heavy construction equipment shall use low sulfur fuel (0.05% by weight) and shall be properly tuned and maintained to reduce emissions.	Construction Monitoring	Ongoing	City Inspector Construction Manager			
#25.	Construction activities shall be phased and scheduled to avoid high ozone days, to the extent feasible.	Construction Monitoring	Ongoing	City Inspector Construction Manager			
#26.	Construction will be discontinued during second stage smog alerts.	Construction Monitoring	Ongoing	City Inspector Construction Manager			
#27.	The applicant shall, as required by the Planning Department and the City of Palmdale's proposed Air Quality Element, implement applicable Tier I Control Measures contained in the Final 1989 AQMP, as may be subsequently amended. As project buildout will occur over a 20-year period, subsequent phases/approvals will be held to Tier II and Tier III measures which are implemented as they are AQMD Rules and Regulations applicable to the project phases as they are implemented (such as through AQMD Rules and Regulations). General measures which shall be applied for the development include: a. Encourage the use of alternative transportation modes by promoting public transit usage and providing secure bicycle facilities. The applicant will implement the trails system indicated in the Specific Plan including pedestrian, bicycle and equestrian facilities. The applicant shall distribute educational material at the time of occupancy to all businesses and homeowners regarding the availability of public transit, ride-sharing and other alternative transit methods and the location of bicycle routes in the project vicinity. In addition, the educational material, as reviewed and approved by the City of Palmdale Planning Department shall describe the available methods for reducing energy consumption.	Progress Reports	Ongoing, Prior to Certificate of Occupancy Issuance	City Planning Department			

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Mit/Cont. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
28.	<p>b. Provide mass transit accommodations such as bus turnout lanes and bus shelters if determined necessary by the City Traffic Engineer. As final plans are developed, these features should be considered.</p> <p>c. The applicant shall contribute a pro-rata share toward acquisition and construction of a Park & Ride facility in the Avenue S/SR-14 vicinity. This shall include design and construction of one space per ten dwelling units (up to 400 total spaces)—or \$250 per dwelling unit. The facility must be completed. This mitigation measure shall be verified prior to occupancy of any fifty percent (50%) of the total building units approved for the project as a whole.</p> <p>d. Encourage the placement of dwelling units to take full advantage of solar energy for natural heating and cooling as recommended in Section 7.3.1.6 of the Specific Plan in order to reduce the use of electricity and natural gas within the project area.</p> <p>e. The applicant shall utilize Best Available Control Technology to control volatile organic compounds and Toxic Air Contaminants as required by SCAQMD Rules and Regulations. The Best Available Control Technology Calculations published by SCAQMD shall be used to assess compliance with the mitigation measures.</p>	Compliance Review of Design Measures	Prior to Subsequent Approvals	City Planning Department			
29.	<p>All phases of the project shall comply with applicable rules and regulations of the SCAQMD.</p>	Compliance Review of Design Measures	Prior to Subsequent Approvals	City Planning Department			
30.	<p>Projects that exceed SCAQMD threshold levels shall contribute to a Traffic mitigation program imposed on the development in effect at such time building permits are issued for the project, and each part thereof.</p>	Payment of Contribution to Traffic Mitigation Program	Prior to Building Permit Issuance	City Planning Department			



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Mit/Contd. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	VERIFICATION OF COMPLIANCE		
					Initials	Date	Remarks
	WATER RESOURCES						
31.	All drainage facilities shall be designed and constructed in accordance with the City of Palmdale Drainage Master Plan and the Los Angeles County Hydrology Manual to the satisfaction of the City Engineer. Local facilities will be installed concurrently with or immediately after completion of grading activities, and in some cases, be approved by the City Engineer. Existing facilities may be improved. Back-filling shall be completed prior to issuance of occupancy permit for development application for the portion of the project which is served by the facility. Regional facilities shall be constructed pursuant to the City Engineer's requirements and shall be completed prior to issuance of occupancy permit for a development application.	Compliance Review of Design Measures	During Design Review/During Construction, Regional: Prior to Occupancy Permit Issuance	City Engineer City Inspector			
32.	All regional and major on-site facilities will be designed to accommodate a 50-year Los Angeles County Capital Flood with bulking and freeboard included as required by the City Engineer.	Compliance Review of Design Measures	During Design Review	City Engineer City Inspector			
33.	All local drainage facilities shall be designed to accommodate a 25 year or a 10 year storm in accordance with the City Engineering Design standards. In general: 1) Peak runoff from a 25-year storm will be contained within the street right-of-way. 2) Peak runoff from a 10-year storm will be contained at or below the street top of curbs.	Compliance Review of Design Measures	During Design Review	City Engineer City Inspector			
34.	The lowest finish floor elevation of all habitable structures shall be a minimum of one-foot above the maximum water level resulting from the applicable capital flood.	Compliance Review of Design Measures	Prior to Building Permit Issuance	City Engineer City Inspector			
35.	Flood Control basin facilities will be incorporated at strategic locations, as shown on Exhibit 12, along major watercourses to regulate and reduce the peak flow of a capital storm to a lower value thereby reducing the size requirements for downstream drainage facilities. Flood Control basin design shall incorporate adequate peak attenuation and storage features and safety provisions (fencing, signage), to the satisfaction of the City Engineer.	Compliance Review of Design Measures	During Design Review/During Construction	City Engineer			

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Mit/Cont. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Responsible Party	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
36.	<p>The applicant shall submit a water quality control plan for review and approval by the City Engineer and the Director of Planning, prior to issuance of grading permits. This plan shall be reviewed by the Regional Water Quality Control Board for their review and comment. The plan shall indicate specific means of reducing urban pollutants and sedimentation and shall comply with the provisions of any National Pollution Discharge Elimination System permit requirements that may be required by other regulatory agencies including but not limited to the following:</p> <ol style="list-style-type: none"> Incorporation of measures identified in the required Erosion Control Plan. Surplus or waste material from construction shall not be placed in drainage ways or within the 50-year Los Angeles County Capital Storm floodplain of surface waters. All loose piles of soil, silt, clay, sand, debris, or other earthen materials shall be protected in a reasonable manner to eliminate any discharge to waters of the State. Dewatering shall be done in a manner so as to eliminate the discharge of earthen material from the site. All disturbed areas shall be stabilized by appropriate soil stabilization measures by October 15th of each year. All work performed between October 15th and May 1st of each year shall be conducted in such a manner that the project can be winterized within 48 hours. All nonconstruction areas shall be restricted by fencing, signage or other means to prevent unnecessary disturbance. During construction, temporary gravel or sandbag dikes shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff. 	Review and Approval of the Water Quality Control Plan	Prior to Grading Permit Issuance	City Engineer, and Director of Planning			



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Mit/ Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Responsible Party	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
i.	Stabilizing agents such as straw, wood chips and/or hydroseeding shall be used during the interim period after grading in order to strengthen slopes while ground cover takes hold in accordance with City's Engineering Design Standards.						
j.	Impervious areas shall be constructed with infiltration trenches along the downhill edges to dispose of all drainage emanating from them.						
k.	Infiltration trenches shall be constructed on the downgradient side of all structural drip lines.						
l.	Revegetated areas shall be continually maintained in order to assure adequate growth and root development.						
m.	Physical erosion control facilities shall be placed on a routine maintenance and inspection program to provide continued erosion control integrity.						
n.	Where construction activities involve the crossing and/or alteration of a stream channel, such activities should occur only after obtaining a 404 Permit (Army Corps of Engineers) and a 1601/1603 Agreement (California Department of Fish and Game), as necessary.						
o.	Routine cleaning of manholes and catch basins shall be performed to remove sediment and debris.						
p.	Control of washdown drainage from commercial uses shall be enforced in accordance with all waste discharge regulations and/or provisions.						
q.	Information reviewed and approved by the City Attorney, regarding the disposal of waste oil/grease, pesticide containers and other hazardous materials shall be provided to new businesses and homeowners at the time of occupancy.						
r.	Controlled use of pesticides and fertilizers within common areas including the golf course shall be enforced through provisions in the Landscape Plan, including frequency and type of fertilizers/pesticides to be used, and application by qualified persons. For the golf course (which would drain into a proposed wetland mitigation area), special consideration should be given to use of slow release fertilizers and contact herbicides, prohibition of fungicides and broad spectrum insecticides, and the suppression of mosquito populations using bacterial insecticides or light oils instead of chemical agents.						

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	BIOLOGICAL RESOURCES						
37.	<p>Prior to Development Application approval, setbacks for the resources identified in the site specific biological study will be provided to reduce impacts to riparian nesting sites and other biological resources as listed in Section IV.D, Table 11, PREFERRED DEVELOPMENT ENVELOPE SETBACK DISTANCES.</p> <p>However, actual setbacks for each resource may vary less or more than the recommended distance as determined by a site-specific biological report, reviewed and approved by the Director of Planning. Setbacks less than the recommended distance may constitute a locally significant impact.</p>	Review and Approval of Site-Specific Biological Reports	Prior to Development Application Approval	Director of Planning			
38.	<p>At the time of construction of improvements, bridges or oversized culverts, as determined by a qualified biologist and reviewed and approved by the Director of Planning shall be constructed within the canyons of Rogers Creek, Pine Creek, and Ritter Canyon where development areas or access roads would isolate wildlife. This would allow wildlife movement across the site and into other portions of the region.</p>	Review and Approval of Improvements	Prior to Grading Permit Issuance	Director of Planning, City Engineer			
39.	<p>Fuelbreaks shall be from 20 to 100 feet in width and shall be manually cleared to avoid exacerbation of erosion. The fuelbreak system must conform to fire code standards. The fuelbreak system shall not be computed for credit purposes as open space due to the significant modification of the native vegetation which is required for the fuelbreak.</p>	Site Inspection	Prior to Building Permit Issuance	City Inspector			
40.	<p>Prior to Development Application approval, portions of the site shall be designated for restoration, enhancement or expansion of wetland habitat. Portions to be designated will be subject to Director of Planning approval but, at a minimum, the proposal shall equate to a 1:1 replacement of impacted wetlands. A Wetlands Restoration Plan, indicating specific guidelines, designation of areas suitable for mitigation, and an explanation of methods which will assure permanent preservation, shall be submitted for review and approval by the City of Palmdale, California Department of Fish and Game and U.S. Army Corps of Engineers. Said plan shall be consistent with restoration required for the Amargosa Creek Improvement Project.</p>	U.S. ACOE and California DFG Review and Approval of Wetland Restoration Plan	Prior to Development Application Approval	U.S. ACOE, California DFG, and the Director of Planning			
41.	<p>As directed by the City, the applicant shall conduct periodic removal of Tamarisk infestations (to include at minimum an initial clearing of specimen trees followed by annual juvenile Tamarisk removals for the next two years). In addition, infestations of <i>Arundo donax</i>, if any are located within the property, shall be eradicated to ensure that the development does not act as a point source for unwanted infestations into the National Forest.</p>	Periodic Inspection	During Grading/Ongoing	Director of Planning			



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Mit/Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
42.	Plants such as Pampasgrass, African Fountaingrass, Tamarisk, Castorbean, any and exotic Rescues shall not be planted within the Specific Plan area. A review of the Landscape Plan's plant selection shall be made by a qualified vegetation biologist approved by the City Engineer and Director of Planning prior to Landscape Plan approval. The applicant shall also require that residences exclude these plants from their landscaping (as through Covenants, Codes and Restrictions enforced by a Homeowners Association).	Review and Approval of Landscape Plan's Plant Selection and Homeowners Association CC and Rs	Prior to Landscape Plan Approval and Certificate of Occupancy Issuance	City Engineer and Director of Planning			
43.	Trails within the natural open space areas shall prohibit the recreational use of four-wheel and three-wheel vehicles, motorized dirt bikes and motor cross bicycles. Special rules and barriers shall be installed and maintained in trail access points to ensure that recreational vehicles cannot be prohibited.	Review and Approval of a Trails Plan	Prior to Development Application Approval	Director of Planning			
44.	The Applicant shall post signs along trail systems which designate trail boundaries for recreational uses, in order to minimize incidental disruption to open space, vegetation and wildlife.	Site Inspection	Prior to Certificate of Occupancy Issuance	City Inspector			
45.	Slopes at the edge of the development shall be revegetated with low combustible plant material as approved by the City Engineer.	Site Inspection	Prior to Building Permit Issuance	City Engineer			
46.	The Specific Plan shall include a condition to either exclude the maintenance of horses on private property, due to too small lot size, or to maintain such animals in corrals of specific size, as determined appropriate by the City. In large lots with adjacent natural areas, it is important to limit grouping of horses or other livestock to prevent destruction of native plants.	Site Plan Check	Prior to Development Application Approval	Director of Planning			
47.	The Applicant shall apply for and receive a 404 Permit from the Army Corps of Engineers and a 1603 Agreement from the California Department of Fish and Game prior to Grading Plan approval in areas which include wetlands due to the projects impact on lands under the jurisdiction of these areas.	Receipt of a 404 Permit and a 1603 Permit	Prior to Grading Plan Approval	U.S. ACOE and California DFG			
48.	Prior to Development Application approval, focused surveys shall be conducted by a City approved biologist to establish the presence or absence of sensitive species (as defined by Federal, State, or Local the City-of-Palmdale-Planning Director on the development site. Should sensitive species be present, applicable mitigation shall be implemented per Federal, State and Local Endangered Species Protection regulations as determined necessary by the City Planning Director.	Review and Approval of Results from Focused Surveys by a City Approved Biologist	Prior to Development Application Approval	City Planning Director			

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Mit/Coord. No.	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
49.	<p>The Joshua Tree Woodland area shall be protected by <i>in situ</i> preservation of the habitat or, at the option of the City, acquisition of equivalent, offsite habitat within the Sphere of Influence of the City of Palmdale. Preservation is considered to include fencing of the site and dedication of an open space easement to the City of Palmdale. Areas adjacent to the woodland should have a 50 to 150-foot setback from the Joshua Trees or other measures as recommended in the specific biological study (refer to Table 11, PREFERRED DEVELOPMENT ENVIRONMENT SETBACK DISTANCES).</p> <p>a. Where possible, preservation of residential or commercial structures within the Specific Plan area should be designed to avoid displacement or destruction of Joshua Tree habitat. Areas adjacent to the woodland should have a 50-foot setback from the Joshua Tree plants unless a shorter distance is identified in a site-specific biological report. Within that setback, native plant cover should be restored to natural habitat values to serve as a buffer if such plant cover is not present.</p> <p>b. Upon implementation of the project, any Joshua Tree plants that are removed will be transplanted to onsite landscaped areas and/or offsite.</p> <p>c. A Joshua Tree Preservation and Transplantation Plan will be developed and submitted to the City of Palmdale Director of Planning for review and approval prior to grading permit issuance.</p>	<p>Review and Approval of A Joshua Tree Preservation Plan and Transplantation Plan</p>	<p>Prior to Grading Permit Issuance</p>	<p>City Planning Director</p>			
50.	<p>The Maple Canyon Spring shall be protected by ensuring that trails do not direct people to the vicinity of the spring. The McDill Loop trail depicted on Exhibit 24 of the Specific Plan shall be removed to discontinue its proximity to the spring. The alignment of this trail will be modified if field inspections determine that the spring is visible from the trail through the use of sign-to-loop-back-and-equestrian-walk-out-of-the-area. The signs shall be erected prior to occupancy of any residential unit on the project site.</p> <p>NOISE</p>	<p>Site Inspection</p>	<p>Prior to construction of the McDill Loop trail Prior to Certificate-of-Occupancy Issuance</p>	<p>City Inspector</p>			
51.	<p>All construction and general maintenance activities, except in an emergency, shall be limited by City of Palmdale Municipal Code Section 828.030 to the hours of 6:30 a.m. to 8 p.m. Monday through Saturday. The operation of any machine, mechanism, device or contrivance during construction shall comply with noise limits in the City of Palmdale municipal noise ordinance.</p>	<p>Site Inspection</p>	<p>During Construction/Ongoing</p>	<p>City Inspector</p>			



RITTER RANCH SPECIFIC PLAN MITIGATION MONITORING AND REPORTING CHECKLIST

Mit/Cont. No.	Mitigation Measure/Conditions of Approval	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	Verification of Compliance Remarks
52.	Developments along arterial and regional arterials will incorporate design measures for structural measures which will reduce noise levels to acceptable levels within the living or recreational portions (as defined by the City) of any lot. The measures that may be utilized to reduce noise impacts include: (a) placement of non-residential buildings adjacent to the arterial roadway, including the setbacks along the roadway, consistent with the City's zoning code; (b) other noise reduction measures; (c) sound barrier walls; (d) other measures which will be approved by the City; (e) other measures which will be approved by the City; (f) other measures which will be approved by the City; (g) other measures which will be approved by the City; (h) other measures which will be approved by the City; (i) other measures which will be approved by the City; (j) other measures which will be approved by the City; (k) other measures which will be approved by the City; (l) other measures which will be approved by the City; (m) other measures which will be approved by the City; (n) other measures which will be approved by the City; (o) other measures which will be approved by the City; (p) other measures which will be approved by the City; (q) other measures which will be approved by the City; (r) other measures which will be approved by the City; (s) other measures which will be approved by the City; (t) other measures which will be approved by the City; (u) other measures which will be approved by the City; (v) other measures which will be approved by the City; (w) other measures which will be approved by the City; (x) other measures which will be approved by the City; (y) other measures which will be approved by the City; (z) other measures which will be approved by the City.	Site Plan Review	Prior to Building Permit Issuance	City Engineer			
53.	Elementary school and neighborhood park development should avoid the most heavily traveled village roadways to minimize traffic noise intrusion on these uses requiring relative quiet for concentration or serenity. Where necessary, noise mitigation measures such as barriers or sound walls, shall be employed.	Site Plan Review	Prior to Grading Permit Issuance	City Engineer/ Planning Director			
54.	The applicant shall participate in a regional noise mitigation program, if developed by the City, by funding a percent share of off-site noise mitigation.	Implementation of Regional Noise Mitigation Program	Prior to Building Permit Issuance	City Planning Director			
55.	The proposed amphitheater shall require a Conditional Use Permit. As part of the CUP review process, the applicant shall provide City staff with sufficient detail to indicate that the amphitheater will not adversely affect offsite areas (as in orientation, screening and permitted activities). Adverse noise impacts shall be determined based on City Noise Ordinance provisions (with respect to peak noise levels and nuisance noise). The applicant shall also provide City staff with possible alternative locations more proximate to residential areas, as within the Town Center area, but the alternative locations shall not impact noise sensitive areas such as residential areas.	Submittal of Informational Package	Prior to Conditional Use Permit Issuance	City Planning Director			
56.	AESTHETICS/LIGHT AND GLARE During project construction, the applicant shall be required to provide appropriate screening (as with temporary fencing with opaque material), dust control (see Section IV.B. AIR RESOURCES), restricted construction hours, and a traffic control plan (Section IV.I. TRAFFIC AND CIRCULATION).	Site Inspection	During Construction/Ongoing	City Inspector			
57.	All required landscaping will be installed, in accordance with City Standards in effect at the time of approval of the landscape plan, prior to issuance of occupancy permits for a particular area.	Site Inspection	Prior to Certificate of Occupancy Issuance	City Inspector			

**BITTER RANCH SPECIFIC PLAN
MITIGATION MONITORING AND REPORTING CHECKLIST**

Mit/Cont. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
58.	The applicant shall be required to submit a detailed Landscape Plan, to the satisfaction of the Director of Planning and the City Engineer. The Landscape Plan shall, at minimum, address special edge treatments for adjacent offsite areas (including Leona Valley), use of native vegetation, treatment of native vegetation in Specialty Parks, incorporation of natural channel areas within development areas and the golf course, and special screening techniques for aesthetically sensitive uses (including the amphitheater, Water Reclamation Plant, Equestrian Center, above-ground water storage tanks and commercial uses).	Approval of Landscape Plan	Prior to Grading Permit Issuance	City Engineer/ Planning Director			
59.	Landscaping will be consistent with the Specific Plan in order to maintain a cohesive theme across the project site, and in order to reduce aesthetic impacts of structures to adjacent roadways and residential properties.	Approval of Landscape Plan	Prior to Grading Permit Issuance	City Planning Director			
60.	Any lights used to illuminate the parking areas, driveways, and other exterior or interior areas, shall be designed and located so that direct lighting is confined to the property. The applicant shall submit photometric lighting plans for commercial, multi-family and recreational projects. In addition to directional lighting, lighting should not be of greater intensity (wattage) than otherwise necessary for public safety.	Review and Approval of Photometric Lighting Plans	Prior to Grading Permit Issuance	City Planning Director			
61.	Project design shall incorporate additional techniques to reduce light and glare, such as use of opaque glass instead of reflective glass, and earthtone building materials in high visibility areas.	Project Design Review	Prior to Grading Permit Issuance	City Planning Director			
62.	Flood control improvements shall utilize natural channels and/or be composed of natural materials with interspersed vegetation to maintain existing aesthetic qualities, where feasible, without jeopardizing the adequacy of flood control.	Grading Plan Review and Approval	Prior to Grading Permit Issuance	City Engineer and Landscape Architect			
63.	Disturbed and unlandscaped areas shall be replanted with native vegetation compatible with the existing native vegetation, appropriate to the site, which will blend in with existing species.	Approval of Landscape Plan, Site Inspection	Prior to Building Permit Issuance	City Planning Director and City Inspector			
64.	The project will follow the grading plan approved by the City and avoid disturbance of adjacent areas where possible.	Site Inspection	During Grading Activities	City Inspector			
65.	To the extent feasible, removal of existing native trees and vegetation shall be minimized during project construction and grading, particularly within existing natural channels (this can be accomplished by staking sensitive habitat at the limits of grading to avoid incidental disruption). The project grading plan shall clearly indicate permit limits and areas to remain.	Grading Plan Review and Approval	Prior to Grading Permit Issuance	City Engineer			



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Mit/Concl. No.	Mitigation Measures/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
66.	<p>LAND USE</p> <p>The Applicant shall annually evaluate all design guidelines, development standards and mitigation measures for the Bitter Ranch Specific Plan, submitting a Monitoring Report to the Director of Planning the first quarter of each year through buildout of the project. In addition, the applicant shall submit a final phase of the project site plan on a monthly basis while grading is occurring. The monitoring report shall include soil-erosion-control measures at the project site taken on a monthly basis during project construction. Monitoring and verification of compliance with adopted applicable Specific Plan development standards shall also be performed prior to subsequent approvals to determine if the proposed measures are achieving their intended purpose. To the extent allowed by law, future discretionary approvals may include additional conditions of approval based upon City staff review of the Annual Monitoring Report. Nothing in this mitigation measure shall be construed to permit environmental review beyond the extent permitted by State law.</p>	<p>a) Submittal of Annual Monitoring Report. b) Compliance Review of Adopted Development Standards</p>	<p>a) First Quarter of Each Year Through Buildout. b) Prior to Subsequent Approvals</p>	City Planning Director			
67.	<p>PUBLIC HEALTH AND SAFETY</p> <p>In the areas where trash and debris have been dumped into stream channels within the property, near-surface soil samples and analysis of those samples (Priority Pollutants Scan) for the identification of chemicals or contaminants shall be collected prior to removal operations to evaluate landfill class designations for the debris.</p>	<p>Review of Near-Surface Soil Samples</p>	<p>Prior to Removal Operations</p>	City Engineer			
68.	<p>Prior to issuance of grading permits for the areas described by the further investigations, possibly to include sampling and testing, shall be conducted to ascertain the types and amounts of potential hazardous materials associated with the following: the former turkey ranch area; partially and completely buried refuse; the Hunt Club area; surficial debris and a locked trailer marked "Lockheed Emergency Vehicle"; and existing structures with the potential of containing asbestos fibers.</p> <p>If subsequent investigations of the site determine the presence of hazardous materials, the developer shall retain a licensed hazardous materials contractor to conduct clean-up of the site using proper disposal procedures. Clean-up and disposal of the site shall comply with all local, state and federal regulations regarding handling, transport and disposal of hazardous materials.</p>	<p>Site Inspection, Review and Approval of Completed Studies on Specific Sites. Documentation of Completed Clean-Up</p>	<p>Prior to Grading Permit Issuance</p>	City Engineer, City Inspection			
69.			<p>Prior to Grading Permit Issuance</p>	City Engineer, City Inspection			

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Mit/Cont. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	VERIFICATION OF COMPLIANCE Remarks														
70.	<p>Although the right-of-ways surrounding the power transmission lines traversing the project site properties appear to be sufficient to protect residents, the following guidelines, including the City of Palmdale undergrounding ordinance, shall be incorporated into the project plans and are subject to approval by the City Engineer and Planning Director:</p> <p align="center">Basic Minimum Allowable Clearances of Wires Above Thoroughfares and Ground-Clearances From Poles, Buildings, Structures, or Other Objects</p> <table border="0"> <tr> <td><u>Nature of Clearances</u></td> <td>Distance by Voltage</td> <td><u>300-550 KV</u></td> </tr> <tr> <td></td> <td>72.5-300 KV</td> <td></td> </tr> <tr> <td>Crossing or along thoroughfares in urban districts or crossing thoroughfares in rural districts.</td> <td>30 feet</td> <td>30 feet*</td> </tr> <tr> <td>Above ground in areas accessible to pedestrians only</td> <td>25 feet</td> <td>25 feet*</td> </tr> <tr> <td>Horizontal clearance of conductor from buildings</td> <td>6 feet</td> <td>15 feet</td> </tr> </table> <p>* Shall be increased by 0.025 feet per kV in excess of 300 kV.</p> <p>Source: Rule 37, General Order No. 95, Rules for Overhead Electric Line Construction. Public Utilities Commission of the State of California, March 1981. PUC staff (Mr. Pat Stone) has indicated there are not separate ELF guidelines for school facilities.</p>	<u>Nature of Clearances</u>	Distance by Voltage	<u>300-550 KV</u>		72.5-300 KV		Crossing or along thoroughfares in urban districts or crossing thoroughfares in rural districts.	30 feet	30 feet*	Above ground in areas accessible to pedestrians only	25 feet	25 feet*	Horizontal clearance of conductor from buildings	6 feet	15 feet	Site Plan Review	Prior to Grading Permit Issuance	City Engineer, and Planning Director		
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71.	<p>All project homeowners and tenants shall be advised of potential health risks associated with power transmission lines prior to close of escrow/execution of rental lease. The content and form of said notification shall be indicated in the applicable escrow, deed and/or lease documents in a format acceptable to the City attorney.</p>	Review and Approval of Disclosure Statement with Deed or Lease Document	Prior to Certificate of Occupancy Issuance	City Attorney																	



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Mit/Cont. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestone	Responsible Party	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
72.	<p>TRAFFIC AND CIRCULATION</p> <p>All road improvements shall be designed in accordance with City of Palmdale and Ritter Ranch Specific Plan roadway design standards as approved by the City Engineer. Prior to development-application approval, the Applicant will be required to submit a Transportation Demand Management Plan and a Focused Traffic Study for review and approval by the Director of Planning and the Traffic Engineer, as appropriate, to determine the necessary improvements for impacts generated by this project. These plans shall be prepared in accordance with the Los Angeles County Transportation Commission's Congestion Management Plan, the City's transportation analysis guidelines, the City's transportation plan, and the Engineering Design Standards. Necessary improvements shall be determined by the City Traffic Engineer and shall include, but not be limited to, all on-site and off-site road improvements to achieve a Level of Service D (peak period) or better with ultimate traffic projections. On the basis of this and other studies, the developer will improve or fund a pro-rata share of improvements. The developer shall pay appropriate traffic impact fees in accordance with City Ordinance 625, and all other fees for facilities and services that may be in place at the time of issuance of certificates of occupancy. Phasing of off-site improvements shall be determined by the City Engineer, as described in Section D11 of the EIR.</p>	<p>Plan Check Compliance with Specific Plan Review and Approval of Transportation Demand Management Plan and Focused Traffic Study</p>	<p>Prior to Issuance of Grading Permits Prior to Development Application Approval</p>	<p>City Engineer City Planning Director and Traffic Engineer</p>			
73.	<p>The applicant shall be required to submit a Traffic Control Plan for review and approval by the City Traffic Engineer, prior to issuance of standards to minimize construction related traffic impacts. Said plan shall be consistent with traffic measures for the Amargosa Creek Improvement Project. All road improvements shall be provided in accordance with City design standards to the satisfaction of the City Engineer prior to issuance of occupancy permits.</p>	<p>Review and Approval of a Traffic Control Plan Compliance Review of Design Standards</p>	<p>Prior to Grading Permit Issuance Prior to Certificate of Occupancy Issuance</p>	<p>City Traffic Engineer</p>			
74.	<p>The Ritter Ranch Specific Plan identifies alternate roadway cross sections and lane configurations necessary to serve the project at build-out. Phasing of on-site roadway improvements shall be in accordance with the Ritter Ranch Specific Plan Phasing Plan as approved by the City Public Works Department. The applicant shall be required to submit a Traffic Control Plan for review and approval by the City Traffic Engineer, prior to issuance of grading permits, which incorporate state-of-the-practice standards to minimize construction related traffic impacts. Said plan shall be consistent with construction traffic measures for the Amargosa Creek Improvement Project.</p>	<p>Compliance Review of Phasing Plan Review and Approval of a Traffic Control Plan</p>	<p>Prior to Approval of Development Application Prior to Grading Permit Issuance</p>	<p>City Traffic Engineer</p>			

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Mit/ Cond. No.	Mitigation Measure/Condition of Approval	Monitoring and Reporting Process	Monitoring Milestones	Responsible Party	Initials	Date	VERIFICATION OF COMPLIANCE Remarks
75.	<p>Prior to development application approval, the applicant shall pay appropriate traffic impact fees in accordance with City Ordinance 303 and all other traffic fees applied City-wide that may be in place at the time of issuance of Conditional Development. These traffic impact fees provide the project's required traffic contribution towards offsite roadway improvements needed to serve the development. Funds generated from the traffic impact fee shall be applied toward offsite improvements to Elizabeth Lake Road, Paradise Boulevard, Avenue S, and 10th Street West/Turn Subside Road as approved by the City Public Works Department.</p> <p>In addition to all on-site improvements, the Applicant shall be required to provide offsite improvements to Reburn Road, Turn Subside, Avenue S, City Beach Road, Bouquet Canyon Road, and Elizabeth Lake Road, including the roadway west of Goodie Hill Road as determined appropriate by the City Traffic Engineer (construction shall be completed prior to occupancy).</p> <p>Offsite improvements shall include provision of road configurations shown in Exhibit 18, YEAR 2010 CIRCULATION SYSTEM, including the following:</p> <ul style="list-style-type: none"> a. Wide Elizabeth Lake Road to six through lanes between 10th Street West and SR-14, including provision of three through lanes for Elizabeth Lake Road at both intersections approaches at 20th Street West and 25th Street West. b. Wide Elizabeth Lake Road to four lanes from Bridge Road to west of Goodie Hill Road. 						
76.	<p>The developer(s) of Bitter Ranch may construct offsite roadway improvements in lieu of Traffic Impact fees, as approved by the City Public Works Department; if, as a result of project impacts, the level of service falls below either the standards set by the Los Angeles County Transportation Commission's Congestion Management Plan, or the policies set by the City's General Plan, the applicant shall implement improvements of services necessary to bring the roadway segment into compliance.</p>	<p>Construction of Offsite Facilities Compliance Review of Set-Traffic Standards</p>	<p>Determination to Construct Offsite Facilities Will Be Made Prior to Approval of Development Applications Following Construction Ongoing</p>	<p>City Traffic Engineer, City Engineer</p>			



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77.	<p>The developer shall comply with the provisions of the Congregate Management Plan adopted pursuant to State law. The developer shall construct a four-lane divided roadway section of Ranch-Center-Drive between Elizabeth-Lake-Road and Ritter-Ranch-Road and a four-lane divided roadway section on City-Ranch-Road between Ritter-Ranch-Road and Ranch-Center-Drive.</p>	<p>Compliance Review of the Congregate Management Plan Review</p>	<p>Following Adoption of CMT/Grading Prior-to-Grading Permit-Issuance</p>	<p>City Traffic Engineer, City Engineer</p>			
*78.	<p>CULTURAL RESOURCES</p> <p>Reports, maps or figures with plotted archaeological locations are considered confidential, and are to be released only on a clearly defined "need to know" basis.</p>	<p>Release of Information</p>	<p>Ongoing</p>	<p>Qualified Archaeologist</p>			
*79.	<p>Prior to issuance of grading permits for each area of the Ritter Specific Plan, a qualified archaeologist shall be retained at the expense of the developer to formulate and carry out an Archaeological Monitoring Program for that particular area. The Archaeological Monitoring Program as approved by the Director of Planning shall include, but not be limited to measures identified in this EIR, and the 1990 RMW Palco Associates report (Appendix I), and the 1991 LSA Phase II Archaeology Report (dated June 14, 1991).</p>	<p>a) Formulate and Follow an Archaeological Monitoring Program b) Review and Approval of an Archaeological Monitoring Program</p>	<p>Prior to Grading Permit Issuance</p>	<p>a) Qualified Archaeologist b) City Planning Director</p>			
*79a.	<p>The following additional work shall be performed by a qualified archaeologist, retained by the Developer, and approved by the Planning Director. Because the introduction of residents into the area will result in the degradation of these archaeological sites, the required testing specified below and preparation of the archaeological report shall be completed, and reviewed and approved by the Planning Director, prior to recordation of the final parcel map or tract map prepared for the project.</p> <p>LAB-927: There is an additional petroglyph boulder that needs to be recorded. Since the site cannot be preserved in situ on the project as currently designed, test pits shall be excavated to determine whether subsurface deposits are present. If any are encountered, data recovery shall be conducted.</p>	<p>Review and Approval of Final Study and Subregional Report</p>	<p>Prior to Recordation of The Final Parcel Map or Tract Map Prepared for the Project</p>	<p>Director of Planning</p>			

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80.	<p>Those sites which contained surface artifacts but were only upper tiered shall be rechecked at least one resident per site. The testing program shall be submitted to the City Planning Department for review and approval prior to construction. In addition, additional reports shall be submitted to the City Planning Department. Any additional testing shall be required as a mitigation measure for the developer's application.</p> <p>A subsoil analysis shall be prepared to provide a basis for stratigraphic determinations. It shall include a research design that results in standards for future work in the Arts Venue/Serra Falson subproject.</p> <p>Complete building which have to be relocated must be done under the direction of a qualified archaeologist who will give verbal instructions to workers of the location. The building shall be moved prior to site disturbance in their immediate vicinity to a location approved by the Planning Director. Since concrete will be laid, some shall be reinforced in an appropriate manner where they can be used for educational purposes. Representative artifacts shall be worked into every foot of display for an interpretive center. All work.</p>	<p>Research, Salvaging and/or Protection of Known Archaeologist Sites; Grading Monitoring</p>	<p>Prior to Grading Permit Issuance; During Grading</p>	<p>City Planning Director, Qualified Archaeologist</p>			
81.	<p>Required research salvaging and/or protection of known sites shall occur prior to approval of a grading permit within the affected area of resources (to the extent feasible) sites shall be protected in place). This includes, but is not limited to the following:</p> <p>767 1247 1620 1626 16414 817 1329 1630 1637 16454 853 1380 1631 163811 RR-28H 959 1281 1620 162041 RR-33 1035 1325 1620 1640 RR-35 1219 1427 1624 16444 RR-39 1320 1628 1635 16424 RR-40</p>	<p>Grading Monitoring</p>	<p>During Grading</p>	<p>Qualified Archaeologist</p>			



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*82.	Areas to be disturbed by grading shall be reexamined for cultural resources following removal of the vegetation cover and during initial grading stages. If cultural resource sites are exposed by this activity they shall be subjected to appropriate test excavation and salvaging/protection efforts.	Salvaging/Protection of Identified Cultural Resource Sites	During Grading	Qualified Archaeologist			
*83.	Reports, maps or figures with plotted fossil localities are considered confidential, and are to be released only on a clearly defined "need to know" basis.	Release of Information	Ongoing	City Planning Director			
*84.	Prior to issuance of a grading permit for each area of the Ritter Ranch, Specific Plan, a qualified paleontologist shall be retained at the expense of the developer to formulate and carry out a Paleontological Monitoring Program for the site that particularly area. The Paleontological Monitoring Program approved by the Planning Director shall include, but not be limited to measures identified in this EIR.	a) Formulate and Follow a Paleontological Monitoring Program b) Review and Approval of a Paleontological Monitoring Program	Prior to Grading Permit Issuance	a) Qualified Paleontologist b) City Planning Director			
*85.	A qualified paleontologist shall be retained to monitor and, if necessary, salvage scientifically significant fossil remains.	Grading Monitoring	During Grading	Qualified Paleontologist			
*86.	The paleontologist shall have the power to temporarily divert or direct grading efforts to allow evaluation and, if necessary, salvage of exposed fossils.	Grading Monitoring	During Grading	Qualified Paleontologist			
*87.	The matrix samples for microvertebrates shall be submitted for processing and identification at a facility such as the Los Angeles County Museum of Natural History.	Receipt of Donation of Fossils by Final Repository	During/Following Grading	Qualified Paleontologist			
*88.	Paleontological monitoring efforts shall be based on the sensitivity of the geological units being excavated, the number of equipment in operation at one time, and the amount of material (in cubic yards) being moved.	Grading Monitoring	During Grading	Qualified Paleontologist			
a.	Geological units of "high" sensitivity shall be monitored on a full-time basis. If more than one piece of heavy equipment is being run simultaneously and/or more than 25,000 cubic yards of earth is to be graded per day, then additional monitors will be needed.						
b.	Geological units of "low" sensitivity require monitoring at least once every five days of grading activity. If significant fossils are recovered during grading, then a change in paleontologic sensitivity would be warranted, and full-time monitoring could be needed.						
c.	Geologic units of "no" paleontologic sensitivity will not require monitoring.						

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					Initials	Date Remarks
089.	Matrix samples for microvertebrate screening shall be collected and processed during monitoring. If microvertebrates are present, up to 6,000 pounds of matrix will need to be sampled. This material can be placed to one side of the active grading so as not to delay the project. Screening may be done onsite.	Screening of Samples	During Grading/Following Grading	Qualified Paleontologist		
090.	All fossils collected need to be prepared to the point of identification. These remains should be donated to an institution with an educational and/or research interest in the materials and a retrievable storage system, such as the Los Angeles County Museum of Natural History. This shall occur within one year of individual project completion.	Receipt of Donation of Fossils by Final Repository	During Grading/Following Grading	Qualified Paleontologist		
091.	A final report summarizing findings, including an itemized inventory, contextual stratigraphic data, and photographs shall accompany the fossils to the designated repository with an additional copy sent to the City of Palmdale Planning Department. Because development of the proposed project is phased over many years, separate reports may be required to summarize mitigation for certain fossil sites.	Submittal of a Final Report Summarizing Findings of Each	Concurrent with Receipt of Donations of Fossils by Final Repository	City Planning Department		
092.	PUBLIC SERVICES AND UTILITIES Adequate emergency access and circulation throughout and around the project shall be provided to the satisfaction of the Los Angeles County Sheriff's Department. Temporary emergency access shall be provided during project construction.	Compliance Review of Design Measures and Site Inspection	During and Upon Completion of Project Construction	City Engineer and Los Angeles County Sheriff's Department		
093.	Adequate lighting shall be provided to enhance crime prevention and law enforcement efforts to the satisfaction of the Los Angeles County Sheriff's Department.	Compliance Review of Design Measure	Prior to Certificate of Occupancy Permit	Los Angeles County Sheriff's Department		
094.	Proper address signs shall be provided for identification of locations during emergencies.	Compliance Review of Design Measure	Prior to Certificate of Occupancy Permit	Los Angeles County Sheriff's Department		
095.	The Applicant shall consult with the Los Angeles County Sheriff's Department regarding landscape standards to ensure that landscape features do not conceal potential criminal activity around buildings and in parking areas. This measure will be implemented to the satisfaction of the City of Palmdale Planning Director and City Engineer, prior to staff acceptance of the Landscape Plan. Landscape-feature standards which do not conceal potential criminal activity around buildings and in parking areas shall be provided. This measure will be implemented to the satisfaction of the Los Angeles County Sheriff's Department.	Compliance Review of Design Measure	Prior to Certificate of Occupancy Permit	Los Angeles County Sheriff's Department		



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96.	<p>The applicant must participate in funding of a new police station and associated equipment as determined by the Los Angeles County Sheriff's Department. This may include acquisition of a 15 new regional facility, funding for acquisition of a site, construction of the facility or other requirements as determined appropriate by the Los Angeles County Sheriff's Department.</p>	<p>Developer Financing of a New Police Station</p>	<p>Prior to Development Application Approval</p>	<p>Los Angeles County Sheriff's Department and City Planning Director</p>			
97.	<p>Library The applicant shall construct a branch library facility within the Bitter Ranch community to be a minimum size of 16,000 square feet and have a book collection of approximately 50,000 volumes. The applicant shall reserve a site of adequate size as reviewed and approved by the City. The applicant may enter into a reimbursement agreement, as approved by the City, with the adjacent developer to share the cost of this facility.</p>	<p>Review and Approval of Reserved Site</p>	<p>Prior to Development Application Approval</p>	<p>City Planning Department</p>			
98.	<p>Schools All schools shall be required to implement safety programs (in accordance with State and City Guidelines) which may include where appropriate, the following:</p> <ul style="list-style-type: none"> • Crossing guards to be present to assist students in crossing the street • School speed zone signs • Pedestrian cross walks • Flashing warning lights where sight distance is limited, as in Planning Unit 2A • Signalized intersection or stop signs (to be provided by applicant if deemed necessary by the City traffic engineer) 	<p>Review and Approval of Safety Programs</p>	<p>Prior to Certificate of Occupancy Issuance</p>	<p>Westside Union School District and Antelope Valley Union High School District</p>			

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99.	<p>(A) Westside Union School District: The developer shall comply with the terms of the agreement, dated November 26, 1991, between the developer and the Westside Union School District as mitigation for impacts caused by development of the project on the Westside Union School District. The terms of that agreement are as follows:</p> <p>(i) Development Fees: Developer hereby agrees to pay to District one dollar and thirty-one cents (\$1.31) per square foot of habitable residential development prior to the issuance of the building permit on each unit. A fee of twenty-four cents (\$.24) per square foot of industrial/commercial construction shall be paid to the District prior to the issuance of each commercial building permit. All such amounts shall be subject to annual adjustment pursuant to increases or decreases in the School Construction Cost Index of the Office of Local Assessment with January 1, 1992, as the base.</p> <p>(ii) School Sites: In addition, Developer hereby agrees to sell to District three (3) eight-acre elementary school sites with each being adjacent to a park, two (2) five-acre school sites with each being adjacent to a park, and one (1) twenty-acre middle school site, designated as Exhibit B, attached hereto and incorporated herein by reference.</p> <p>The purchase price for the District shall be the fair market value of each site at the time of conveyance, not to exceed \$100,000 per acre plus annual adjustments based upon increases or decreases in the school construction cost index of the Office of Local Assessment with January 1, 1992 as the base. The fair market value shall include all off-site improvements and grading of the site.</p> <p>In the event that the parties cannot agree on the fair market value, each party shall obtain an appraisal from an MAI certified appraiser. If the two appraisals are within \$5,000 of each other the PMV shall be the lesser value plus one-half of the difference. If the difference between the two appraisals is more than \$5,000, the County Superintendent of Schools shall designate a third appraiser who shall be independent of the parties and MAI certified and who shall conclusively establish the fair market value. The cost of the third appraisal shall be borne equally by the parties.</p>	<p>Compliance Review of Final Plans Preparation of Progress Reports Annual Compliance Reporting Review of Design Measures, With-Serve Letters From-affected School Districts</p>	<p>Prior to Development Application Approval</p>	<p>Westside Union School District and Antelope Valley Union High School District</p>			



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<p>Developer shall perform all utility improvements such as roads, water, utility water (with a flow guaranteed to meet fire safety requirements), sewer, and utilities to the site for no cost to District except as provided above. Developer shall also provide rough grading of the site to District's reasonable specifications. Title to the site shall be transferred to District free and clear of all necessary liens, encumbrances, taxes and delinquencies and easements or any restrictions which interfere with the District's plans to use the property for the development of the school site prior to the filing of any final map on the site. Goals and other requirements shall be performed consistently with improvement on the remainder of the tract.</p>						
<p>The District may exercise its right to acquire the property by starting written notice on Developer and opening an escrow account. Developer shall within thirty (30) days of receipt of notice deposit a grant deed conveying title as referred to above. Notice by the District to purchase the property shall not be served earlier than the filing of a final subdivision map on any adjacent property. The District shall continue its intent to purchase any particular school site no later than one (1) year after the filing of a final subdivision map on any adjacent property. District shall deposit the purchase price in escrow. Escrow shall close within thirty days of opening.</p>						
<p>(9) Altamonte Valley Uniba High School District: The Developer shall provide the following mitigation to the District in order to provide its contribution toward the District's 8th (50) percent share of funding a new high school on the site pursuant to Government Code Section 65965 and Education Code Section 17000 et. seq. (School Facility Funding Law):</p>						
<p>(1) Developer Esc: Developer shall pay to the District one dollar and twenty cents (\$1.20) per square foot of habitable residential development, including parking housing, prior to the issuance of the building permit on each walk. A fee of twenty six cents (0.26) per gross leasable square foot of industrial/commercial construction shall be paid to the District prior to the issuance of such commercial building permit. All such amounts shall be subject to annual adjustment pursuant to increases or decreases in the School Construction Cost Index of the Office of Local Assistance with January 1, 1992 as the base.</p>						

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(g)	<p>School Sites: In addition, Developer hereby agrees to offer the District a site for purposes of constructing a high school facility, with the terms for dedication as set forth herein. The Developer shall dedicate fifty (50) acres of land in Planning Area 3A for a school site to the District at no cost to the District. The specific site (20) acres of the approximately 700 acres in Planning Area 3A shall be at the discretion of the District. This site shall be transferred to District free and clear of all necessary liens, encumbrances, taxes and encumbrances and easements or any restrictions which interfere with the District's plans to use the property for the development of the school site prior to the filing of any final map on a subdivision tract in the Specific Plan area. In the event that site preparation work on the school site, including provision of access to Elizabeth Lane Road and utilities exceeds the amount of \$2,500,000, the Developer shall pay fifty (50) percent of the amount over that figure and to a total of \$500,000.</p> <p>(h) Transfer Provisions: The District may exercise its right to acquire the site specified above by serving written notice on Developer and opening an escrow account. Developer shall within thirty (30) days of receipt of notice deposit into the escrow a grant deed conveying title as referred to above. Escrow shall close within thirty days of opening.</p> <p>The applicant shall dedicate school sites and construct new and/or existing school facilities as determined necessary by the Planning Director according to the specifications provided by the Westside Union School District and the Antelope Valley Union High School District to accommodate the students generated by the Bitter Ranch development. The facilities shall be provided within the timeframe set by the School District to accommodate the project's student population. However, the following guidelines should be considered for providing schools:</p> <ul style="list-style-type: none"> — School sites shall be deeded to the School District at the time that final maps are recorded. — An elementary school should be constructed and operational prior to issuance of the 1,400th occupancy permit for the project as a whole. In addition, for each subsequent 1,100-occupancy permit, an additional elementary school should be constructed. — The middle school should be constructed and operational prior to issuance of the 5,000th occupancy permit for the project. 					



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00a	<p>The high school should be constructed and operational prior to issuance of the 7,000th occupancy permit for the project.</p> <p>Provisions for mitigating the impacts to the middle schools, caused by the need to provide additional facilities beyond those proposed onsite to accommodate all middle school students, should be determined prior to issuance of the first occupancy permit for the project either through the payment of fees, dedication of property, construction of facilities, and/or other methods deemed appropriate by the school district.</p>	Review of Plans; Site Inspection	Prior to Completion of Permanent School Facilities	City Planning Department and Building Safety Department			
00a	Prior to completion of the permanent school facilities, the applicant shall provide interim facilities which may include but shall not be limited to, classrooms, administration offices, and auxiliary facilities, as may be required to house students generated by the proposed project on an interim basis.	Review of Plans; Site Inspection	Prior to Building Permit Issuance	City Inspector			
*100.	Onsite telephone facilities shall be provided by utilizing joint trenches.	Payment of Assessment Fees; Site Inspection	Prior to Certificate of Occupancy Issuance	City Inspector			
101.	Developers of individual properties within the Specific Plan area will be responsible for payment of assessment fees and installation of required conduits prior to issuance of occupancy permits.	Compliance Review of Design Measures and Site Inspection	Prior to Certificate of Occupancy Issuance	City Inspector			
*102.	All permitted powerlines shall be placed underground (consistent with the City's current Undergrounding Ordinance) by the applicant prior to issuance of occupancy permits.	Will Serve Letter, Review of Plans	Prior to Development Application Approval	SCE, City Engineer			
*103.	The project applicant shall coordinate with SCE to ensure that adequate electrical service is provided to the proposed development and that service connection activities will be performed in cooperation with SCE to minimize any short-term impacts.	Approval of Annexation	Prior to Development Application Approval	City Planning Department and Los Angeles County Waterworks District No. 34			
*104.	Water Service The applicant shall cause the project area to be annexed to the Los Angeles County Waterworks District 34 service area.						

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		Monitoring Milestone	Responsible Party	Initials	Date	Remarks	
#105.	As required by state law, the following water conservation measures will be incorporated into the project:	Prior to Certificate of Occupancy Permit	City Inspector				
	<ul style="list-style-type: none"> • Low-flush toilets and urinals • Low-flow showers and faucets • Insulation of hot-water lines in water recirculating systems • All fixtures must be California Energy Commission (CEC) certified • Public lavatory facilities must be equipped with self-closing valves. 						
#106.	The following water conservation measures shall be implemented where applicable and feasible:	Site Inspection	City Inspector				
	<p>Interior</p> <ul style="list-style-type: none"> • Supply line pressure water pressure greater than 50 pounds per square inch (psi) shall be reduced to 50 psi or less by means of a pressure reducing valve. • Drinking fountains shall be equipped with self-closing valves. • Laundry facilities shall use water-conserving models of washers. • Ultra low-flush toilet (1-1/2 gallons per flush) shall be installed in all new construction. • In restaurants, water-conserving dishwashers shall be used and drinking water shall be served only upon request. 						



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	<p>Exterior</p> <ul style="list-style-type: none"> • Landscape with low water-consuming plants wherever feasible. • Minimize use of lawn by limiting it to lawn-dependent uses, such as playing fields. When lawn is used, require warm season grasses. • Group plants of similar water use to reduce overirrigation of low-water-using landscaping. • Provide information to project residents and tenants regarding benefits of low-water using plants. • Use mulch extensively in all landscape areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction. • Preserve and protect existing trees and shrubs. Established plants are often adapted to low-water-using conditions and their use saves water needed to establish replacement vegetation. • Install efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach the plant roots. Drip irrigation, soil moisture sensors and automatic irrigation systems are a few methods to consider in increasing irrigation efficiency and may be feasible for the project. • Use pervious paving material whenever feasible to reduce surface water runoff. 						
§107.	<p>Provision of water service to the proposed project will be required as a part of the project development and will occur to the satisfaction of the City of Palmdale prior to issuance of building permits. Project implementation will require mitigation in coordination with the City of Palmdale, Los Angeles Waterworks District No. 34, and the Los Angeles County Fire Department.</p>	Will Serve Letter	Prior to Issuance of Building Permit	Building and Safety Department			
§108.	<p>Above-ground water storage tanks shall be designed with appropriate grading, color, and landscaping techniques to minimize visual impacts to be reflected in applicable Landscape Plans and Grading Plans.</p>	Review of Plans	Prior to Grading	City Engineer			

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*109.	<p>Sewer Service</p> <p>The project developer will be required to pay sewer assessment fees, and will provide adequate onsite wastewater conveyance facilities, and will conform with City Public Works Department and County Sanitation District No. 20 development standards pertaining to wastewater. All structures/facilities will connect to the sanitary sewer system. No septic systems will be allowed with the possible exception of restroom facilities located in the remote specialty parts. Subject to approval by the Public Works Department and Sanitation District, the developer shall submit and pay for building regulations and other facilities.</p>	<p>Payment of Fees; Compliance Review of Design Measures</p>	<p>Prior to Construction of Developments Facilitated by the Project</p>	<p>City Public Works Department and County Sanitation District No. 20</p>			
*110.	<p>In the event that the Developer of the Bitter Ranch Specific Plan constructs off-site sewer lines within the San Andreas Fault zone, the developer shall ensure the preparation of an emergency spill response plan. The plan shall include provisions for spill containment, spill response, emergency maintenance, clean-up and decontamination, and training and funding for implementation of the spill plan. The plan shall be reviewed by the Los Angeles Regional Water Quality Control Board and Sanitation District No. 20 and reviewed and approved by the Director of Public Works and the Director of Planning.</p>	<p>Preparation and Compliance Review of Emergency Spill Response Plan</p>	<p>Prior to Construction of Sanitary Sewer Lines Within San Andreas Fault Zone</p>	<p>Los Angeles Regional Water Quality Control Board; Public Works Director</p>			
*111.	<p>Any sewer proposed for incorporation into the Sanitation Districts trunk sewer network for operation and maintenance, shall be reviewed and approved by the Sanitation District, prior to any construction.</p>	<p>Review and Approval of Site Plan</p>	<p>Prior to Any Construction</p>	<p>Sanitation District</p>			
*112.	<p>Onsite local sewers shall be designed and approved by both the County of Los Angeles Department of Public Works and the City of Palmdale.</p>	<p>Compliance Review of Design Measures</p>	<p>Prior to Any Construction</p>	<p>Los Angeles County Department of Public Works and City Planning Department</p>			
	<p>Fire Service</p> <p>Site-specific development plans shall require review and approval by the Los Angeles County Fire Department with respect to adequate fire flows, emergency access and building construction standards.</p>	<p>Review and Approval of Site-Specific Development Plans</p>	<p>Prior to Building Permit Issuance</p>	<p>Los Angeles County Fire Department</p>			



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					Initials	Date
113.	The applicant shall provide a number and period prior to the issuance of the 250th Certificate of Occupancy, and provide a fully operational fire station of an accessible size and location as determined by the Consolidated Fire Protection District by the 2001 Certificate of Occupancy. Fire service facilities and apparatus in proportion to the demand created by the development project, as required by the Los Angeles County Fire Department. These facilities shall include a fire station to be constructed within Planning Area 3B.	Provision of Necessary Requirements Construction of Fire Station Fire Service Facilities and Apparatus Necessary Fire-Service Facilities	a) Prior to issuance of 250th Certificate of Occupancy; b) Prior to issuance of 250th Certificate of Occupancy Building-Permit Issuance	Los Angeles County Fire Department; Building and Safety Department Los Angeles County Fire Department		
114.	If only one access is provided within Planning Area 3, the applicant shall install fire sprinklers within all residential units, provide an additional 25 foot width on the access road, and provide a heliport for fire service access for approval by the Los Angeles County Fire Department prior to issuance of occupancy permits.	Compliance Review of Design Measures; Site Inspection	Prior to Certificate of Occupancy Issuance	Los Angeles County Fire Department		
115.	Parks and Recreation The applicant shall provide, dedicate and construct the improvements for the proposed community, neighborhood and specialty park facilities shown in the Specific Plan as approved by the Director of Parks and Recreation pursuant to Ordinance 788.	Verification and Approval of Dedication; Review Site Plans	Prior to Development Application Approval	Director of Parks and Recreation		
116.	Prior to issuance of grading permits for each area of the Bitter Ranch Specific Plan, the applicant shall provide appropriate safety and etiquette signs for all offstreet trails, particularly at trail parking facilities and trail segments with limited sight distance, in order to minimize safety hazards to bicyclists, pedestrians and equestrians. The nature, location and language for these signs shall be approved by the Director of Planning and the City Traffic Engineer. Said signs may also include other restrictions/warnings such as discouraging damage to natural resources.	Compliance Review of Design Measures; Site Inspection	Prior to Grading Permit Issuance	City Planning Director, City Traffic Engineer and Inspector		
117.	The applicant shall install lighting along pedestrian trails located within the urban areas to provide adequate public safety as determined appropriate by the City Traffic Engineer. However, lights shall be designed and located so that direct lighting is confined to the property, and lighting should not be of greater intensity (wattage) than other lights necessary for public safety.	Compliance Review of Design Measures; Site Inspection	Prior to Certificate of Occupancy Issuance	City Traffic Engineer and Inspector		

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117b	<p>The title plan for the Bitter Ranch Specific Plan shall be reviewed for consistency with any title plan or recreation management plan that may be prepared for the portion of the Angeles National Forest adjoining the project area. Where the plans are inconsistent, the Bitter Ranch title plan will be modified to conform with the Forest Service's plan.</p> <p>Solid Waste Service</p> <p>Information shall be provided, as reviewed and approved by the City, to business owners concerning the recycling services in the development area at the time of occupancy, at the time of occupancy. Said information shall identify nearby recycling centers, identify possible markets for recyclables in the area, and suggest to the business owners that they recycle glass, metal, paper, cardboard, and other materials to the maximum extent feasible at the time of occupancy.</p> <p>The applicant shall distribute an educational pamphlet to homeowners at the time of occupancy describing the solid waste disposal problem, and methods of reducing solid waste impacts that are available to project residents as reviewed and approved by the City.</p> <p>Trash compactors shall be provided in each residential unit.</p>	<p>Occupancy Review of Recycled Plans</p>	<p>Prior to Construction of Trails in Planning Areas 7 and 8</p>	<p>Director of Planning U.S. Forest Service</p>			
118	<p>Information shall be provided, as reviewed and approved by the City, to business owners concerning the recycling services in the development area at the time of occupancy, at the time of occupancy. Said information shall identify nearby recycling centers, identify possible markets for recyclables in the area, and suggest to the business owners that they recycle glass, metal, paper, cardboard, and other materials to the maximum extent feasible at the time of occupancy.</p>	<p>Distribution of an Educational Pamphlet to Business Owners</p>	<p>Concurrent with Certificate of Occupancy Issuance</p>	<p>City Planning Department</p>			
119	<p>The applicant shall distribute an educational pamphlet to homeowners at the time of occupancy describing the solid waste disposal problem, and methods of reducing solid waste impacts that are available to project residents as reviewed and approved by the City.</p>	<p>Distribution of an Educational Pamphlet to Homeowners</p>	<p>Concurrent with Certificate of Occupancy Issuance</p>	<p>City Planning Department</p>			
120	<p>Trash compactors shall be provided in each residential unit.</p>	<p>Site Inspection</p>	<p>Prior to Certificate of Occupancy Issuance</p>	<p>City Inspector</p>			
121	<p>The applicant shall provide solid waste recycling center(s) onsite to serve commercial, active recreation and residential areas, to the satisfaction of the City Director of Planning and Director of Public Works (to be verified at design-level review for each Development Application).</p>	<p>Site Plan Review</p>	<p>Verification at the Design Level Review for Development Applications</p>	<p>City Planning Director and Director of Public Works</p>			
122	<p>Where applicable, the applicant shall comply with the provisions of the City's Source Reduction and Recycling Element and the City's Household Hazardous Waste Element after those elements are adopted by the City Council.</p>	<p>Compliance Review of Design Measures</p>	<p>Upon Adoption of Each Element</p>	<p>City Planning Department</p>			



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123.	Maintenance The applicant shall pay a pro-rata share of a facility (maintenance building and office) which will support the maintenance of streets, parks, pathways, open space, and drainage facilities within the development, within the timeframe required by the Director of Public Works. The construction of the facility shall include acquisition of a site, site development, temporary facilities, and construction of permanent facilities in stages as required to provide the necessary maintenance services required by the development infrastructure.	Payment of Pro-Rate Share	Prior to Development Application Approval	City Planning Director and Director of Public Works			
124.	The applicant shall pay a fair share of and/or cause to be purchased certain maintenance equipment necessary for maintenance operations at such time as they are needed for maintenance of project infrastructure.	Payment of Pro-Rate Share	Prior to Development Application Approval	City Planning Director and Director of Public Works			
125.	The applicant shall agree to participate in an Assessment District or Community Facilities District for the maintenance of streets, drainage facilities, parks, pathways, trails, and other public facilities.	Approval of Assessment District	Prior to Development Application Approval	City Planning Director and Director of Public Works			
126.	Radio Communications The developer shall provide their pro-rata share towards the implementation of the findings of the radio communications needs study currently being prepared by the City. This may include providing a site for the construction of a radio repeater, construction of the repeater, or providing funding for the acquisition and construction of such improvements, as determined necessary by the City's Emergency Services Coordinator.	Payment of Pro-Rate Share, Review of Findings	Prior to Development Application Approval	City Planning Director and Emergency Services Coordinator			