

**CITY RANCH
SPECIFIC PLAN**

May 10, 1992

Adopted by:

City of Palmdale
Planning Department
38306 9th Street East
Palmdale, California 93550

Applicant:

Kaufman & Broad of Southern California, Inc.
38345 30th Street East
Suite A
Palmdale, California 93550

Prepared by:

Azeka De Almeida Planning
10 Corporate Park
Suite 210
Irvine, California 92714
Contact: Michael Azeka
(714) 252-1010

**CITY RANCH
SPECIFIC PLAN**

PAGE

I. EXECUTIVE SUMMARY

A. Overview	I-1
B. Project Description	I-1
C. Goals, Objectives and Policies	I-3

II. INTRODUCTION

A. Purpose and Intent	II-1
B. Project Location	II-2
C. Authority and Scope	II-3
D. Relationship to the General Plan	II-3
E. Relationship Between the Specific Plan and Zoning Code	II-4
F. Environmental Documentation	II-4
G. Job Opportunities and Employment	II-5
H. Homebuyer and Housing Characteristics	II-5
I. Site Analysis	II-7
1. Existing Land Use	II-7
2. Existing Zoning	II-8
3. Existing General Plan	II-9
4. Topography and Slope	II-9
5. Geology	II-10
6. Seismic Analysis	II-11
7. Biological Resources	II-13
8. Archeological and Paleontological Resources	II-14
9. Existing Circulation	II-15

III. GENERAL PLAN CONFORMANCE

A. General	III-1
B. Land Use Element	III-1
C. Housing Element	III-8
D. Community Revitalization Element	III-13
E. Community Design Element	III-13
F. Human Resources Element	III-23
G. Circulation Element	III-24
H. Public Services and Facilities Element	III-26
I. Governmental Systems Element	III-28

J.	Environmental Resources Management Element	III-29
K.	Noise	III-34
L.	Seismic Safety	III-34
M.	Public Safety	III-37
N.	Energy Conservation	III-38
O.	Regional Impact	III-39

IV. DEVELOPMENT PLAN

A.	Introduction	IV-1
B.	Land Use and Density	IV-2
	1. Golf Course	IV-2
	2. School Sites	IV-3
	3. Park Sites	IV-5
	4. Open Space	IV-8
	5. Community Facilities	IV-8
	6. Residential Planning Units	IV-9
	7. Neighborhood Commercial	IV-12
C.	Population	IV-13
D.	Palmdale Disposal Company Landfill Expansion	IV-14
E.	Circulation	IV-14
	1. Elizabeth Lake Road	IV-16
	2. Avenue S	IV-16
	3. Bridge Road	IV-18
	4. City Ranch Road	IV-19
	5. Collector Streets	IV-19
F.	Residential Streets	IV-20
G.	Adjacent Property Access	IV-20
H.	Non-Vehicular Circulation	IV-20
I.	Open Space and Recreation	IV-21
	1. Open Space	IV-22
	2. Natural Open Space	IV-22
	3. Golf Course	IV-23
	4. Park Sites	IV-23
J.	Drainage Plan	IV-24
K.	Water Plan	IV-26
L.	Sewer Plan	IV-28
M.	Public Utilities and Services	IV-30
N.	Grading Concept	IV-31
O.	Construction and Maintenance Responsibility	IV-34
P.	Park and Ride Facility	IV-38
Q.	Electrical Transmission Easements	IV-38
R.	City of Palmdale Maintenance Facility	IV-38

V. DEVELOPMENT STANDARDS

A. Purpose and Intent V-1
B. General Provisions V-1
C. Residential Use Standards V-5
D. Residential Planned Development Standards V-24
E. Commercial Use Standards V-28
F. Open Space Use Standards V-36
G. Community Facility Use Standards V-40
H. Off-Street Parking Standards V-43
I. Sign Standards V-55
J. Grading Standards V-60
K. Hillside Lighting V-73
L. Sensitive Plants V-73

VI. DESIGN GUIDELINES

A. Purpose and Intent VI-1
B. Community Design Theme VI-1
C. Open Space and Recreation Concepts VI-2
D. Landscape Design VI-4
E. Fencing and Wall Design VI-10
F. Residential Design Guidelines VI-15
G. Commercial Design Guidelines VI-32
H. Trail Standards VI-34

VII. IMPLEMENTATION

A. Purpose and Intent VII-1
B. General Governmental Administration VII-1
C. Annexation VII-1
D. General Plan Amendments/Updates VII-1
E. Pre-Zone or Zone Change VII-2
F. Specific Plan Adoption VII-2
G. Environmental Impact Report VII-2
H. Subdivision VII-3
I. Administrative Review/Staff Review VII-5
J. Site Plan Review VII-5
K. Conditional Use Permits VII-6
L. Concurrent Processing VII-7
M. Design Guideline Conformance VII-8
N. Specific Plan Amendments VII-8
O. Variances VII-11

P.	Alteration of Wetland/Marsh Areas	VII-11
Q.	Disclosures	VII-12
R.	Phasing Plan	VII-13
S.	Final E.I.R. Mitigation and Monitoring	VII-15
T.	Infrastructure and Facilities Financing	VII-16
U.	Transfer of Dwelling Units	VII-17
V.	Development Agreements	VII-21

APPENDIX

A.	Legal Description	A-1
B.	Exhibits	B-1
C.	Definitions	C-1
D.	City of Palmdale Municipal Code Excerpts	D-1
E.	Mitigation Monitoring Program	E-1
F.	Maps (1' = 400' scale)	F-1

LIST OF FIGURES

FIGURE	PAGE NO.
Figure A Regional Map	II-2A
Figure B Location Map	II-2B
Figure C Bicycle Staging Area	IV-20A
Figure D 7,000 Sq. Ft. Minimum Lots	V-9A
Figure E 10,000 Sq. Ft. Minimum Lots	V-9B
Figure F Single Loaded Street	V-9C
Figure G SFA Type A Duplexes	V-15A
Figure H SFA Type A Townhomes	V-15B
Figure I SFA Type A Attached Townhomes	V-15C
Figure J SFA Type B	V-18A
Figure K SFA Type B Detached Zero Side Yard	V-18B
Figure L SFA Type B Wide and Shallow Lots	V-18C
Figure M SFA Type B	V-18D
Figure N Multi-Family Townhomes/Condominiums	V-23A
Figure O Multi-Family Condominiums	V-23B
Figure P Multi-Family Condominiums/Townhomes	V-23C
Figure Q Landscape Easement Area Relationship to Setbacks	V-23D

**APPENDIX B
LIST OF EXHIBITS**

DESCRIPTION	EXHIBIT NO.
Existing Land Use and Circulation	1
Existing Zoning	2
Existing City General Plan	3
Existing General Plan Land Use Designations (per GPA 89-2A)	3A
Topography	4
Slope Analysis	5
Existing Hydrology	6
Geology	7
Fault Hazard Restricted Use Areas	8
Vegetative Resources	9
On-Site Visual Analysis	10
Off-Site Visual Analysis	11
Site Constraints and Natural Features	12
Development Plan	13
City Ranch Development Standards Designations	13A
Community Facilities	14
Circulation Plan	15
Circulation Collector Street	15A
Bridge Road Aqueduct Crossing	15B
Bicycle and Pedestrian Trail System	16
Typical Pedestrian Hiking Trail	16A
Open Space and Recreation Concept	17
Master Drainage Plan	18
On-Site Water Plan	19
Off-Site Water Plan	19A
Sewer Plan	20
Phasing Plan	21
Conceptual Grading Plan	22
Wetlands Overlay	22A
Area 8 Conceptual Site Plan	22B
Area 5 Conceptual Site Plan	22C
Planning Area 3 Conceptual Site Plan	22D
Grading Sections	23
Grading Profiles Sections	24
Section Detail A-1 - Community Park at Aqueduct and Residential Edge	25
Section Detail A-2 - Elizabeth Lake Road and Commercial Area	26
Section Detail B-1 - Residential Planning Area at Open Space Edge	27

DESCRIPTION	EXHIBIT NO.
Section Detail B-2 - Avenue S at Single Family Residential Edge	28
Section Detail B-3 - Neighborhood Park at Aqueduct and Residential Edge . .	29
Section Detail B-4 - Planning Area 8 at Golf Course Edge	30
Section Detail B-5 - Section at Elizabeth Lake Road and Planning Area 6 . . .	31
Section Detail C-1 - Residential Planning Areas at Open Space Edge	32
Grading Details	33
Conceptual Landscape Plan	34
Area 9 Conceptual Community Park Design	34A
Fuel Modification Plan	35
Master Fencing Plan	36
Bridge Road Streetscape	37
Avenue S Streetscape	38
Typical Street Scene - Bridge Road and Avenue S	39
Primary Intersection - Bridge Road and Avenue S Perspective	40
Primary Intersection - Bridge Road and Avenue S Plan View	41
Avenue S Project Entry	42
Avenue S Project Entry Elevation	43
Bridge Road Project Entry	44
Bridge Road Project Entry Elevation	45
Wall and Fence Elevations	46

I. EXECUTIVE SUMMARY

A. Overview

The City Ranch Specific Plan represents a comprehensive planning effort to create a sensitive, site specific framework to govern the long-term development of City Ranch. Development standards, goals, objectives, policies, regulatory procedures, design guidelines and implementation are combined to ensure a high quality, aesthetically pleasing and environmentally sensitive program consistent with the goals and policies embodied in the City of Palmdale General Plan.

The City Ranch Specific Plan establishes the general type, location, intensity and character of the development, while allowing for creative, consumer-responsive design solutions within the Plan Area. The Specific Plan guides the creation of a recreation oriented, coordinated layout of suburban, urban and natural amenities and ensures that the completed development will meet the high quality standards envisioned at the time of approval. The Development Plan contained within the Specific Plan provides for a mix of residential, commercial, golf course, recreational, open space and community facility uses. The Specific Plan also functions as a regulatory tool establishing the zoning controls, standards and procedures to govern the successful completion of the City Ranch master-planned community.

B. Project Description

Nestled at the base of the Sierra Pelona range, City Ranch contains a diverse range of physical and environmental constraints, but also provides a distinct set of environmental and developmental opportunities. The City Ranch Development Plan has been designed to preserve and protect significant visual resources including the Sierra Pelona range on the south, the Verde Ridge on the northeast and the scenic slopes along Elizabeth Lake Road on the northwest side of the property.

The development approach is to locate residential development in the central portions of the site where they are relatively hidden from view of the developed areas of the City, and to designate large portions of slopes above 25 percent (see Grading Standards), significant landforms, ridgelines, seismic hazards and environmentally sensitive areas in various forms of open space.

Because the Specific Plan encompasses a large property, various physical or environmental constraints have been analyzed in detail, mapped and incorporated into the planning process. The San Andreas Rift zone, along with the Little Rock fault and various associated faults, encompasses approximately twenty percent of the site. This area has been studied through extensive surface and subsurface explorations, and buildable areas

have been identified within the area. Large areas of slope over twenty-five percent comprise approximately 400 acres, equalling twenty percent of the site. Five electrical transmission lines traverse the property, totalling approximately 85 acres. These lines are located primarily in Natural Open Space areas (Planning Area 32), and a twenty-four acre portion within Planning Area 18, designated as open space. Smaller areas which include wetlands comprise approximately twenty-one acres of land, and have been located in the golf course open space areas. Overall, approximately 740 acres of the property (37 percent) is affected by slopes, easements, or environmental constraints. By careful land planning and adherence to specific regulations contained in the Specific Plan, these constraints have been addressed and incorporated into the project in a manner which enhances the community, and is environmentally sensitive.

The compatibility of adjacent land uses is accomplished by the gradual transition of densities and uses from single family detached residential to single family attached and multi-family development. Schools, parks and open spaces are situated adjacent to residential areas, providing visual relief and recreation within safe walking distances to homes.

Residents will regularly experience the enhanced City Ranch environment as a result of the enriched streetscape corridor along Avenue S, the major spine through the project. Scenic open space is retained along the Bridge Road entrance on the north, beginning at the project's main entry at Elizabeth Lake Road, continuing past the golf course and associated open space, and including the community park. The Verde Ridge, which extends into Planning Area 7 on the north-east side of the project, is also preserved in open space.

Permanently protected as open space, the dramatic Sierra Pelona range on the south provide a backdrop for the community and an open space perimeter for the residential areas.

The project includes a balanced variety of lot sizes, densities and housing types. A summary of the various land uses and approximate acreage is as follows:

LAND USE	ACRES	PERCENTAGE
Residential	1,034	52%
Open Space	44	2%
Natural Open Space	404	20%
Golf Course	216	11%
Parks	153	8%
Commercial	42	2%
Schools	36	2%
Roadways	55	3%
Fire Station	<u>1</u>	<u>—</u>
	1,985	100%

Approximately 5,200 residential units are proposed within the project. The residential mix is as follows:

RESIDENTIAL USE	UNITS	DENSITY RANGE	PERCENTAGE
Single Family Detached	3,253	2.5 - 4.4	63%
Single Family Attached	1,634	6.0 - 10.0	31%
Multiple Family	<u>313</u>	10.1 - 16.0	<u>6%</u>
	5,200		100%

Overall, the project density is 2.6 dwelling units per gross acre. The land use element of the General Plan allows a maximum density of 3.0 dwelling units per acre.

C. Goals, Objectives and Policies

The following abbreviated list highlights the goals, objectives and policies of the City Ranch Specific Plan. The complete listing and discussion of the General Plan goals, objectives and policies is provided in Section III, "General Plan Conformance".

1. Land Use

Goal: Create a Master Planned Residential Community which includes necessary supportive land uses on-site.

a) **Objective:** Provide an appropriate neighborhood balance between housing, commercial development, schools, parks, community facilities and other elements that will benefit the local and regional community.

b) **Policies:**

- 1) Provide sufficient active and passive park land to service the residents of City Ranch.
- 2) Provide sufficient community facility sites to service the City Ranch site.
- 3) Provide adequate commercial sites within close proximity to major arterials to service the local and regional community.

Goal: Respect the physical and biological environment of the City Ranch site.

a) **Objective:** To create a development which integrates with the natural environment and urban areas.

b) **Policies:**

- 1) Incorporate land uses into the Development Plan which are compatible with surrounding land uses.
- 2) Develop conservation design standards and landscape criteria reflective of the unique natural environment of the Antelope Valley.
- 3) Minimize impacts to Joshua tree woodlands.
- 4) Designate significant landforms as natural open space.
- 5) Preserve and maintain the natural character and visual quality of the hillsides as a scenic resource, while providing protection from geological hazards.
- 6) Provide an open space network throughout the site with pedestrian and equestrian trails, where appropriate, to ensure a variety of opportunities to experience the property.
- 7) Promote the use of native plants and desert landscaping.

- 8) Ensure development respects the unique character of the natural environment and surrounding development patterns.
 - Compatible, but not identical, physical design shall be used.
 - Building materials shall be similar to or complementary with those used throughout the neighborhood.
 - If a strong design theme has been established in a particular neighborhood, development shall repeat or complement such design theme.

2. Provision of Community Facilities and Infrastructure

Goal: Provide financing, facilities and infrastructure which are necessary as a result of new development, and which minimize financial impacts to the existing community.

- a) **Objectives:** Devise a system of improvements, streets, landscaping, parks, utilities, fire station, sheriff's station, school sites, drainage facilities, water system and sewer system which is provided through developer funding, builder funding, assessment district, or Community Facilities District financing.

b) **Policies:**

- 1) Project developer shall provide sites for parks and open spaces through dedication of land. Project developer shall reserve appropriate sites for schools.
- 2) Dedicate rights-of-way and/or construct on-site major roads to ultimate street configurations to provide capacity in excess of minimum requirements of City Ranch.
- 3) Provide assistance to public services such as police and fire by reserving or providing sites for construction of facilities of regional benefit.
- 4) Tract builders shall finance and construct in-tract infrastructure necessary at the time of tract construction.

Goal: Minimize short-term financial impacts to the surrounding community.

- a) **Objective:** Incorporate a phasing program which anticipates necessary improvements and infrastructure so as to minimize costs.

b) Policies:

- 1) Roadway phasing criteria shall provide adequate levels of service on- and off-site.
- 2) Sites for community facilities shall be identified and reserved prior to need, in order to minimize site acquisition costs.

3. Parks and Open Space

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

a) **Objective:** Incorporate a park network system into the City Ranch Specific Plan which provides neighborhood and community park uses.

b) Policies:

- 1) Encourage the joint use of facilities (such as public schools, and public and private open spaces) to efficiently use all areas offering recreation potential, while continuing to develop free-standing parks.
- 2) Encourage the development and provision of recreation opportunities that are both active and passive; e.g., hiking, biking*, running, sightseeing, etc.
- 3) Provide recreational and leisure parklands at a minimum ratio of five (5) acres per 1,000 people.
- 4) Incorporate regional access trails into the parks system to encourage hiking, bicycling and equestrian recreation.

4. Housing

Goal: Create housing availability and opportunity for all market sectors.

a) **Objective:** To provide a range of quality housing types and compatible land uses which include a variety of Single Family and Multi-Family housing types.

* See Appendix C, "Definitions" for further clarification.

b) Policies:

- 1) Encourage a diverse housing stock at City Ranch.
- 2) Create development standards which allow flexibility to respond to changing community needs.
- 3) Ensure that all development maintains a consistent level of quality in terms of materials, construction and design, in order to achieve a uniformly attractive community.
- 4) Ensure that all necessary support services can be provided to new developments so that they are well maintained and attractive.
- 5) Create opportunities for a mix of product types and transition of residential densities between and within planning areas so as to ensure proper buffering between residential and non-residential land uses.

5. Transportation

Goal: Provide balanced transportation systems for the safe and efficient movement of people, goods, and services throughout City Ranch.

a) Objectives:

- 1) Increase the use of biking, hiking, jogging, horseback riding and buses as alternative modes of transportation.
- 2) Maintain or decrease traffic on local residential streets.
- 3) Design and construct the transportation system and individual development projects to provide capacities that are needed to adequately serve the projected travel demand.
- 4) Create a safe and efficient circulation system aimed at reducing atmospheric pollutants.
- 5) Promote bicycle and pedestrian trails as both a circulation and recreation alternative.

b) Policies:

- 1) Develop and promote interconnected bike, equestrian, pedestrian trails and bus routes.

- 2) Limit access to arterial streets and ensure sufficient distance between points at which traffic may enter arterial streets, in order to reduce congestion.
- 3) Ensure that each new development satisfactorily meets the standards set by fire and safety planning with regard to traffic access.
- 4) Schools, parks and neighborhood commercial uses shall be located within convenient walking distance to residential developments.
- 5) Promote measures which will reduce the number of vehicle miles traveled during peak periods by contributing a pro rata share towards the acquisition of a regional Park and Ride Facility.
- 6) Ensure that regional circulation connections are considered and provided for at the appropriate time.

6. Public Services and Utilities.

Goal: Promote adequate public and semi-public services consistent with the needs of City Ranch and its residents in an efficient and cost effective manner.

- a) **Objective:** Ensure that the basic and essential public facilities, services and utilities are available at the time of development.
- b) **Policies:**
 - 1) The rate at which development at City Ranch occurs shall not exceed the capacities of both public and semi-public services.
 - 2) Development shall not adversely impact the provision of services (e.g., sewerage, water, fire, police, parks and schools) to other residents of the City of Palmdale.
 - 3) Adequate assurance of the long-term operation and maintenance of private service systems shall be required prior to development approval for those developments to be served.

Goal: Develop and maintain a water supply system capable of meeting normal and emergency demands at City Ranch.

- a) **Objective:** City Ranch shall be served by water supply systems meeting minimum standards for domestic and emergency supply and quality.
- b) **Policies:**
 - 1) Periodically evaluate the entire water supply and distribution system to ensure its continued adequacy.
 - 2) Require new development to incorporate water conservation in the overall design, landscaping and installation of fixtures.

Goal: Maintain a sewage system adequate to protect the health and safety of all residents and businesses.

- a) **Objective:** All development areas shall be served by sewage disposal systems which are adequately sized to handle expected wastewater flows and designed and maintained to protect the health of residents.
- b) **Policy:**
 - 1) Provide sanitary sewer service to all development within City Ranch.

7. Aesthetics

Goal: Preserve and enhance the unique aesthetic and visual qualities of City Ranch.

- a) **Objective:** Protect the scenic viewsheds both on and off site.
- b) **Policies:**
 - 1) Designate significant landforms as permanent natural open space.
 - 2) Devise hillside design standards which address visual and aesthetic concerns within City Ranch.
 - 3) Incorporate architectural, landscape and fence and wall guidelines into the Specific Plan.

8. Safety

Goal: Minimize hazards to public health, safety, and welfare resulting from natural and man-made hazards.

- a) Objective: Incorporate measures into the Specific Plan to reduce natural and man-made hazards.
- b) Policies:
 - 1) Ensure that the City Ranch water distribution and supply facilities have adequate capacity to supply both everyday and emergency fire-flow needs.
 - 2) Install smoke detectors in all dwelling units.
 - 3) Evaluate potential hazards associated with rupture of the California aqueduct and ensure that development in areas threatened with inundation is designed to minimize the threat to life and property.
 - 4) Provide a fire station site to service City Ranch and surrounding development.
 - 5) Prior to approval of development in high hazard areas, require the design of mitigation measures in compliance with the Final E.I.R. to the satisfaction of the City Engineer, Planning Department and police and fire service agencies.
 - 6) Restrict development in fault rupture prone areas to non-habitable uses.
 - 7) Minimize development on natural slopes of 25 percent or greater.
 - 8) Comply with all building and fire codes.
 - 9) Provide fuel modification zones in areas subject to fire hazards as depicted in the Specific Plan.
 - 10) Remove flood potential in conformance with the 100-year FEMA floodplain and the L.A. County 50-year Capital Storm floodplain requirements.
 - 11) Locate schools and critical facilities out of hazard areas.

9. Cultural Resources

Goal: Preserve historic and prehistoric resources at City Ranch.

- a) Objective: Promote the identification and preservation of historic and prehistoric resources at City Ranch.
- b) Policy:
 - 1) Complete Phase I & II Cultural Resource Studies on the City Ranch Site to identify historic and/or prehistoric resources and address required mitigation measures.

10. Noise

Goal: Protect and enhance the environment through noise management.

- a) Objective: Provide for safe noise levels in all areas of City Ranch.
- b) Policies:
 - 1) Ensure that residences, schools, medical facilities and other noise sensitive uses are located in areas with acceptable noise levels.
 - 2) Encourage acoustical design in new construction.
 - 3) Ensure that a reasonably quiet living environment be provided for all residential neighborhoods.
 - 4) Require various means of reducing noise including the following:
 - (a) Provide buffer areas and/or wide setbacks between the noise source and residential development.
 - (b) Employ sound insulation, blank walls, double-paned windows and other design or architectural techniques to reduce interior noise.
 - (c) Designate compatible uses adjacent to known noise sources.

II. INTRODUCTION

A. Purpose and Intent

Superior community development can be ensured through the adoption of a development control mechanism that reflects thorough and comprehensive land use planning. The most suitable development control mechanism is the Specific Plan which, when adopted by City ordinance, serves both a planning and a regulatory function.

The Specific Plan is generally considered to be the most appropriate method of zoning control for large properties containing a variety of land uses. The Specific Plan must anticipate physical and environmental issues, and can be structured to provide flexibility to respond to changing conditions which will arise during the completion of a comprehensively planned community. The Specific Plan process is appropriate and desirable in this instance because all of these attributes are found on City Ranch.

California Government Code Section 65450 through 65454 establishes the authority, the required contents of a Specific Plan and its necessary consistency with the General Plan. According to Section 65451, a Specific Plan shall include a text and a diagram or diagrams which specify all of the following in detail:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
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.
3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
4. A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out paragraphs (1), (2) and (3).

In addition, the California Government Code states that a Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan, and further, that it may not be adopted or amended unless found to be consistent with the General Plan.

The purpose and benefit of a Specific Plan might best be demonstrated through comparison with the General Plan. The purpose of the General Plan is to express, in general terms, the City's planning of its future environment. The General Plan functions as a general blueprint of future development within the City. The General Plan is adopted by the City as a legislative act and may thereafter be amended up to four (4) times a year as required by changing circumstances. The Specific Plan, on the other hand, is a device used to implement the General Plan. In the simplest sense, a Specific Plan is a more detailed, site specific version of the General Plan. The Specific Plan focuses on particular parcels, articulates the planning considerations for such parcels and imposes regulations or controls on the use of such parcels. It serves to implement the physical and economic development of the project site by establishing major infrastructural requirements and addressing specific land uses within the property. The Specific Plan should propose land uses which are environmentally sound and anticipate market demand for housing and commercial development for the foreseeable future. The Specific Plan further defines the City's Zoning Ordinance by creating specific uses and standards rather than the broadly defined controls within the Zoning Ordinance. Further, the Specific Plan identifies areas to be preserved as visual resources, areas to be used for recreational purposes, or specified standards employed to ensure compatibility with adjacent land uses and mitigations required for reduction of environmental impacts.

The City Ranch Specific Plan establishes the type, location, intensity and character of development to take place while allowing for creative and imaginative community design concepts which are required to deal with the unique open space quality of City Ranch. The elements of the Specific Plan are focused on providing the integration of urban and natural amenities within City Ranch, and the City Ranch Specific Plan establishes development controls to provide the City with the assurance that the completed project will reflect the level of excellence envisioned at the time of approval.

B. Project Location

The City of Palmdale is located in the Antelope Valley approximately 65 miles north of the City of Los Angeles. Access to the City of Palmdale is provided by the Antelope Valley Freeway (SR 14) and State Route 138. The Palmdale Regional Airport is approximately five (5) miles from the site. Surrounding communities include Acton, Leona Valley, Anaverde and the City of Lancaster.

City Ranch is situated on the north facing slopes and valleys of the Anaverde Hills at the southern edge of the Antelope Valley. The project will be developed on a 1,985 acre site fronting on the south side of Elizabeth

REGIONAL MAP

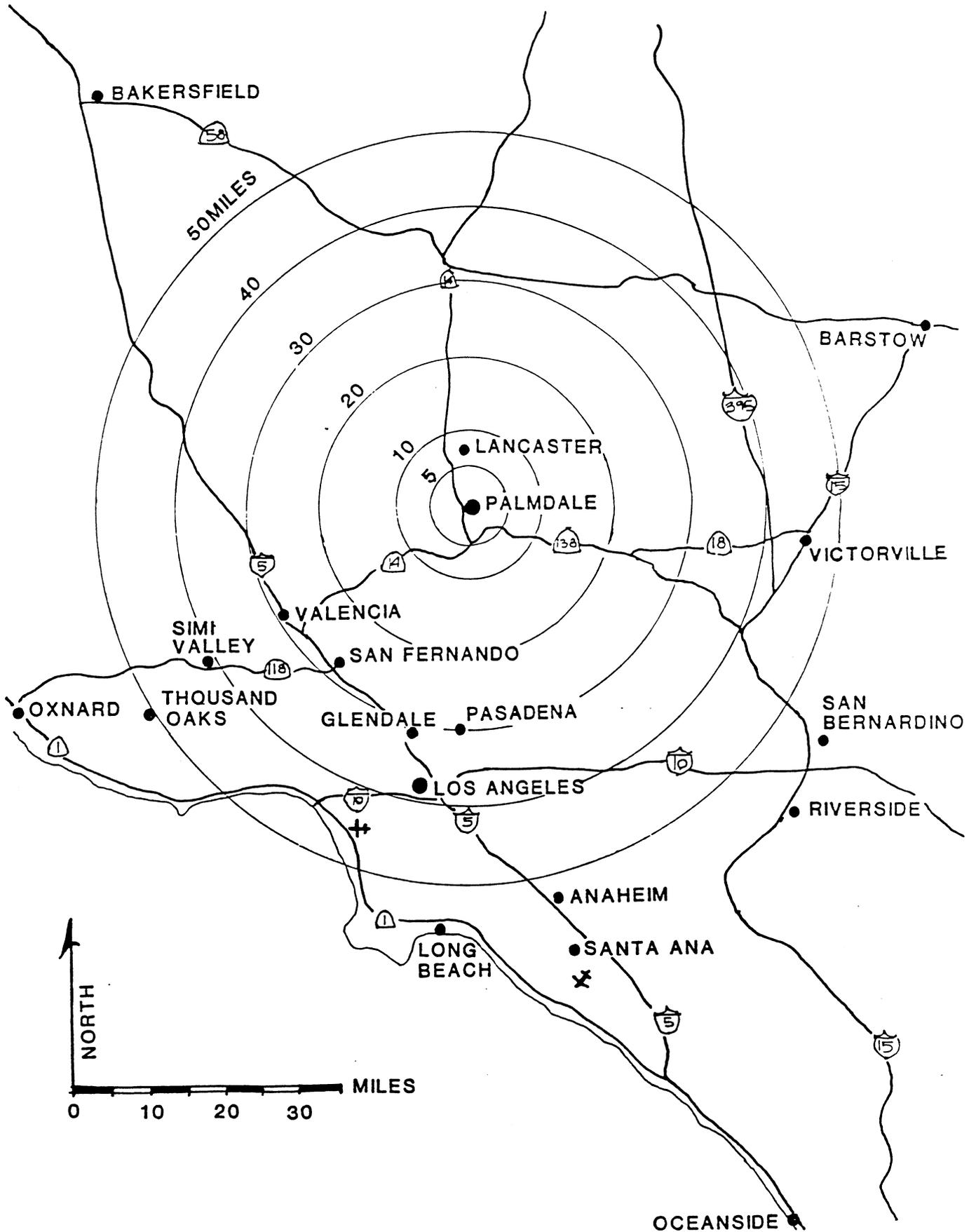


FIGURE A

LOCATION MAP

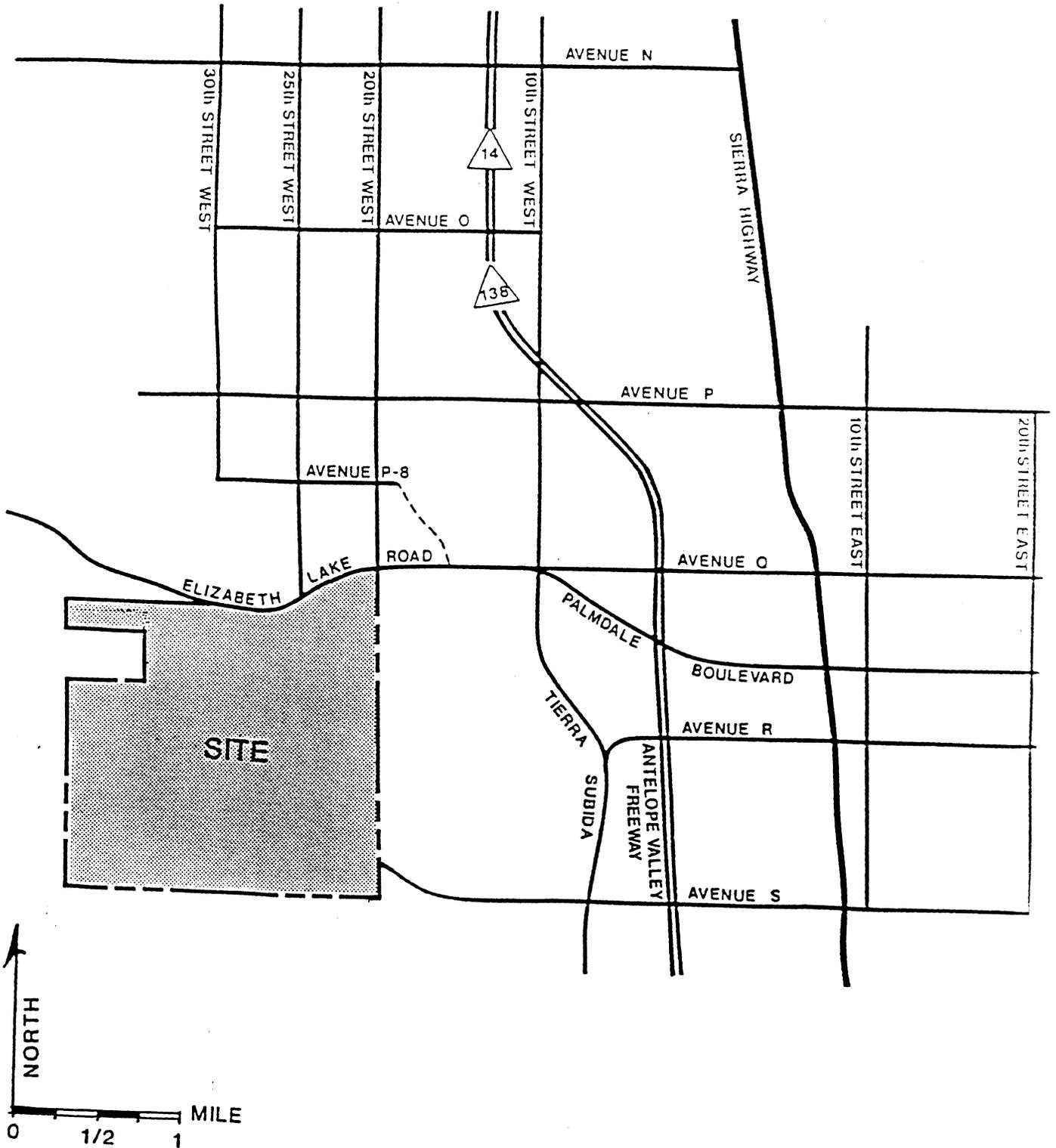


FIGURE B

Lake Road. Access to City Ranch will be provided through Elizabeth Lake Road and Avenue S, both of which intersect with the Antelope Valley Freeway (SR 14) approximately two miles (2) east of the site. Both Elizabeth Lake Road and Avenue S will be improved to handle traffic generated from City Ranch and surrounding developments. Master planned communities within the immediate vicinity of City Ranch are currently in various phases of project development and/or processing. The projects include Valley Ranch to the southeast, Ritter Ranch to the west, and Santa Fe Hills to the north.

C. Authority and Scope

The City Ranch Specific Plan has been prepared in accordance with the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457; and the City of Palmdale Resolution 90-43. Pursuant to the California Government Code, the City of Palmdale is authorized to adopt specific plans as a comprehensive means of implementing the General Plan.

The City Ranch Specific Plan and the accompanying Environmental Impact Report ("E.I.R.") provide all required and necessary data and analysis for the City Ranch project. The Specific Plan will implement development according to the standards and policies provided herein. All subsequent development plans for the site shall be consistent with the adopted Specific Plan which is deemed consistent with the General Plan.

D. Relationship to the General Plan

The overall relationship between the City 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.

Consistency with the General Plan exists when the various land uses contained in the Specific Plan are compatible with the objectives, policies, general pattern of land uses and programs contained in the General Plan. Further, according to General Plan Guidelines established by the Governor's Office of Planning and Research, Sacramento, consistency can be defined as follows: "An action, program or project is consistent with the General Plan if, considering all its aspects, it will further the objectives and policies of the General Plan and not obstruct their attainment." Although the preceding is an advisory guideline, it generally describes the relationship of consistency which a Specific Plan should have with the General Plan.

A detailed element by element discussion of General Plan Conformance is contained in Section III, "General Plan Conformance" of this document.

The City Ranch property is located within the City of Palmdale Planning Area boundaries identified on the City's General Plan Land Use Element. The Land Use Element designates the site as:

"City Ranch Specific Plan"
Maximum Density 2.6 D.U./Acre.

In addition, the General Plan Land Use Plan "Existing City General Plan" identifies specific land use designations within the specific plan boundaries which are graphically depicted on Exhibit 3 and Exhibit 3A.

E. Relationship Between the Specific Plan and Zoning Code

The City Ranch Specific Plan is designed as a Land Use Policy Plan as well as a Zoning Regulatory Document. Development Standards set forth in Section V of the Specific Plan are intended to act as the "zoning standards" for the City Ranch Development. The development standards have been designed to allow some flexibility, thereby affording the project designers the opportunity to tailor development to unique characteristics of the project site and market forces over the ten (10) year anticipated build-out. It is intended that the Palmdale City Council adopt the Specific Plan by ordinance.

The Development Standards of the City Ranch Specific Plan consist of regulatory provisions applicable to the various planning area categories as designated in Exhibit 13, "Development Plan". Further, the development standards for each planning area designation are described within the subsections of the Development Standards section herein. Other subsections include standards for off-street parking, sign standards, site plan review and conditional use permits. The City Ranch Specific Plan Development Standards are intended to operate in conjunction with the City of Palmdale Municipal Code. References have been made to the zoning ordinances and administrative procedures mandated in the Palmdale Municipal Code.

F. Environmental Documentation

An Initial Environmental Study for City Ranch has been prepared by the City of Palmdale and it has been determined that a comprehensive E.I.R. is required. The draft E.I.R. has been prepared by Envicom Corporation as a separate document and was submitted and processed simultaneously with the Specific Plan.

Once certified by the City of Palmdale, The Final City Ranch Specific Plan E.I.R. shall serve as the Master E.I.R. for the overall project. All subsequent project submittals such as site plans or individual Tentative Tract Maps shall be evaluated by the City to determine potential environmental impacts associated with the site specific project. 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 City Ranch Specific Plan; otherwise, a subsequent E.I.R. or Supplemental E.I.R. will be required. A subsequent E.I.R. or Supplemental E.I.R. may also be required if conditions change as defined under CEQA.

G. Job Opportunities and Employment

In addition to residential uses, approximately 260,000 square feet of commercial, golf course and clubhouse, fire station and sheriff's station, parks and schools are anticipated to result in direct jobs employing approximately 1,170 people in City Ranch on a permanent basis. In addition to this number, the presence of 5,200 residences in City Ranch will result in approximately 3,350 additional indirect jobs to provide services to the homes within City Ranch based upon suburban averages of 0.3 indirect jobs per resident (source: Robert Charles Lesser Co.). These additional employment opportunities would include neighborhood commercial, professional services and residential services such as gardeners, housekeepers, plumbers, contractors, painters, pool maintenance, public services, personal services, entertainment and other indirect jobs.

H. Homebuyer and Housing Characteristics

Extensive demographic, sales data and homebuyer profile information is compiled by the project developer on a regular basis. Additionally, market analyses have been performed for the City Ranch market area to determine the parameters of the development and of the future homes which respond to future resident preferences. Based upon these studies, a range of housing types have been identified and the characteristics of the prospective buyers has been defined. While it is possible to identify housing types and buyer profiles in general terms, there are constant changes in demand between categories due to buyer preferences and general market and economic conditions. These general profiles can be delineated as follows:

1. Move-up Buyers

Composed of buyers from the Antelope Valley area, condo owners in surrounding higher priced markets, people requiring larger homes, and buyers desiring smaller homes in more desirable locations, the move-

up buyer is projected to make up a major category of homebuyer. Homes are expected to range from about 1,700 to 2,300 square feet on single-family detached lots. Planning Areas 6, 8, 17, 19A, 23, 27, 28A and 30A are expected to contain housing intended for this market sector.

2. First Time Homebuyers and Affordable Move-ups

This category comprises a large segment of the potential future residents of City Ranch and consists of single persons and young families with house square footage requirements expected to average 1,500 square feet. The housing products would be built on single-family lots in accordance with the City Ranch Development Standards. Proposed areas are expected to include Planning Areas 5, 6, 14, 15, 16, 20, 21 and 24.

3. Luxury Move-up Buyers

This category consists of both larger homes and smaller, amenity-rich homes and lots in the most desirable locations, some with views or other amenities, and are anticipated to range from 2,000 to 3,000 square feet and above. The homes are intended to address the more affluent move-up residents of the Antelope Valley and from other areas of Los Angeles County. These homes are anticipated to occur in Planning Areas 8, 17, 19A, 27, 28A and 31.

4. Empty Nester

Detached and attached homes ranging in size from 1400 to 2000 square feet would provide homes for active but older residents. About five (5) to seven (7) percent of the homes in City Ranch could respond to these buyers, and Planning Area locations would include Areas 5, 8, 15 and 16.

5. Multi-Family

A limited amount of multi-family residences are anticipated, especially in the later phases of the project. The multi-family residences should provide housing for active singles and couples requiring a low maintenance living environment. These residences are projected to occur on Planning Area 12.

I. Site Analysis

The following discussion provides the background which forms the basis for the Development Plan and Development Standards contained in the Specific Plan. Additional information regarding all identified environmental issues is contained in the E.I.R. for the City Ranch Specific Plan.

1. Existing Land Use

The City Ranch property is currently undeveloped and is being used for cattle grazing. Approximately eight (8) existing farm buildings and ancillary structures are located within the central section of the property. All structures are presently vacant. In addition, several dirt roads traverse the site.

Exhibit 1, "Existing Land Use and Circulation", depicts the surrounding land uses, major easements and the City Corporate Boundary prior to annexation of the property.

A major existing surface feature of the City Ranch site is the California Aqueduct which traverses the northeasterly half of the property. Built in the late 1960's, the California Aqueduct and right-of-way occupies approximately 116 acres of the property. The California Aqueduct is not a part of the project acreage.

Properties to the north and northeast are zoned R-1-7000, RPD (Residential Planned Development) and Santa Fe Hills Specific Plan. Properties south, east and west of City Ranch are currently within the jurisdiction of Los Angeles County and zoned for agricultural use. The general area includes a mixture of suburban and rural designations. Adjacent to City Ranch on the east side is land owned by Palmdale Disposal Company, which has submitted applications to the County of Los Angeles for expansion. The current landfill operation is approximately 3,600 feet from the site. Further discussion of the proposed expansion is located in the Development Plan section of this document.

The existing community of Anaverde is located southeast of City Ranch, in Los Angeles County's jurisdiction. This area contains several hundred single family residences on lots ranging from 10,000 square feet to two acres and larger. The smallest lots (10,000 square feet) in Anaverde are located over four thousand feet from City Ranch's boundary at the southeast corner. The larger lots in Anaverde are located generally over a mile away from City Ranch. Because the topography of Anaverde slopes strongly to the north, City Ranch is only peripherally visible to the west from these lots.

The portions of City Ranch nearest to the Anaverde area consist of open space, entry landscaping, neighborhood commercial, single family lots and an elementary school. In addition, the open space, elementary school and entry landscaping provide a transition between City Ranch and Anaverde, so that the two communities are compatible from the standpoint of density and land use. The proposed 7,000 square foot lots in City Ranch are compatible with the existing 10,000 square foot lots in Anaverde.

Adjacent to City Ranch on the west is the 7,200 unit Ritter Ranch Specific Plan area which has been approved by the City of Palmdale contingent upon annexation. The City Ranch Specific Plan has considered the Ritter Ranch Specific Plan and makes provisions for trail connections, compatible circulation plans (based on the DKS Southwest Regional Traffic Study) and compatible land uses.

Recent Tentative Tract Maps, including tract map numbers 44525, 46452 and 46536, have been approved for residential developments and schools adjacent to the north and northeast portions of the City Ranch site.

2. Existing Zoning

Exhibit 2, "Existing Zoning", graphically depicts the existing zoning of City Ranch and the surrounding area. A prezone application was submitted to the City of Palmdale to establish zoning for the property with this Specific Plan, to create site specific comprehensive zoning standards for the property. The prezone application was processed concurrently with the Specific Plan.

Properties adjacent to the site have recently been approved, or are processing General Plan Amendments, zone changes and Tentative Tract Maps, such that on the northeast, west and east project perimeters, zoning is expected to become significantly more suburban in nature. These zoning categories consist of R-1-7000, R-1-10,000, Santa Fe Hills Specific Plan and the prezone of Ritter Ranch Specific Plan. Proposed densities in the area are currently anticipated to range from 0.68 D.U. per acre overall (Ritter Ranch Specific Plan) to greater than 4 D.U. per acre immediately adjacent to City Ranch on the north side of Elizabeth Lake Road. Valley Ranch, a proposed Specific Planned development currently in the design phase, is located southeast of the subject site. It is anticipated that the proposed density of the Valley Ranch Specific Plan area will be of a lesser, but compatible density with the City Ranch Specific Plan area.

3. Existing General Plan

Exhibit 3, "Existing City General Plan" and 3A, "Existing General Plan Land Use Designations", graphically depict the existing General Plan land use designations of City Ranch adopted on the site per GPA 89-2A, and of the surrounding area.

The City Ranch Development Plan proposes a redesignation of the General Plan land use designations for the site, thus necessitating a General Plan Amendment. This is also being processed concurrently with the Specific Plan.

A discussion of conformance with the General Plan is contained in Section III, "General Plan Conformance" herein.

4. Topography and Slope

Exhibit 4, "Topography", depicts the site topography. The property encompasses elevations which range from a low of 2,750 feet above sea level to a high of 3,860 feet, a rise of 1,110 feet which occurs over a total linear distance of over 13,300 feet. The topography is generally flat with a majority of the central valley portions of the site ranging from one (1) to three (3) percent in slope. The highest point on the property is located in the southwest corner and the lowest points are along Elizabeth Lake Road on the northeast end.

Exhibit 5, "Slope Analysis", indicates the areas of the property in the various slope categories of 0-10 percent, 10-15 percent, 15-25 percent and greater than 25 percent slope. As can be clearly seen from Exhibit 5, approximately 54 percent of the site is within the 0-10 percent category. The Slope Analysis also indicates that the slopes above 25 percent primarily occur in three (3) distinct bands which run diagonally across the northern and southern sides of the property. This topographical pattern helps to establish the developable areas of the site. Specifically, those areas which are less than 25 percent slope, and areas which are lower in elevation than the major hillsides and ridges are more suitable for development. Some areas along the Verde Ridge, although below 25 percent slope, have not been proposed for development due to their prominent visibility from off-site areas. Overall, approximately 400 acres of the site is comprised of slopes above 25 percent.

5. Geology

An extensive geotechnical analysis utilizing visual site inspection, borings, trenching, seismic lines, aerial photography analysis, test pits, ground penetrating radar, seismic refraction and laboratory testing was conducted on the property over a three (3) year period. Results of that analysis have been summarized in the "Draft E.I.R. for the City Ranch Specific Plan" prepared by Envicom Corporation, February 1991.

Exhibit 7, "Geology" depicts the soil types, areas where testing was performed, locations of faults, locations of slope failures and other technical soils information. A 1"=400' scale geology exhibit is located in a map pocket in the back of this Specific Plan. The property is not impacted by unstable soils due to landslides, exceedingly hard bedrock or expansive clayey soil conditions, except in very limited specific areas. No proposed development area of City Ranch contains areas subject to landslide activity. A small 2.8 acre area of potential slope failure exists in the Open Space south of development in Planning Area 17; however, this area is not proposed for development. All other areas of potential landslide fall within open spaces. With respect to hard bedrock, no areas requiring blasting have been found to occur in portions of the property proposed for development. Areas of hard material occur in Planning Area 32, "Natural Open Space". These areas are identified as "pos" and "pls" and are expected to be gradable over much of their areas as well, although no grading is anticipated here except for utilities, trails, service roads and fire control measures. Areas expected to contain small deposits of clayey soils are limited to the fault zone, and are expected to occur primarily in the golf course. From the standpoint of proposed residential, commercial, schools and community facilities sites, no significant soils condition exists which will preclude development as proposed.

According to the geotechnical report, the site can be divided into three (3) geomorphic regions:

- Region 1 The southwestern portion of the site is located along the northern flank of the Sierra Pelona range. This is an area of steep mountain slopes with well defined drainage courses. Drainage is predominantly by sheetflow to defined drainage courses which direct seasonal runoff to the north.

- Region 2 The central portion of the site consists of older and younger alluvial fan surfaces. These alluvial fans have relatively uniform topography with occasional defined

drainage courses which direct runoff to the north and northeast.

Region 3 The northern portion of the site consists of the San Andreas and Littlerock Fault rift zones and includes two (2) prominent northwest-southeast trending ridges with parallel valleys. Within this area, slopes range from very steep along the sides of the ridge to flat within the valley floors. Drainage is along the northwest/southeast trending valleys. South of the San Andreas Fault, drainage flows into Anaverde Creek, an easterly trending drainage course. In the valley between the San Andreas Fault and Verde Ridge, drainage is to the northeast towards Amargosa Creek.

6. Seismic Analysis

The San Andreas Rift Zone is designated as part of the Alquist-Priolo Special Studies Zones ("APSSZ"). The APSSZ Act requires that areas delineated as special studies zones (having active or potentially active faults) are subject to regulation for certain development projects.

Approximately twenty percent of the City Ranch site is within various rift zones. Development and construction permits can only be issued for projects in these zones when it is demonstrated that the sites are not threatened by surface displacement from future faulting. Extensive analysis has been performed on City Ranch, and setbacks from these mapped fault traces have been established and are reflected in the Restricted Use Area delineations.

With the California Aqueduct passing through the site, the potential exists for seiche occurrence (water being thrown, or sloshed, out of the aqueduct during strong shaking) and local flooding due to embankment failure. Design of the aqueduct by the State has accounted for this type of an event (Buena Engineers, 1989), and flow from the aqueduct would be cut off to the damaged section(s), thereby minimizing the amount of spillage. In addition, the Department of Water Resource maintains an overflow channel along the length of the aqueduct to accept any spill over that could occur, minimizing the potential for flood damage in such an occurrence. As indicated on the "Conceptual Grading Plan", Exhibit No. 22, the building pads of Planning Areas 15, 20, 21, 23 and 24, closest to the aqueduct are proposed to be raised higher than the level of water in the aqueduct to eliminate potential for flooding due to aqueduct failure.

Buildable areas of the site are shown on Exhibit 8, "Fault Hazard Restricted Use Areas". This information is also contained in a map pocket, located at the back of this Specific Plan, at 1"=400' scale. The areas of the site which are affected by seismic faulting have been delineated and safe building setbacks have been determined, as shown by the Restricted I through Restricted III categories. The boundaries of the fault hazard Restricted Use zones include a 50 to 100 foot setback from the identified fault or faults. As shown on the "Fault Hazard Restricted Use Areas" and "Development Plan" exhibits, the City Ranch Development Plan is designed to ensure all developable Planning Areas, including park sites, contain buildable area unrestricted by fault hazard Restricted Use Areas. In addition, Conceptual Site Plans for the Planning Areas partially impacted by Restricted Use Areas are provided on Exhibits 22B, 22C and 22D.

A certified Engineering Geologist has determined that habitable structures shall not be built within delineated Restricted Use Areas, unless site specific fault hazards 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 the City Ranch site, 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 Area with the understanding that habitable structures are to be located within defined buildable areas.

According to Buena Engineers, nonhabitable structures, including picnic areas, ball fields, corrals, barns, or intermittent-use recreational facilities, may be located within the Restricted Use Areas, 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 Areas may include roadways, parking lots, carports, outdoor storage areas, trash enclosures, and playgrounds, provided these facilities do not qualify as habitable structures.

The 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.

Regional faults are discussed in detail in Section 5.5 of the City Ranch E.I.R.

7. Biological Resources

a. Vegetative Resources

Existing vegetation primarily consists of low brush and wild grasses. The majority of the site was previously cultivated and used for cattle grazing. Native desert plants, including junipers and Joshua trees, are located along the northeasterly hillsides.

A total of four (4) biological field studies were performed on the site between 1988 and 1990 to inventory and analyze the various vegetative resources. Field surveys were performed by Tierra Madre Consultants (July 1989 and November 1989), by Dana R. Sanders and Associates (April 1990), and a survey of the desert woodland was performed by Lee Newman and Associates in October 1989. This information is summarized on Exhibit 9, "Vegetative Resources". The majority of the project areas which include residential or commercial development are designated as non-native grasslands or pasture land, or consist of land classified as Great Basin sagebrush scrub. These areas are not considered to be significant biological resources. Isolated areas of short jointed beavertail cacti, Pierson's morning glory and wetland areas have been found to exist on-site. The beavertail cacti occur on Planning Areas 2, 7, 8, 13 and 32. Mitigation for disturbance in the areas where short-jointed beavertail cacti occur shall consist of relocation of the disturbed cacti to open space in Planning Area 7 or 32, as appropriate. A portion of Planning Area 31 includes Pierson's morning glory species. Mitigation measures identified for areas to be graded resulting in the removal of existing Pierson's morning glory species shall comply with applicable mitigations outlined in Section V. L., "Sensitive Plants". A determination has been made by D.R. Sanders (Dana R. Sanders and Associates, April 1990) that a wetland designation is applicable to small portions of the south and southeast portions of Planning Area 13, but not to Planning Area 15. These areas total approximately twenty-one acres. Based upon the significance of plants and various biological indicators found in these field studies, mitigation due to plant and wetland resources shall conform to measures identified in Section V. L., "Sensitive Plants", and J., "Grading

Standards", contained herein for Planning Areas 2, 7, 8, 13 and 31.

Scattered Joshua trees and California junipers have been located in Planning Areas, 1, 2, 4, 7, 8, and 13. These species of native desert plants are not listed as protected, rare or endangered by the State or Federal Government. Planning Areas 1, 2, 4, 7 and 13 have been designated Open Space, Park or Golf Course. These uses can most appropriately accommodate required preservation or relocation of these plants in a manner consistent with intended park, golf course and open space uses.

b. Fauna

The biological studies prepared for the project did not identify any sensitive animal species which utilize the project site on a full-time basis. A complete analysis of all fauna is discussed in Section 5.7. of the City Ranch E.I.R.

8. Archaeological and Paleontological Resources

With respect to archaeological resources, a site specific assessment of the property was compiled by Archaeological Associates (Van Horn). This assessment found no indicators of permanent or semi-permanent prehistoric habitations. Construction of Bridge Road, a major arterial, will disturb recorded archaeological site LAn-949. A range of archaeological isolated finds and sites were located on the property. Twenty-eight (28) archaeological sites identified by Archaeological Associates (April 24, 1989) fall within areas proposed for development. All 28 sites were also the subject of a Phase II investigation during September, 1990, to determine archaeological significance. The findings of the Phase II study are discussed in the City Ranch EIR. The process of grading and construction may uncover additional cultural material below the surface. If any of the sites individually or as a whole are determined to be archaeologically or historically significant, then mitigation measures as identified in the grading section of this Specific Plan (see Section V. J., "Grading Standards") shall be employed as appropriate to address environmental concerns.

From the standpoint of paleontological resources, a literature survey and site survey was performed by Scientific Resource Surveys. While no previously recorded paleontology sites were identified by the research of Scientific Resource Surveys, the Anaverde formation clay shale member areas have high potential for fossils. Therefore, grading operations in these Anaverde formations which occur in pockets within Planning Areas 1, 4, 9 and 13 will be monitored by a qualified paleontologist, and mitigation measures identified in the grading

section of this Specific Plan shall be observed (see Section V. J., "Grading Standards").

Partial monitoring shall occur in areas of unknown paleontologic importance such as pockets of Planning Areas 3, 6, 8 and 10.

9. Existing Circulation

The surrounding street system includes two-lane streets consisting of Elizabeth Lake Road along the north property boundary, 25th Street West and 20th Street West running north from the site, and Avenue S which ends as a paved two-lane road approximately 1 mile east of the site. Avenue P exists as a four-lane road, approximately 1 mile north of the site. Current traffic volumes along these streets range from 2400 to 2700 average trips per day on Elizabeth Lake Road, 600 average trips per day on 25th Street West, and an estimated 1200 average trips per day on Avenue S east of the property. Avenue P, one mile north of the site, has traffic volumes ranging from 4700 to 5000 average daily trips (ADT's) within ± 1 mile of the site. All of these roads are currently operating at level of service A within one mile of the project. On-site roads consist of gated, non-paved private roads and one paved entrance road with very little traffic.

A complete discussion and evaluation of existing circulation and ADT's are contained in the City Ranch EIR.

III. GENERAL PLAN CONFORMANCE

A. General

Pursuant to the State of California Planning and Zoning Development Laws, the City Ranch Specific Plan has been designed to conform with or exceed the Goals, Objectives and Policies of the currently adopted Palmdale General Plan. The following section provides an element by element description of the General Plan and identifies conformance of the City Ranch Specific Plan with those elements. The criteria for conformance includes compatibility as well as consistency. Any future General Plan Updates are anticipated to incorporate the City Ranch Specific Plan. As specified in Section VII. N., "Specific Plan Amendments", in order to be approved, all Specific Plan Amendments must be found to be consistent with the General Plan and its elements. Therefore, consistency is assured over time as the Specific Plan evolves to meet changing future conditions.

B. Land Use Element

1. Land Use Designations

City Ranch is designated as "City Ranch Specific Plan", 2.6 D.U./Acre, on the Land Use Map and the project is proposed at a density of 2.6 D.U./acre. The current General Plan designates the property with a mix of urban residential, public, open space and commercial land uses. Individual land uses within the Specific Plan Area are graphically depicted on Exhibit 13, "Development Plan". The Land Use Map also identifies specific land uses within the Specific Plan boundaries. The Development Plan is not consistent with the land use designations; therefore, a General Plan Amendment was requested in conjunction with the Specific Plan to "redesignate" the current land use designations on the site.

City Ranch is designed to integrate with existing and proposed uses and future growth in a logical and harmonious manner in terms of land use, circulation, community facilities and aesthetics. Further, the Development Plan has provided for protection of major hillsides by preserving Planning Areas 2, 7 and 32 which contain slopes exceeding 25 percent slope and ridgelines. Schools are located within residential planning areas and in three (3) cases are directly adjacent to parks. Neighborhood commercial sites are conveniently located to service resident daily needs. Off-street bicycle and pedestrian trails are provided, interconnecting various planning areas, parks and schools within the development and serve to link City Ranch with adjacent development. Trail standards are located in Section VI. H., "Trail Standards".

2. General Plan Goals

The City Ranch Specific Plan is consistent with the intent of the goals, objectives and policies of the Land Use Element. Areas of consistency with the General Plan include the following goals from the General Plan Land Use Element:

Goal I: "It shall be the goal of the City of Palmdale to develop a more orderly community which protects public health and safety, maintains high living standards, and provides a quality environment."

Discussion: The Development Plan, its associated development standards, and the various infrastructure plans for City Ranch provides the framework for orderly development of the property. This is accomplished by utilizing such superior planning techniques as transitions of density, exceeding minimum requirements for roadway design and widths, provisions for safety related facilities such as sheriff and fire stations, consideration of environmental hazards into the planning and provision of development standards for proposed housing and commercial uses which meet or exceed adopted zoning standards. Quality establishing measures are included in the Specific Plan which address such issues as arterial street landscaping, building setbacks from major roads, entrance landscaping, community wall design, limitations of grading, preservation of significant natural features on-site and architectural materials and design.

Goal II: "It shall be the goal of the City of Palmdale to accommodate growth and development in a manner consistent with the provisions of adequate public services and utilities."

Discussion: Contained within the Specific Plan are a series of plans for the provision of sewer and water service, storm drainage systems, street networks, schools, parks and public facilities, as well as an identified program of how these services and utilities will be financed, constructed and maintained. Extensive analysis of traffic, projected infrastructure and public services needs were performed, and specific requirements for these facilities and services are incorporated in Section IV, V and VII of the Specific Plan. (See Section IV. O., "Construction and Maintenance Responsibility" for a summary of many of the infrastructure items).

Goal III: "It shall be the goal of the City of Palmdale to offer a wide range of living, working and recreational opportunities for all of its citizens."

Discussion: The City Ranch Specific Plan incorporates a range of housing densities from 2.4 dwellings per acre to a maximum of 16 dwellings per acre on one multi-family site. These various housing types provide a wide range of prices, lifestyles and sizes of housing within City Ranch. Employment opportunities will occur in City Ranch as well, with jobs occurring in the two commercial centers, fire station, parks, schools and golf course.

Recreational opportunities are provided in abundance in City Ranch through a range of neighborhood parks, a major community park, golf course facilities, hiking and off-street bike lanes and open space areas which are open to passive use. Approximately 817 acres of recreation and open space area is provided in the Specific Plan toward this goal.

Goal IV: "It shall be the goal of the City of Palmdale to encourage a suburban style of community character."

Discussion: The components of suburban character in the General Plan include a low physical profile, emphasizing single family residential neighborhoods and commercial uses which focus on serving the needs of a residential community.

The City Ranch Specific Plan permits no buildings over two stories in height. Single family detached and attached comprise 43 percent of the site, and open spaces or major roads comprise an additional 44 percent of the site. Only one percent of the property is proposed at multi-family density.

The two commercial centers in City Ranch are neighborhood centers, oriented to servicing the local residents within a two to four mile radius. Tenants anticipated, permitted uses and standards for development in the Specific Plan are

compatible with proximity to a residential neighborhood location.

Goal V: "It shall be the goal of the City of Palmdale to create a community wherein a citizenry diverse in terms of income, age, occupation, race, lifestyle, values, interests, and religion may interact, exchange ideas and realize common goals."

Discussion: Although this goal is generally beyond the scope of a single development's ability to be completely addressed, the City Ranch Specific Plan responds by providing for four public schools, three neighborhood parks and a community park. These public facilities provide places for learning, interaction, exchanges of ideas and expression of interests in a manner which is not restricted because of race, age, income, occupation or religious beliefs. The broad range of housing types and corresponding price ranges and lifestyles offered contribute to the diversity of incomes, ages and lifestyles which will result in the community.

3. General Plan Policies

Policies contained in the General Plan Land Use Element which are applicable to the City Ranch Specific Plan are enumerated below, along with a discussion of the Specific Plan's conformance or consistency. General Plan policies have been offset in quotation marks for clarity.

- a. "All land uses shall be developed in accordance with the land uses designated on the land use map."

Discussion: Once amended, the Land Use Map of the General Plan reflects the land use pattern depicted on the Development Plan for the City Ranch Specific Plan. The Specific Plan requires that all land uses follow the Development Plan, which in turn will be consistent with the General Plan Land Use Map.

- b. "Incompatible land uses shall be separated by the provision(s) of an adequate buffer area".

Discussion: Generally, most land uses within the Specific Plan are compatible with each other. These uses

include schools, parks, single family residential, single family attached, open space and golf course. Adjacent uses which require additional measures for compatibility include multi-family, neighborhood commercial, occupied structures near the faults, residences near landfills, elementary schools near powerline corridors and residences adjacent to arterial roadways. In these cases, specified setbacks, landscape buffers, masonry walls and proper placement of adjoining uses have been incorporated into the Specific Plan to assure that potentially incompatible land uses are adequately addressed.

- c. "Use of Specific Plans and other comprehensive planning techniques shall be encouraged for the development of land."

Discussion: The City Ranch Specific Plan complies with this policy. In addition, the City Ranch Specific Plan provides the site specific standards, elements and design guidelines to best implement the orderly build-out of a comprehensively master planned community. Because the property is large and somewhat diverse, the extensive analysis, information and design solutions contained in the Specific Plan serve to address the goals and policies of the Land Use Element. This is accomplished through the logical, orderly land use pattern, the provision of numerous mitigative elements or design requirements, the establishment of regulations for open space, provisions for parks and schools and establishment of sites for commercial and community facilities.

- d. "Open spaces shall be used to create a visually pleasing environment, as well as to distinguish City and neighborhood boundaries."

Discussion: The Specific Plan complies with this policy because it provides 817 acres of parks, a golf course, natural and landscaped open space in addition to open spaces and landscaping occurring within developments and along arterial roads. The preservation of the Verde Ridge as open space provides a visually significant area of

natural terrain, visible from many areas of the City. The natural open space reserved in Planning Area 32 provides a large, contiguous boundary between the residential areas of City Ranch and the Sierra Pelona range to the south. The golf course provides an attractive recreational form of open space within the property. These open spaces serve to preserve visually significant and attractive slopes and ridges, provide open space buffers between various land uses, provide attractive landscape setbacks from major roads and create an identity of open space for City Ranch.

- e. "Land uses shall be organized to promote maximum opportunity for transit usage."

Discussion: Centralized activity centers in the Specific Plan consisting of the commercial sites are located on arterial streets, where a significant number of vehicle trips will occur. These locations are ideal for bus transit usage along Avenue S and Elizabeth Lake Road, the two highest usage corridors in the project area. Single family attached and multi-family are located around the intersection of two arterial roads, Bridge Road and Avenue S. This also reinforces the opportunity for bus transit along Avenue S by providing a logical bus stop location at this intersection. In addition to the above, the project developer is required by the Specific Plan to participate in the construction and financing of a regional off-site park and ride facility which will also promote opportunities for transit.

- f. "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."

Discussion: All higher density uses in City Ranch (multi-family and single family attached) were located so as to place the majority of units away from faults. All habitable buildings are restricted in the Specific Plan from being constructed in areas of potential ground rupture, reducing the risk from fault hazards. Grading of the site and construction of

storm drain facilities has been provided in the Specific Plan to eliminate potential damage to residences from flood waters. Electrical transmission corridors have existing easements which restrict the placement of buildings or structures in close proximity to towers and electrical lines. For these reasons, the Specific Plan is in conformance with this policy.

- g. "A mix of different but compatible land uses and activities shall be encouraged throughout the City."

Discussion: The Specific Plan achieves this policy because it provides a mix of different residential densities and types, and a range of compatible land uses ranging from parks, schools, commercial, open space and golf course to community facilities. For example, the various residential densities have been distributed on the site so that lower densities are located adjacent to natural slopes, medium densities (e.g., SFA type development) are located as a transition to higher densities and schools or parks are located within or adjacent to residential communities in order to maintain compatibility. The larger commercial site is separated away from residential uses so as to minimize compatibility problems. The smaller neighborhood commercial site employs walls, landscape setbacks and streets to provide separation from residential areas.

- h. "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."

Discussion: The Specific Plan provides two neighborhood shopping centers. They are located to provide optimal access to residents within and adjacent to City Ranch, and sized to provide a slightly greater number of gross leasable square feet than required by the 5,200 residences in City Ranch. Off-street bike lanes and sidewalks are located along the arterial roads serving these two centers to encourage access via pedestrians and bicycles, as well as by automobiles.

- i. "Land uses shall be organized to avoid creating nuisances among adjacent land uses."

Discussion: In addition to the conformance issues stated above in Section III. B. 2., nuisances due to noise, trash, congestion or similar circumstances are addressed through setbacks, yard requirements, wall requirements and landscaping standards contained in the Specific Plan. For example, the neighborhood commercial development standards require screening of loading and trash areas from adjacent public streets.

- j. "Industrial development shall be coordinated to encourage an integrated industrial area with maximum flexibility and access to the regional circulation network."

Discussion: This policy is not applicable to City Ranch; thus the Specific Plan is not in conflict with this policy.

- k. "The City shall promote infilling and appropriate use of vacant land within the City."

Discussion: This policy is not applicable to City Ranch; thus the City Ranch Specific Plan is not in conflict with this policy.

C. Housing Element

The City Ranch Specific Plan provides a comprehensively designed Master Planned Community aimed at integrating and providing quality housing for various socio-economic levels. The housing products at City Ranch include single family detached and attached homes, townhomes and condominiums. The range of densities and residential products at City Ranch provide housing opportunities for a variety of households, including young families, professionals, move-up buyers and "empty nesters".

The City Ranch Specific Plan also complies with the Housing Element through consolidation of various parcels into a single master planned development site. The Specific Plan provides assurance that City Ranch will be developed in a comprehensive manner devoid of the visual and functional problems commonly associated with "piece meal" development.

1. General Plan Goals

The following outlines the consistency with the goals from the General Plan Housing Element. General Plan goals have been offset in quotation marks for clarity.

- a. "It shall be the goal of the City of Palmdale to increase the housing supply in accordance with the needs of Palmdale citizens."

Discussion: The City Ranch Specific Plan complies with this goal by providing additional housing in a variety of types, totalling 5,200 residential units.

A market survey was performed to determine the projected demand for various land uses in the project area. Significant future demand for single family detached, attached, multi-family and golf course development was identified, and the relative quantities of each type of housing was adjusted to respond to this demand. At the same time, adequate planning measures were considered to assure that proposed development was sensitive to the site constraints and acceptable to neighboring residents. By including recreation and community facility elements into the Specific Plan such as parks, golf course, schools and natural open space, a quality living environment will be created which provides a desirable addition to the housing supply of Palmdale.

- b. "It shall be the goal of the City of Palmdale to maintain and improve existing housing to better fulfill the City's needs."

Discussion: This goal is not applicable to the City Ranch Specific Plan; however, the two are not incompatible.

- c. "It shall be the goal of the City of Palmdale to expand and conserve housing opportunities for low and moderate income households."

Discussion: The projected sales prices for a portion of the City Ranch single family attached and multi-family homes are projected to be at or below price levels

for moderate income households. By providing a range from lower to higher housing prices, the project can respond to a wide range of General Plan objectives.

The project is not proposed to include the construction of low income housing. However, construction and subsidization of such housing units is not precluded within the project and may be provided depending upon the availability of local, state and federal grants and subsidies.

- d. "It shall be the goal of the City of Palmdale to ensure that housing development respects the unique character of Palmdale's natural environment."

Discussion: The site provides some unique landforms in the Sierra Pelona range, the Verde Ridge and the west end of the Elizabeth Lake Road corridor. The Specific Plan respects these unique areas by prohibiting construction in these areas. Further, the Specific Plan contains grading standards, landscape design guidelines, architectural controls, exterior color controls and low-water usage landscape standards which respect the high desert setting of western Palmdale by minimizing the impacts created by appropriately planned development. The provision of 404 acres of natural open space, especially in areas of slope which are most visible, also helps address this goal.

- e. "It shall be the goal of the City of Palmdale to eliminate forms of illegal or arbitrary discrimination."

Discussion: The Project Developer shall comply with all applicable local, state and federal laws prohibiting discrimination on the basis of race, color, religion, sex or national origin in the employment of persons during the construction phases of the project and in the sale, rental or lease of dwelling units and commercial properties in the project. The Developer will abide by the Voluntary Affirmative Fair Housing Marketing Agreement between the U.S. Department of Housing and Urban Development and the Building Industry

Association of Southern California which provides for the availability of housing to all prospective home buyers and renters without regard to race, color, religion, sex or national origin.

- f. "It shall be the goal of the City of Palmdale to solicit and advocate cooperation in realizing regional housing needs."

Discussion: The Specific Plan is not in conflict with this goal, and complies with this goal by providing a variety of product lines and housing types.

2. General Plan Policies

The following outlines the consistency with the policies of the General Plan Housing Element. General Plan policies have been offset in quotation marks for clarity.

- a. "The development of affordable housing will be encouraged throughout the City."

Discussion: City Ranch will provide a wide range of housing prices, and is anticipated to include townhomes, condominiums and apartments. Townhomes, condominiums and apartments will help address price affordability of for sale and rental housing.

- b. "Diverse housing stock will be encouraged city wide."

Discussion: The Specific Plan complies with this policy providing a range of housing types including single family 10,000 sq. ft. lots, 7,000 sq. ft. lots, single family attached, townhomes, duplexes and condominiums.

- c. "Zoning regulations will be adapted to changing community needs."

Discussion: The Development Standards in the Specific Plan provide specific regulations for innovative and contemporary housing types, such as wide and shallow lots, Residential Planned Developments and "Z lots" (i.e., a lot containing a detached or attached house with a side or rear Z-shaped lot line). Additionally, the Specific Plan provides an amendment procedure as well as a variance and

minor modifications process to permit responses to changing community needs.

- d. "Encourage physical development of sufficient quality to ensure and add to the visual amenities of the City."

Discussion: The Specific Plan complies with this policy by providing extensive standards and design guidelines for street design, grading, landscaping and architecture, which serve to establish a high visual and aesthetic quality level. In addition, nearly 40 percent of the site consists of open space which will include visual amenities such as major slopes, ridgelines and areas of the golf course.

- e. "Pursue appropriate private and public sector measures to provide housing for special need groups."

Discussion: The Specific Plan conforms to this policy because the Developer shall comply with all handicapped access standards as required by local, state and federal laws and regulations.

The project does not currently include the construction of housing units that would be specifically designated for seniors. However, construction of housing units that meet the special needs of seniors will be made available, if needed.

- f. "Encourage the recognition from other localities that housing problems and housing needs extend beyond political jurisdictions."

Discussion: This policy is outside the scope of the City Ranch Specific Plan; however, the Specific Plan is not in conflict with this policy.

D. Community Revitalization Element

This element focuses primarily on issues outside of and located away from City Ranch. They include redevelopment of the Sierra Highway and Palmdale Boulevard corridors, maintenance and deterioration of existing housing stock within the City, promotion of continued maintenance of housing, industrial development and upgrading of residential densities adjacent to existing strip commercial areas of the City. Therefore, the goals and policies of this element are not applicable to the City Ranch Specific Plan. The policy contained in this element which addresses commercial centers is as follows:

"As major commercial centers develop, residential densities should be upgraded adjacent to existing "strip" commercial areas (particularly along Palmdale Boulevard) to encourage economic maintenance and revitalization of commercial."

No strip commercial development is proposed in the City Ranch Specific Plan, and therefore this policy is not applicable. However, the Specific Plan has been designed to minimize economic decline of the two shopping center sites because they have been configured with adequate depth, width, access and buffering so as to optimize their economic life span.

The City Ranch Design Guidelines incorporate measures to insure that the level of quality established for the City Ranch Development is maintained as the community matures. The Conceptual Landscape Plan utilizes drought tolerant, low maintenance plant material. The Master Fencing Plan incorporates durable, low maintenance and visually pleasing fencing and wall designs.

Architectural design will include low maintenance, durable building materials, including such products as tile roofs and stucco exterior finishes.

E. Community Design Element

Recognizing the importance of a comprehensive community design, the City Ranch Specific Plan has made provisions for project-wide design standards. Consistency with the Community Design Element is accomplished through the Specific Plan Development Standards and Design Guidelines. These standards and guidelines establish a community design theme and set project-wide standards for grading, landscaping, fencing and wall design, and open space and recreational concepts which in most cases exceed City standards.

1. General Plan Policies

The following outlines the consistency with the policies of the General Plan Community Design Element. General Plan policies have been offset in quotation marks for clarity.

This element addresses compatibility and proximity of urban areas, the relationships between urban and natural environments and the physical appearances of structures and development in Palmdale.

Policies not applicable to City Ranch include Policy 3.6 (fences and walls for screening of freeways), Policy 3.10 (location of police and fire call boxes, newsstands, etc.), Policy 3.14 (cleaning of sidewalks, buildings, parking lots and plazas), Policy 3.18 (landscaping of flood control channels located in the flat portions of the Antelope Valley) and Policy 3.22 (a comprehensive plan for design and placement of public information and traffic signs throughout North County). The City Ranch Specific Plan is not in conflict with these policies, but does not specifically relate to these issues.

A. Compatibility and Proximity of Urban Activities

- 1) "Undesirable impacts of adjacent land uses (i.e., noise interruption, 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."

Discussion: In general, most of the land uses within the Specific Plan are compatible with each other. Areas which would require measures to assure compatibility or provide appropriate buffer zones include multi-family, neighborhood commercial, occupied structures near faults, residences near landfills and residences adjacent to arterial roadways. In these cases, specified setbacks, landscaped buffers, masonry walls and proper placement of adjoining uses have been incorporated into the Specific Plan to prevent undesirable impacts of adjacent land uses.

- 2) "The Land Use Plan should establish buffer zones or other appropriate controls between adjacent incompatible land uses."

Discussion: As stated in the discussion above, the Specific Plan complies with this policy.

B. Relationship of Urban and Natural Environments

- 1) "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)."

Discussion: The grading standards contained in the Specific Plan restrict the instances in which grading is permitted in steep areas above 25% slope, impose visual and architectural controls and prohibit construction above 40% slope. Mass graded "mega pads" are prohibited within City Ranch, and curvilinear streets and smaller steps of grade change are required instead of single large slopes. Planning Area 8, a portion of the property which is not prominently visible from the majority of off-site areas of Palmdale, proposes the greatest quantity of fill in the project. This site, projected to be filled utilizing the techniques known as daylight filling, will result in few, small slope banks so that impacts due to grading will be minimized.

- 2) "Existing avenues that have sufficient right-of-way should be developed as pedestrian and bikeway open spaces."

Discussion: Sidewalks and off-street bike lanes have been incorporated into the Development Plan along Avenue S, Bridge Road and Elizabeth Lake Road. These major roads contain expanded landscape easements which provide an attractive route through the central portions of the property, establishing opportunities for pedestrian and bicycle access and enjoyment of the open space settings.

- 3) "Open land should be used to identify community boundaries in order to differentiate between communities and strengthen community identity and character."

Discussion: The Specific Plan provides for "community identity and character" by creating unique project entryways to City Ranch that enhance the community appearance. Open Space areas located at the project entrances at Bridge Road and Avenue S also help to distinguish City Ranch from surrounding communities and create an attractive landscape environment for the residential community.

- 4) "The pattern of open space areas for each rural community should promote and enhance a rural community character."

Discussion: The project contains 817 acres of open space, of which 404 acres will remain in a natural condition. These open space areas are located to enhance and preserve the character of the site. In addition, the City Ranch golf course has been integrated into the Development Plan as a major recreation and open space component of the community design theme. The golf course provides a scenic entryway into City Ranch which can be enjoyed by golfers and non-golfers alike. The large open space area will provide creative golf course design, and at the same time preserve wetlands and native plants.

C. Physical Appearances - Community Image

- 1) "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."

Discussion: The City of Palmdale has a Planning Commission and has established design review processes such as the Site Plan

Review and Conditional Use Permit processes which the City Ranch Specific Plan conforms to and utilizes for purposes of evaluation of design issues. The processing and review procedures contained in the Specific Plan implement this policy.

- 2) "All new power distribution networks, communication lines, and other service network facilities should be located underground as possible."

"A long-range program should be maintained for the underground relocation of overhead power distribution facilities, telephone lines and other utility services, where feasible."

Discussion: Utilities such as gas, water, electricity, telephone and cable television will be constructed underground throughout the project.

- 3) "Design criteria should be established for on-and off-premise signs and billboards."

Discussion: Billboards and roof signs are prohibited within City Ranch. The City Ranch Specific Plan addresses sign standards and criteria in Section V. I., "Sign Standards". These standards will be implemented through a sign seals program and the Planning Department shall be the responsible agency for the issuance of sign seals upon approval of all signs.

- 4) "Potential landmarks, topographic features and other dominant physical characteristics should be emphasized as a focal point for each community."

Discussion: The Verde Ridge and the Sierra Pelona range are landmark topographic features which have been preserved and planned around in the project, providing a focal point and visual backdrop for the community.

- 5) "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."

Discussion: With respect to streetscape design, the City Ranch project will provide for an enhanced and expanded landscape treatment of Elizabeth Lake Road, Bridge Road and Avenue S which implements the City's objectives to use special landscape details to identify and enhance major arterials.

In order to maintain the environmental characteristics of the area, City Ranch has emphasized Palmdale's desert setting and native plant life by conserving large natural open space areas. As specified in Section VI, "Design Guidelines", the proposed landscaping in the development portion of the project will, where applicable, combine native plant material with introduced landscaping.

- 6) "At major community entry points from freeways, railroads, rapid transit lines, and the airport, landscaping and attractive signage should be utilized."

Discussion: Primary project entry landscaping and monumentation will occur at both the east property line on Avenue S and at the Bridge Road intersection with Elizabeth Lake Road. Streetscape design for Avenue S, Bridge Road and Elizabeth Lake Road is located in Section VI. 2., "Streetscapes" and Exhibits 42 through 45.

- 7) "In hillside areas, efforts should be made to preserve views by keeping street plantings low, limiting the height, design and location of new buildings, or purchasing land for scenic turnouts."

Discussion: The Specific Plan achieves this policy by creating standards that restrict building height to two stories, restrict grading and

construction of homes above 25% slopes and prohibit construction above 40% slopes.

- 8) "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."

Discussion: A coordinated system of street trees, median plantings and ground covers has been identified for the major roads in City Ranch and for neighborhood entrances. A plant palette has been established in the Specific Plan which provides a drought tolerant scheme for streetscapes and project entries.

- 9) "Traffic control and information signs should be made more efficient and better appearing (e.g., Market Street, San Francisco)."

Discussion: The City Ranch Specific Plan addresses sign standards and criteria in Section V. I., "Sign Standards". Additionally, the Developer shall upgrade all street name signs to incorporate the City's logo as approved by the City's Traffic Engineer.

- 10) "Special Districts should be made distinctive by preserving and emphasizing their scale, architectural character, and dominant activities."

Discussion: The City Ranch Specific Plan is in compliance with this policy by incorporating architectural design guidelines which will assure that the community will develop in accordance with the quality and character envisioned in the Specific Plan. The architectural guidelines provide guidance during the development phases of City Ranch and encourage

design that will create a distinct identity for the community and at the same time help provide for compatibility between subdivisions of City Ranch.

- 11) "A wider variety of shopping, entertainment, employment and residential activity should be encouraged in major centers (refer to Land Use Element)."

Discussion: City Ranch contains two shopping centers which are projected to respond to a range of neighborhood commercial uses and to provide employment. A varied range of additional employment will occur in City Ranch, including school employees, golf course staff, fire station staff, park staff and City maintenance facility staff. A wide variety of residential types and densities is included in the Specific Plan to address this policy.

- 12) "Usable open space in mountain residential areas should be preserved through planned residential development and clustering."

Discussion: Development for City Ranch is clustered in the flatter portions of the site and the large contiguous steep areas are preserved as open space. In addition, provisions for Planned Residential Developments have been incorporated into the Specific Plan.

- 13) "Where major views exist, the County and/or City should establish view easements, and special height districts, to preserve such views."

Discussion: The major view areas of City Ranch include the north facing slopes along Elizabeth Lake Road, the Verde Ridge and the Sierra Pelona range. These areas are preserved as open space and are proposed to be dedicated to public entities for permanent preservation.

- 14) "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."

Discussion: The City Ranch Specific Plan has been carefully designed to integrate open space and green belts within subdivisions in the community by providing 817 acres of parks, golf course, natural and landscaped open space in addition to open spaces and landscaping occurring within developments and along arterial roads. A pedestrian and hiking trail system, approximately 3.5 miles in length will connect the majority of residential planning areas with schools and neighborhood parks. Additionally, the design standards require that subdivisions which abut these bicycle and pedestrian trails provide connections to the trails, thereby integrating the residential communities into the trail system. Large areas of open space are linked with the adjacent Ritter Ranch development.

- 15) "Harmony of streets should be encouraged with mountain topography, by alignments which follow mountain contours."

Discussion: The project has been designed to minimize the impact of development on the site. Grading standards contained in Section V control the grading of roadways and building sites to complement the natural landforms and minimize alteration of the natural landforms. Curvilinear streets and smaller steps of grade change are required rather than single large slopes in the Grading Standards for City Ranch. Street grades are not permitted to exceed 10 percent unless approved by the City Engineer.

- 16) "Clustered housing should be encouraged in hillside areas to enhance the natural aesthetic quality."

Discussion: Careful site planning for City Ranch has resulted in development that is clustered in the flatter portions of the site. The large contiguous steep areas are preserved as open space.

- 17) "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."

Discussion: Billboards and roof signs are prohibited within City Ranch. The City Ranch Specific Plan addresses sign standards and criteria in Section V. I., "Sign Standards". These standards will be implemented through a sign decals program. Criteria for this program is set forth in Section V. I. 4., "Sign Decals Program".

- 18) "A variety of paving materials should be encouraged for parking lots."

Discussion: The Specific Plan requires special pavement treatments at parking lot entrances in commercial centers, consistent with this policy.

- 19) "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."

Discussion: Four elementary school sites and three neighborhood park sites are located on the property, and are located adjacent to or within residential planning areas, encouraging pedestrian access and minimizing off-site trips. Three school sites are located adjacent to parks to permit shared facilities and reduced costs of maintenance. The Community Park is

located centrally to the site and provides an attractive recreational component which enhances the open space appearance of the community.

F. Human Resources Element

This element focuses on participation in the economic and social life of the community. The four key issues that relate directly or indirectly to the economic life of the area's residents are as follows:

1. Employment Diversification

The City Ranch Specific Plan encourages a spectrum of employment opportunities and attracts a diversification of homeowners to City Ranch and the City of Palmdale. The City Ranch Development Plan provides land use designations for approximately 260,000 square feet of commercial space, a golf course and clubhouse, fire station, City maintenance facility, parks and schools. The variety of employment generating land uses should result in approximately 1,170 permanent jobs. The 5,200 residential units anticipated at project build-out will result in approximately 3,350 indirect jobs which will provide necessary goods and services to the residents of City Ranch.

2. Regional Dependency

The City Ranch Specific Plan encourages a diversified employment base within the City of Palmdale by providing a variety of employment generating land uses and housing opportunities that should attract an economically and educationally diversified resident population. This, in turn, will help combat the problems associated with a single-industry economy, such as the aerospace industry, where a large proportion of jobs are dependent upon one sector of the economy. However, the job housing balance of the north Los Angeles County subregion will not be significantly altered.

3. Poverty

The policies contained in the Human Resources Element relative to poverty are outside of the scope of the Specific Plan.

The City Ranch Specific Plan will ensure equal employment opportunities that will occur during and after construction buildout. Approximately 1,170 permanent jobs will be available in commercial, public facility and construction capacities.

4. Educational Equality

Policies relative to Educational Equality contained in the Human Resources Element are outside the scope of the Specific Plan.

City Ranch Specific Plan proposes four elementary school sites to service the City Ranch site and surrounding communities. These sites will provide facilities to accommodate the educational needs and levels of the resident population of City Ranch.

G. Circulation Element

Policies of the General Plan Circulation Element which are applicable to City Ranch have been enumerated below, along with a discussion of the Specific Plan's conformance. Policies which are not applicable to the Specific Plan have not been included in this discussion. General Plan policies have been offset with quotation marks for clarity.

The Specific Plan is in conformance with the Circulation Element for the following issues:

- a. "Periodically re-examine current traffic volumes and future projections to coordinate road improvements with actual land use development."

Discussion: The planning of City Ranch entailed two major traffic studies which examined volumes and projected future traffic out to the year 2000 and the year 2010. Road sizings, right-of-way widths and configurations were coordinated to provide capacity for these future build-out conditions.

- b. "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."

Discussion: Although the neighborhood shopping centers in City Ranch are not considered "major shopping" areas, a off-street bike lane system linking areas of the community to the shopping centers has been incorporated into the Specific Plan.

The City Ranch Circulation Plan provides efficient roadway and pedestrian circulation systems. This has been accomplished through a hierarchy of streets which range from major arterial roads to collector streets. Bus turnouts and covered bus stops will be provided to assure efficient bus access along the roadways. Access for future development south, east and west of City Ranch, including the Sagebrush property and Ritter Ranch, has been addressed in the Development Plan section of this document.

Major arterials have been designed and sized to adequately accommodate anticipated traffic demand generated from future developments. The major arterials (Avenue S, Bridge Road and Elizabeth Lake Road) are designed to provide convenient and efficient traffic movement through and within City Ranch while discouraging the intrusion of truck and commuter traffic into City Ranch residential areas.

The collector street system, shown conceptually on Exhibit 15A, "Circulation Collector Street System", includes a network of two lane roads within Planning Areas which provide local connections to arterial streets. Collector and local street sections are per City of Palmdale standards for pavement widths and lane configurations, assuring adequate capacity. Each collector street connection provides capacity for approximately 800 to 1200 residences. No localized congestion is projected to occur within the Specific Plan area.

Planning Areas each have extensive frontage on collector streets and/or arterial roads. This permits two or more connections for each Planning Area, which avoids constrictions due to insufficient connections or traffic "bottlenecks". The collector street intersections have been located to disperse traffic loading onto the arterial streets at optimal intersection spacings. In addition to the collector streets, individual planning areas will have local connections to arterial streets to further assure adequate levels of service within neighborhoods.

Interrelated land uses, such as schools, parks and residential areas, have been proposed adjacent to one another to encourage pedestrian circulation. Further, off-street bicycle and pedestrian trails are provided throughout the City Ranch Development connecting the various planning areas and land uses. (See Exhibit 16, "Bicycle & Pedestrian Trail System".)

H. Public Services and Facilities Element

The City Ranch Specific Plan is consistent with the Public Services and Facilities Element of the General Plan. The City Ranch Specific Plan addresses many necessary public services and facilities needed to service a comprehensively specific planned residential development.

The public services and facilities element includes those services and facilities, whether publicly or privately owned and administered, that are operated for the use and benefit of the general public. They include water supply, sewerage, flood control, solid waste, health facilities, police protection, fire protection, schools, maintenance and libraries.

1. Water Supply and Sewerage

On-site and off-site water, sewer and drainage plans are identified in the Development Plan section of this Specific Plan. The proposed plans have been reviewed and tentatively approved in concept by the applicable servicing agencies. With regard to water and sewer service, the responsible agencies have indicated there is/will be adequate capacity and supply to service the proposed City Ranch development.

2. Flood Control

As part of the grading plan for the proposed project, building pads and roadways in planning areas situated in the 100-year FEMA floodplain and the L.A. County 50-year Capital Storm floodplain of the Anaverde Creek will be raised above the flood level boundary. Other improvements made by the Developer to handle storm runoff from these areas will include debris basins, storm channels, drainage culverts, catch basins and underground drainage pipes. The Amargosa Creek runs off-site, parallel to the north boundary of City Ranch. Only a small proportion of the property (approximately 27% of the site) drains toward this area, and the majority of this area consists of park, golf course and other open spaces. Proposed on-site drainage facilities in the Amargosa watershed will consist of local catch basins and underground drainage pipes. Off-site to the north, a series of drainage facilities are proposed as part of Assessment District 90-1. These facilities are proposed to provide regional protection against flooding to properties downstream to the north and east of City Ranch.

3. Solid Waste

Current capacity for the Antelope Valley Landfill is projected through 1996. The landfill is currently undergoing review for expansion in the near future. If expanded, additional capacity to accommodate

approximately 3,850,000 tons of solid waste will be available. Because of anticipated expansion of landfill capacity, compliance with AB 939 (California Integrated Waste Management Act of 1989, Public Resources Code 40000 et. seq.) and other mitigation measures identified in the E.I.R., the increase in solid waste disposal by the proposed project is not considered an adverse impact to the existing and potential landfill capacities according to the EIR for the City Ranch Specific Plan.

Future homeowners will be required to pay disposal service fees to Palmdale Disposal Company for trash removal and disposal or make other arrangements for weekly disposal of trash at a public landfill per City of Palmdale Ordinance 503.

4. Health Facilities

In compliance with this policy, the Antelope Valley Hospital Medical Center located approximately eight miles from the site will service the project site. As stated in the EIR, project implementation is not expected to adversely impact the medical center's ability to provide medical services.

5. Police Protection

The project is anticipated to increase the demand for police services. These impacts are anticipated to be accommodated by the Los Angeles County Sheriff Department and paid for out of the City's general tax revenues. Increased levels of sales tax revenue to the City derived from the additional population generated by the project will partially mitigate these increased costs to the City's General Fund.

6. Fire Protection

A fire station site is identified on the Development Plan to service the City Ranch site and surrounding communities. The on-site station will provide adequate fire protection for the project area.

7. Schools

Four elementary school sites are identified on the Development Plan to service the City Ranch site and surrounding communities. The policies contained in this element deal with consolidation of the three school districts serving the area. This issue is outside of the scope of the Specific Plan.

8. Libraries

A new branch library has been proposed for the area, located off-site. When constructed, this facility will serve the residents of City Ranch and result in adequate library service to the area.

9. City of Palmdale Maintenance Facility

The Developer shall participate in the acquisition and development of a City of Palmdale maintenance facility in accordance with the City Ranch Development Agreement.

I. Governmental Systems Element

This Element contains a description of the governmental system, including the individual units of government and their legally assigned responsibilities and geographical jurisdictions. The Element delineates public agencies and programs which cross county, city and special district boundaries and evaluates potential impacts on land use policies. This Element also presents local government issues that are emerging in the Palmdale area, however this Section contains no goals, objectives or policies.

The items addressed in the Governmental System Element are outside of the scope of the City Ranch Specific Plan, because they relate primarily to operation of city-wide, regional, district-wide or intergovernmental issues or services. Agency functions included in the Element consist of regional and County of Los Angeles services such as the L.A. County Consolidated Fire Protection District, Antelope Valley - East Kern Water Agency, L.A. County Sanitation District, Antelope Valley Hospital District, Palmdale School District, Antelope Valley Union High School District, Antelope Valley Junior College and City of Palmdale Public Services.

Regional or intergovernmental agencies discussed in this Element include LAFCO, Los Angeles County, SCAG and the Airport Land Use Commission. Regional issues related to these agencies include Air Quality Management, Water Quality Management, Solid Waste Management and contract municipal services.

As stated in the EIR for the City Ranch Specific Plan, with the application of appropriate mitigation measures, payment of fees, construction of facilities or other measures, impacts to these agencies, services or districts can be reduced to levels of "not significant" for air quality, energy, electricity, natural gas, water, sewage disposal, solid waste, telephone, sheriff services, fire and medical emergency, school, parks and recreation and road maintenance. No public agencies will be impacted by the project to a degree which cannot be mitigated to a level of "not significant", according to

the EIR. The Specific Plan incorporates the necessary mitigation measures which address these concerns within Appendix E, "Mitigation Monitoring Program" or in individual sections. Upon annexation and development, the City of Palmdale will receive an increase in sales tax revenues which will pay for some services provided to the property, and other fees will be collected by applicable agencies or districts to provide various public services.

J. Environmental Resources Management Element

The City of Palmdale Environmental Resource Management Element provides the framework for the City's policies regarding Conservation, Open Space, Recreation, Scenic Highways and Air Quality. The City Ranch Specific Plan addresses these issues to insure compliance with the intent of the Environmental Resource Management Element.

1. Conservation - Approximately 404 acres are designated Natural Open Space within the City Ranch Development. The Open Space areas are intended to conserve significant slopes, ridgelines and other environmentally sensitive resources in their natural state.
2. Open Space - Approximately 40 percent of the 1,985 acre City Ranch site is reserved for parks and various forms of open space. The open space areas are intended to provide improved and unimproved Open Space uses for active and passive recreation.
3. Recreation - City Ranch will provide approximately 153 acres of parkland to the City of Palmdale Parks network, which includes approximately 129 acres for one community park site, of which 10 acres is designated for a City Maintenance Facility and approximately 24 acres for four neighborhood park sites. Buildable area is identified on Exhibit 13, "Development Plan". The proposed park sites offer accessibility and developable area for recreational facilities which will adequately serve the expected resident population and surrounding areas. In addition, a 216 acre golf course site is included within the Development Plan, providing further recreational amenities at City Ranch. A system of off-street bike lanes totalling approximately 4 miles links together neighborhoods, parks, the golf course and commercial sites in City Ranch, providing recreation and non-vehicular transportation. Two bicycle staging areas are proposed which reinforce the recreational value of this off-street bike lane system. A landscaped pedestrian/hiking system approximately 7.5 miles in length provides additional recreation and access to natural open space areas, parks, schools and hiking areas. The Specific Plan also proposes a two mile link of the Northside equestrian trail which traverses through the property, providing a horseback riding route of regional benefit.

4. Air Quality - Measures to reduce automobile-related air pollution have been included in the planning of City Ranch. Pedestrian access is encouraged by strategic placement of elementary schools and parks within residential areas. Numerous external trips will be eliminated by the provision of the on-site commercial land uses. Off-street bike lanes throughout City Ranch discourage the use of the automobile for shorter recreation, school and shopping trips. In addition, City Ranch will participate in the acquisition and improvement of an off-site Regional Park and Ride Facility in the vicinity of Avenue S and the Antelope Valley Freeway.
5. Natural Resources - Preservation of plant and animal habitats, natural areas, surface water drainage, landforms, cultural resources, unique geologic features and ambient air quality are issues in the Natural Resources portion of the Environmental Resources Management Element. The Specific Plan addresses preservation of plant and animal habitat, and preservation of natural areas by preserving major natural open space areas (404 acres), preserving wetlands and employing mitigation measures for significant plants. The surface water drainage pattern is being generally maintained, although improvements including channelization, storm facilities, debris basins, retention areas and culverts are proposed. Preservation of landforms and unique geologic features are being addressed by preserving the Verde Ridge and Sierra Pelona range (Planning Areas 7 and 32). Cultural resources are being preserved by a series of mitigation measures in the Specific Plan, described in detail in the Mitigation Monitoring program. Air quality is being partially mitigated through efficient street system design, construction of a park and ride facility, provision of off-street bicycle and pedestrian trails, efficient community design for bus transit and energy conservation measures for residential construction.
6. Habitat Management - This issue applies only to the desert lands east of Littlerock Wash, the north slope of the San Gabriel mountains, and selected woodland areas. City Ranch does not fall within these areas; therefore, this issue is not applicable.
7. Floodplain Management - The intent of Floodplain Management policies is to regulate development which occurs within flood flow areas. Once flood control measures are provided to remove flood hazards, Floodplain Management requirements are removed. Construction of flood control improvements is an integral part of the development of City Ranch, as outlined in the Specific Plan. Therefore, Floodplain Management requirements will not apply to City Ranch.

8. **Hillside Management** - The southerly portions of City Ranch (Sierra Pelona range) are designated Hillside Management areas on the General Plan Environmental Resources Policy Map. Three policies which relate to this designation in areas above 30% slope include encouragement of clustering of residential uses, preservation of portions of the site in a natural state, establishment of densities based upon contiguity with urban areas and a list of 13 additional guidelines. Within City Ranch, development is restricted above 25% slope so that only in isolated areas will development occur on sites above 25%. Because of standards for grading and restriction of development contained in the Specific Plan, these three guidelines will be met or exceeded.

The 13 Hillside Management Guidelines are as follows:

1. "To maximize choice in types of environment available in the community and particularly to encourage variety in the development pattern of the hillside."
2. "The concentration of dwellings and other structures by clustering should be encouraged to help save larger areas of open space and preserve the natural terrain."
3. "To use to the fullest current understanding of good design, landscape architecture, architecture and civil engineering to preserve, enhance, and promote the existing and future appearance and resources of hillside areas."
4. "To provide density and land use incentives to aid in ensuring the best possible development of the Community's natural features, open space and other landmarks."
5. "To encourage the planning, design and development of building sites in such a fashion as to provide the maximum in safety and human enjoyment while adapting development to, and taking advantage of, the best use of the natural terrain."
6. "To preserve and enhance the beauty of the landscape by encouraging the maximum retention of natural topographic features, such as drainage swales, streams, slopes, ridge lines, rock outcroppings, vistas, natural plant formations and trees."
7. "To prohibit, insofar as is feasible and reasonable, padding or terracing of building sites in the hillside area."

8. "To provide a safe means of ingress and egress for vehicular and pedestrian traffic to and within hillside areas, while at the same time minimizing the scarring effects of hillside street construction."
9. "Utility wires and television lines shall be installed underground."
10. "Outstanding natural physical features, such as the highest crest of a hill, natural rock-out-croppings, major tree belts, etc., should be preserved."
11. "Roads should follow natural topography, wherever possible, to minimize cutting and grading."
12. "Imaginative and innovative building techniques should be encouraged to create buildings suited to natural hillside surroundings."
13. "Detailed and effective arrangements shall be formulated for the preservation, maintenance, and control of open space and recreational lands resulting from planned unit development."

The City Ranch Specific Plan conforms with these 13 Hillside Management Guidelines as follows:

1. Design guidelines and development standards in the Specific Plan require curvilinear streets, preservation of open space and a range of five different architectural designs.
2. Development is clustered in the flatter portions of the site and the large contiguous steep areas are preserved as open space.
3. Extensive standards and guidelines for grading, landscape architecture, site planning, and architecture have been incorporated into the Specific Plan toward this policy.
4. The Specific Plan has taken density and land use objectives into account and has identified golf course, park, open space and natural open space uses.
5. In areas where the natural terrain contains steep slopes, prominently visible features and/or scenic views, preservation or compatible land uses have been identified (e.g., golf course, natural open spaces, hiking trails through hillsides). The majority of the site presents no hazards to development. Off-site flows in the Anaverde Creek watershed from the south and west of City Ranch will be collected in a system of debris basins, swales and

channels, safely conveyed through City Ranch in drainage easements and will connect to existing box culverts under the aqueduct. From there, runoff will parallel the aqueduct and exit the site at the east boundary, south of City Ranch Road. All potential flood areas for the Amargosa Creek fall off-site. No buildings in City Ranch will be subjected to flood hazards once planned drainage improvements are made. Areas of the property near faults have been extensively analyzed, and appropriate setbacks have been established for building sites which minimize hazards of ground rupture. Building sites have been proposed only in areas which can be made acceptably safe from flood hazard, fire risk, ground rupture and other potential hazards.

6. Rock outcrops, steep slopes, ridge lines, vistas and trees all occur on Natural Open Space areas of the project. Some of these features have been preserved.
7. Hillside areas as defined in this section (above 30% average slope) have been largely protected by the Specific Plan's standards restricting grading and construction of homes above 25% and prohibiting construction above 40% slopes.
8. Grading standards respond to this guideline by limiting heights of slope banks and by addressing screening and landscaping.
9. Utility lines in City Ranch are required to be built underground, in conformance with this guideline.
10. Hill crests (Verde Ridge and Planning Area 29), natural rock outcrops (in Planning Area 32, Natural Open Space), and stands of Joshua Trees (Planning Areas 2, 7) have been preserved and are consistent with this guideline.
11. Road design is addressed in the grading standards and alignments of major roads have been chosen to avoid steep slopes, minimizing cutting and grading.
12. This guideline applies to homes on steeper terrain than occurs in City Ranch.
13. A program of dedication and/or maintenance of parks, open space, golf course, slope banks and natural open spaces is contained in the Specific Plan, addressing these issues. The Specific Plan contains a table indicating maintenance responsibility which outlines the ownership and continuing responsibility associated with natural and landscaped open space,

parks and the golf course (see Section IV. O., "Construction and Maintenance Responsibility").

K. Noise

The City Ranch Specific Plan is aimed at providing a quiet, serene suburban residential environment. The project proposes two (2) commercial areas which may generate noise commonly associated with commercial activity; however, the commercial sites have been located and/or oriented away from proposed residential development to mitigate any potential impact.

Elizabeth Lake Road, Avenue S and Bridge Road will result in traffic-related noise impacts on-site. Single family detached residential development, which occurs adjacent to major arterials, will be buffered through the use of landscaping easements, walls, noise-resistant building materials and/or slopebanks, as required by individual noise studies. Further, no single family detached residences will be oriented onto major arterials. Site specific design of these measures will be reviewed at the tentative map stage.

All buildings are required to be set back a minimum of 30 feet from arterial roads, to help mitigate impacts of noise to occupants. Single family attached and multi-family developments will also be designed to provide measures to minimize potential noise impacts associated with major arterials. Measures to minimize noise impacts may include landscape buffering, walls, building orientation and utilization of noise-resistant building materials. Site specific measures to address noise impacts will be identified and reviewed through the City of Palmdale Site Plan Review, Conditional Use Permit or Tentative Map process as applicable, depending upon the specific proposal.

L. Seismic Safety

A complete geotechnical study of the entire City Ranch site has been performed by a State of California registered geologist to identify Fault Hazard Restricted Use areas. The Development Plan has considered the locations and characteristics of the restricted use areas for determining the specific type and intensity of development in and around these areas. Higher density development such as Single Family Attached, Multi-Family and schools have been located away from faults. No habitable structures will be constructed across the trace of a fault or within fault hazard Restricted Use areas.

The Seismic Safety Element of the General Plan contains numerous policies oriented to achieving two goals: reduction of loss of life, bodily injury and

property damage, and reduction of economic and social dislocations. A discussion of the Specific Plan's conformance with these policies follows.

Policies 0.1 and 0.3 involve the establishment, adoption and enforcement of standards, regulations and criteria to reduce unacceptable levels of seismic risk. Although these policies imply that it is the responsibility of the City or County to establish, adopt and enforce these standards, the City Ranch Specific Plan has identified specific areas of the property where uses and structures are restricted in order to reduce levels of seismic risk, and has established policies prohibiting the placement of habitable buildings or structures within areas of high seismic hazard (see Section IV and Exhibit 8). Policies 0.4, 0.5, 0.6 and 0.7 deal with City or County objectives of evaluating existing vital facilities, critical use facilities, and housing facilities for dependent population, and are therefore outside of the scope of the Specific Plan. With regard to proposed facilities stated above, the City Ranch Specific Plan has located schools and fire station sites away from fault hazard restricted use areas and is consistent with these policies. Policies 0.8 and 0.13 address programs and seismic safety planning which is addressed by City programs.

Policies 0.12 through 2.1 do not apply to City Ranch or are outside the scope of the project because they address uses, buildings, dams, industrial facilities and programs which are not a part of City Ranch. Policy 0.2 advocates that all new development be required to comply with established seismic safety standards. Addressing this policy, the Specific Plan requires that all buildings comply with the Uniform Building Code which contains specific construction standards for buildings located in seismically active areas.

With respect to additional policies of this Element, the following discussion outlines policies and discusses the Specific Plan conformance. General Plan policies are set off by quotation marks for clarity.

- a. "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)."

Discussion: The active fault zone has been precisely identified by extensive site specific testing and analysis. Defined building setbacks have been established and mapped which prohibit buildings from being constructed within zones of high potential for ground rupture. Exhaustive analysis by the geotechnical consultant has resulted in standards contained in the Specific Plan which restrict all buildings in the active fault area. Under present

construction standards, it has been determined that single family densities up to 4 dwellings per acre are acceptable outside these fault zone setbacks. Therefore, the Specific Plan is consistent with this policy.

- b. "No new residential unit, or any other structure, shall be permitted to be constructed across the trace of a fault in this zone."

Discussion: All buildings are prohibited by the Specific Plan from being constructed across the trace of an active fault throughout the Specific Plan area.

- c. "Critical facilities (health, police, fire, etc.) should be specifically excluded from development in this area."

Discussion: The proposed fire station is approximately 1,700 feet from the nearest fault trace setback. This distance is adjudged to be acceptable from the standpoint of fault damage under present building construction standards. No additional critical facilities occur in the Specific Plan area.

Planning Areas 5, 8, 12 and 15 are located in general proximity to the San Andreas fault. On the faults adjacent to Planning Areas 5, 8, 12, and 15, building setback lines which include a 100 foot setback from the fault location have been established. Small portions of the edges of these Planning Areas overlap into the building setback lines for the fault zone as shown on the Development Plan; however, the Specific Plan prohibits construction of habitable structures within the building setback limits associated with the faults. Relative to General Plan Policy "a" above, the active fault zone has been clearly identified, a Restricted Use I or II designation has been delineated, and the Specific Plan policy prohibits all habitable buildings from encroachment. The boundaries for Planning Areas 5, 8, 12 and 15 have been expanded to permit placement of perimeter landscaping, streets and recreation areas without habitable structures within the setback zone, in order to minimize inefficient use of the land. This remains consistent with the General Plan policy.

M. Public Safety

The Public Safety Element deals with three major areas of concern: Brush Fire Hazards, Urban Fire Hazards and Geologic Hazards.

The City Ranch Specific Plan conforms with the Public Safety Element of the General Plan through the use of risk management techniques, including flood control, erosion control, fire prevention and design standards for minimizing geologic hazards.

The issues of fire protection and reduction of fire risks due to brush hazards is an important issue when development occurs adjacent to open spaces. In the City Ranch Specific Plan, issues of brush fire hazards have been addressed by the following three methods: a fuel modification program is contained in the Specific Plan which controls fire hazards adjacent to open spaces by removal of fuel (brush), and substitution of irrigated and landscaped buffers with low combustible shrubs and trees as approved by the City of Palmdale and Los Angeles County Fire Marshall. Secondly, all dwellings within City Ranch are restricted to fire resistant roofing materials by the Specific Plan. Thirdly, by locating a fire station within City Ranch, response times during emergencies can be minimized. The fire station site will serve the City Ranch community, as well as existing and proposed neighboring communities which will require efficient emergency response service.

Regarding issues of erosion, settlement, slope stability and other soil-related hazards, the Specific Plan contains grading standards which limit slope height, and which provide slope stability control measures, grading techniques which control soil erosion, landscaping requirements which control soil erosion, standards for construction of drainage terraces and other devices to control slope erosion, and drainage system design elements such as flood control basins which minimize the effects of soil and debris transport during storm conditions. A site specific study of soils and slope stability was performed in the planning process to identify potential slope failures or slides. These areas are located outside of proposed development.

Grading in areas above forty percent slope is prohibited in the Specific Plan except for reasons of public health, safety, welfare, protection of property and necessary public facilities. Further, construction of home sites is restricted on slopes above twenty-five percent, except in isolated small pockets of slope. These combined measures serve to decrease exposure of development to potential slope hazards.

From the standpoint of other geotechnical conditions such as expansive soils, subsidence and liquefaction potential, the potential risk from these

factors has been adjudged by the geotechnical consultant to be not significant. However, the mitigation and monitoring section contained in the Specific Plan (appendix) and the EIR identifies a program for further testing and recommendations for foundation design, construction of subdrains and re-compaction of soils to address these issues if problems are encountered.

N. Energy Conservation

The City Ranch Specific Plan provides energy conserving provisions which are consistent with the Energy Conservation Element.

Commonly used residential energy sources, namely natural gas and electricity, are conserved at the City Ranch site through use of energy-efficient building materials. Recent revisions and further energy conservation requirements contained in the Uniform Building Code have established more stringent criteria for building construction with respect to insulation, window glazing and window area. These requirements exceed those in effect during adoption of the General Plan. Because the Specific Plan requires conformance with the Uniform Building Code, the new energy conservation benefits will be achieved. Energy efficient building materials utilized will include energy efficient water heaters and space heating units, insulation, dual glazed windows and thermally efficient building materials. The Design Guidelines contained in Section VI provide architectural and landscaping design requirements which take into consideration the effects of solar orientation through window design and placement, overhangs and plant material selection and placement.

The City Ranch Development Plan designates sites for commercial, recreational and school purposes dispersed throughout the project within close proximity to residential uses, thereby minimizing the need to commute long distances to reach commonly used facilities. Further, the Circulation Plan includes bike and pedestrian paths which promote transportation modes other than the automobile. Reducing the distance to commonly used facilities and encouraging alternate forms of transportation both act to minimize the amount of vehicle fuel consumed. Circulation layout and placement of development has resulted in a community which can efficiently accommodate bus transit.

Also included within the City Ranch Specific Plan are provisions to participate in the development of an off-site Park and Ride Facility in the vicinity of Avenue S and the Antelope Valley Freeway to service regional needs. The Park and Ride Facility will encourage car pooling to reduce auto fuel consumption.

O. Regional Impact

The purpose of this element is to discuss the nature and extent of the relationship between planned growth in the Palmdale area on regional physical, economic and environmental systems.

The City Ranch Specific Plan addresses and provides measures to minimize associated potential regional impacts. They are as follows:

1. The plan calls for on-site and off-site infrastructure improvements including trunk sewer, major drainage improvements, water storage and distribution and regional roadway improvements to adequately accommodate the project at buildout.
2. The Development Plan provides the framework to ensure that servicing the project will not exceed existing service capacities, and therefore adversely affect the Antelope Valley. All facilities will be extended and/or improved to accommodate the development.
3. Four (4) elementary schools, four (4) parks and a community park are proposed to ensure that residents of the City Ranch development are adequately served on-site, minimizing the impact to surrounding facilities. Further, the schools and parks on-site will be public, thereby serving the community at large.
4. To provide adequate high school service, the Specific Plan requires the project developer(s) to contribute towards the financing of a high school located off of the City Ranch property, unless otherwise provided for in the Development Agreement.
5. The Development Plan has addressed potential off-site visual impacts associated with the development by designating major hillside areas and significant ridges as natural open space.
6. According to the EIR for City Ranch, the Antelope Valley Freeway in the vicinity of Avenue S and Palmdale Boulevard is projected to be at an acceptable level of service as master-planned roadway improvements are made to accommodate project related traffic per the schedule of required roadway improvements.
7. The City Ranch Specific Plan and EIR identify those measures to be included within the development of the City Ranch Specific Plan area in order to mitigate transportation impacts of the project. In the event that a Congestion Management Program is adopted by another governmental entity which is applicable to the City of Palmdale, the Developer of the City Ranch Specific Plan area will comply with the terms thereof as defined in the Development Agreement.

IV. DEVELOPMENT PLAN

A. Introduction

Three years of planning, analysis and refinement were spent formulating the structure of City Ranch in order to make it one of the most unique master planned communities proposed in Palmdale to date. The focus and emphasis driving the Development Plan for City Ranch was open spaces, view opportunities and recreation. These elements form the backbone of a distinct community which creates a feeling of being in a separated, suburban/rural setting made up of unaltered open areas, scenic hills, distant city views and a distinct "sense of place". This is established by details of design, such as the community entrance statements, the street landscaping along major arterials, community walls and the open vistas and landscape treatment along Elizabeth Lake Road.

The principal land use within City Ranch is Single Family Residential, at average densities equating to 2.6 dwelling units per gross acre. The style of the community is one of a relaxed, suburban lifestyle, rather than of an urban space and intensity. The frequent use of informal patterns in street canopy trees, entrance design, curvilinear street patterns, cul-de-sac neighborhoods and golf course living create a sense of quality and an atmosphere of relaxation.

The design of City Ranch also incorporates a coordinated pattern of compatible uses which function together and create secondary benefits. By providing two retail commercial development sites within City Ranch, traffic, which would otherwise load onto off-site streets, can be decreased and kept internal to City Ranch. Four elementary school sites and four park sites are located on the property, and are usually adjacent to or within residential Planning Areas, encouraging pedestrian access and minimizing off-site trips. To provide for public high school service, the Developer of City Ranch will contribute toward acquisition of an off-site high school site, unless otherwise specified in the Development Agreement.

Because of the size and scope of City Ranch, the Specific Plan has been divided into Planning Areas to provide better detail and a separate identity for each neighborhood. These Planning Areas are illustrated on Exhibit 13, "Development Plan".

Each Planning Area has a density based on the types of terrain, types of housing products, view potential, site constraints and surrounding amenities. Overall, the individual Planning Areas may have varied architectural styles which will be tied into the overall City Ranch community through the use of compatible architectural finish materials, landscaping, signage, lighting, community wall design and other design elements.

The Development Plan is the pictorial summary of all land use designations and the basis for the Development Standards described in Section V. Each Planning Area is designated on the Development Plan and on the statistical summaries which have a target not-to-exceed density based on gross acres. Each Planning Area has an approximate location, an estimated area in acres and a specific number of permitted dwelling units. During the site plan and tentative map stages of design, it is anticipated that the actual number of dwelling units and actual size of the Planning Areas may vary provided however, that the total sum of permitted dwellings for all of the Planning Areas combined does not exceed the maximum gross density permitted (5,200 residences). It is also anticipated that the size and boundary configurations of each Planning Area may vary slightly (not to exceed ten percent of the expanding Planning Area) provided, however, that the density per gross acre is maintained.

In addition to the above, a defined system for the controlled transferring of dwelling units to specific Planning Areas has been specified in Section VII. U., "Transfer of Dwelling Units".

B. Land Use and Density

1. Golf Course

Although only about 150 acres are required to build a regulation 18 hole golf course, the availability of approximately 216 acres for golf course use provides ample opportunity to design a desert-oriented, scenic, public or semi-private golf course in Planning Areas 4 and 13, while still providing right-of-way for the future City Ranch Road.

Located near the north entrance to City Ranch, the clubhouse is anticipated to be located in Planning Area 4, with the design of the course envisioned to traverse Planning Areas 4 and 13. Approximately 1.9 acres of buildable land within Planning Area 4 is available for construction of a clubhouse located strategically on the flat knoll overlooking Planning Areas 4 and 13.

Components of the golf course are likely to include a driving range, practice greens, 18 holes, a clubhouse and parking areas. Details and design of the golf course have not been determined at this time and are subject to site specific design, market research and other considerations specific to golf course operations. A golf cart/pedestrian underpass shall be provided under both Bridge Road and City Ranch Road to provide safe linkage to all portions of the golf course, if needed. A conceptual layout is depicted on Exhibit 17, "Open Space and Recreation Concept".

In addition to providing a suitable, compatible use within areas affected by faults, the golf course provides a scenic entryway into City Ranch which can be enjoyed by golfers and non-golfers alike. The excess of land area coupled with the flexibility of golf course design allows this use to be highly compatible with preservation of wetlands, native plants and particular habitats for animals and plants.

Planning Areas 4 and 13 contain scattered Joshua trees, California junipers and short-jointed beavertail cacti. These native desert plants shall be addressed in the design of the golf course. For every acre graded within the golf course, two (2) Joshua trees or California junipers shall be preserved or relocated within Planning Areas 4 and 13.

Soils expected to contain paleontological resources are scattered in "pockets" throughout the golf course area. Soils which are classified as of high paleontological importance and which will be graded are subject to mitigation measures outlined in Section V. J. g., "Grading in Areas of Potential Archaeological and Paleontological Resources".

Portions of Planning Area 13, located on the south side of City Ranch Road, have been identified as wetlands in a study conducted by D.R. Sanders and Associates dated April, 1990. Area 13 is proposed to be developed as part of the golf course; however, the final design of the course has not been determined and is subject to review and approval of a Conditional Use Permit. The applicant proposing to develop the golf course will approach the California Department of Fish & Game and the U.S. Army Corps of Engineers to discuss the development, assess project impacts and consider possible mitigation measures where applicable, including enhancement of the wetlands. No alterations to the wetlands area as depicted on Exhibit 22A shall occur until approvals and/or clearances are obtained from the City of Palmdale, California Department of Fish & Game and the U.S. Army Corps of Engineers. Copies of the streambed alteration agreement, issued by California Department of Fish & Game, and the 404 permit, issued by U.S. Army Corps of Engineers, shall be filed with the Palmdale Planning Department prior to issuance of grading permits for the golf course project, if the proposal includes alteration of wetlands. Any wetlands which remain undisturbed shall be placed in a permanent biological open space easement dedicated to the City of Palmdale.

2. School Sites

Four (4) elementary school sites, three (3) in the Westside School District and one in the Palmdale School District, ranging from eight (8) to ten (10) acres in size, are identified on the City Ranch Development

Plan. All four (4) proposed school sites are located out of and away from potential adverse impacts including:

- 1) Fault Hazard Restricted Use areas
- 2) future flood hazard areas
- 3) high voltage power lines

The schools are located within residential areas, away from major arterials. All four (4) sites have been reviewed and approved by respective school district staff with respect to locations and size.

CITY RANCH SCHOOL SITES

PLANNING AREA	SCHOOL DISTRICT	# OF ACRES	ADJACENT USES
11	Westside Union	9	Park, Multi-Family and SFA/MF Transitional
19B	Westside Union	9	Park, SFD/SFA Transitional and Open Space
25	Palmdale	10	SFD/SFA Transitional
30B	Westside Union	8	Park, SFD/SFA Transitional

In the event the school district determines that a designated school site is not needed to serve school district demand, residential dwelling units may be transferred into the subject Planning Area in accordance with Section VII. U., "Transfer of Dwelling Units" and Section N. 2., "Minor Modifications". The developer shall comply with the applicable school district's standards, policies and agreements for school site acquisition and construction of the subject school sites.

The Antelope Valley Union High School District serves the City Ranch Specific Plan area. The District has indicated that a high school site is needed in the vicinity of the boundary between the City Ranch and Ritter Ranch area. Three potential locations (Planning Areas 5, 14 and 16) in City Ranch, each encompassing approximately 22 acres have been designated with an overlay for High School, and are indicated on the Development Plan as potential High School locations.

3. Park Sites

Four neighborhood park sites identified as Planning Areas 18A, 22, 28B and 35, and two community park sites identified as Planning Area 9 and 10 provide a total of approximately 98 acres of parkland. Planning Area 1 is designated as Open Space/Community Park and provides a total of 55 acres of additional open space/parkland of which 10 acres will serve as a City Maintenance Facility.

The majority of these park sites are located on 3 to 10 percent slopes, and are suitable for uses including playgrounds, ball fields and other similar active recreational facilities. Also, passive recreational uses including picnic areas, barbecue facilities and open turf areas can be readily accommodated on these park sites.

Planning Area 35, intended to serve as a 3.8 acre neighborhood park, is situated next to an elementary school site and is also located adjacent to a proposed off-site park and greenbelt system on the adjoining property to the west. This serves to enhance the open space system of interconnecting trails, park sites and schools on- and off-site.

Planning Areas 1, 9 and 10 are intended to serve as a Community Park, encompassing approximately 119 acres, with 24.4 acres suitable for habitable structures such as community recreation buildings, pools, restrooms, a gymnasium and other buildings. Additional land suitable for parking lots, ball fields, passive park uses and other park uses is distributed on the site.

Planning Area 18A is a 5 acre park located north of the Southern California Edison Easement adjacent to single family residential and an elementary school site. The site is designated as a neighborhood park and is located on gently sloping land (less than 10%). Site conditions are suitable for ball fields, play areas, play courts, such as tennis and basketball, picnic and other park facilities and activity areas.

Planning Areas 22 (10.0 acres) and 28B (5.0 acres) are also neighborhood park sites and are located adjacent to single family neighborhoods. Planning Area 28B is adjacent to an elementary school, providing the opportunity for joint use of facilities. Both sites are situated on gently sloping terrain (3 to 5 percent) and are located conveniently and centrally within the residential areas. Site conditions are suitable for the range of activities and facilities listed above for Planning Area 18A.

Design and facilities planning of parks shall be to the satisfaction of the City of Palmdale's Director of Parks and Recreation.

All neighborhood and community parks shall be dedicated to the City of Palmdale and shall be fully improved by the City Ranch Developer. 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 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 City, in order to satisfy the remainder of the parkland requirements.

a. Park Construction Phasing

All neighborhood and community parks shall be dedicated to the City of Palmdale and improved by the City Ranch Developer.

<u>Park Site</u>	<u>Size (AC)</u>	<u>Type</u>
1,9,10	119.0	Community

Required Date of Commencement/Completion

Park construction commences with the issuance of the first building permit in Phase Two (Planning Areas 15 and 20). The Community Park will be completed by the issuance of the certificate of occupancy for the 3,500th home in the project.

<u>Park Site</u>	<u>Size (AC)</u>	<u>Type</u>
35	3.8	Neighborhood

Required Date of Commencement/Completion

Park construction occurs concurrently with the construction of the elementary school located on Planning Area 11, and completed by the date of occupancy of the school.

<u>Park Site</u>	<u>Size (AC)</u>	<u>Type</u>
18A	5.0	Neighborhood

Required Date of Commencement/Completion

Park construction proceeds according to one of the following, whichever occurs first:

- 1) Concurrent with construction of the elementary school located on Planning Area 19B. Completed by the date of occupancy of the school.
- 2) Commences upon issuance of the certificate of occupancy for the 350th home in the aggregate within Planning Areas 16, 17 or 19A, and completed within 1 year from that date.

<u>Park Site</u>	<u>Size (AC)</u>	<u>Type</u>
28B	5.0	Neighborhood

Required Date of Commencement/Completion

Park construction proceeds according to one of the following, whichever occurs first:

- 1) Concurrent with construction of the elementary school located on Planning Area 30B. Completed by the date of occupancy of the school.
- 2) Commences upon issuance of the certificate of occupancy for the 350th home in the aggregate within Planning Areas 28A, 30A or 31, and completed within 1 year from that date.

<u>Park Site</u>	<u>Size (AC)</u>	<u>Type</u>
22	10.0	Neighborhood

Required Date of Commencement/Completion

Concurrent with the issuance of the certificate of occupancy for the 500th home in the aggregate within Planning Areas 21, 23 or 24, and completed within 1 year from that date.

4. Open Space

Open Space land uses are described by type in Section IV. I., Open Space and Recreation. That section describes the Open Space uses and their locations. The Open Space and Recreation Concept (Exhibit 17) indicates the overall open space program for City Ranch, which provides approximately 817 acres of open space uses. Planning Areas 2, 7, 26, 29 and 32 shall be offered for dedication to the City of Palmdale. In the event that the City of Palmdale does not wish to accept one or any of the open space areas, a Homeowners Association, Assessment District or other public or private entity will assume responsibility for maintenance and liabilities of these sites. Refer to Section IV. O., "Construction and Maintenance Responsibility" for a detailed description of open space areas and maintenance responsibility.

The major Natural Open Space areas within City Ranch have been designated for specific purposes or for preservation. Therefore, use of these areas for off-road recreational vehicles, motorcycle or similar uses shall be prohibited.

5. Community Facilities

a. Fire Station Site

A one (1) acre fire station site is designated on the northeast corner of Avenue S and Bridge Road, depicted on Exhibit 14, "Community Facilities". The exact configuration of the site with respect to easements, adjacent facilities, dimensions and access points shall be determined in the tentative map stage of development and shall be subject to review and approval by the Los Angeles County Fire Department.

Conveyance of the fire station site to the Los Angeles County Fire Department shall be addressed in the Development Agreement. In the event that the Development Agreement does not address conveyance of the fire station site, the Developer shall participate in financing fire service facilities and apparatus in proportion to the demand created by the development project as determined by the Los Angeles County Fire Department. Financing measures may include paying the prevailing development fee or providing land, a completed fire station and/or specialized apparatus.

b. City Maintenance Facility

Planning Area 1 shall be dedicated to the City of Palmdale for open space, park and community facility purposes. A portion of Planning Area 1 shall be reserved for a 10 acre City Maintenance Facility, pursuant to requirements determined by the Department of Public Works and the Development Agreement.

6. Residential Planning Units

Compatibility between adjacent uses is of paramount importance in determining the specific locations of the land uses for City Ranch. The densities and housing types are arranged on the property so that higher density uses gradually transition to lower densities and higher density uses, which require more grading as slope increases, are kept in the flatter portions of the site.

The use of parks, schools and open spaces around Planning Areas 12, 14, 21 and 23 was extensively employed to provide open space relief for higher density housing. Avenue S, with increased landscape setbacks, is used as a transitional buffer between Planning Areas 14 (SFA/MF Transitional), 21 (SFD/SFA Transitional) and 23 (SFD/SFA Transitional) and Areas 19A, 28A and 30A (SFD/SFA Transitional) in order to improve compatibility. This buffer will provide a minimum of 160 feet of separation between buildings in the two types of Planning Areas.

In response to slopes and transitions from the flat portions of the site, densities are decreased and lot sizes increased on the southern edges of the property which abut major open spaces of Planning Area 32. This includes establishing larger minimum lot sizes in Planning Areas 17 and 31 (see Section V. J., "Grading Standards").

a. Single Family Detached (Urban Residential)

Planning Areas 6, 8, 19A, 20, 24, 27, 28A and 30A are similar in standards and intent to development found in R-1-7,000 zones. Net density is proposed at a target of 3.2 to 3.4 dwellings per acre for Planning Areas 17 and 31, and from 3.6 to 4.2 dwellings per acre for Planning Areas 6, 8, 19A, 20, 24, 27, 28A and 30A. These densities correspond to the General Plan category of Urban Residential 3.1 to 6.1 dwelling units per gross acre. Single Family Detached, as with all residential and commercial uses, are additionally subject to the City Ranch Design Guidelines to assure attractive community design. It should be noted that some

planning areas within this designation may allow for design flexibility, pursuant to Section 6.d. of this section.

Planning Areas 17 and 31 shall incorporate curvilinear street design and larger minimum lot sizes within sloping portions of the Planning Area (e.g. 10,000 square feet minimum lots above 25 percent slope, etc.) directly adjacent to natural open space. This will result in potentially reduced density in these Planning Areas.

Portions of Planning Area 8 is within Fault Hazard Restricted Use areas. The boundary lines for Restricted Use I within Planning Area 8 has taken into account required setbacks from areas of probable rupture to provide sufficient safety margins for habitable structures. Approximately 66.4 acres of Planning Area 8 is buildable. A Conceptual Site Plan of Planning Area 8 is provided on Exhibit 22B. This conceptual layout depicts how buildings could be sited to avoid hazards from probable ground rupture.

Densities and housing types in City Ranch are comparable or lower in density than adjacent residential uses in Ritter Ranch to the west. Potential lot sizes adjacent to Planning Areas 11, 16, 17 and 19A are compatible between the two adjacent developments.

b. Single Family Attached (Urban Medium Residential)

Located to provide a transitional density between the single family detached and multi-family sites, Planning Areas 5, 14, 15, 16, 21, and 23 provide locations suitable for housing types in the density ranges of 6 to 10 dwelling units per gross acre. This corresponds to a General Plan category of Urban Medium Residential 6.2 to 10 d.u. per acre. The intended housing types in this area are typically described as two-units attached (duplexes) on fee ownership lots, three-units attached (townhomes), clustered detached single family homes within condominium form of common space ownership and other housing types of a similar nature and density. It should be noted that some planning areas within this designation may allow for design flexibility, pursuant to Section 6.d. of this section.

Locations for Planning Areas 5, 14, 15, 16, 21 and 23 were chosen primarily for Single Family Attached uses because the sites are relatively flat (2 to 4 percent slope), have excellent access to major arterial roads, are adequately buffered from single family areas, are not located in areas visible from developed off-site areas, and can be phased for construction at the appropriate later phases of project build-out when market conditions are most suitable. With respect to potential land uses in Ritter Ranch to the west, the

proposed densities and housing types in City Ranch are similar in character and density to those proposed in Ritter Ranch in areas adjacent to Planning Area 14.

Portions of Planning Area 5 is within Fault Hazard Restricted Use areas. The boundary lines for Restricted Use I within Planning Area 5 has taken into account required setbacks from areas of probable rupture to provide sufficient safety margins for habitable structures. Approximately 15.0 acres of Planning Area 5 is buildable. A Conceptual Site Plan of Planning Area 5 is provided on Exhibit 22C. This conceptual layout depicts how buildings could be sited to avoid hazards from probable ground rupture.

c. Multi-Family Residential (Urban Medium High)

Surrounded by school, Single Family Attached, parkland and major roadways, Multi-Family Residential land uses are located in Planning Area 12. Density is proposed at a target of 10.1 to 16.0 dwelling units per gross acre, and the General Plan category of Urban Medium High Residential 10.1 to 18 dwelling units per gross acre would correspond to this category. The intended housing products to be constructed would include townhomes, condominiums and stacked units.

Planning Area 12 is completely screened from view by the Verde Ridge, and cannot be seen from off-site developed areas of Palmdale or Lancaster to the north and east.

This location was chosen for multiple family use due to the relatively flat topography, proximity to park and school sites, excellent access to arterial roads and the separation from lower density residential uses on and off the property.

d. Transitional Planning Areas

Certain Planning Areas which, because of their location, adjacent uses, size or proximity to commercial, have been designated as "Transitional" Planning Areas. These include Planning Areas 8, 14, 19A, 20, 21, 23, 24, 28A and 30A. As outlined in the Specific Plan Policies and Design Guidelines sections (pages I-7, V-5, VI-17 and VII-8), the purpose and objectives in designating these transitional Planning Areas is to encourage and permit the mixing of housing types within large Planning Areas. Rather than having the effect of increasing density in City Ranch, this allows for the coordinated re-distribution of the same number of dwellings within designated Planning Areas in a manner which enhances a variety of housing

products, utilizes buffering of land uses which are of a dissimilar density or provides a compatible method to transition from single family detached to commercial. By designating the Transitional Planning Areas as outlined above, the appearance of large expanses of the same housing products and densities spread over large areas of City Ranch can be avoided.

7. Neighborhood Commercial

Two neighborhood commercial sites, Planning Areas 3 and 33, are identified on the City Ranch Development Plan.

Planning Area 3 is intended to serve as a neighborhood retail site, totalling approximately 32 acres including landscaping and open space. When City Ranch and surrounding projects are developed along Elizabeth Lake Road, it is expected to provide the market demand for a neighborhood shopping center at the intersection of Elizabeth Lake Road and Bridge Road. A Conceptual Site Plan of Planning Area 3 is provided on Exhibit 22D.

The proposed multi-tenant retail center is anticipated to total approximately 151,000 square feet of gross leasable area and be sized for two to three anchor uses, most likely consisting of a major chain discount department store, home improvements store, supermarket or drug store at opposite ends of the center.

Approximately 30 percent of Planning Area 3 is restricted due to faults and this area will be utilized for parking, landscaping, loading, temporary storage, and other non-habitable structure uses. Since parking and landscaping typically comprises 75 percent of a commercial center site, this restriction poses minimal impacts to project design.

Planning Area 33 is designated as Neighborhood Commercial, totalling 10.0 acres. At an FAR of 0.25, this center will total approximately 109,000 square feet of gross leasable area. This center is sized to accommodate a primary anchor such as a drug store or supermarket, with multiple smaller tenants such as a dry cleaner, take-out restaurant, video rental store or specialty retail business. This center is intended to include tenants and site design which ensures compatibility with adjacent homes.

Because bicycle trails are proposed along Elizabeth Lake Road, Bridge Road, and Avenue S, good bicycle access is afforded to the City Ranch commercial sites, contributing to the desirability of bicycling as a transportation mode.

C. Population

City Ranch will be developed in approximately eight phases, creating an incremental population increase over an estimated 10-year build-out cycle. The population increase, approximated using a standard of 2.7 persons per household, results in a resident population of approximately 14,040 persons. The population of the North Los Angeles subregion is projected to grow at a rate of 7.4 percent annually, while the population of the City of Palmdale is expected to grow at a rate of 4.8 percent annually (SCAG, 1987).

Throughout its development phase, the project will represent a relatively consistent proportion of the City's total population. However, the project will contribute a lesser portion of the subregional population by the year 2010. By the year 2000 when the project is completed, the project population will represent approximately 20 percent of the projected population of Palmdale.

PHASE	NO. OF UNITS	POPULATION	CUMULATIVE POPULATION
1	292	789	789
2	750	2,025	2,814
3	739	1,995	4,809
4	1,369	3,696	8,505
5	1,070	2,889	11,394
6	567	1,531	12,925
7	332	896	13,821
8	<u>81</u>	<u>219</u>	14,040
TOTAL	5,200	14,040	

The approximate number of residents based on 2.7 persons per household delineated by housing product type is estimated below:

RESIDENTIAL PRODUCT TYPE	NO. OF UNITS	POPULATION
Single Family Detached	3,253	8,783
Single Family Attached	1,634	4,412
Multi-family	<u>313</u>	<u>845</u>
TOTAL	5,200	14,040

D. Palmdale Disposal Company Landfill Expansion

The Palmdale Disposal Company Landfill property abuts a portion of the east boundary of the City Ranch Property. The areas of City Ranch along the east boundary closest to the landfill consist of golf course, natural open space and single family detached/single family attached transitional (Planning Area 8). The existing landfill operation is greater than three-quarters of a mile east of proposed homes in City Ranch; however, a proposed expansion west of the landfill will potentially extend the landfill to within 600 feet of the City Ranch property. A 1,000 foot buffer between the westerly most edge of the proposed landfill expansion property and residential development at City Ranch will be established. This 1,000 foot setback within City Ranch in combination with an approximately 500 foot setback off-site will provide about 1,500 feet of buffer between the landfill and residential development in City Ranch. Prior to development occurring within Planning Area 8, a permanent easement which includes land within 1,000 feet of the northwest and southwest corners of the landfill expansion area shall be recorded on City Ranch. Within this easement, no residences shall be constructed.

E. Circulation

The major components of the circulation system consist of Elizabeth Lake Road, Avenue S and Bridge Road. Elizabeth Lake Road and Avenue S are intended to accommodate the majority of traffic from on-site and off-site areas and to provide required access to the developed areas of Palmdale and the Antelope Valley Freeway. A secondary arterial road (City Ranch Road) is intended to link properties to the west of City Ranch with Tierra Subida, approximately two miles east of City Ranch. In addition to arterial roads, collector streets, local residential streets and cul-de-sacs will complete the circulation system and will be designed in conjunction with preparation of tentative maps for individual Planning Areas as the project builds out. Bridge Road is a primary entry into the City Ranch property and serves to provide direct access to development areas from Elizabeth Lake Road. A primary entry at the southeast corner of the property on Avenue S provides a defined entrance to City Ranch from the southeast. Street sections of each of these roads are shown on the "Circulation Plan", Exhibit 15. Preliminary locations and configurations of collector streets are indicated on Exhibit 15A, "Circulation Collector Street". Collector streets are proposed to be constructed by individual tract developers at the time of construction within Planning Areas and the exact locations within each Planning Area are subject to modifications during the subdivision design process. These modifications shall constitute a minor modification.

Two traffic impact analyses ("T.I.A.") were performed which analyzed the impacts associated with City Ranch. A project T.I.A. was prepared by Endo Engineering (January, 1990) which indicates that a major road system as shown on Exhibit 15 can accommodate levels of service of C or better within City Ranch at project build-out (year 1998). Additionally, DKS Associates has prepared a Southwest Planning Area study (May, 1990) which analyzed build-out traffic and levels of service projected to the year 2010. Based upon both traffic studies, project and background growth traffic can be accommodated by the proposed circulation system within City Ranch through the year 2010 and beyond. Right-of-way requirements were analyzed and within City Ranch, adequate right-of-ways have been set aside as shown on Exhibit 15. These arterial right-of-ways have been assumed to be able to accommodate levels of service of D or better within or adjacent to City Ranch.

Impacts to off-site areas within the build-out time frame of City Ranch indicated that planned off-site improvements to Avenue S (6 lanes), Elizabeth Lake Road (4 and 6 lanes), 25th Street West (4 lanes), Palmdale Boulevard at Route 14 (6 lanes), Avenue P (4 and 6 lanes), Tierra Subida (4 and 2 lanes), Barrel Springs Road (2 lanes), Rayburn (4 lanes), and Avenue Q (4 lanes), will all operate at levels of service C or better. The development of City Ranch will be required to contribute its pro rata share of these off-site improvements as determined by the City of Palmdale Traffic Engineer and by the Development Agreement. At year 2010, localized congestion may occur along portions of Elizabeth Lake Road between 10th Street West and 20th Street West and on portions of 10th Street West north of Palmdale Boulevard. Future transportation studies may be required by the City's Traffic Engineer to more accurately monitor transportation needs.

All rights-of-way within City Ranch shall be offered for dedication to the City of Palmdale. Except as provided for in Assessment District 90-1, all on-site arterial streets shall be constructed by the Master Developer of City Ranch or by the applicable Tract Builder, as appropriate. Bus turnouts and/or locations will be required at various locations throughout the site as determined by the City's Traffic Engineer.

The City Ranch Specific Plan and EIR identify those measures to be included within the development of the City Ranch Specific Plan area in order to mitigate transportation impacts of the project. In the event that a Congestion Management Program is adopted by another governmental entity which is applicable to the City of Palmdale, the Developer of the City Ranch Specific Plan area will comply with the terms thereof as defined in the Development Agreement.

1. Elizabeth Lake Road

Elizabeth Lake Road is currently a two-lane undivided roadway along the northern boundary of the City Ranch property. It is proposed to be realigned and improved as part of Assessment District 90-1 in conformance with the City of Palmdale's street design requirements to permit a design speed and sight distances appropriate for a major arterial road.

Elizabeth Lake Road is designated as a major highway on the Master Plan of Highways, with a designated 100 foot right-of-way and an 84 foot paved roadway width with a 14 foot raised median east of Bridge Road. West of Bridge Road, Elizabeth Lake Road has a designated 100 foot right-of-way which includes a 64 foot curb-to-curb width with a 14 foot raised median. Traffic studies have shown that east of Bridge Road, ultimate capacity afforded by a six-lane road within the 100 foot right-of-way will be required. Therefore, sufficient right-of-way and landscape easement area has been provided to permit this ultimate street width. Traffic west of Bridge Road decreases such that four lanes will be required. Street sections have been coordinated between City Ranch and the Ritter Ranch to the west so that pavement widths, bicycle lanes, etc., are not incompatible between the two developments. See Exhibit 15, "Circulation Plan" and street sections shown thereon.

Additional landscape easements adjacent to the right-of-way include landscaping, a 10 foot off-road bike lane on the north side and a 5 foot wide sidewalk on the south side of the street. The overall Elizabeth Lake Road corridor width varies between 120 and 135 feet east of Bridge Road, including landscape easements. West of Bridge Road, the overall Elizabeth Lake Road corridor width varies between 122 and 147 feet, including landscape easements. Since the Amargosa Creek lies on the north side of Elizabeth Lake Road and no development is proposed along the north side of this street, a single 10 foot wide bike lane is proposed on this side of the street and minimal additional street improvements are added in order to minimize impacts to drainage on the side of the creek. Since homes and commercial sites are located along a portion of the south side of Elizabeth Lake Road, full sidewalk is required on this side of the street (see Exhibit 31, "Section Detail B-5").

2. Avenue S

Avenue S is designated as a major highway with a 100 foot right-of-way. As a major roadway corridor through City Ranch, Avenue S is proposed as an enhanced thoroughfare with a landscaped median and

varying widths of landscape easements which exceed the typical ten (10) feet minimum standards along either side of the right-of-way.

Because Avenue S forms the major roadway through City Ranch, it serves as one of the most important components experienced by residents and visitors of City Ranch on a daily basis. For this reason, the total street and landscape width of Avenue S has been greatly expanded to allow the space and variety along its length for special landscape and design treatments. Throughout most of City Ranch (from the east boundary to Bridge Road), the street right-of-way for Avenue S includes a width of 100 feet, with a 14 foot wide raised, landscaped median, and 35 feet of paving on each side of the median. In addition to this right-of-way, however, a varying-width landscape easement of 10 to 30 feet on each side of the street shall be provided to permit wide, enhanced streetscapes. Additionally, Avenue S contains two bicycle staging areas at locations shown on Exhibit 17, "Open Space and Recreation Concept", and includes a ten foot off-street bike lane on the north side and five foot wide sidewalks on both sides. This expanded landscape easement area shall provide the visual and functional greenbelt through the project which encourages pedestrian and bicycle use and which provides a distinct, high quality appearance for City Ranch. West of Bridge Road, Avenue S decreases in lane requirements and right-of-way width. Here, the street includes a right-of-way width of 80 feet, with a 14 foot wide raised, landscaped median, and 25 feet of paving on each side of the median. The ten foot bike lane and five foot sidewalk continue along the north side of the street, and a five foot sidewalk only is included on the south side. In addition to the right-of-way, a varying width landscape easement of ten to thirty feet in width continues to the west property boundary. This street section has been coordinated with the street design in Ritter Ranch so that the two segments are not incompatible (see Exhibit 38, "Avenue S Streetscape").

Four-way collector street intersections, which may be signalized as determined by the City's Traffic Engineer, have been designated at approximately one-quarter mile distances along Avenue S in order to provide safe, efficient connections to Avenue S from adjacent residential areas. These collector streets are shown on Exhibit 15A, "Circulation Collector Street". Collector street alignments and intersection details will be finalized in conjunction with the design of tentative maps.

West of Bridge Road, traffic volume on Avenue S decreases so that at the projected year 2010, ten years beyond the build out of City Ranch, only four lanes will be required to maintain level of service D or better.

Traffic projections at project build-out and at year 2010 indicate that four lanes will be adequate to service the area.

All on-site improvements to Avenue S within the right-of-way shall be made by the Master Developer. Additionally, landscape easement improvements and bicycle staging area improvements shall be made by the Master Developer, unless constructed by individual tract builders.

Avenue S, off-site from the eastern project boundary to Tierra Subida Road, shall be fully improved in accordance with the terms of the Development Agreement.

3. Bridge Road

Bridge Road provides a connection from Avenue S to Elizabeth Lake Road. The northeasterly leg of Bridge Road from Elizabeth Lake Road to City Ranch Road is designated as a four lane arterial with eighty (80) feet of right-of-way, a fourteen foot wide, raised median, and twenty-five feet of paving on each side. Bridge Road also serves as a primary spine through City Ranch, and provides important access to the commercial site at Elizabeth Lake Road. The southeasterly segment of Bridge Road from City Ranch Road to Avenue S also requires the same four lane section with eighty (80) feet of right-of-way. Projected levels of traffic at project build-out and year 2010 indicate four lanes will provide an adequate level of service C for all segments of Bridge Road.

At the aqueduct crossing, a special bridge section has been proposed which provides a raised median, four travel lanes, an off-street bike lane and sidewalks. This is shown on Exhibit 15B "Bridge Road Aqueduct Crossing".

Conceptual landscape treatments along Bridge Road are shown on Exhibit 37, "Bridge Road Streetscape". The design intent closely parallels that of Avenue S, except that where Bridge Road crosses the Aqueduct and curves past the golf course (adjacent to Planning Areas 4 and 13), the number and locations of trees shall be decreased along the golf course to permit vistas of the golf course and Aqueduct and to provide safe sight conditions along the bridge crossing.

All on-site improvements to Bridge Road within the right-of-way shall be made by the Master Developer. Additionally, all landscape easement improvements shall be made by the Master Developer, unless constructed by individual tract builders.

4. City Ranch Road

City Ranch Road, west of Bridge Road, is designated with an 80 foot right-of-way, ten foot landscape easements, 64 feet of pavement curb-to-curb and a 14 foot wide median. Because of regional traffic anticipated to occur beyond the build-out time frame of City Ranch, City Ranch Road will be required through City Ranch from Bridge Road along the southern border of the golf course, Planning Area 13.

An extension of the North Side Equestrian Trail from the east along Planning Area 13 to Bridge Road will parallel City Ranch Road (see Exhibits 16 and 17). This regional trail shall be developed in conjunction with the golf course and will provide a horse trail parallel to City Ranch Road. This trail will cross Bridge Road at the intersection of City Ranch Road and will follow one of two alternative alignments identified in Section IV. H., "Non-Vehicular Circulation".

Adjacent to City Ranch Road from Bridge Road to the eastern boundary, are pockets of wetlands. In order to minimize impacts to these wetlands, extensive alterations to terrain, drainage patterns or plant communities caused by the construction of this segment of City Ranch Road shall be kept to a minimum. Therefore, it is proposed that landscaping, irrigation and grading be minimized along the south side of City Ranch Road in this street segment, and that fences and landscaping along City Ranch Road from Bridge Road to the eastern property boundary should consider the design of the golf course and equestrian trail. Materials utilized adjacent to the equestrian trail should require low maintenance and may not necessarily require permanent irrigation. Use of natural materials adjacent to the sidewalk is encouraged.

City Ranch Road shall be dedicated and constructed by the Master Developer in accordance with the City Ranch Specific Plan Development Agreement.

5. Collector Streets

Residential two lane collector streets will be incorporated into residential Planning Areas within City Ranch and will be shown on individual tentative tract maps as each phase is designed. Configured at 64 feet of right-of-way, these streets will be required at all points where two-lane access to arterial roads occurs.

Preliminary locations and alignments of collector streets are shown on Exhibit 15A, "Circulation Collector Street". These roads are conceptual

with respect to alignment and are subject to precise alignment at the time of individual tentative tract maps.

Collector streets shall conform to street section, horizontal and vertical street design standards applicable by the City of Palmdale at the time of individual Planning Area tentative tract map design. Subdivision design shall coordinate alignment and timing of street connections to adjacent or off-site properties in a timely manner.

Collector street rights-of-way shall be offered for dedication to the City of Palmdale by the tract builder. All street improvements within tracts shall be constructed by the applicable tract builder.

F. Residential Streets

Street standards for residential streets, cul-de-sacs and single loaded streets are depicted on Exhibit 15. The street standards are intended to be incorporated into the design of individual residential tracts. Local public street rights-of-way shall be offered for dedication to the City of Palmdale. All street improvements shall be the responsibility of the applicable Tract Builder.

G. Adjacent Property Access

Access to the "Sagebrush" property directly adjacent to the south boundaries of Planning Areas 27 and 28A shall be provided by three (3) residential streets through either Planning Areas 27 or 28A. The exact location of the points of access will be determined at the tentative tract stage of the subject Planning Areas. Collector street access to Ritter Ranch on the southwest shall be provided at one location in Planning Area 17. Conceptual alignments of these connections are shown on Exhibit 15A, "Circulation Collector Street System".

H. Non-Vehicular Circulation

In addition to the roadways, a system of hiking trails, off-street bike lanes, bicycle staging areas and equestrian trails have been designed into the overall plan for City Ranch. The objective is to provide a safe and enjoyable system for bicycles and pedestrians to access schools, parks, individual developments, the aqueduct, the golf course, commercial sites and open space areas. The intent is to encourage non-vehicular transportation within City Ranch and to provide a recreational and enjoyable experience for walkers, hikers, cyclists and horseback riding. Construction, dedication and maintenance of hiking trails, off-street bike lanes, bicycle staging areas and equestrian trails shall be as outlined in Section IV. O., "Construction and Maintenance Responsibility" herein.

BICYCLE STAGING AREA CONCEPTUAL DESIGN

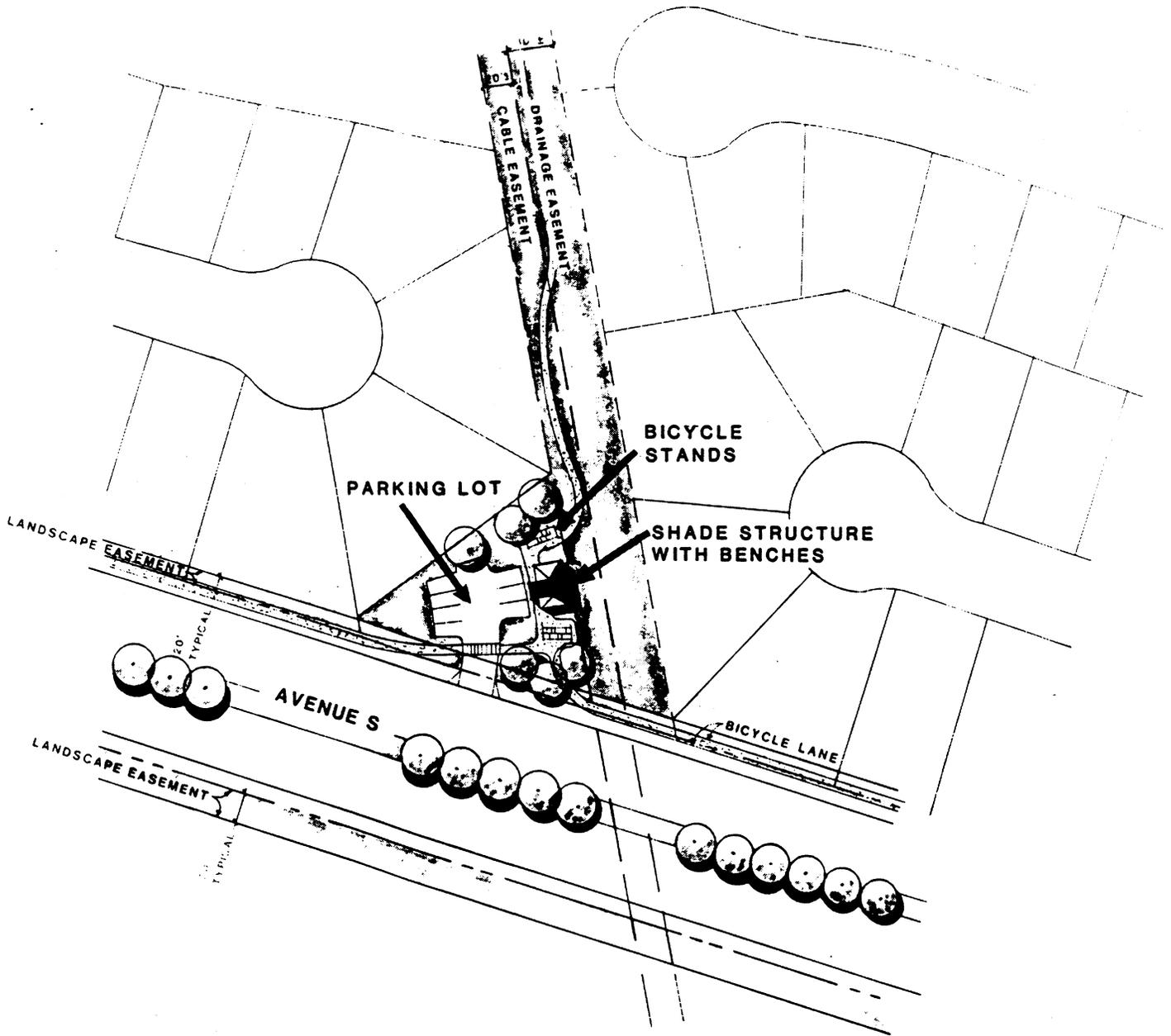


Exhibit 17, "Open Space and Recreation Concept" and Exhibit 16, "Bicycle and Pedestrian Trail System", depict the off-street bike lanes along Avenue S, Bridge Road, Elizabeth Lake Road, through park sites, through open space area (Area 32) and connecting to the aqueduct. The street sections and landscape easements for these roads have been designed and expanded to accommodate significant additional landscaping and paving for attractive off-street bike lanes. Two bicycle staging areas are proposed along the Avenue S off-street bike lane and are conceptually shown on Figure C, "Bicycle Staging Area". These staging areas are intended to provide strategically located rest stops and bike lane staging points to enhance recreational bicycling. Pedestrian hiking trails interconnect the open space areas, community park, neighborhood parks, schools, commercial center and golf course. These trails connect to the expanded landscape "greenbelt spine" along Avenue S and Bridge Road, linking many areas of the community together. The pedestrian trail system also connects to proposed trails off-site to the west, providing a regional non-vehicular route of recreational value. The hiking trails cross section also depicts the non-vehicular transportation within City Ranch and is located in Section VI. H. 3., "Design Guidelines".

The Los Angeles County designated North Side Equestrian Trail is proposed to extend from off-site to the east, along the south side of Planning Area 13 to Bridge Road, and eventually continue to the west to connect to the trail connections off-site. The conceptual alignment is shown on Exhibit 16 "Bicycle and Pedestrian Trail System", with two potential alignments. The first alignment travels north between Planning Area 3 and 4, then turns to the west and continues along the south side of Elizabeth Lake Road. An alternative alignment would instead cross the Aqueduct at the existing bridge, extend west through the Community Park in Planning Areas 1, 9 and 10, and connect to Ritter Ranch at the west end of Planning Area 1. A potential future equestrian trail alternative is also proposed to connect the adjacent Paction development directly south of City Ranch with Ritter Ranch directly west of City Ranch and generally runs parallel to the electrical easement in Planning Areas 18 and 32. The ultimate alignment of all proposed trails is subject to further refinement at the time of tentative tract maps or prior to site improvements of Planning Areas 1, 3, 4, 9, 10 and 13, subject to conditions imposed by the Department of Water Resources of the State of California and preferred alignment requirements by the City of Palmdale Parks and Recreation Department and Planning Department.

I. Open Space and Recreation

An approximate total of 817 acres is proposed for golf course, open space and parks. This comprises about 40 percent of the total site. A tabulation of the open space land uses appears below and these uses are shown on Exhibit 17, "Open Space and Recreation Concept". The exhibit is

conceptual, and depicts how the park sites, trails, school sites, golf course and open space areas could be developed by the corresponding responsible party or parties. Required improvements within the open space Planning Areas shall be as outlined in Section IV. O., "Construction and Maintenance Responsibility".

<u>OPEN SPACE USE</u>	<u>APPROXIMATE ACRES</u>
Open Space	43.8
Natural Open Space	404.4
Golf Course	215.6
Park Sites	<u>152.8</u>
Total Acres	816.6

A discussion of each type of open space follows:

1. Open Space

Planning Area 26 is designated as 14.5 acres of Open Space. A portion of the site consists of unaltered natural slopes, landscaped and graded slopes associated with Avenue S, entry landscaping and access roads and improvements for easements. No buildings or residential units are permitted in this Planning Area.

2. Natural Open Space

Approximately 404 acres are designated as Natural Open Space. The higher elevations and natural ridgelines where slopes generally exceed 25 percent grade are proposed as Natural Open Space. These Planning Areas include Areas 2, 7, 29 and 32. All parcels of land designated as Natural Open Space shall be offered for dedication to the City of Palmdale for public open space. Open space areas not accepted by the City of Palmdale shall be owned and maintained by a special City Ranch Assessment District, Homeowner's Association or other public or private, non-profit entity (e.g., a land conservancy).

These Natural Open Space areas are visually the most prominent areas of City Ranch, providing for preservation of natural habitat and native desert vegetation. The open space areas may also present opportunities for hiking, biking and equestrian trails. Additionally, passive recreation, vista points or scenic resources are appropriate within these open space conservation areas, and a trail system to be installed by the developer of proposed adjacent areas is designated in Planning Areas 29 and 32 for this purpose (see Exhibit 17, "Open Space and Recreation Concept"). Identification of ownership and

maintenance of open space areas are specified in Section IV. O., "Construction and Maintenance Responsibility" herein.

3. Golf Course

Planning Areas 4 and 13 comprise a major recreation component of the Development Plan. This area is proposed for a golf course projected to be open to the public. It is intended that these 216 ± acres provide an opportunity to accommodate an eighteen (18) hole golf course, driving range, clubhouse and other recreational amenities.

The proposed golf course will provide a community-wide recreation facility and serve as an integral design feature that will enhance surrounding residential neighborhoods. Ownership and maintenance of Planning Areas 4 and 13 shall be by the Master Developer until such time that the golf course developer accepts ownership. Planning Area 13 also includes a regional equestrian trail, as discussed in Section IV. H., "Non-Vehicular Circulation".

4. Park Sites

Planning Areas 18A, 22, 28B and 35 are neighborhood park sites, with approximate sizes of 5.0, 10.0, 5.0 and 3.8 acres, respectively. The four neighborhood park sites are surrounded by residential areas, and are intended to provide recreational facilities for residents within walking distances of less than 1/2 mile. The sites are all sized to include active play areas (softball, basketball, tot lots, etc.) and passive use areas (picnic tables, open turf).

Planning Areas 1, 9 and 10 are proposed as a Community Park, totalling approximately 129 acres of which 10 acres will serve as a City Maintenance Facility. The sites have both gentle and rolling topographic areas. Planning Areas 1, 9 and 10 contain land suitable for construction of community facilities such as lighted ball fields, picnic areas, soccer fields, basketball, tennis, hard courts, volleyball and parking lots. Approximately 25.4 acres of buildable land on three large sites can accommodate habitable structures such as a gymnasium, multi-purpose rooms, pool and pool house, restrooms and park offices.

Detailed review of the site by a certified Engineering Geologist has determined that park facilities such as picnic areas, ball fields, play courts, parking lots, playgrounds and other similar unenclosed facilities are compatible within the Restricted Use areas of Planning Areas 1, 9 and 10. Buildings such as a gymnasium, multipurpose rooms, park offices, restrooms and pool buildings can be located on the three large

sites totalling approximately 1,106,000 square feet which are not within Restricted Use areas. These sites contain less than ten (10) percent slopes and are easily graded to produce flat sites. (It should be noted that Restricted Use areas include setbacks of 50 or 100 feet from surveyed fault locations.)

J. Drainage Plan

The City Ranch property contains two drainage areas, the Anaverde Creek and the Amargosa Creek. The majority of the property falls within the Anaverde Creek drainage area which flows from the southwest to the middle of the site, crosses the Aqueduct south of the bridge, and flows east along the north side of the Aqueduct. The Amargosa Creek area consists of the northern most portions of the property, which drain to the north and east, along the north side of Elizabeth Lake Road.

A hydrology study was performed by PHB Engineering titled "Drainage Report for City Ranch". The existing hydrology is shown on Exhibit 6, which depicts the 100-year FEMA flood boundary, the boundaries of watershed areas, directions of surface flow and existing culverts. The 100-year FEMA flood boundary represents a broad, potentially worst case flood width. The Los Angeles County 50-year Capital Storm floodplain falls completely within the 100-year FEMA flood boundary. The hydrology study determined the magnitude of and the most likely alternative for drainage system improvements to support the City Ranch Development Plan. The schematic Master Plan of Drainage Improvements is shown on Exhibit 18, "Master Drainage Plan". This exhibit shows only those facilities that are 24 inches in diameter or larger, i.e., the "backbone" storm drainage system. Details of local drainage will be handled when individual Planning Areas of City Ranch are designed and mapped.

The proposed Amargosa Basin (off-site) to the west of City Ranch, as proposed by the City of Palmdale Assessment District 90-1, is designed to decrease runoff from properties to the west (approximately 27 percent of City Ranch drains to this watershed). This off-site basin provides regional protection against flooding to properties downstream to the north and east of City Ranch.

The City of Palmdale has a Master Plan of Drainage which includes regional flood control facilities for the Anaverde drainage basin. The Developer of the City Ranch Specific Plan agrees to participate in the implementation of the Master Plan of Drainage to include the Anaverde Creek flood control basin. Details of the participation are contained in the Development Agreement.

The proposed improvements shown on Exhibit 18, "Master Drainage Plan", in Planning Areas 17, 19A, 19B, 27, 28A and 31 accept hillside runoff, collect the runoff in debris basins and convey it to culverts crossing under the aqueduct located at two points along the aqueduct as shown. This runoff is then conveyed easterly in the Anaverde Creek and flows off-site to the east toward the landfill property. These systems are designed in conjunction with surface water collection features such as inlets from natural channels in the foothills and catch basins in streets. Pipes are sized to prevent runoff from backing up into inlet facilities. The open channel and proposed culvert, which runs along Planning Area 19A crosses Avenue S and runs between Planning Areas 15 and 20, will be approximately ten feet deep and twenty feet wide. This channel has the capacity to carry flows of approximately 2,600 cfs, with additional freeboard remaining which provides an additional margin of capacity. The construction will be of reinforced concrete. Ultimate sizing and details are subject to final design.

Debris basins will be provided upstream of the inlet to storm drains intercepting natural channels. Where this Specific Plan provides for permanent open space, the debris basin will be a permanent facility. In locations where natural channels are intercepted from adjacent property which may be developed in the future, debris basins and flood control basins are shown as temporary in anticipation of relocation upstream. Temporary basins shall be constructed as though they will be permanently maintained and operated. Consideration will be given in final design to incorporation of detention capacity within upstream debris basins, to reduce downstream flood control basin requirements. In no case shall impacts to downstream properties or wetlands be increased over existing levels unless specific mitigation measures are implemented, as specified in the final E.I.R. for City Ranch.

Surface flow from the west which enters City Ranch is collected in a system of swales and channels, along the west boundary, and is conveyed east along City Ranch Road between Planning Areas 10 and 12. In addition, a proposed lined open channel is adjacent to Planning Area 19A and traverses east between Planning Areas 15 and 20, where it connects to the existing box culverts under the aqueduct.

The State of California Department of Water Resources has provided sufficient land area upstream of culverts crossing the aqueduct to provide debris storage and detention for the existing natural channels. When storm flows are delivered to the existing culverts through improved channels and drains in the future, debris will already have been removed from the flows upstream by debris basins proposed in or adjacent to Planning Areas 17, 27, 28A and 32. City Ranch retains fee title to the area upstream of the DWR culverts and will eliminate the need for the maintenance by DWR in the development process, thus relieving their need for the existing

easements. Details will be discussed and negotiated with the Department of Water Resources and the City Engineer.

In-tract drainage development will use a combination of street sections, catch basins, dry-wells, flood control basins, underground conduits and open channels to convey storm runoff safely through City Ranch. All storm water and drainage devices shall be developed to approved City of Palmdale standards.

Based upon this Master Drainage Plan, City Ranch can be developed without fear of flood damage to on-site or off-site properties by providing the proposed drainage improvements. Specific details of drainage improvements must be designed and sized at the time of individual Planning Area development and approved by the City Engineer.

K. Water Plan

The following information was obtained from Brockmeier Consulting Engineers, Inc.:

Water supply for the City Ranch community will originate from several sources. The potable water supply will be acquired from the Los Angeles County Waterworks District No. 34, Desert View Highlands (District). The District obtains the majority of its water supply from the Antelope Valley/East Kern Water Agency's South Feeder through three metered connections. This water is obtained from the California Aqueduct and treated at AVEK's Quartz Hill Water Treatment Plant. If this water supply is interrupted, the District maintains continuity of supply by pumping groundwater from the Lancaster Subunit.

Untreated water is currently available on-site at City Ranch from both an existing AVEK turnout on the California Aqueduct and existing on-site wells in Anaverde Valley. These sources of untreated water are suitable for community landscaping irrigation such as irrigation of arterial road landscaping, golf course and parks, to be maintained by the corresponding responsible parties defined in Section IV. O., "Infrastructure, Maintenance and Implementation" table. Maintenance responsibility downstream of the water meter is the responsibility of the maintaining entity.

The City Ranch property lies within the AVEK boundary and is adjacent to the District boundary at 20th Street West and Elizabeth Lake Road. This property will be annexed to the District and all required water system improvements will be constructed under a Water System Agreement with the District.

The water system improvements required to provide City Ranch with an adequate water supply, including fire protection, are graphically illustrated on Exhibits 19 and 19A.

The principal water supply from AVEK will be delivered to the District along 10th Street West. It will be conveyed to City Ranch through proposed and existing District water system facilities in the 2,696-foot and 2,911-foot Service Zones. When the AVEK supply is not available, groundwater from the Lancaster Subunit will be delivered to the District from a pumping station proposed on an existing utility site at Avenue M and 5th Street West (M5E). This water will be conveyed through a proposed 30-inch main from the M5E utility site to Avenue O-4 and 10th Street West. From this point, water will be conveyed to the District via the same route as AVEK water.

Topography and elevation of the proposed development areas in City Ranch will require on-site water system improvements in the 3,240 foot and 3,430 foot Service Zones to assure adequate water system pressures. The proposed on-site water system improvements include several thousand feet of water supply main, a 600 gpm pumping station and 7.0 million gallons of net water storage. These reservoirs will be located in the southern hills on the property adjacent to Planning Areas 17 and 28A.

Water storage reservoirs are sized such that all required fire flows in each Planning Area can be provided concurrent with a maximum daily demand on the water system per County requirements. The District will have the capability of delivering 5,000 gpm for five hours to schools and commercial areas upon completion of on-site and off-site water system improvements. This will be adequate to meet fire flow requirements in conjunction with the on-site water system demand described above.

The following mitigation measures shall be implemented to reduce interior and exterior water consumption on-site and reduce project impacts with regards to water:

1. Interior Water Consumption Reduction Measures
 - a. Use ultra-low flush toilets (1.5 gallons per flush) in all residential buildings.
 - b. Use water-saver type shower heads.
 - c. Use low-flow faucet fixtures.

2. Exterior Water Consumption Reduction Measures

- a. Where practical, non-potable water shall be used for all golf course, park and community landscaping irrigation needs (i.e., irrigation of arterial roads and landscaping).
- b. The use of turf shall be limited and the use of xeriscape landscaping shall be considered wherever feasible.
- c. Landscape easements, right-of-way medians, entry statements and all manufactured slopes shall be landscaped with drought-tolerant species.
- d. Improve the soil to increase water retention. Use mulch and other inorganic and organic ground cover extensively in appropriate landscaped areas. Ground covering applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction.
- e. Group plants of similar water demand to reduce over-irrigation of low-water using plants.
- f. Drip irrigation or other water-conserving irrigation should be used where appropriate.

L. Sewer Plan

The following information was obtained from Brockmeier Consulting Engineers, Inc. and is depicted on Exhibit 20:

1. Off-Site Sewer

Major treatment and transmission facilities are vested in Los Angeles County Sanitation District No. 20. The nearest point of connection to the District's existing trunk sewers is at 10th Street West and Avenue P-4 in the City of Palmdale which was installed in 1990.

From the point of connection of the trunk sewer at 10th Street West and Avenue P-4, the trunk sewer will need to be extended to the project site along the Amargosa Creek. The Amargosa Creek trunk sewer will need to be extended along the Amargosa Creek drainage channel, then along Elizabeth Lake Road to Bridge Road. From the extension of Bridge Road at Elizabeth Lake Road to 25th Street West, a 27-inch trunk sewer will be required to connect on-site sewer mains to the Amargosa Creek Trunk Sewer.

2. On-Site Sewer

From Elizabeth Lake Road, a 27-inch sewer main will be needed extending south-westerly along the alignment of Bridge Road to the California Aqueduct, then south 800 feet to a triple box culvert where the sewer main will cross under the Aqueduct. After crossing the Aqueduct, the sewer main would split into three other mains at Planning Area 15.

The first sewer main off the three-way split (18 inches in diameter) will need to continue easterly and parallel to the California Aqueduct, through Planning Areas 20 and 21. In the eastern corner of Planning Area 21 the sewer main will route around Planning Area 22 and continue in a southerly direction through Planning Area 23 to Avenue S, then southeasterly along Avenue S as a 15-inch sewer main to the southeastern boundary of the property.

The second sewer main would serve Planning Areas 14, 15, 16, 17, 18A, 19A, 19B, 30 and 31 and a portion of the adjacent development to the west, and would be tributary to a sewer main in Avenue S. This sewer main would be 15 to 18 inches in diameter. The third sewer main would be 12 inches in diameter and would need to extend to Planning Area 5 between Planning Areas 10 and 12, then along Bridge Road to the sewer main crossing under the California Aqueduct. The areas northeast of the Aqueduct need to be sewered either directly to the Amargosa Creek Trunk Sewer or to the trunk sewer along Bridge Road.

Planning Area 24, adjacent to the Aqueduct and the eastern boundary of City Ranch, is cut off from the remainder of the site by a deep drainage channel flowing into a flood control basin. All efforts will be made to utilize gravity flow systems and if not reasonably feasible, other solutions will be considered subject to the approval of the City Engineer.

The project will generate an estimated 1,273,000 gallons of wastewater per day. This would exceed Palmdale WRP's current capacity by approximately 1.27 mgd. The Palmdale WRP is scheduled for a 1.5 mgd expansion which is planned to begin construction in late 1991 according to current LACSD projection. Expansion of the treatment facility and improvements to the sewage system to meet increased capacity demand will be mitigated through the implementation of the Sanitation District's sewage connection fees paid by each project developer. The Sanitation District schedules expansion of its facilities upon payment of connection fees and following project approval so that facilities are on-line prior to project buildout and occupancy.

All references to sewer in the above section are descriptive in nature and do not infer design conditions.

M. Public Utilities and Services

Public Utilities and Services at City Ranch are identified below followed by the responsible servicing agency. The servicing agencies, identified below, have indicated they will be able to supply the project's anticipated demand. Improvements will be made to existing facilities and services as applicable prior to project buildout and occupancy. Subdivision design shall consider appropriate adjacent tract requirements for utilities and shall coordinate alignments and facility sizing according to requirements by the Public Works department.

UTILITY OR SERVICE	SERVICING AGENCY	IMPLEMENTATION
Telephone	Pacific Bell	Extension of service pursuant to Agency requirements
Electricity	S.C.E.	Extension of service pursuant to Agency requirements
Gas	S.C.G.	Extension of service pursuant to Agency requirements
Cable	Licensed Provider	Extension of service pursuant to Agency requirements
Sewer	1. Los Angeles County Consolidated Sewer Maintenance District 2. L.A. County Sanitation District	Extension of service pursuant to Agency requirements
Water	L.A. County Waterworks District #34	Improvement of facilities and extension of service pursuant to Agency requirements
Refuse	Licensed Provider	Extension of service pursuant to Agency requirements

N. Grading Concept

The grading approach for City Ranch is to place higher density uses on the flatter portions of the property, thereby lessening grading difficulty and impacts due to grading. Further, the approach is to set aside large contiguous areas of sloping land as permanent natural open space areas where very limited grading is permitted to occur and no residences are permitted. This community design approach is further supplemented by a system of standards and policies which are intended to lessen the visual, environmental and maintenance effects resulting from grading within City Ranch.

Only about fifteen percent of the development areas (portions of Planning Areas 3, 6, 24, 25, 28A and 31) comprising eight percent of the total property in City Ranch can be seen from adjacent off-site areas. This is due to the presence of the Verde Ridge and because most of City Ranch is above the Antelope Valley floor. As a consequence, the visual impacts to off-property areas due to grading are minimized. An off-site visual analysis was prepared and is depicted on Exhibit 11. Although all residential or commercial development areas except for Planning Areas 6, 8, 17, 27, 28A and 31 have gentle slopes below six percent, most of the sites within residential, commercial, school, park and golf course Planning Areas will require grading. The overall grading concept for City Ranch can be divided into three categories; 1) areas of little or no grading; 2) grading necessary due to roadway access, flood control, accommodation of fill generated by off-site regional improvements, or other similar reasons; and 3) grading to create properly draining streets and buildable sites. Grading activities will be balanced on-site.

Grading associated with major and minor arterial roads will occur adjacent to all Planning Areas which abut Elizabeth Lake Road, Avenue S, City Ranch Road and Bridge Road. This includes the majority of the development areas. Enlarged landscape easements of 10 to 30 feet are provided to accommodate grade differences which gradually transition at 3:1 slopes or flatter, rather than consistent 2:1 slopes.

Planning Area 8 constitutes a long, rectangular arroyo situated between two large areas of open space. The grading of the Planning Area can be accomplished in one of two ways. If an off-site regional detention basin is constructed in the vicinity of 25th Street West and Elizabeth Lake Road as part of the Assessment District 90-01 improvements, there would be excess fill material generated which would need to be placed. In order to provide the District with an economically attractive site close-by, Kaufman and Broad has offered Planning Area 8 as a suitable alternative for placement of excess fill. Under such a scenario, daylight filling of the central arroyo running east to west in Planning Area 8 would occur to a depth which ranges from

approximately five feet to thirty feet in small areas. With this filing, the resultant house pads would be approximately ten to one hundred feet below the golf course area in most areas. Because daylight fill does not leave exposed graded slopes, very few visible slope banks would be created under this alternative.

If excess off-site material is not generated by construction of regional detention facilities off-site, Planning Area 8 would be graded utilizing an on-site balanced cut and fill approach which would result in minor cut slopes of thirty feet or lower, except in one limited location adjacent to Bridge Road, where slopes would be below fifty feet in height. Nearly all of Planning Area 8 is in an area of limited visibility, and therefore impacts due to grading are not significant from a visual standpoint.

A defined list of grading policies and grading standards have been developed for all areas of the property. Grading in all Planning Areas shall conform to these Grading Standards contained in Section V. Specific Grading Standards have been created for residential development in areas greater than 15 percent natural slope and are stated in Section V. J., "Grading Standards". Further, more stringent standards have been created to control grading in designated areas of the site of greater than 25 percent natural slope.

The overall grading plan is depicted in Exhibit 22, "Conceptual Grading Plan". Grading profiles are shown in Sections A-A, B-B and C-C as indicated on Grading Profiles and Sections, Exhibits 23 and 24. Approximate grading quantities expressed below relate to landform alteration. The anticipated total quantity of cut over the 1,985 acre site is projected to be approximately 7 million cubic yards, which averages to 3,526 cubic yards per acre.

Planning Areas 2, 7, 26, 29 and 32 are proposed to have little or no grading. These areas constitute visible portions of the site and they contain most of the areas of greater than 25 percent slopes. Grading in these areas shall only be permitted in order to satisfy health, safety, general welfare and similar circumstances including construction and access of water tanks and debris basins, and to establish trails as part of the open space and recreation system. Presently, grading in Areas 2, 29 and 32 will be limited to service roads and utility easements to provide water, sewer and trails connections. Further, grading in areas of greater than 25 percent natural slope shall conform to standards identified as "Grading in areas of greater than 25% slope" in Section V. J., "Grading Standards" herein.

Planning Areas 1, 5, 10, 11, 12, 14, 15, 16, 20, 21, 22, 23, 24, 25, 28B, 30A, 33 and 35 contain flat or gently sloping terrain averaging between two and five percent in slope. These areas are proposed to be graded so as to

provide efficient drainage, efficient sanitary sewer operation and balanced cut and fill within phases. Additionally, grading will result in building pads and roadways being raised above the 100-year FEMA floodplain and the L.A. County 50-year Capital Storm floodplain levels. Within these Planning Areas, grading is anticipated to average less than 5000 cubic yards per acre. These Planning Areas are subject to general grading standards applicable to conventional development.

Planning Areas 3, 4, 6, 9, 13, 17, 18, 18A, 19A, 27, 28A and 31 contain some portions which have natural slopes between 10 and 25 percent. Grading of these areas is estimated to average 6500 cubic yards per acre. Portions of these Planning Areas which are above 15 percent in slope shall conform to "Grading in Areas above 15% slope", Section V. J., "Grading Standards". Those portions of the Planning Areas above 15 percent in average slope shall also conform to general grading standards outlined in Section V. J., "Grading Standards". All other Planning Areas are anticipated to have limited graded slopes and would be subject to general grading standards applicable to conventional development. These standards are described in Section V. J. c., "Grading Standards - General".

As Planning Areas of City Ranch are phased, the grading associated with each Planning Area will also be phased. It is generally intended that adjacent Planning Areas will "balance" cut and fill within individual or groups of adjacent Planning Areas. For example, Planning Areas 14, 15 and 20 are anticipated to be graded as one phase.

Planning Areas 8 and 31 contain large areas which are not visible from off-site or adjacent proposed residences within City Ranch. Within these two Planning Areas, site specific criteria have been prepared which permit the designers to tailor the site planning and grading to address conditions found on those sites. See Section V. J., "Grading Standards" of Planning Areas 8 and 31.

As is typical with large community development, grading operations are phased based upon the area to be developed and the combination of cut and fill areas needed to achieve a balance. Typically this does not always coincide with Planning Area boundaries. To address this, grading in individual Planning Areas or groups of adjacent Planning Areas will be coordinated to minimize associated impacts. Phasing of grading operations shall be adjusted as each tentative tract map is prepared within City Ranch.

O. Construction and Maintenance Responsibility

Due to the expanse of open space provided within City Ranch, provisions for construction and maintenance responsibility of public, semi-public and private open space are essential. Table 1 "Infrastructure Maintenance and Implementation", identifies street improvements, parks, schools, community facilities, specific types of open space and the party responsible for continued maintenance of the open space area, unless otherwise determined in the Development Agreement.

TABLE 1

INFRASTRUCTURE MAINTENANCE AND IMPLEMENTATION

ITEM	DEDICATED BY	IMPROVEMENT RESPONSIBILITY	FINANCIAL RESPONSIBILITY	MAINTENANCE RESPONSIBILITY
1. STREETS (within r/w)				
A. Elizabeth Lake Road (90-1)	K&B	AD 90-1	AD 90-1	City of Palmdale*
B. Bridge Road (on-site)	K&B	K&B/CFD/AD	K&B/CFD/AD	City of Palmdale*
C. Avenue S (on-site)	K&B	K&B/CFD/AD	K&B/CFD/AD	City of Palmdale*
D. City Ranch Road (on-site)	K&B	K&B/CFD/AD	K&B/CFD/AD	City of Palmdale*
E. City Ranch Road (off-site)	K&B	CFD/AD/RA/O	CFD/AD/O	City of Palmdale*
F. Avenue S (off-site)	K&B	CFD/AD/RA/K&B	CFD/AD/O/K&B	City of Palmdale*
G. Interior Streets (on-site)	TB	TB	TB	City of Palmdale*
2. PARKS				
A. Community Parks	K&B	K&B	K&B	City of Palmdale*
B. Neighborhood Parks	K&B	K&B	K&B	City of Palmdale*
3. SCHOOLS				
A. Elementary (Palmdale Elem. School District)	K&B	School District	K&B/School District/ TB/CFD	School District
B. Elementary (Westside School District)	K&B	School District	K&B/School District TB/CFD	School District
C. High School	N/A	School District	K&B/School District TB/CFD	School District
4. FIRE STATION	K&B	Fire Dept./K&B	Fire Dept./K&B	L.A. County Fire Dept.
5. PARK AND RIDE FACILITY	K&B	K&B	K&B/O	City of Palmdale*
6. SHERIFF STATION				
7. OPEN SPACE				
A. Natural Open Space (dedicated to City of Palmdale or other public or private non-profit entity)	K&B	N/A	N/A	Property Owner
B. Other Open Space (dedicated to City of Palmdale, if any)	K&B/TB	K&B/TB	K&B/TB	City of Palmdale*
C. Common Open Space within Tracts	N/A	K&B/TB	K&B/TB	HOA
D. Other O.S. (not dedicated to the City of Palmdale)	N/A	K&B/TB or other public or private non-profit entity	K&B/TB or other public or private non-profit entity	HOA/Assessment District, or public or private entity other than City of Palmdale

ITEM	DEDICATED BY	IMPROVEMENT RESPONSIBILITY	FINANCIAL RESPONSIBILITY	MAINTENANCE RESPONSIBILITY
8. LANDSCAPING (Adjacent to R/W)				
A. Elizabeth Lake Road (90-1)	K&B	AD 90-1	AD 90-1	City of Palmdale*
B. Bridge Road	K&B	CFD/AD/K&B	CFD/AD/K&B	City of Palmdale*
C. Avenue S (on-site)	K&B	CFD/AD/K&B	CFD/AD/K&B	City of Palmdale*
D. City Ranch Road (on-site)	K&B	CFD/AD/K&B	CFD/AD/K&B/O	City of Palmdale*
E. City Ranch Road (off-site)	K&B	CFD/AD/O	CFD/AD/O/RA	City of Palmdale*
F. Avenue S (off-site)	K&B	CFD/AD/K&B/O	CFD/AD/K&B/O/RA	City of Palmdale*
G. Interior Street	TB	TB	TB	Property Owner/HOA
9. SLOPEBANKS				
A. Publicly owned slopebanks accessible from public right-of-way (where not addressed above)	TB	TB	TB	Homeowner's Association, unless reviewed and approved by the City Engineer to be included in a Maintenance District.
B. Slopebanks within attached residential development.	N/A	TB	TB	Homeowner's Association
C. Slopebanks less than 30' in height in private lots.	N/A	TB	TB	Homeowner's Association or Property Owner
D. Slopebanks greater than 30' in height in residential rear yards (except as below)	N/A	TB	TB	Homeowner's Association
E. Slopebanks greater than 30' in height, less than 50' in height and less than 200' in length in residential rear yards.	N/A	TB	TB	Homeowner
F. All other slopebanks greater than 30' in height.	N/A	TB	TB	Homeowner's Association
G. Roadway slopes within tracts.	TB	TB	TB	Homeowner's Association, unless reviewed and approved by the City Engineer to be included in a Maintenance District.
10. GOLF COURSE	N/A	G.C.B.	G.C.B.	G.C. Operator
11. BICYCLE TRAILS	K&B/TB	CFD/AD/K&B/TB	CFD/AD/K&B/TB	City of Palmdale*
12. PEDESTRIAN TRAILS				
A. In Open Space/Parks	K&B	K&B/CFD	K&B/CFD	Property Owner or HOA
B. In-Tract	TB	TB	TB	Property Owner or HOA

ITEM	DEDICATED BY	IMPROVEMENT RESPONSIBILITY	FINANCIAL RESPONSIBILITY	MAINTENANCE RESPONSIBILITY
13. BICYCLE STAGING AREAS	K&B	K&B/CFD	K&B/CFD	City of Palmdale*
14. EQUESTRIAN TRAIL				
A. In R/W, equestrian R.O.W. or landscape easement	K&B	K&B/CFD	K&B/CFD	City of Palmdale*
B. In Park/Open Space	K&B	K&B/CFD	K&B/CFD	City of Palmdale*
C. In Golf Course	G.C.B./K&B	G.C.B./K&B/CFD	G.C.B./K&B/CFD	Property Owner
15. WETLANDS	K&B	N/A	N/A	Property Owner
16. DRAINAGE CHANNELS	K&B/TB	K&B/TB/AD/CFD	K&B/TB/AD/CFD	City of Palmdale*
17. FLOOD CONTROL BASINS	K&B/TB	K&B/TB/AD/CFD	K&B/TB/AD/CFD	City of Palmdale*
18. WATER SYSTEM	K&B/TB	K&B/TB/AD/CFD	K&B/TB/AD/CFD	L.A. County Waterworks District 34
19. SEWER SYSTEM	K&B/TB	K&B/TB/AD/CFD	K&B/TB/AD/CFD	L.A. County Sanitation District/LA County Consolidated Maintenance District
20. COMMUNITY WALLS	N/A	K&B/TB	K&B/TB	HOA/Property Owner
21. PERIMETER WALLS	N/A	TB	TB	Property Owner
22. FUEL MODIFICATION ZONES				
A. Areas Not Dedicated to the City.	N/A	TB	TB	Property Owner (if slopes less than 30' in height) or HOA (if slopes greater than 30' in height).
B. Areas Dedicated to the City.	K&B/TB	K&B/TB	K&B/TB	City of Palmdale*

KEY TO ABBREVIATIONS:

- AD: Assessment District
- CFD: Community Facilities District
- G.C.: Golf Course
- G.C.B.: Golf Course Builder
- HOA: Homeowner's Association
- K&B: Kaufman and Broad
- N/A: Not Applicable
- O: Adjacent Developer (others)
- RA: Reimbursement Agreement
- TB: Tract Builder
- *: Or other gov't agency (landscape assessment district, etc.)

NOTE: Timing of these improvements shall be per the Phasing Plan. See Section VII, R. "Phasing Plan".

All final improvements and financing responsibility are subject to the City of Palmdale's approval and determination during the Development Review application process.

P. Park and Ride Facility

The Developer of City Ranch shall participate in the acquisition and construction of a regional Park and Ride Facility located off-site and as provided in accordance with the Development Agreement.

Q. Electric Transmission Easements

Five sets of high tension electrical transmission lines traverse Planning Area 32, Natural Open Space. Two of these lines run westerly along the southern property boundary, away from all proposed development in City Ranch. Two easements containing three lines run diagonally across Planning Areas 32 and 18, where they comprise about 23.8 acres of open space. Outside these easements, no restrictions of use or grading apply.

Within these easements, limited improvements are permitted so that safe operation and maintenance of the powerlines is assured. Restricted improvements include construction of walls, parking lots, buildings, above ground structures or site grading which would block access by maintenance vehicles. Permitted improvements include streets, walkways, open play areas, ball field outfields, paved flat areas and similar unobstructed open uses.

R. City of Palmdale Maintenance Facility

The Developer shall participate in the acquisition and development of a City of Palmdale maintenance facility in accordance with the City Ranch Development Agreement.

V. DEVELOPMENT STANDARDS

A. Purpose and Intent

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

These standards were formulated to insure compliance with the spirit and intent of the City of Palmdale Zoning Code (Ordinance No. 140). This Specific Plan provides for innovative community design and site planning which is consistent with orderly development and protection of sensitive and natural resources, along with a logical and timely sequence of governmental review. These standards govern the design of a mixed land use concept which contains residential, commercial, recreational and open space uses. Development Standards have been organized according to the type of land use.

B. General Provisions

1. All City of Palmdale Zoning Regulations in effect at the time of adoption of the City Ranch Specific Plan shall apply, except where expressly addressed and/or modified by the City Ranch Specific Plan or the Development Agreement. (See Appendix D herein for applicable City of Palmdale zoning requirements.)
2. In addition to the City Ranch Development Standards, all development at City Ranch is subject to the applicable City Ranch Design Guidelines contained in Section VI of this Specific Plan. All subsequent tentative maps, conditional use permits, site plans, and planned residential developments etc., shall be reviewed to determine consistency with these Development Standards and Design Guidelines.
3. The maximum unit counts within the individual planning areas are subject to Planning Commission approval 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 within the requirements of the Specific Plan, a lesser number of units within a specific plan area may be permitted.

**SECTION V
DEVELOPMENT STANDARDS**

- 4. If any regulation, condition, program or portion of this Specific Plan is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and the invalidity of such provision shall not affect the validity of the remaining provisions hereof.**
- 5. If a situation arises which is not sufficiently addressed in the Specific Plan or is not clearly understandable, then the Director of Planning shall render a determination or appropriate regulation deemed consistent with the intent of the Specific Plan and/or the City of Palmdale Zoning Ordinance.**
- 6. The Development Standards of the City Ranch Specific Plan were established in accordance with City of Palmdale Resolution 90-43 and Title 7, Division 1, Chapter 3, Article 8 of the California Government Code, Sections 65450 through 65457. If at any time a conflict arises between the City Ranch Specific Plan Development Standards and the currently adopted Palmdale Municipal Code or any future modification thereof, the City Ranch Specific Plan Development Standards shall prevail and be deemed applicable, unless otherwise provided herein or in the Development Agreement.**
- 7. All construction and development within the boundaries of the Specific Plan area shall comply with all applicable provisions of the Uniform Building Code and various related mechanical, electrical, plumbing, and Subdivision Ordinance and Guidelines, not otherwise specifically addressed in the Specific plan or modified by the Development Agreement, as required by the City of Palmdale in effect at the time of submittal of the tentative maps.**
- 8. Grading shall be subject to the City Ranch Grading Standards.**
- 9. Construction and maintenance of drainage facilities shall comply with the requirements of the City Engineer.**
- 10. Sewer facilities shall comply with the requirements of the Los Angeles County Sanitation District.**
- 11. Water facilities shall comply with Los Angeles County Waterworks District requirements.**
- 12. Except as otherwise reviewed and approved by the City Engineer and L.A. County Fire Department, all private streets shall be constructed to**

a minimum twenty-six (26) feet of asphalt concrete pavement, with a minimum two (2) feet clear on both sides when providing access to less than four lots. Pavement width shall be increased to thirty (30) feet, with a minimum two (2) feet clear on both sides when providing access to four or more lots.

Notwithstanding the terms of the preceding two sentences, the City Engineer and the Los Angeles County Fire Department shall have the authority to require greater private street widths or standards in certain areas where such greater widths or standards are determined reasonably necessary to protect the public health, safety or welfare of residents and motorists. However, in no event shall such greater widths or standards exceed those required by the City for public streets.

13. All local park improvements will be in accordance with the City of Palmdale Park Standards.
14. All improvements within public street rights-of-way and arterial road landscape easements shall be installed, maintained and paid for by the developer or other responsible party as stated in Section IV. O., Table 1, "Infrastructure Maintenance and Implementation".
15. The gross density is computed by dividing the total number of dwelling units in the Specific Plan area by the total number of acres in the Specific Plan area.
16. The residential density is computed by dividing the total number of dwelling units in the Planning Area by the gross residential acres designated for that Planning Area. The gross residential acres of a Planning Area shall be the total number of acres within that Planning Area which are to be developed for residential uses, including but not limited to residential building sites, local streets, driveways, private recreation, landscaping and open space areas for the use of the residents of the Planning Area, additional publicly and/or privately owned open space within the individual designated residential Planning Area, minor easements serving the Planning Area and customary uses and structures accessory to residential development.
17. The development must comply with all applicable subdivision and construction requirements in effect at the time of development, except as modified herein.

18. Planning Area Boundaries

- a. Except as otherwise indicated, dimensions are measured from rights-of-way of major highways or arterial streets.
- b. Minor modifications to Planning Area boundaries may result from final road alignment and/or Final Tract Map modifications. Such minor modifications shall be permitted as provided in Section VII. N. 2., "Minor Modifications".
- c. Boundaries not having dimensions on the Development Plan shall be determined by Subdivision Maps or Site Plans.
- d. Commercial and other non-residential uses and areas, which are indicated as being located at an intersection of streets or highways, may be altered in configuration to conform with final road alignments without requiring an amendment of the City Ranch Specific Plan when such alterations are deemed consistent with an approved Site Plan.

19. Front yard setbacks and side yard setbacks when abutting a street shall be measured perpendicularly, unless otherwise specified, from the nearest point of the foundation of the subject structure, excluding allowed projections. Unless specifically stated otherwise, building setbacks shall be measured as follows:

- a. Two-lane local street (64' right-of-way or smaller) setbacks shall be measured from the right-of-way.
- b. Arterial street setbacks shall be measured from the right-of-way. Rear or side yard requirements shall be measured from the outside edge of the landscape easement or community wall. "Outside edge" shall be defined as the edge of the easement or community wall furthest from the centerline of the arterial street.
- c. Private street or driveway setbacks shall be measured from the outside edge of the easement for that access.

All other setbacks shall be measured perpendicularly, unless otherwise specified, from the subject property line to the nearest point of the foundation of the subject structure, excluding allowed projections.

20. Building height shall be measured as the vertical distance from the adjacent finished grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the highest peak of a pitch or hip roof.
21. Flag lots may be permitted in hillside areas above 15 percent slopes under the following circumstances:
 1. Where it can be shown that grading impacts will be reduced; or
 2. Where units are clustered on hillside streets to minimize the number of driveways accessing the hillside street; or
 3. Where it can be shown 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.

22. Recreational vehicles in all residential designations shall be parked on concrete slabs and screened from public view, when parked for any period exceeding 72 hours.

C. Residential Use Standards

1. Purpose and Intent

City Ranch is primarily a residential community which includes supportive commercial uses, open space and park uses, schools and community facilities. The purpose of these standards is to provide for a wide variety of housing types and price ranges commensurate with broad community needs and goals.

To ensure proper buffering between dissimilar land uses, transition of density and mix of unit types will be allowed for residential development when adjacent to non-residential land uses.

Residential development shall be limited to the total number of dwelling units permitted in the Specific Plan, as indicated in the Development Plan and as specified in "Transfer of Dwelling Units", Section VII. U.

An objective of these standards is to provide a method to allow an appropriate level of flexibility of community design, neighborhood mix and site planning, coupled with a system of logical and timely governmental agency review and approval. The review process assures the opportunity for citizen input at the community-wide and neighborhood levels.

Residential uses are classified into three (3) Development Standards Designations:

- (1) Single Family Detached (SFD)
- (2) Single Family Attached (SFA)
- (3) Multi-Family Residential (MFR)

The Development Standard Designations are graphically depicted on Exhibit 13A, "Development Standards Designations".

2. Single Family Detached Standards (SFD)

This section is intended to establish the standards for the development of Single Family Detached homes in a neighborhood environment.

a. Principal Uses Permitted:

- 1) Single Family Detached Dwelling Units.
- 2) Public schools, through grade twelve (12).
- 3) Open Space uses subject to the review requirements outlined in Section V. F., "Open Space Use Standards".

b. Accessory Uses Permitted:

The following uses are permitted. When indicated with an asterisk (*), the following uses are also subject to Administrative Review as identified in Section VII. I., "Administrative Review/Staff Review".

- 1) Accessory structures or uses on the same building site which are customarily incidental or necessary to the main building or use.*
- 2) Day care for twelve (12) or fewer children, family home.
- 3) Household pets (any domesticated animal commonly maintained in residence with man), provided that no more

- than three (3) animals over four (4) months of age are kept for each dwelling unit.
- 4) Wild animals, provided that for each dwelling unit the occupant may keep for personal use
- (a) The following wild animals:
 - (1) Canaries
 - (2) Tropical fish (excluding caribe)
 - (3) White mice
 - (4) White rats
 - (b) The following wild animals, but in no event more than three (3) such animals in any combination on a lot or parcel of land:
 - (1) Chinchillas
 - (2) Chipmunks
 - (3) Cockatiels
 - (4) Finches
 - (5) Gopher snakes
 - (6) Guinea pigs
 - (7) Hamsters
 - (8) Hawks
 - (9) King snakes
 - (10) Marmoset monkeys
 - (11) Parrots and other birds of the Psittacine family
 - (12) Squirrel monkeys
 - (13) Turtles
 - (c) Other similar animals 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.
- 5) 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.*
- 6) Home occupations, pursuant to the provisions of Section 93.02, City of Palmdale Zoning Ordinance.*
- 7) Homes for children, foster family, six or fewer persons.
- 8) Real estate office, temporary (subject to a Temporary Use Permit).*

- 9) Residential care facility for the elderly, six persons or less.
- 10) Riding and hiking trails and staging areas.*
- 11) Model home complexes and construction trailers (subject to a Temporary Use Permit).*
- 12) 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.*
- 13) Satellite dishes when not visible from public streets (permitted in rear yard only).*

c. Uses Subject to Site Plan Review:

- 1) Parks - Neighborhood and Community.
- 2) Storage, temporary (during construction and thirty (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.

d. Uses Subject to a Conditional Use Permit:

Pursuant to conditions of Article 102 of Ordinance No. 140 (Variances and Conditional Use Permits) contained in Appendix D and applicable findings as specified in Section VII, "Implementation".

- 1) Residential Planned Developments in accordance with Article 46 of Ordinance No. 140 of the City of Palmdale Zoning Ordinance (detached single family dwelling units only).
- 2) Public and private recreation center and facilities, including but not limited to swimming pools, tennis courts, putting greens, lakes, clubhouses, stables and trails.
- 3) Churches or other places of worship.
- 4) Country clubs.
- 5) Electric distribution substations, including microwave facilities in conjunction there with.

- 6) Fire stations.
- 7) Golf course.
- 8) Helistops.
- 9) Ham radio towers in excess of thirty (30) feet in height.
- 10) Accessory dwelling units and "Granny" housing as defined by Gov't. Code 65852.1, *et. seq.*
- 11) Homes for aged persons, group home, over six persons.
- 12) Homes for children, special boarding, over six persons.
- 13) Libraries.
- 14) Microwave stations.
- 15) Museums.
- 16) Sheriff's or police stations.
- 17) Private schools through grade twelve (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.
- 18) Telephone repeater stations or communication equipment buildings.
- 19) Day care centers with more than twelve (12) children.
- 20) Other uses similar in character, intensity, and use to those listed above, as determined by the Director of Planning.

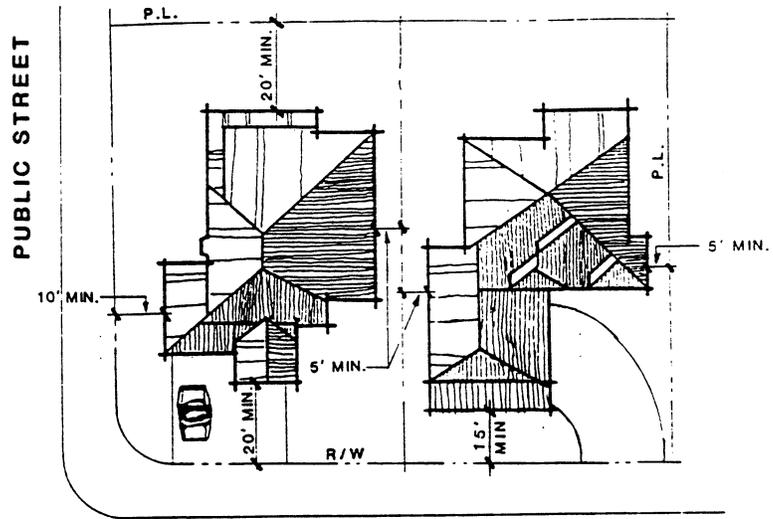
e. **Site Development Standards:**

All Residential Single Family Detached areas within the City Ranch Specific Plan area shall be subject to the following Development Standards unless modified through the RPD process. In addition, design of residential development shall conform to applicable Design Guidelines contained in Section VI. Project design must be deemed consistent with applicable design guidelines and findings through the Development Review application process prior to the applicable discretionary action or permit.

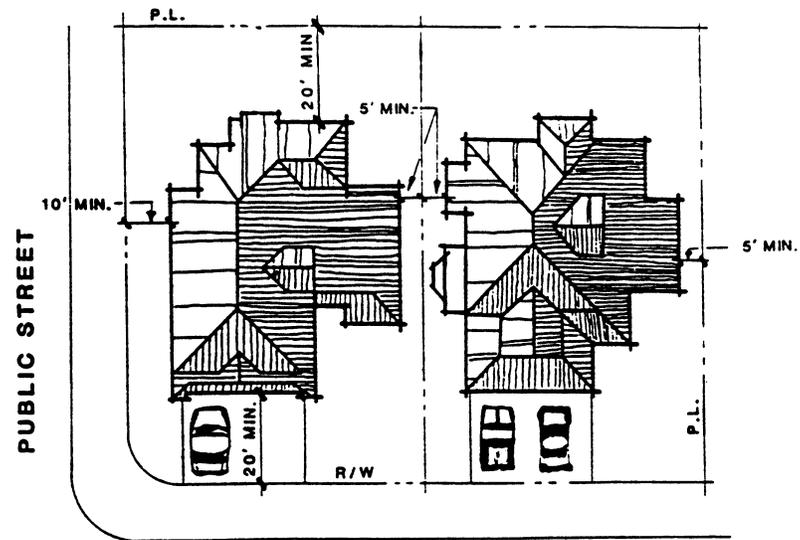
1) **Lot Size and Dimensions.**

Large areas of steep slopes over 25 percent have been designated as various types of open space within City Ranch. For this reason, only two categories of single family lot types have been identified. In areas of gentle to moderate slopes and which are not prominently visible, lot standards shall conform to those established for minimum

7,000 SQ. FT. MINIMUM LOTS

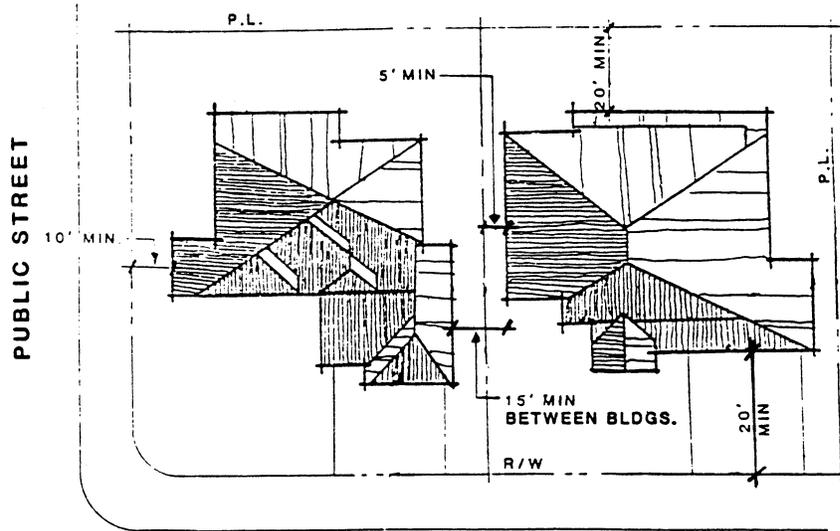


PUBLIC STREET

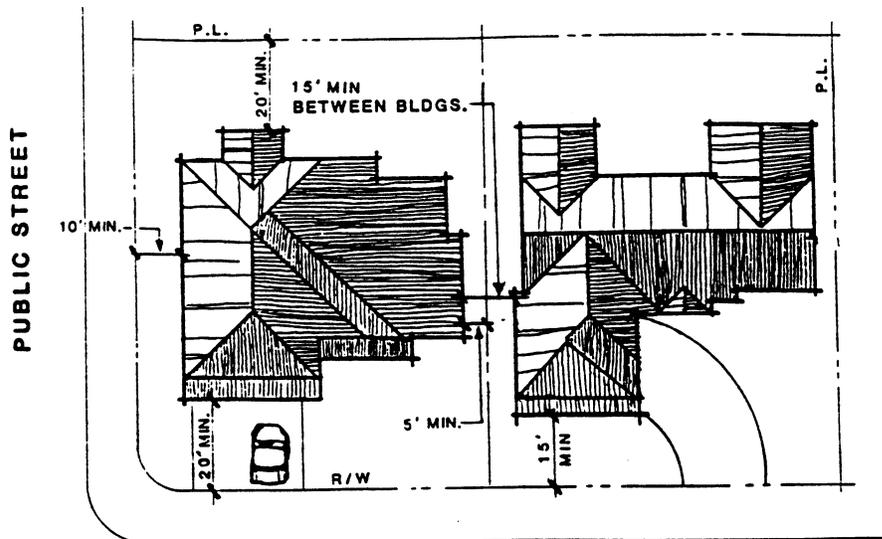


PUBLIC STREET

10,000 SQ. FT. MINIMUM LOTS

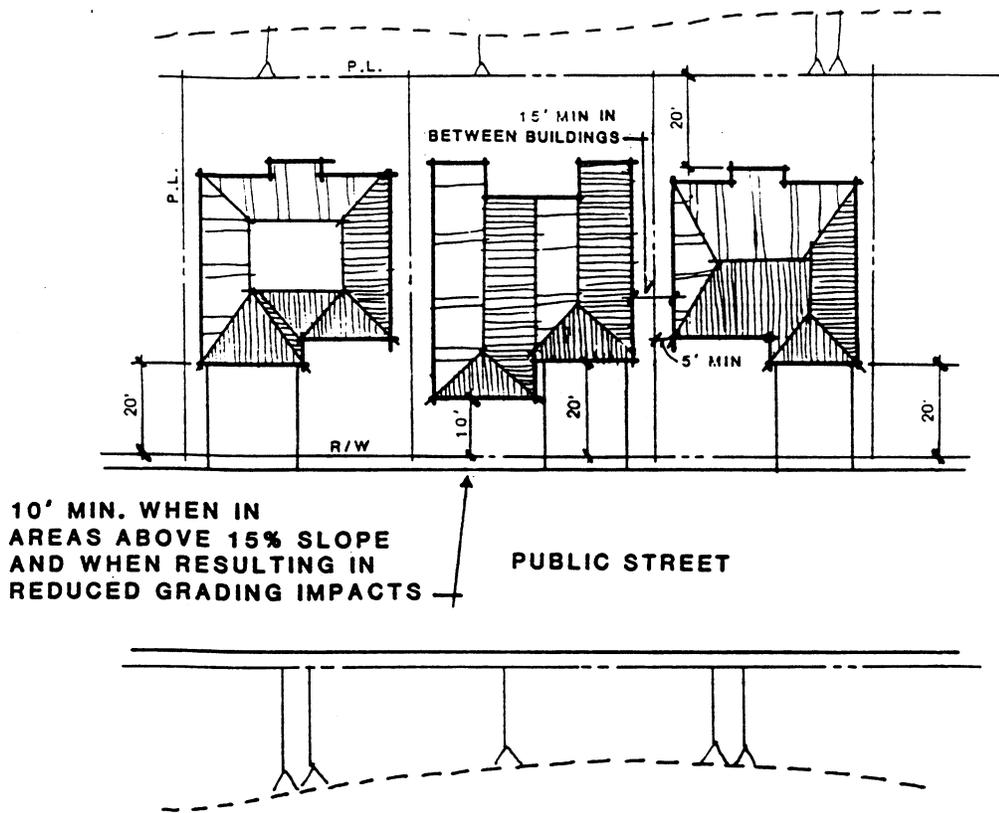


PUBLIC STREET



PUBLIC STREET

SINGLE LOADED STREET



7,000 square foot lots. In prominent areas and areas of 15 to 25 percent slopes, lot standards shall conform to those established for minimum 10,000 square foot lots. These designations are as shown on Exhibit 13A, "Development Standards Designations".

MINIMUM LOT AREA (square feet)	MINIMUM WIDTH (feet)		MINIMUM DEPTH (feet)
	Interior Lots	Corner Lots	
7,000	65	70	90
10,000	80	80	90

2) Minimum Usable Pad Area (includes useable yard areas).

MINIMUM LOT AREA (square feet)	MINIMUM WIDTH (feet)	MINIMUM DEPTH (feet)
7,000	50	85
10,000	70	80

3) Building Setbacks.

Building setbacks are graphically indicated on Figures D through F and are shown for conceptual illustrative purposes only.

7,000 square foot lots:

- (a) Front: Adjacent lots shall incorporate variable front setbacks. Setback shall vary with a minimum of fifteen (15) feet, and an average of twenty (20) feet. Variation of setbacks on curvilinear streets may be reduced or waived. Single loaded streets may utilize front setbacks of ten (10) feet minimum in areas of topography above 15% in slope. All driveways shall conform to Section V.C.1.e.6., "Driveway length" herein.
- (b) Side: Five (5) feet minimum.
- (c) Rear: Twenty (20) feet minimum. Attached accessory structures may encroach a maximum of ten (10) feet into the required setback, however in no case can this result in less than 1000 square feet of usable rear yard.
- (d) Side yard adjacent to street: Ten (10) feet minimum.
- (e) Architectural projections including fireplaces, eaves, bay windows, etc. may encroach two (2) feet into required setbacks and may have a maximum twelve

(12) square feet where the projection touches the ground.

10,000 square foot lots:

- (f) Front: Adjacent lots shall incorporate variable front setbacks. Setback shall vary with a minimum of fifteen (15) feet, and an average of twenty (20) feet. Variation of setbacks on curvilinear streets may be reduced or waived. Single loaded streets may utilize front setbacks of ten (10) feet minimum in areas of topography above 15% in slope. All driveways shall conform to Section V.C.1.e.6., "Driveway length" herein.
 - (g) Side: Five (5) feet minimum. (A minimum of fifteen (15) feet between adjacent homes.)
 - (h) Rear: Twenty (20) feet minimum useable. Attached accessory structures may encroach a maximum of ten (10) feet into the required setback; however, in no case can this result in less than 1000 square feet of useable rear yard.
 - (i) Side yard adjacent to street: Ten (10) feet minimum.
- 4) Building Height.
Primary Residence: Maximum two (2) stories, not to exceed thirty-five (35) feet.
Accessory Structure: Eighteen (18) feet.
- 5) Fences and Walls.
(a) Front Yard Setback: Maximum three (3) feet six (6) inches.
(b) Side and Rear Yard Setback: Maximum six (6) feet (except in the required front yard setback area).
(c) Chain link fencing is prohibited.
- 6) Driveway length: Twenty (20) feet minimum as measured from back of sidewalk or edge of ultimate right-of-way to garage door.
- 7) Detached Accessory Building Setbacks: Minimum five (5) feet from side lot line and five (5) feet from rear lot line; however, in no case can this result in less than 1000 square feet of useable rear yard.
- 8) Except air conditioning or heat pumps, no accessory mechanical equipment shall be located in setback areas. Rooftop mechanical equipment is prohibited.

- 9) Architectural projections including fireplaces, eaves, bay windows, etc. may encroach two (2) feet into required setbacks and may have a maximum twelve (12) square feet where the projection touches the ground.

3. Single Family Attached Standards (SFA)

This section is intended to establish the standards for the development of single family attached and detached townhomes and homes in a neighborhood environment.

a. Principal Uses Permitted

- 1) Single family detached dwellings (Single Family Detached Development Standards apply).
- 2) Public schools through grade 12.
- 3) Open space uses subject to the review requirements outlined in Section V. F., "Open Space Use Standards".

b. Accessory Uses Permitted

The following uses are permitted. When indicated with an asterisk (*), the following uses are also subject to Administrative Review as identified in Section VII. I., "Administrative Review/Staff Review".

- 1) Accessory structures or uses on the same building site which are customarily incidental or necessary to the main building or use.*
- 2) Day care for 12 or fewer children, family home.
- 3) Household pets (any domesticated animal commonly maintained in residence with man), provided that no more than three (3) animals over four (4) months of age are kept for each dwelling unit.
- 4) Wild animals, provided that for each dwelling unit the occupant may keep for personal use
 - (a) The following wild animals:
 - (1) Canaries
 - (2) Tropical fish (excluding caribe)
 - (3) White mice
 - (4) White rats

- (b) The following wild animals, but in no event more than three (3) such animals in any combination on a lot or parcel of land:
 - (1) Chinchillas
 - (2) Chipmunks
 - (3) Cockatiels
 - (4) Finches
 - (5) Gopher snakes
 - (6) Guinea pigs
 - (7) Hamsters
 - (8) Hawks
 - (9) King snakes
 - (10) Marmoset monkeys
 - (11) Parrots and other birds of the Psittacine family
 - (12) Squirrel monkeys
 - (13) Turtles
 - (c) Other similar animals 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.
- 5) Home occupations pursuant to the provisions of Section 93.02, City of Palmdale Zoning Ordinance.*
 - 6) Homes for children, foster family, six or fewer persons.
 - 7) Real estate temporary office, (subject to Temporary Use Permit).*
 - 8) Residential care facility for the elderly, 6 persons or less.
 - 9) Riding and hiking trails and staging areas.*
 - 10) Model home complexes and construction trailers (subject to a Temporary Use Permit).*
 - 11) 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.*
 - 12) 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.*

- 13) Satellite Dishes (permitted only when fully screened from view from public streets).*

c. **Uses Subject to Site Plan Review**

- 1) Neighborhood and Community parks.
- 2) Storage, temporary (as specified in the Single Family Detached Standards).
- 3) Single Family Attached development.

d. **Uses Subject to Conditional Use Permit.**

Pursuant to conditions of Article 102 of Ordinance No. 140 (Variances and Conditional Use Permits) contained in Appendix D and applicable findings as specified in Section VII, "Implementation".

- 1) Residential Planned Developments in accordance with Article 46 of Ordinance No. 140 of the City of Palmdale Zoning Code which includes attached and detached condominiums.
- 2) Public and private recreation center and facilities, including but not limited to swimming pools, tennis courts, putting greens, lakes, clubhouses, stables and trails.
- 3) Churches or other places of worship.
- 4) Country clubs.
- 5) Electric distribution substations, including microwave facilities in conjunction therewith.
- 6) Fire stations.
- 7) Golf courses.
- 8) Helistops.
- 9) Ham radio towers in excess of thirty (30) feet in height.
- 10) Homes for children, special boarding, over six persons.
- 11) Convalescent homes.
- 12) Libraries.
- 13) Microwave stations.
- 14) Museums.
- 15) Homes for the aged persons, group home, over six persons.
- 16) Sheriff's or police stations.
- 17) Private schools (as specified in the SFD Standards).
- 18) Telephone repeater stations or communication equipment building.

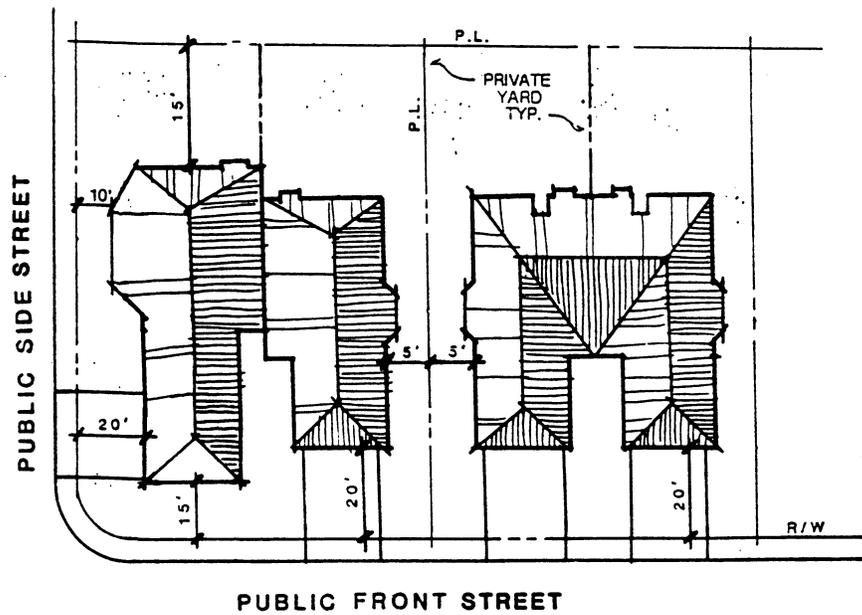
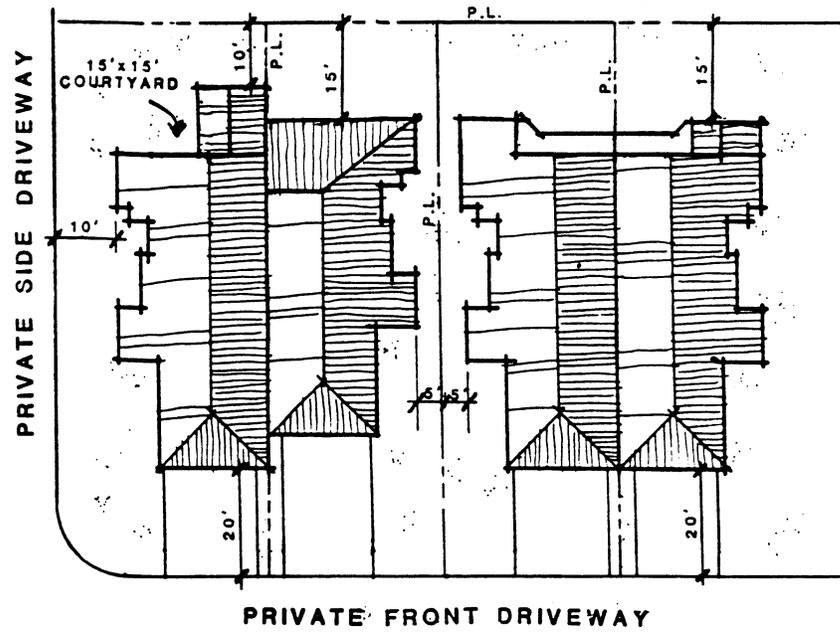
- 19) Day care centers, (12 children or more).
- 20) Other uses similar in character, intensity, and use to those listed above, as determined by the Director of Planning.

e. Site Development Standards:

All residential Single Family Attached (SFA) areas within the City Ranch Specific Plan area shall be subject to the following Development Standards, unless modified through the Residential Planned Development process. The development standards have been divided into Type A and Type B categories to address the range of products envisioned in the Single Family Attached Standards. Figures G through M are included to conceptually illustrate how setbacks apply to a range of housing products. These diagrams are not intended to indicate required building designs.

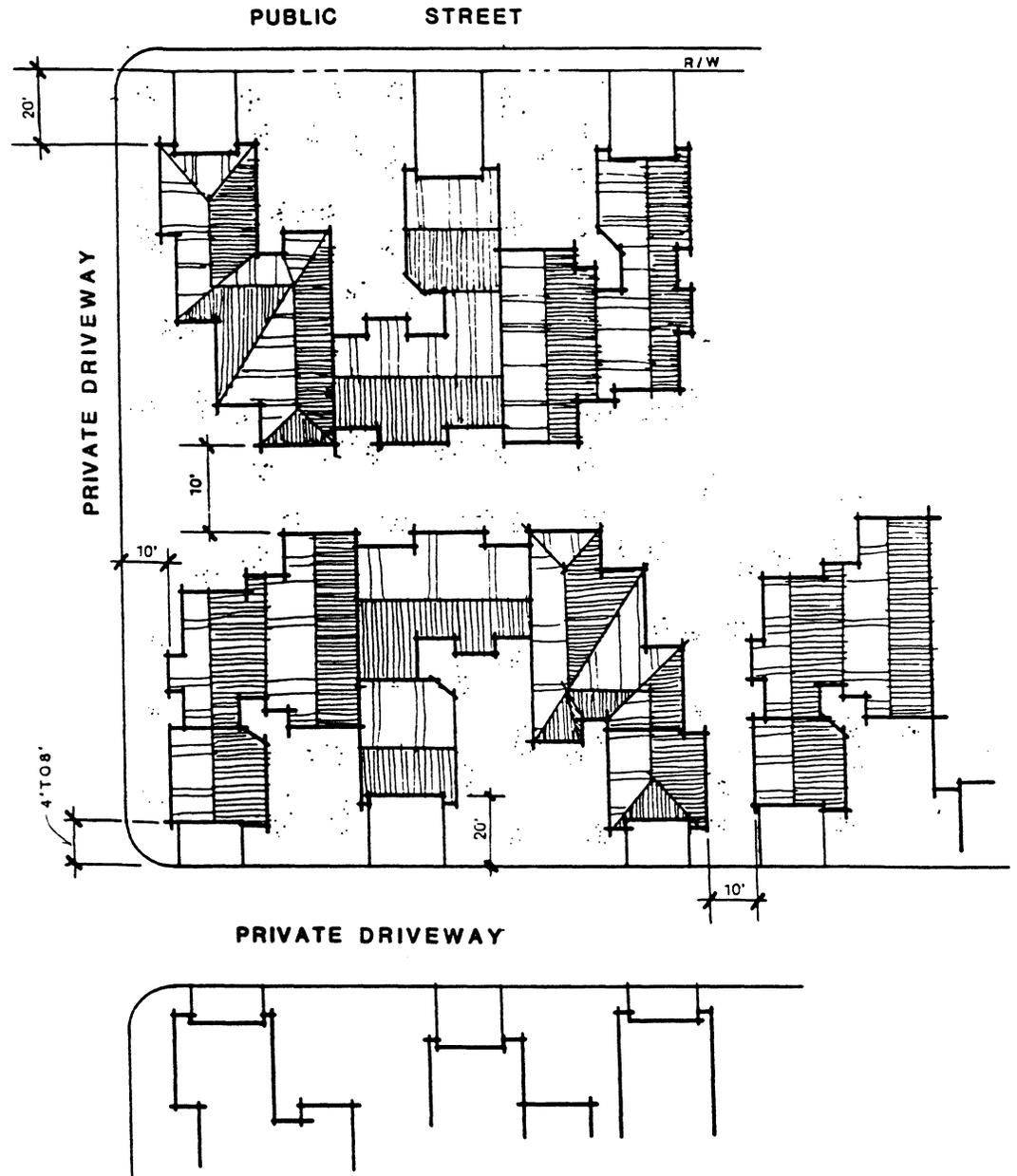
- 1) SFA Type A: Townhomes (excluding Single Family Detached, Wide and Shallow, "Z"-lot detached, and zero side-yard patio homes.)
 - (a) Development site area: Minimum five (5) acres.
 - (b) Residential lot size: Minimum three thousand five hundred (3,500) square feet, unless modified through the Residential Planned Development process contained on Page V-24, Section D.
 - (c) Residential lot width: Minimum thirty (30) feet.
 - (d) Residential lot depth: Minimum seventy (70) feet.
 - (e) Building height.
 - (1) Residence: Maximum two (2) stories, not to exceed thirty-five (35) feet.
 - (2) Accessory Structures: Maximum eighteen (18) feet.
 - (f) Building Setback.
 - (1) Front Setbacks:
Garage setbacks, front facing garage: Twenty (20) feet to public street or private drive. Garage setbacks, side-in garage: Fifteen (15) feet to public street, ten (10) feet to private drive. Garages with parking aprons less than twenty (20) feet in length shall have automatic garage door openers and sectional roll-up doors.
Building Setbacks:

SFA TYPE A DUPLEXES



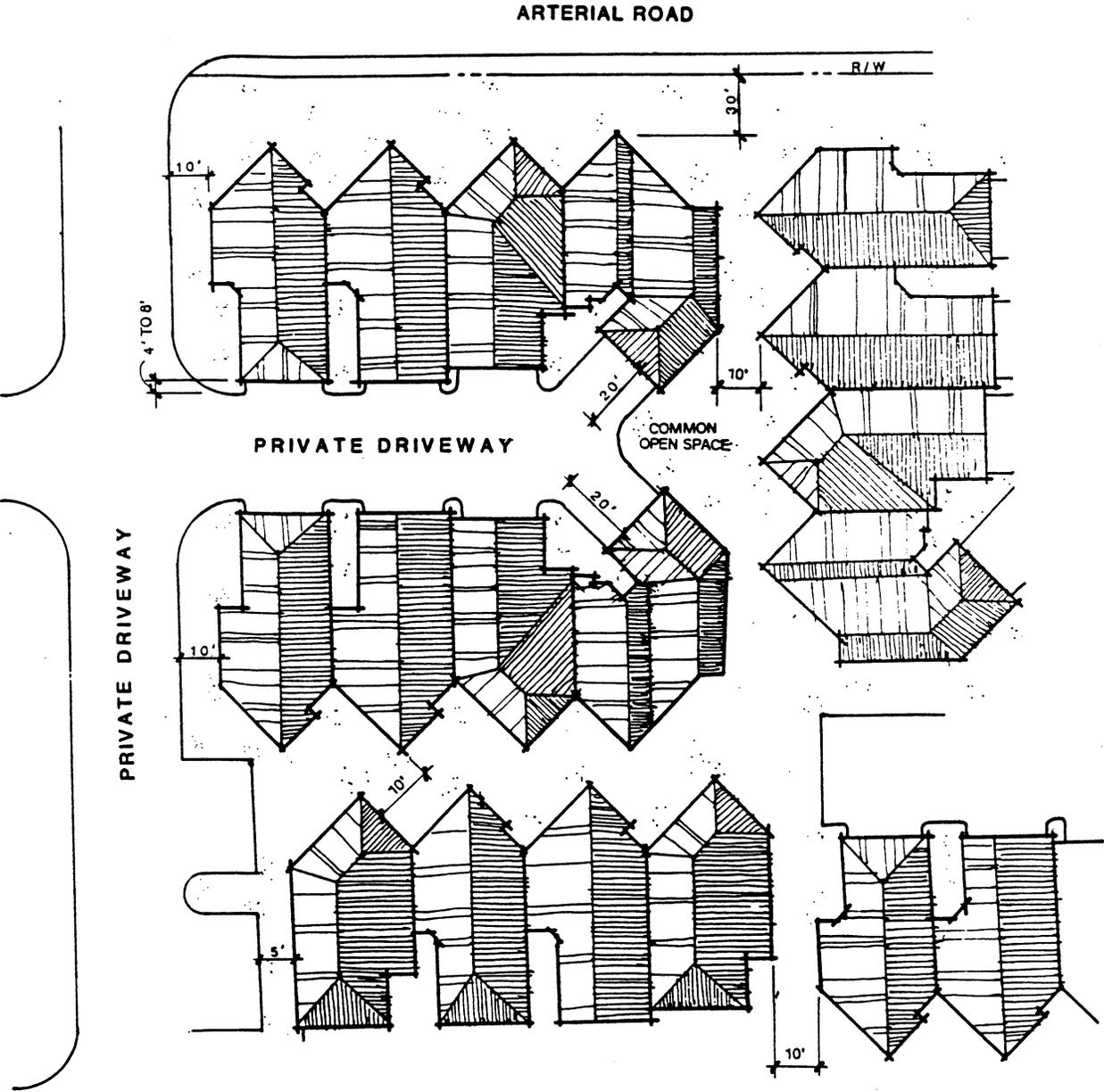
CONCEPTUAL ONLY FIGURE G

SFA TYPE A TOWNHOMES



CONCEPTUAL ONLY FIGURE H

SFA TYPE A ATTACHED TOWNHOMES



CONCEPTUAL ONLY FIGURE 1

Twenty (20) feet to public street or private drive. Front setback may be decreased to fifteen (15) feet if rear yard setback is fifteen (15) feet or greater. If rear yard setback is less than fifteen (15) feet, then front setback shall be twenty (20) feet to public street or private drive.

Uncovered Parking:

Five (5) feet to public street or private drive.

- (2) Rear:
 - To public street or parcel boundary: Minimum fifteen (15) feet or ten (10) feet if a minimum 15'x15' rear courtyard is provided.
 - To lot line: Five (5) feet minimum or zero (0) and ten (10) feet minimum separation between buildings.
 - To private driveway: Ten (10) feet to building or rear of garage.
 - To arterial road: Thirty (30) feet from ultimate right of way with minimum twenty (20) feet of landscaping.
 - (3) Side:
 - To public side street or parcel boundary: Ten (10) feet.
 - To lot line: Five (5) feet minimum or zero (0) feet.
 - To private driveway or parking area: Ten (10) feet.
 - To arterial road: Thirty (30) feet from ultimate right of way with minimum twenty (20) feet of landscaping.
 - (4) Architectural projections, including fireplaces, eaves, bay windows, etc., may encroach two (2) feet into required setbacks and may have a maximum twelve (12) square feet where the projection touches the ground.
- (g) Distance between buildings: Ten (10) feet minimum.
- (h) Fences and Walls.
- (1) Front Yard Setback: Maximum three (3) feet six (6) inches.
 - (2) Side and Rear Yard Setback: Maximum six (6) feet (except in the required front yard setback area).
 - (3) Chain link fencing is prohibited.

- (i) Driveway access and egress: Individual residential unit driveways shall not access onto primary or secondary arterial streets.
 - (j) Off street parking: See Section V. H., "Off-Street Parking Standards".
 - (k) Minimum open space: Thirty (30) percent of site area, including front yards, common open space areas, rear yards, landscaped areas and natural open space, but excluding parking areas and non-useable slope areas.
 - (l) Noise attenuation will be addressed during the Development Review application process, as applicable.
 - (m) Rooftop mechanical equipment is prohibited.
 - (n) Mechanical equipment, excluding air conditioners or heat pumps, shall be set back a minimum of five (5) feet from all property lines.
 - (o) Air conditioning condensers shall not be located on patio slabs or balconies.
 - (p) No more than eight (8) dwelling units may be contained within a single building.
- 2) SFA Type B: Wide and Shallow lots, fee lot duplexes, "Z"-lot detached and zero side-yard patio homes:
- (a) Development site area: Minimum five (5) acres.
 - (b) Residential lot size: Minimum three thousand (3,000) square feet, unless modified through the Residential Planned Development process contained on Page V-24, Section D.
 - (c) Lot width: Minimum forty (40) feet, except Wide and Shallow lots which shall be minimum sixty (60) feet.
 - (d) Residential lot depth: Minimum seventy (70) feet. Wide and Shallow or "Z" lots may be average fifty (50) feet deep provided lot width is minimum sixty (60) feet.
 - (e) Building height.
 - (1) Primary Residence: Maximum two (2) stories, not to exceed thirty-five (35) feet.
 - (2) Accessory Structures: Maximum eighteen (18) feet.
 - (f) Building setback.
 - (1) Front Setbacks:
Garage setbacks, front facing garage: Twenty (20) feet to public street or private drive. Garage setbacks, side-in garage: Fifteen (15) feet to public street, ten (10) feet to private drive.

Garages with parking aprons less than twenty (20) feet in length shall have automatic garage door openers and sectional roll-up doors.

Building Setbacks:

Twenty (20) feet to public street or private drive. Front setback may be decreased to fifteen (15) feet if rear yard setback is fifteen (15) feet or greater. If rear yard setback is less than fifteen (15) feet, then front setback shall be twenty (20) feet to public street or private drive.

Uncovered Parking:

Five (5) feet to public street or private drive.

(2) **Rear:**

To lot line: Ten (10) feet or zero (0) feet at zero setback location only.

To public street: Minimum fifteen (15) feet or ten (10) feet if a minimum 15'x15' rear courtyard is provided.

To private driveway: Ten (10) feet to building or rear of garage.

To arterial road: Thirty (30) feet from ultimate right of way with minimum twenty (20) feet of landscaping.

(3) **Side:**

To lot line: Ten (10) feet and zero (0) feet or five (5) feet on each side (easements may be provided for adjacent lot use).

To public side street or parcel boundary: Ten (10) feet.

To private driveway or parking area: Ten (10) feet.

To arterial road: Thirty (30) feet from ultimate right of way with minimum twenty (20) feet of landscaping.

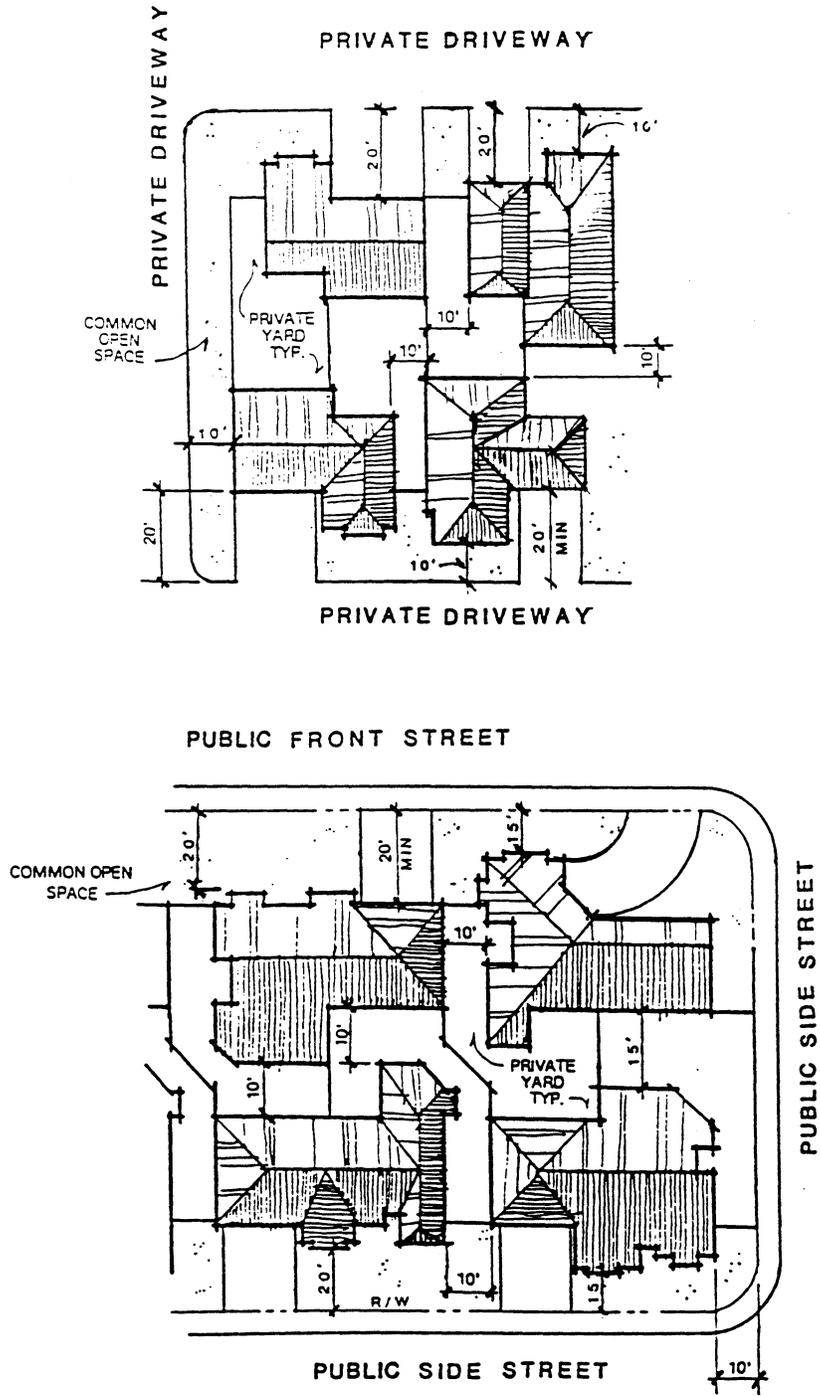
(4) **Architectural projections, including fireplaces, eaves, bay windows, etc., may encroach two (2) feet into required setbacks and may have a maximum twelve (12) square feet where the projection touches the ground.**

(g) **Distance between buildings: Minimum ten (10) feet.**

(h) **Fences and Walls.**

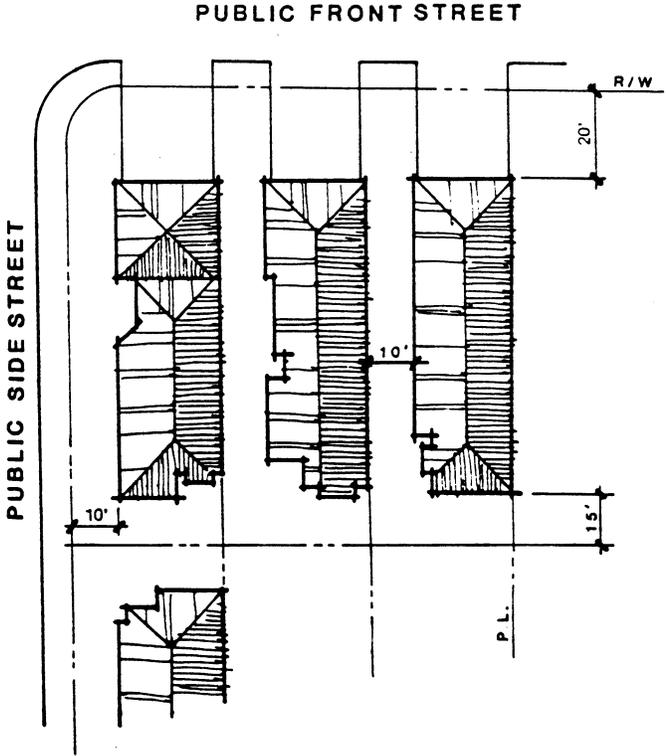
(1) **Front Yard Setback: Maximum three (3) feet six (6) inches.**

SFA TYPE B



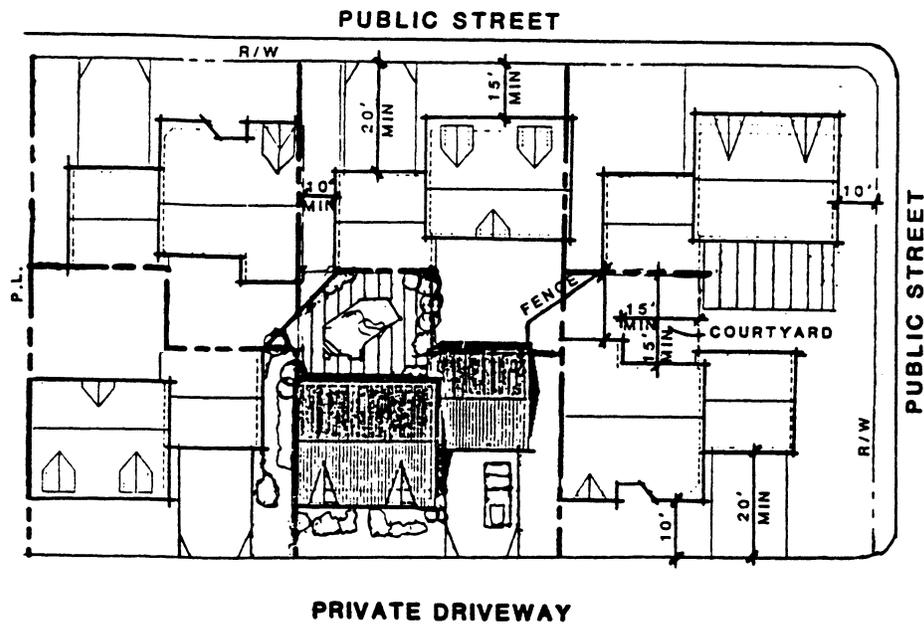
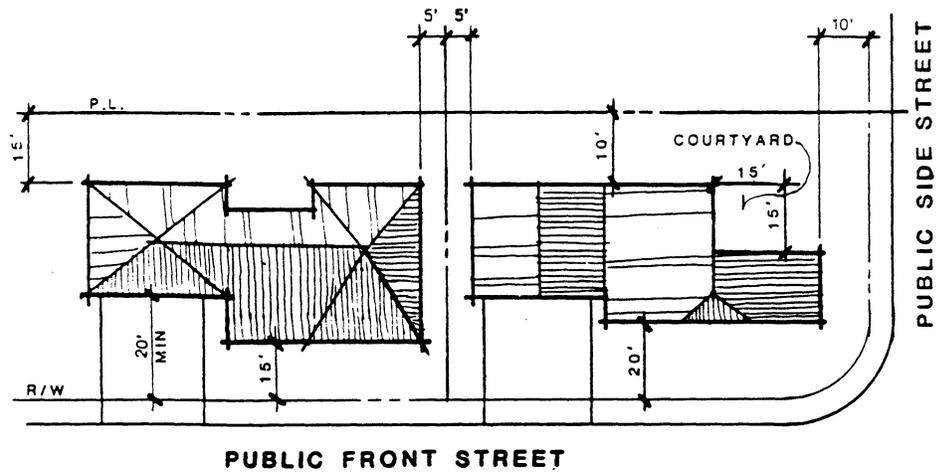
CONCEPTUAL ONLY FIGURE J

SFA TYPE B DETACHED ZERO SIDE YARD

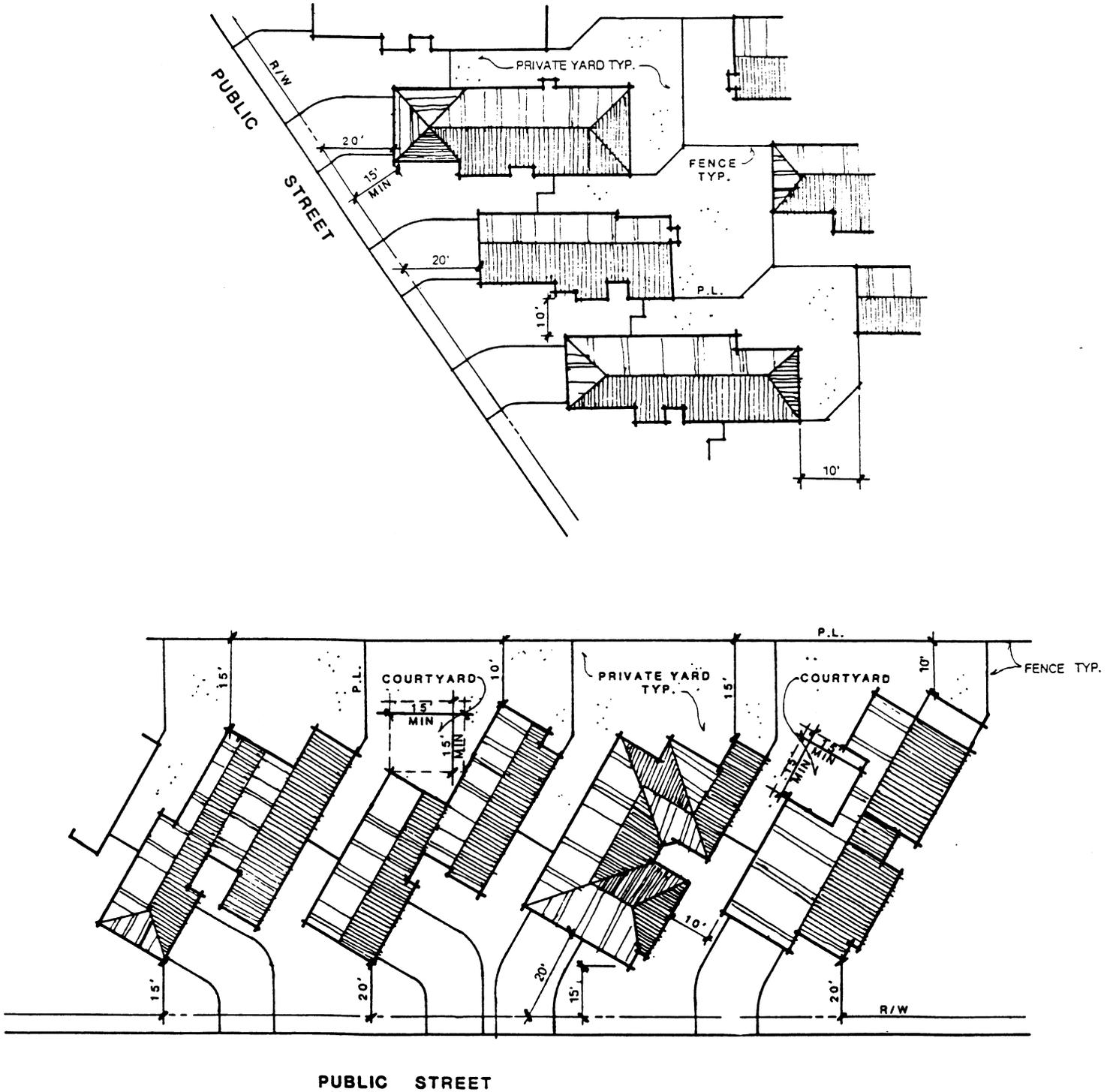


CONCEPTUAL ONLY FIGURE K

SFA TYPE B WIDE AND SHALLOW LOTS



SFA TYPE B



CONCEPTUAL ONLY FIGURE M

- (2) Side and Rear Yard Setback: Maximum six (6) feet (except in the required front yard setback area).
- (3) Chain link fencing is prohibited.
- (i) Driveway access and egress onto arterial streets from subject development shall be limited to common driveways. Individual residential units shall not have direct access to arterial streets.
- (j) Off-street parking: See Section V. H., "Off-Street Parking Standards".
- (k) Minimum open space: Thirty (30) percent, including front and rear yards, common open space areas, landscaped areas and natural open space, excluding parking areas and non-useable slope areas.
- (l) Noise attenuation will be addressed during the Development Review application process, as applicable.
- (m) Rooftop mechanical equipment is prohibited.
- (n) Mechanical equipment, excluding air conditioning or heat pump equipment, shall be set back a minimum of five (5) feet from all property lines.
- (o) Air conditioning condensers shall not be located on patio slabs or balconies.

4. Multiple Family Residential Standards (MFR)

This section is intended to establish the standards for development of condominiums, townhomes, and/or apartments.

a. Primary Uses Permitted:

- 1) Single Family Detached dwellings (subject to review and approval by the Director of Planning).
- 2) Public schools, through grade twelve (12).
- 3) Open Space uses subject to the review requirements outlined in Section V. F., "Open Space Use Standards".

b. Accessory Uses Permitted:

The following uses are permitted. When indicated with an asterisk (*), the following uses are also subject to Administrative Review as identified in Section VII. I., "Administrative Review/Staff Review".

- 1) Accessory structures or uses on the same building site which are customarily incidental or necessary to the main building or use.*
- 2) Day care for twelve (12) or fewer children, family home.
- 3) Household pets (any domesticated animal commonly maintained in residence with man), provided that no more than three (3) animals over four (4) months of age are kept for each dwelling unit.
- 4) Wild animals, provided that for each dwelling unit the occupant may keep for personal use.
 - (a) The following wild animals:
 - (1) Canaries
 - (2) Tropical fish (excluding caribe)
 - (3) White mice
 - (4) White rats
 - (b) The following wild animals, but in no event more than three (3) such animals in any combination on a lot or parcel of land:
 - (1) Chinchillas
 - (2) Chipmunks
 - (3) Cockatiels
 - (4) Finches
 - (5) Gopher snakes
 - (6) Guinea pigs
 - (7) Hamsters
 - (8) Hawks
 - (9) King snakes
 - (10) Marmoset monkeys
 - (11) Parrots and other birds of the Psittacine family
 - (12) Squirrel monkeys
 - (13) Turtles
 - (c) Other similar animals as determined by the Planning Commission, are neither more obnoxious or 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.
- 5) 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.*
- 6) Home occupations, pursuant to the provisions of Section 93.02, City of Palmdale Zoning Ordinance.*
 - 7) Homes for children, foster family, six or fewer persons.
 - 8) Real estate office, temporary (subject to a Temporary Use Permit).*
 - 9) Residential care facility for the elderly, 6 persons or less.
 - 10) Riding and hiking and staging areas.*
 - 11) Model home complexes and construction trailers (subject to a Temporary Use Permit).*
 - 12) 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.*
 - 13) Satellite dishes (permitted only when fully screened from view from public streets).*

c. Uses Subject to Site Plan Review:

- 1) Parks - Neighborhood and Community.
- 2) Storage, temporary (as specified in the Single Family Detached standards).
- 3) Apartments.
- 4) Single Family Attached dwellings.

d. Uses Subject to a Conditional Use Permit:

Pursuant to conditions of Article 102 of Ordinance No. 140 (Variances and Conditional Use Permits) contained in Appendix D and applicable findings as specified in Section VII, "Implementation".

- 1) Residential Planned Developments in accordance with Article 46 of Ordinance No. 140 of the City of Palmdale Zoning Ordinance which includes attached and detached condominiums and small lot detached development.

SECTION V
DEVELOPMENT STANDARDS

- 2) Public and private recreation centers and facilities, including but not limited to swimming pools, tennis courts, putting greens, lakes, clubhouses, stables and trails.
- 3) Churches or other places of worship.
- 4) Convalescent homes.
- 5) Country clubs.
- 6) Day care centers with greater than twelve (12) children.
- 7) Electric distribution substations, including microwave facilities in conjunction there within.
- 8) Fire stations.
- 9) Golf courses.
- 10) Helistops.
- 11) Ham radio towers in excess of thirty (30) feet in height.
- 12) Homes for aged persons, group home, over six persons.
- 13) Homes for children, special boarding, over six persons.
- 14) Libraries.
- 15) Microwave stations.
- 16) Museums.
- 17) Sheriff's or police stations.
- 18) Private school through grade twelve (12).
- 19) Telephone repeater stations or communication equipment building.
- 20) Other uses, similar in character, intensity, and use to those listed above, as determined by the Director of Planning.

e. Site Development Standards:

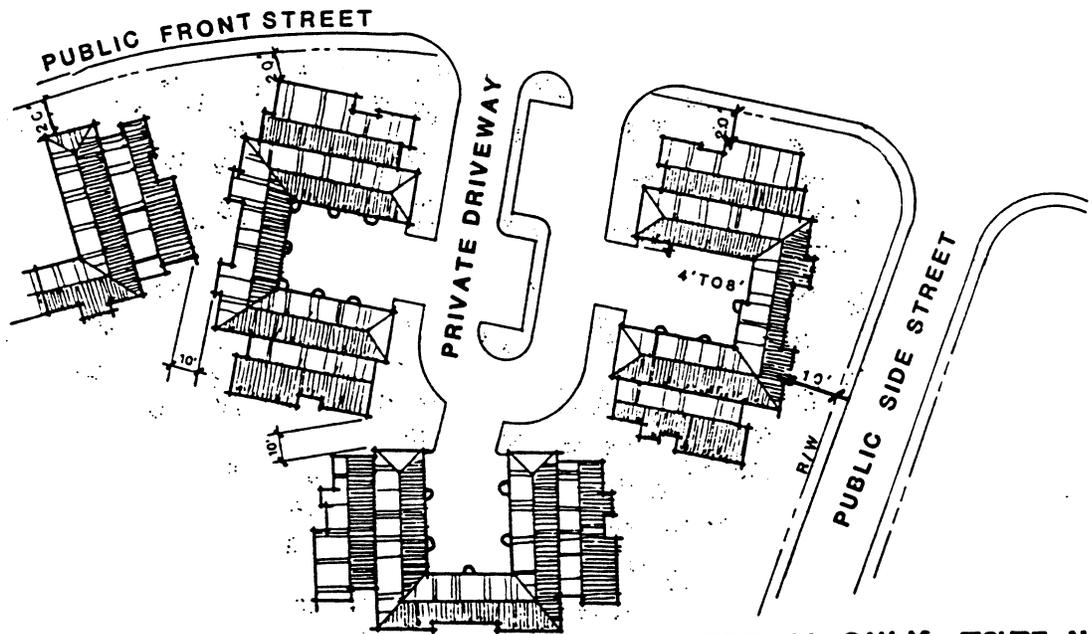
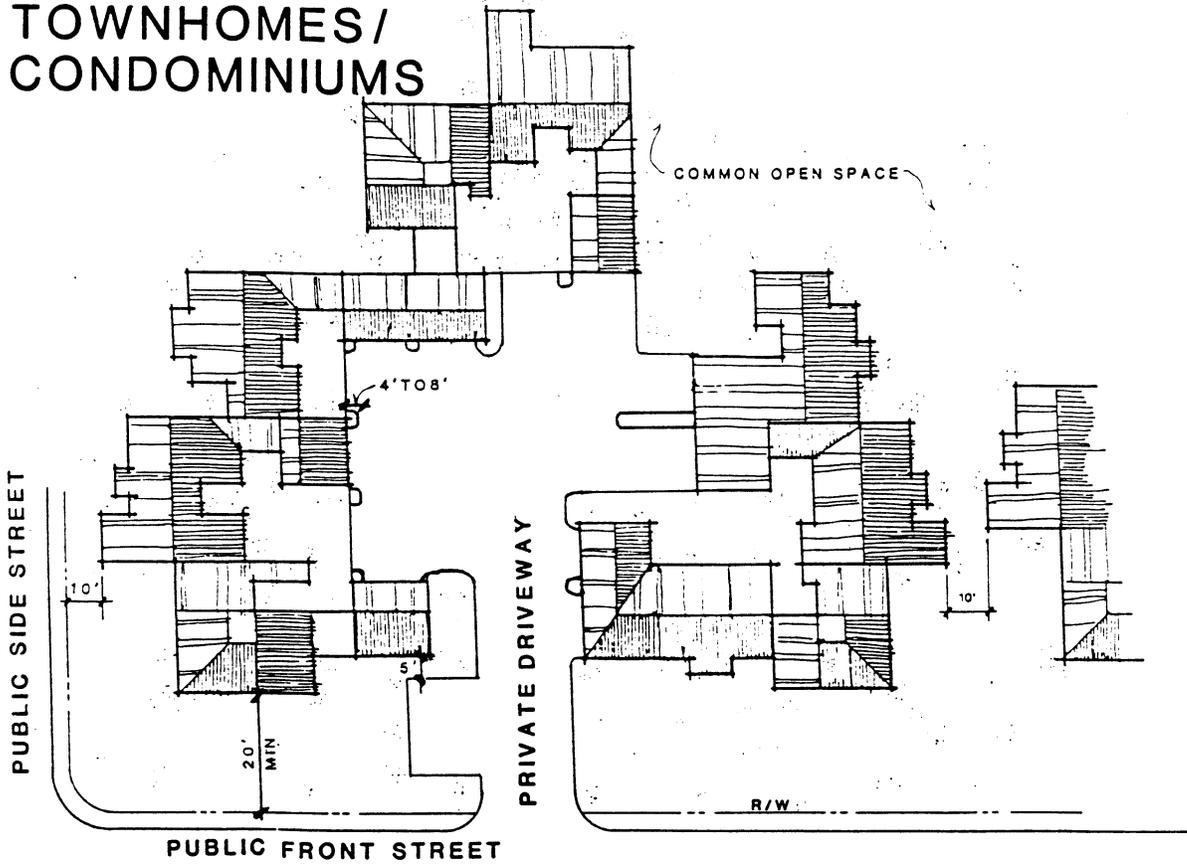
All Multiple Family Residential areas within the City Ranch Specific Plan area shall be subject to the following Development Standards, unless modified by an approved Site Plan.

Figures N, O and P illustrate how setbacks apply to Multi-Family development. These figures are conceptual and are not intended to show required design features. The Development Standards are as follows:

- 1) Development site area: Minimum one (1) acre.
- 2) Development site width: Minimum 200 feet.
- 3) Building height: Maximum two (2) stories, not to exceed thirty-five (35) feet.
- 4) Required Open Space: Thirty (30) percent of the gross site area which may include front yards, common open space areas, landscaped areas and natural open space. When

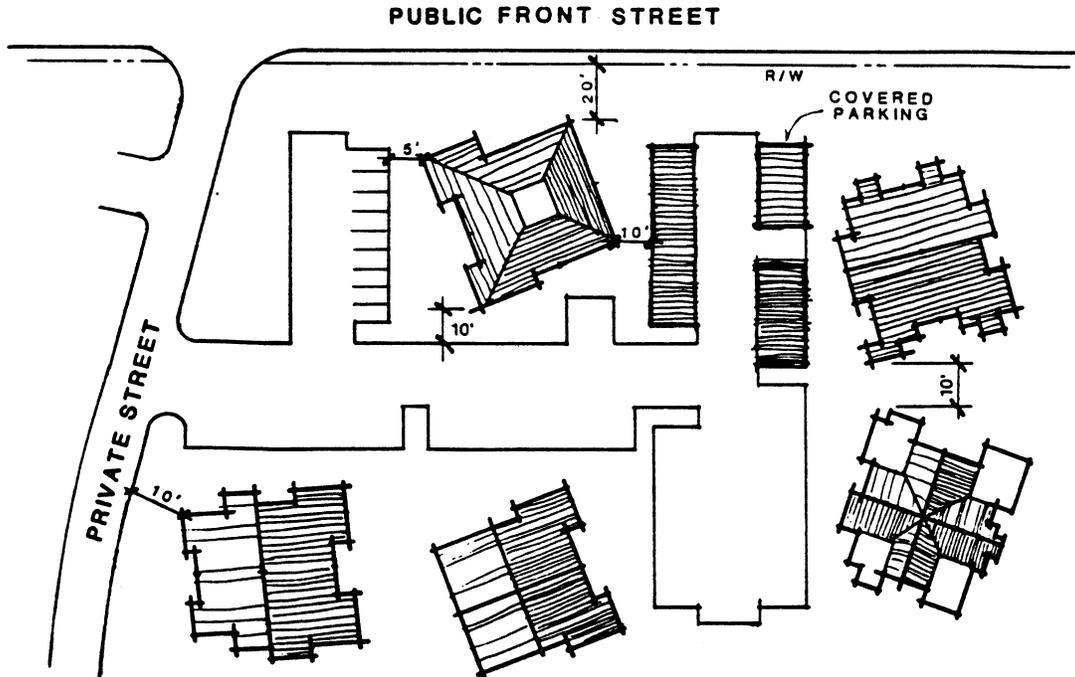
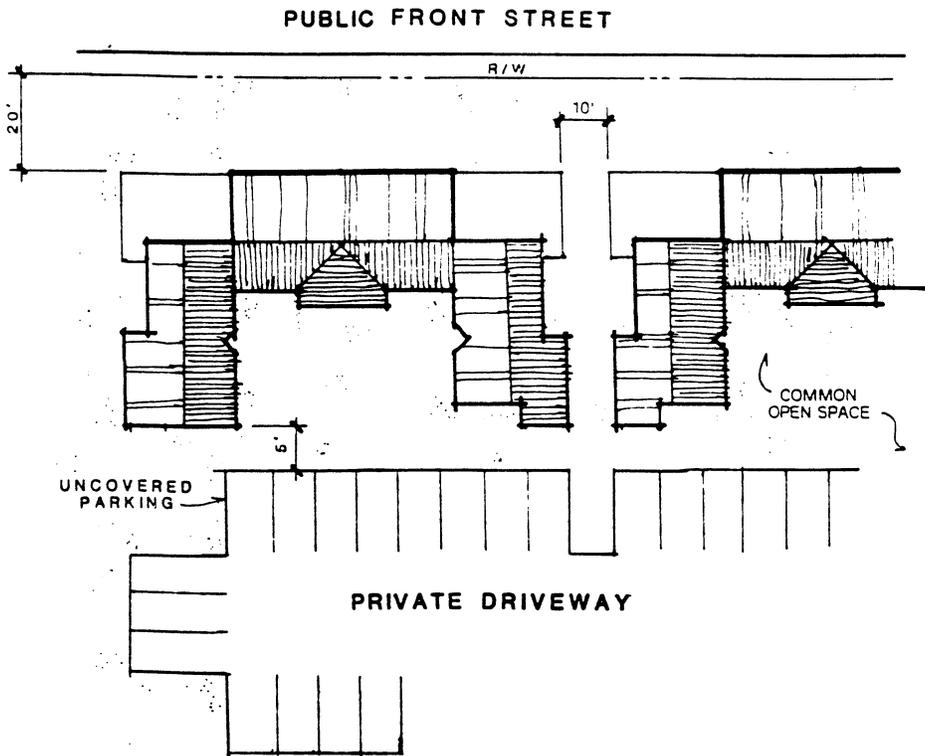
- located adjacent to or in close proximity to major open space or recreational facilities, required open space may be decreased to twenty (20) percent of the gross site area when reviewed and determined to be acceptable by the Planning Commission through the Residential Planned Development or Site Plan Review process.
- 5) Development site coverage: Seventy (70) percent maximum, including impervious surfaces. Impervious surfaces shall include building, streets, sidewalk and driveway (not including walkways and open space or recreation pavement).
 - 6) Building setbacks.
 - (a) From building to a public front street: Minimum twenty (20) feet. Minimum thirty (30) feet from a major arterial. From building to public side street: Ten (10) feet.
 - (b) Separation between building and private driveway or covered parking areas: Ten (10) feet.
 - (c) Side: Minimum ten (10) feet to private drive or lot line.
 - (d) Side yard abutting a major arterial: Thirty (30) feet minimum.
 - (e) Rear yard: Minimum fifteen (15) feet. Thirty (30) feet abutting a major arterial.
 - (f) Separation between buildings: Ten (10) feet.
 - (g) Separation between building and uncovered parking: Five (5) feet.
 - (h) Architectural projections, including fireplaces, eaves, bay windows, etc., may encroach two (2) feet into required setbacks and may have a maximum twelve (12) square feet where the projection touches the ground.
 - 7) Garage setback: Minimum twenty (20) feet from public street right-of-way to garage door. Minimum fifteen (15) feet from public street to side or rear of garage. Four (4) to eight (8) feet or minimum twenty (20) feet from private driveway to garage door. Minimum ten (10) feet from private driveway to side or rear of garage. Garages with parking aprons less than 20 feet in length shall have automatic garage door openers and sectional roll up doors.
 - 8) Accessory building setbacks, excluding garages: Twenty (20) feet from property line.
 - 9) Off-street parking: Off-street parking shall be provided in accordance with Section V. H., "Off-Street Parking Standards", or as modified by the approved Site Plan.

MULTI-FAMILY TOWNHOMES/ CONDOMINIUMS



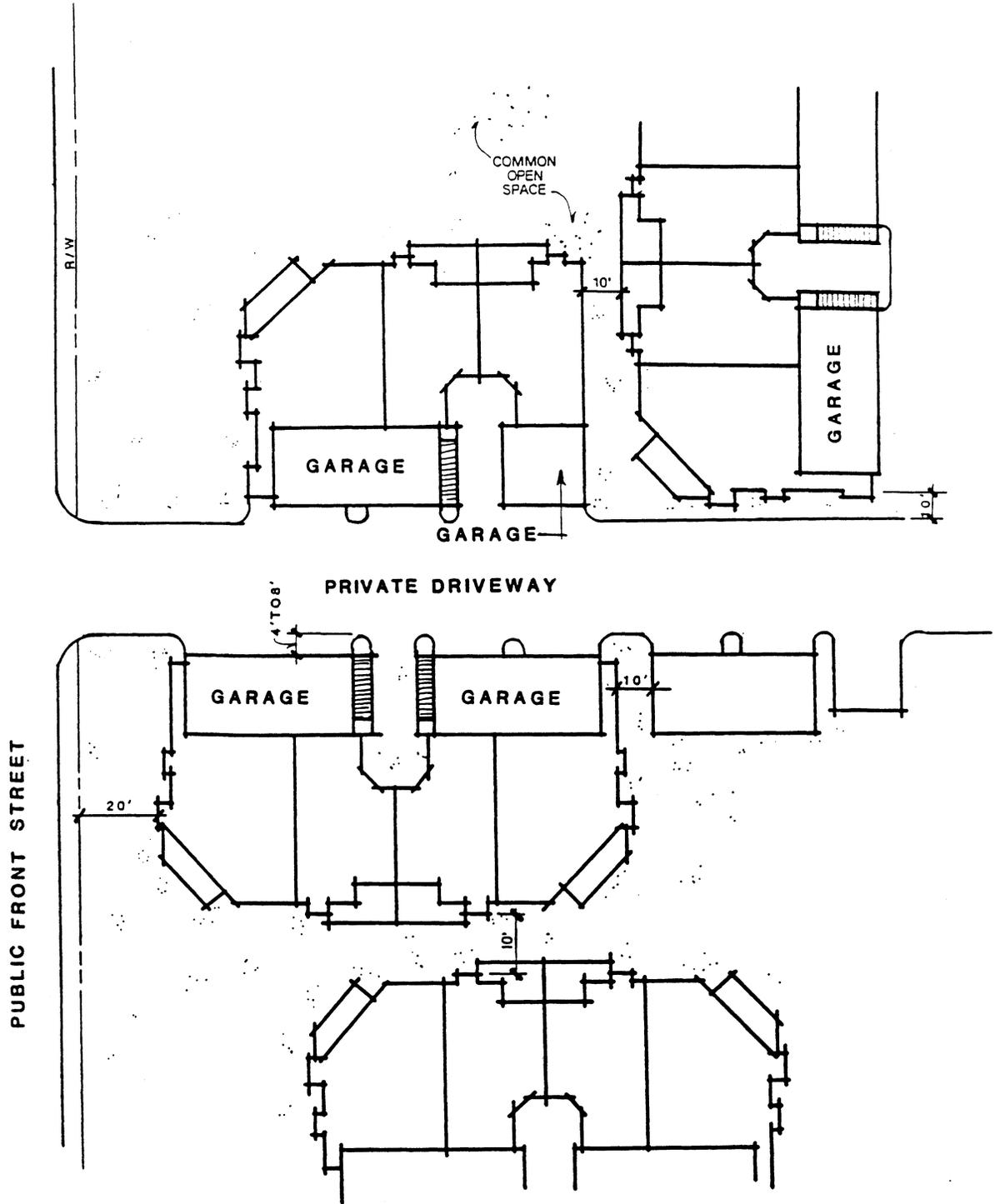
CONCEPTUAL ONLY FIGURE N

MULTI-FAMILY CONDOMINIUMS



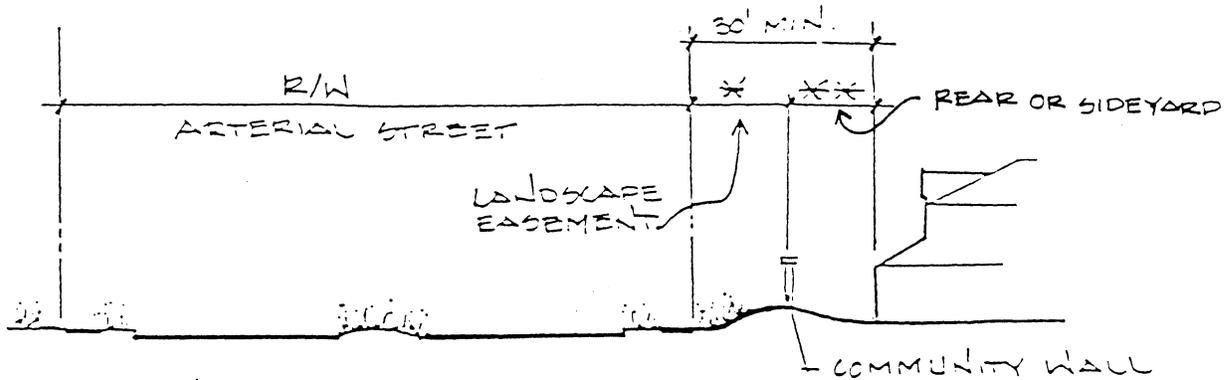
CONCEPTUAL ONLY FIGURE 0

MULTI-FAMILY CONDOMINIUMS/TOWNHOMES



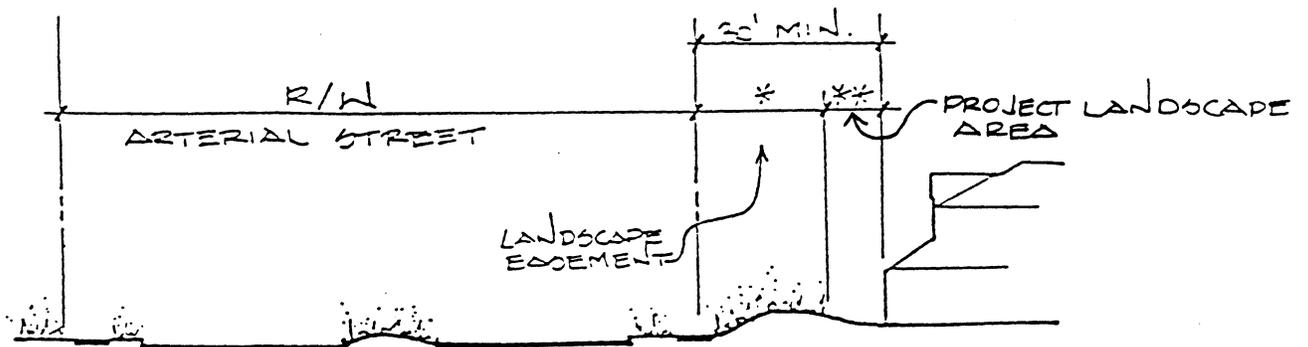
CONCEPTUAL ONLY FIGURE P

LANDSCAPE EASEMENT AREA RELATIONSHIP TO SETBACKS FOR ARTERIAL STREETS



- * LANDSCAPE EASEMENT (VARIES 10' TO 30')
- ** VARIES (MUST MEET MINIMUM YARD REQUIREMENTS PER PRODUCT TYPE)

A. WHERE COMMUNITY WALL OCCURS



- * LANDSCAPE EASEMENT (VARIES 10' TO 30')
- ** VARIES (MUST MEET MINIMUM YARD OR SETBACK REQUIREMENTS PER PRODUCT TYPE)

B. WHERE NO COMMUNITY WALL OCCURS (MULTI FAMILY, TOWNHOUSES OR COMDOMINIUMS ONLY)

- 10) Private Open Space: An amount equal to five (5) percent of the interior floor area shall be provided as patio, balcony, atrium or other private open space per unit.
- 11) Site plan and/or building design shall decrease the visual impact of garage doors as seen from streets through the use of varying garage door setbacks, angled garage entries, side-in garage orientation, or other site planning or architectural techniques to visually ameliorate the appearance of garage doors.
- 12) Parking, excluding visitor or guest parking, shall be located within two hundred (200) feet of the assigned residential unit.
- 13) Noise attenuation will be addressed during the Development Review application process, as applicable.
- 14) Mechanical equipment shall be completely screened from view of adjacent streets or contiguous development areas by architectural means such as parapet walls or rooftop wells which are integrated into the building's architecture. If mechanical equipment is roof mounted, it shall be screened from view with no visible duct work.
- 15) Air conditioning condensers shall not be located on patio slabs or balconies.
- 16) "Pop-out" or permanently installed window air conditioning units are not permitted.

D. Residential Planned Development (R-PD) Standards

1. The City Ranch Residential Planned Development (R-PD) 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, to provide for a balanced distribution of residential densities and unit types, to provide appropriate transitions of densities between residential and non-residential land uses, 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 Residential Planned Development in City Ranch. All condominium development and alternative lotting concepts which may not conform to the Development Standards for the underlying development designation in City Ranch shall be processed as a Residential Planned Development.

2. R-PD developments may include developments consisting of single family zero-lot-line developments, single family attached developments, zero-lot-line developments, z-lot detached developments, duplexes or individual fee lots, wide and shallow lots, 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 V. D. 3., "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.

3. Development Standards

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

- a. The development shall be proposed on a parcel or parcels not containing less than one (1) acre. A greater emphasis shall be placed on functional private open space areas for individual dwelling units where parcel size is less than five (5) acres.

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 project 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 development. A greater emphasis shall be placed on quality private open spaces for individual units where parcels size is less than five (5) acres.

- b. Dwelling units may be in single family detached, attached 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 they are for the primary use of persons residing within the residential planned development projects, and are located so as not to be detrimental to adjacent properties. Distance between buildings shall not be less than ten (10) feet.
- c. Buildings, driveways and parking areas shall not occupy more than 70 percent of the site area, except that common recreational buildings are excluded from this building coverage limitation.
- d. All residential 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, at least two (2) of the following project amenities shall be provided:
 - (1) Swimming pool.
 - (2) Recreation building.
 - (3) Tennis court(s).
 - (4) Private fitness center and/or athletic club.
 - (5) Tot lot.
 - (6) Other facilities approved by the Planning Commission during Conditional Use Permit review.

The number and types of required amenities shall be consistent with the size of the project.

- 4. 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.
- 5. 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 completed with the approval of the Planning Commission. The Planning Director may modify, without a hearing, this condition pertaining to the development

schedule, based upon the affirmative showing of substantial written evidence of hardship by the project applicant and provided that recreational amenities are reasonably provided as development occurs.

6. A Tentative Map shall be filed when required by the 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 improvement must be approved by the City Engineer and Director of Planning.
7. A preliminary plan for the landscaping of all open areas, where appropriate, shall be submitted to and approved by the Planning Commission along with the Conditional Use Permit. Final plans shall be subject to approval by the Director of Planning and City Landscape Architect.
8. 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 preceding Section V. D. 3. d., provided that where the applicant submits development plans indicating to the satisfaction of the Planning Commission that the 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.

9. 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 Residential Planned Development Standards.

10. 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.
11. Approval of any project under the R-PD Standards shall meet all applicable findings as specified in Section VII, "Implementation".
12. For any project in which common areas, common maintenance facilities, private streets, commonly maintained yards, or similar type community 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.

E. Commercial Use Standards (C)

1. Purpose and Intent:

The purpose of these standards is to provide for neighborhood commercial needs of the community and to provide development provisions which are responsive to changing economic and market requirements over time.

2. Standards:

a. Uses Permitted in Commercial Designations.

The Neighborhood Commercial Centers are intended to provide for the conduct of business primarily serving area residents, including the retail sale of convenience goods, residential services, groceries, small specialty sales, personal services, and other commercial and professional activities. The following uses are generally considered appropriate in Planning Areas 3 and 33 designated Commercial on the Development Plan. Any commercial, public or quasi-public use or material modification to the exterior of an existing structure within the commercial sites shall conform to the Site Plan Review or Conditional Use Permit process (see Section VII. J., "Site Plan Review" and Section VII.

K., "Conditional Use Permits"). When the following uses are proposed within an existing structure, they shall be subject to Administrative Review per Section VII. I., "Administrative Review/Staff Review". Evaluation of proposed uses in new construction shall occur during the Site Plan Review or Conditional Use Permit process. However, during the Site Plan Review or Conditional Use Permit process, a listed use may be found to be inappropriate for a given site, or inappropriate in combination with the other proposed uses on a given site.

The following uses are permitted in Commercial site designations:

- 1) Administrative, professional and business offices.
- 2) Answering service.
- 3) Antique stores.
- 4) Apparel shops.
- 5) Appliance stores, household.
- 6) Athletic and sporting good stores.
- 7) Art supply stores.
- 8) Auditoriums and conference rooms.
- 9) Automobile supply stores, no on-site repair.
- 10) Bakery shops, including baking only when incidental to retail sales from premises.
- 11) Banks, savings and loan and credit unions.
- 12) Barber and beauty shops.
- 13) Bicycle sales and service.
- 14) Book stores.
- 15) Camera and photo supply stores.
- 16) Cleaning and dyeing agencies, including incidental spotting, sponging, pressing and repairs.
- 17) Confectionery or candy stores.
- 18) Data processing center.
- 19) Delicatessens.
- 20) Dental clinics, including laboratories in conjunction therewith.
- 21) Department stores.
- 22) Dog and cat grooming services.
- 23) Drug stores.
- 24) Florist shops.
- 25) Furniture stores.
- 26) Furrier shops.
- 27) Garden supplies.
- 28) Gift stores.

SECTION V
DEVELOPMENT STANDARDS

- 29) Hardware stores.
- 30) Health food stores.
- 31) Hobby supply stores.
- 32) Ice cream and yogurt shops.
- 33) Ice sales, not to include ice manufacturing plants.
- 34) Jewelry stores with incidental repairs.
- 35) Laundries, self-service.
- 36) Leather goods stores.
- 37) Libraries.
- 38) Lighting fixture stores, carpeting, drapery, wallpaper and tile stores, paint and glass stores.
- 39) Locksmith shops.
- 40) Luggage stores.
- 41) Markets, food.
- 42) Meat markets, not including slaughtering.
- 43) Medical clinics, including laboratories in conjunction therewith.
- 44) Music stores.
- 45) News stores.
- 46) Notions or novelty stores.
- 47) Pet stores and supplies.
- 48) Photographic equipment and supply stores.
- 49) Police stations or sheriff's stations.
- 50) Post Offices.
- 51) Pottery stores, but not including a kiln or manufacture of.
- 52) Radio and televisions stores.
- 53) Real Estate offices.
- 54) Restaurants, including the permitted service of alcohol.
- 55) Shoe repair shops.
- 56) Shoe stores.
- 57) Stationery and paper products stores.
- 58) Tailor shops, custom tailoring only.
- 59) Telephone stores.
- 60) Theaters, not including drive-in.
- 61) Tourist information centers.
- 62) Toy stores.
- 63) Travel agencies.
- 64) Typewriter sales and incidental repairs.
- 65) Video equipment sales or rental.
- 66) Watch sales or repair.
- 67) Any other use similar in character, intensity, and use to those listed above, and which is determined by the Director of Planning.

b. Accessory Uses Permitted:

The following uses are permitted. When indicated with an asterisk (*) the following uses are also subject to Administrative Review as identified in Section VII. I., "Administrative Review/Staff Review".

- 1) Accessory structures or uses, excluding outside storage, on the same building site which are customarily incidental or necessary to the main building or use.
- 2) 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.*
- 3) Satellite dishes (permitted only when screened from view from public streets).*
- 4) Storage of building materials used in construction of a building or building project, during the construction and thirty (30) days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be a part of the building project, or on property adjoining the construction site.

c. Uses permitted subject to a Conditional Use Permit.

Pursuant to the provisions of Article 102 of Ordinance No. 140 (Variances and Conditional Use Permits) contained in Appendix D and applicable findings as specified in Section VII, "Implementation", the following uses may be allowed subject to an approved Conditional Use Permit:

- 1) Bar and cocktail lounges, except within a restaurant.
- 2) Churches, temples and other places used exclusively for religious worship.
- 3) Clubs, lodges and meeting halls.
- 4) Health clubs.
- 5) Liquor stores, except where ancillary to other uses, i.e. markets, drugstores.
- 6) Automobile service stations, including vehicle maintenance, provided that all operations take place wholly within an enclosed structure, specifically excludes heavy automobile

repair uses such as welding, auto body, painting and similar uses.

- 7) Dancing or entertainment establishments.
- 8) Nursery schools, preschools.
- 9) Day care centers.
- 10) Public utilities.

d. Uses Permitted Subject to a Temporary Use Permit:

- 1) 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.
- 2) Pumpkin sales.
- 3) Construction trailers.*
- 4) Christmas tree sales.
- 5) Temporary car washes.
- 6) Any other temporary uses which the Planning Director deems warrants a Temporary Use Permit.
- 7) Temporary Real Estate office.

e. Site Development Standards:

The following shall apply:

- 1) Building site: 5,000 square foot minimum.
- 2) Building site width and depth: No minimum.
- 3) Building height limit: Maximum two (2) stories, not to exceed thirty-five (35) feet
- 4) Building Setbacks.
Front yard: Required minimum setback area shall not include drive-thru lanes, loading areas or other paved surfaces, but may include utility pads, walkways, access points and similar improvements.
 - (a) Twenty (20) feet for buildings less than 10,000 square feet gross leasable area which abut arterial roads.
 - (b) Thirty (30) feet for all other buildings.Rear or side yard:

- (c) A minimum twenty (20) foot setback shall be maintained from all other thoroughfares.
 - (d) A minimum twenty (20) foot setback from residential lots or parcel boundaries.
 - (e) Zero (0) feet adjacent to commercial uses.
- 5) Off-street parking. See Section V. H., "Off-Street Parking Standards".
 - 6) 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 V. H. i., "Required Lighting". Except for necessary security lighting, all lights shall remain off during non-business hours.
 - 7) 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 conform to Section V. H. 8., "Loading Zone Standards" contained herein. Where loading areas are located adjacent to existing or proposed residential property, a noise study shall be submitted at the time of development proposal.
 - 8) Nursery schools and day care uses are required to have separate passenger loading and unloading areas provided.
 - 9) 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.
 - 10) Enclosed uses. All permitted uses, together with their 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, and outdoor dining areas, or other similar uses approved by the Planning Director.
 - 11) Architecture. Commercial buildings shall be architecturally designed to integrate with the surrounding structures utilizing similar materials and design concepts. Some elements of design or architectural features shall be carried through on all sides of primary structures and on accessory structures.
 - 12) All buildings and structures shall be continually maintained by the owner, including exterior surfaces and colors.
 - 13) Screening.

- (a) **Abutting residential areas.**
An opaque screen composed of a wall and/or combination wall and berm shall be installed along all site boundaries where the premises abut areas zoned for residential uses. The minimum height of screening shall be six (6) feet. In cases where there are grade differentials or where walls must be higher for noise attenuation, wall height shall be reduced to eight feet or less on the residential side by use of earthen berms, use of two shorter walls in combination, combinations of berming, walls, open fencing, landscaping or similar measures. If there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest adjacent grade. The requirement of such barrier shall not be construed to eliminate pedestrian or bicycle access.
- (b) **A screen, as referred to in 13), (a) "Abutting residential areas", shall consist of the following types:**
 - (1) **Walls.** A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material a minimum of four (4) inches thick.
 - (2) **Berms.** A berm shall be constructed of earthen materials and it shall be landscaped with drought tolerant plants and water saving irrigation where possible. The use of turf is discouraged.
- (c) **Intersections.** Where screening occurs along streets and boundaries, it shall be installed so as not to obstruct the line of sight distance at intersections of:
 - (1) A vehicular accessway or driveway and a street.
 - (2) A vehicular accessway or driveway and a sidewalk.
 - (3) Two or more vehicular access ways, driveways or streets.
- (d) **Mechanical equipment.** Rooftop mechanical equipment shall be completely screened from view of adjacent streets or contiguous development areas by architectural means such as parapet walls or rooftop wells which are integrated into the building's architecture. The use of "picket fence" screening is prohibited.
- (e) **Parking.** Where parking spaces abut the public right-of-way, a partial visual screen of berming/mounding (3:1 maximum slope), landscaping or decorative walls

shall be provided within the adjacent landscape area to a minimum height of twenty-four (24) inches above grade so as to lessen the visual effect of parking and vehicles.

- 14) Landscaping. Where required, landscaping, consisting of evergreen or deciduous trees, shrubs, berms or ground cover, shall be installed and maintained subject to the following standards:
- (a) Twenty (20) foot minimum width of landscaping is required along public rights-of-way. Landscaping shall be bermed, or contain a low wall, or a combination of the two, to a minimum height of twenty-four (24) inches above grade.
 - (b) An additional amount of landscaping equal to at least ten (10) percent of the net useable area of the site is required.
 - (c) A minimum ten (10) foot wide landscape strip is required adjacent to residential uses.
 - (d) A minimum of one tree shall be required to be planted within each landscape island or finger planter within parking lots.
 - (e) Street trees shall be planted with spacing not to exceed twenty (20) feet on centers, average. Trees may be clustered together in grouped plantings in order to maintain "windows" of visibility into commercial sites, however, in no case may the total number of trees be decreased by the use of clustering. Street trees shall be selected from the City's approved tree list.
 - (f) Trees shall be installed with a mix of the following sizes: 50 percent minimum 1" caliper (15 gallons); 30 percent 24" box specimen; and 20 percent 36" box specimen.
 - (g) 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 12 parking spaces.
 - (h) 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.
 - (i) Watering. A permanent automatic electric irrigation system shall be provided for all landscaped areas. Drip irrigation or other water-conserving irrigation should be used where appropriate.

- (j) 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.
- (k) Areas of native vegetation are exempt from these landscape requirements except for item 14)(j), "Maintenance".
- (l) All transformer pads/equipment shall be screened with landscaping and/or walls.
- (m) All landscape plans shall be reviewed and approved by the City Engineer and Planning Director. The use of drought tolerant plants and xeriscape materials should be implemented as the preferred landscaping method wherever feasible.

F. Open Space Use Standards (OS)

1. Purpose and Intent:

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

2. Standards:

a. Uses permitted subject to Site Plan Review:

- 1) Biking, hiking and equestrian routes and trails.
- 2) Conservation areas and wildlife refuge.
- 3) Parks, picnic areas, playgrounds and ball fields.
- 4) Passive recreation areas, vista points and scenic resource areas.
- 5) Any other use similar in nature which is found compatible with the purpose of this Open Space section, and which is deemed appropriate by the Planning Director.

b. Uses Permitted Subject to a Conditional Use Permit:

Pursuant to the provisions of Article 102 of Ordinance No. 140 (Variances and Conditional Use Permits) contained in Appendix D and applicable findings as specified in Section VII, "Implementation", the following uses may be allowed subject to an approved Conditional Use Permit:

- 1) Day care centers.
- 2) 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.
- 3) Fire stations/Sheriff's stations.
- 4) Parking facilities.
- 5) Golf courses and driving ranges.

c. Uses Permitted Subject to a Temporary Use Permit:

- 1) 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.
- 2) Pumpkin sales.
- 3) Christmas tree sales.
- 4) Temporary car washes.
- 5) Temporary storage of materials and equipment for construction of public works and any similar agricultural, conservation, park and recreation, maintenance, open space use or accessory uses which are approved as an appropriate use by the Director of Planning.
- 6) Any other temporary uses which the Planning Director deems warrants a Temporary Use Permit.

d. Site Development Standards:

The following standards shall apply unless modified by the approved Site Plan:

- 1) Building site area. As indicated on the approved Site Plan.

- 2) Building height. Maximum two (2) stories, not to exceed thirty-five (35) feet.
- 3) Building site coverage. As indicated on the approved Site Plan.
- 4) Building setbacks. All buildings shall be set back from all property lines a distance of twenty (20) feet, or as otherwise modified by the approved Site Plan. Thirty (30) feet is required from major arterials.
- 5) Off-street parking. Off-street parking shall be provided as required by Section V. H., "Off-Street Parking Standards". A thirty (30) foot setback is required along major arterials.
- 6) Lighting. All lighting, exterior and interior, shall be designed and located to confine direct rays to the premises. A photometric lighting plan is required pursuant to Section 86.05(9)(A)-(H) of the Palmdale Zoning Ordinance.
- 7) 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 (6) feet in height. No such area shall be located within fifty (50) feet of any residential area.
- 8) Screening.
 - (a) Screening is required when residential uses or a public or private street abut the following.
 - (1) Loading areas.
 - (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.
 - (b) A screen as referred to above, may consist of two (2) of the following types:
 - (1) Walls: A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material a minimum of four (4) inches thick.
 - (2) Berms: A berm shall be constructed of earthen materials and it shall be landscaped.
 - (3) 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.
 - (4) Landscaping: Plant materials, when used as a screen, shall consist of densely planted evergreen or deciduous plants.

- (c) Intersections. Where screening is established near intersections, it shall consider safe sight distances so that adequate visual conditions are maintained for pedestrians and drivers of motor vehicles.
 - (d) Mechanical equipment. Rooftop mechanical equipment shall be completely screened from view of adjacent streets or contiguous development areas by architectural means such as parapet walls or rooftop wells which are integrated into the building's architecture. The use of "picket fence" screening is prohibited.
- 9) 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 Planning Director.

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

- (a) Landscaping areas ten (10) feet or wider are required along all property lines abutting streets unless a minimum of ten (10) feet of landscaping has been provided in a landscape easement. Minimum tree and shrub size shall be fifteen (15) gallons and spaced a minimum of 30' average.
- (b) A ten (10) foot landscape area is required where open space uses abut residential uses. Note: This is not required when abutting natural open spaces.
- (c) Planting shall be designed so as not to hinder sight distance at intersections.
- (d) Drip irrigation or other water-conserving irrigation should be used where appropriate.
- (e) Landscaping shall be maintained by property owners in a neat, clean and healthy condition.
- (f) Areas of natural open space, wetland areas and Planning Area 1 do not require additional planting or irrigation except in areas immediately adjacent to streets, or as determined in subsequent environmental review.
- (g) Areas of native vegetation within all Open Space Designations (whether natural or enhanced) are exempted from the landscape standards identified above. This exemption is not intended to exempt

requirements for trash clearing and brush management for fire control purposes.

- 10) All buildings and structures will be maintained by the owner in a good state of repair, including exterior surfaces and colors.
- 11) Security fences and tennis court fences shall be subject to Site Plan Review and approval. Lighting for tennis courts shall be reviewed by the Planning Director to determine impacts on adjacent parcels.

G. Community Facility Use Standards

1. Purpose and Intent

The City Ranch Specific Plan area is primarily a residential community where only those nonresidential uses are permitted which are complementary to and which can exist in harmony with the residential community. The purpose of these standards is to provide for those public or private nonresidential uses which are customarily established within the residential community, but which must be reviewed to ensure compatibility.

All nonresidential uses established in a residentially designated Planning Area are subject to the City of Palmdale Site Plan Review or Conditional Use Permit procedures.

2. Standards

The following uses are allowed in all Planning Areas within the City Ranch site subject to the applicable processing procedure.

a. Uses permitted subject to Site Plan Review:

- 1) City of Palmdale Maintenance Facility.
- 2) Other uses deemed appropriate by the Planning Director.

b. Uses permitted subject to a Conditional Use Permit:

Pursuant to the provisions of Article 102 of Ordinance No. 140 (Variances and Conditional Use Permits) contained in Appendix D and applicable findings as specified in Section VII, "Implementation", the following uses may be allowed subject to an approved Conditional Use Permit:

- 1) Community centers.
- 2) Public and private recreation centers and facilities.
- 3) Civic and cultural facilities.
- 4) Special community events.
- 5) Day care facilities.
- 6) Community information center.
- 7) Churches and other places of religious worship.
- 8) Fire stations.
- 9) Hospitals.
- 10) Schools, private.
- 11) Nursery schools, pre-school children.
- 12) Police or sheriff's stations.
- 13) Communication equipment buildings.
- 14) Electric distribution substations, including microwave facilities in conjunction therewith.
- 15) Libraries.
- 16) Microwave stations.
- 17) Oil wells pursuant to the provisions of Article 94 (Regulations of Uses Established by Conditional Use Permit).
- 18) Telephone repeater stations.
- 19) Water tanks.

c. Uses Permitted Subject to a Temporary Use Permit:

- 1) Temporary real estate sales offices and information centers in conjunction with the sale of new homes.
- 2) Temporary storage of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains underground conduits, flood control works, pipelines and similar uses.

d. Site Development Standards:

The following standards shall apply, unless modified by the approved Site Plan:

- 1) Building site area. As indicated on the approved Site Plan.
- 2) Building height limit. Thirty-five (35) feet.
- 3) Building setbacks. All primary buildings shall require a minimum of twenty (20) feet setback from all building lines.
- 4) Off-street parking. Off-street parking shall be provided in accordance with the requirements of Section V. H., "Off-Street Parking Standards".

- 5) Trash and storage areas. All storage, including cartons, containers and trash, shall be shielded from view within a 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 residential area.
- 6) Screening.
 - (a) Screening is required when residential uses or public or private streets abut the following:
 - (1) Loading areas (which must be located in the rear of buildings).
 - (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.
 - (b) A screen as referred to above, shall consist of a minimum of two (2) of the following types:
 - (1) Walls. A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material a minimum of four (4) inches thick.
 - (2) Berms. A berm shall be constructed of earthen materials and it shall be landscaped.
 - (3) Fences, solid. A solid fence shall be constructed of masonry, wood or other materials a minimum nominal thickness of two (2) inches and it shall form an opaque screen.
 - (4) Landscaping. Plant materials, when used as a screen, shall consist of evergreen or deciduous plants.
 - (c) Intersections. Where screening is established near intersections, it shall consider safe sight distances so that adequate visual conditions are maintained for pedestrians and drivers of motor vehicles.
 - (d) Mechanical equipment. Rooftop mechanical equipment shall be completely screened from view of adjacent streets or contiguous development areas by architectural means such as parapet walls or rooftop wells which are integrated into the building's architecture. The use of picket fence" screening is prohibited.
- 7) Landscaping. The following site development standards may be modified by the approved Site Plan in an effort to make the nonresidential use more compatible or consistent with other surrounding uses. Landscaping incorporating berming

or low walls or a combination thereof and consisting of trees, shrubs, and/or ground cover shall be installed and maintained subject to the following standards:

- (a) A landscaping strip is required along all primary or secondary arterial streets to a minimum depth of twenty (20) feet.
 - (b) A minimum ten (10) foot landscaping strip is required along all property lines abutting residential uses or two-lane streets.
 - (c) Planting shall be designed so as not to hinder sight distance at intersections.
 - (d) Drip irrigation or other water-conserving irrigation should be used where appropriate.
 - (e) Landscaping shall be maintained by property owners in a neat clean and healthy condition.
 - (f) Areas of natural open space, wetland areas and Planning Area 1 do not require additional planting or irrigation, unless otherwise determined by the EIR.
 - (g) Areas of native vegetation, whether natural or enhanced, are exempted from landscape standards identified above. This exemption is not intended to exempt requirements for trash clearing and brush management for fire control purposes.
- 8) Fences and walls, maximum height.
- (a) Within intersection areas, the height and location shall not obstruct vehicular sight distance.
 - (b) Security fences and perimeter walls shall be six (6) feet high or as otherwise modified by Site Plan review.
- 9) All buildings and structures will be maintained in a state of good repair by the owner of the subject property, including exterior surfaces and colors.

H. Off-Street Parking Standards

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.

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 required off-street parking facility shall be reduced in capacity or area without providing sufficient additional on-site parking spaces or facilities in compliance with this section.
- 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 Condition Use Permit, a Site Plan Review, 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. 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 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 be posted at all entries stating that all provisions of the Palmdale Zoning Ordinance and California Vehicle Code are enforceable on said parking lot by the Los Angeles County Sheriff's Department.
- k. **Posting of Fire Lanes.** All Fire Lanes shall be posted "NO PARKING" in accordance with Fire Department Specifications or other applicable agency requirements.

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 and shall consist of two enclosed spaces. 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 of back-up space is provided. Any additional parking areas shall also be paved in accordance with required standards.
- 2) **Covered Parking.** One (1) parking space per dwelling unit in a Multi-family Development shall be within a garage, carport

- or other suitable covered structure. Two (2) enclosed covered 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 thirty (30) consecutive minutes, unless it falls within the exceptions stated in Section 15.101 of the Palmdale Zoning Ordinance.

b. **Commercial Uses**

- 1) **Parking Location.** In Commercial zones, 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 not be 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 loading door.
- 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.
- 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.

4. Parking Schedule

Off-street parking shall be provided for the following uses in the quantities specified below:

- 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 within a required parking space or stored on the exterior of the business after daily business hours.
- c. Billiards. Three (3) spaces per table.
- d. Churches, chapels. 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 (1) space for every twenty (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 (1) space per two hundred fifty (250) square feet of gross floor area used for other commercial uses. Additional parking for non-related 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 (1) space per one hundred (100) square feet of eating area in a restaurant/coffee shop; plus one (1) space per 70 square feet of seating area in a meeting or banquet room; plus one (1) 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. Multiple-Family Residential apartments, condominiums, townhomes, stock cooperatives and limited equity cooperatives. Two and one-quarter (2.25) spaces per unit, one of which must be covered and designated for a specific dwelling unit.
- 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. One (1) space per one thousand (1,000) square feet of lot area devoted to sales and display.
- r. Parks. Ten (10) space 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 (10) spaces. Where there is no on-site consumption of food or beverages, one (1) 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 (6) 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. One (1) space per each four hundred (400) square feet of gross floor area; plus one (1) space for each vehicle used in conjunction with the use.
- z. Service stations. Two (2) spaces per service bay; plus two (2) parking spaces for employee parking. Additional parking for non-related uses calculated according to use.
- aa. Single Family Residential. Two (2) covered enclosed spaces per unit.
- ab. For uses not specified, the Planning Director shall make an appropriate determination of required spaces.

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 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 (9) feet by twenty (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 inches (2) of asphalt on four inches (4) of compacted base, or four inches (4) of concrete in residential area; and four inches (4) 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 (4) 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) Minimum width of access driveways for Single Family Detached residences and duplex residences on a single lot shall be ten (10) feet. Access driveways for any residential use where more than two dwelling units are located on a single lot (including condominium type arrangements) and for any commercial use shall be as required by the aisle widths in item 6a., "Parking Space Table" of Section V. H., herein.
 - 5) 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.
 - 6) For Single Family Detached residences, an unobstructed paved driveway, a minimum twenty (20) feet in length, shall be provided within the required front setback. No portion of the public sidewalk shall be counted towards meeting the twenty (20) foot minimum.
 - 7) 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 twenty (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 twenty (20) feet in non-residential 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.

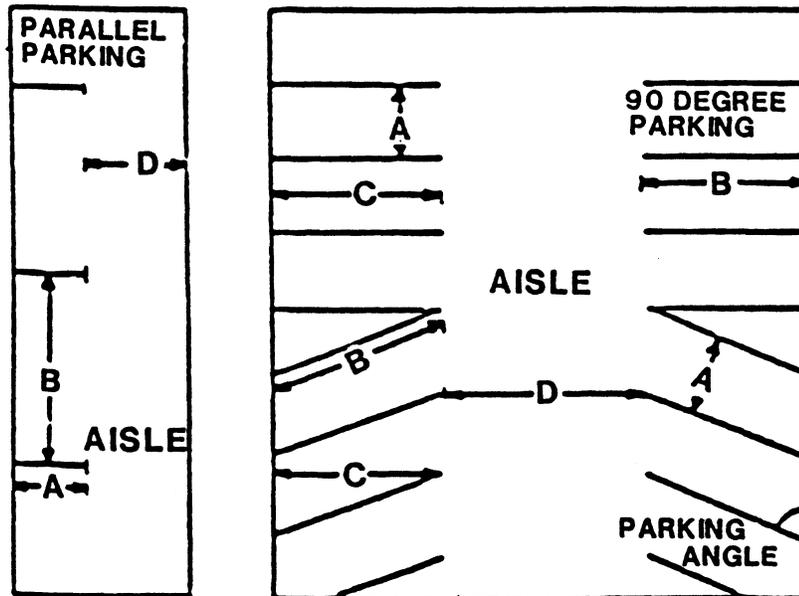
- 5) No low pressure sodium lighting fixtures are allowed.
 - 6) There shall be no illumination or glare from the exterior lighting system onto adjacent properties or streets.
 - 7) Flashing lights are strictly prohibited.
 - 8) Lighting intensity shall be a minimum of one (1) foot candle, maintained.
- 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 signed in accordance with Title 24 of the California Code of Regulations.
- 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 parking lot driveways used exclusively for ingress and egress or interior parking lot circulation shall be designed and improved with grades not to exceed a ten (10) percent slope. Driveways providing ingress and egress to individual single family detached dwellings shall not be subject to this requirement.

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 table below:

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

* See exhibit below.



7. Landscaping

The following landscaping requirements shall apply to all off-street parking areas.

- a. Landscape islands, a minimum six (6) feet in width, shall be provided at the end of all parking rows which directly abut buildings, sidewalks, walls, or other similar features. For parking rows containing twelve (12) or more spaces, one (1) additional landscape island within the interior of the parking row shall be provided per twelve (12) parking spaces. This requirement shall be in addition to the required row end landscape islands. For projects on sites of 25,000 square feet or less in size, the required width of required landscape islands may be reduced to four (4) feet, and the requirement for landscape islands within the interior of the parking row may be waived, subject to a determination by the Planning Director that an equivalent amount of overall site and parking lot landscaping is provided.
 - b. Where commercial uses abut residentially zoned property, a minimum ten foot wide bermed or combination berm and low wall landscape strip shall be required adjacent to residential zoned property. A solid six foot high masonry wall, located at the property line, shall also be required.
 - c. All landscaping and planting within paved areas shall be contained within raised planters surrounded by six inch concrete curbs.
 - d. 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.
 - e. Landscaping, when providing a buffer and interface between commercial uses and residential uses, shall include at least one mature tree for each two hundred 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.
 - f. All portions of a parking lot devoted to landscaping shall be provided with an automatic electric irrigation system.
- 8. Loading Zone Standards.** Loading Zone standards shall be per City Standards in effect at the time of development.

I. Sign Standards

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 structure and are not more than forty-two (42) inches apart, the sign area shall be completed by the measurement of one of the faces.

1. Purpose and Intent

The purpose of this section is to establish standards for the uniform regulation of signs throughout the City Ranch Specific Plan. The intent is to permit adequate signage for those uses which require it and to prevent unnecessary and unsightly signs.

2. Temporary Signs (Applicable to all Planning Areas)

- a. The following temporary signs are allowed without a permit:
 - 1) Temporary political signs (must be removed within five (5) days after election).
 - 2) Real estate signs less than six (6) square feet in area.
- b. The following temporary signs are allowed subject to the issuance of a sign permit by the City of Palmdale.
 - 1) Construction announcement signs not to exceed eighty (80) square feet in area and fifteen (15) feet in height above grade of the site.
 - 2) Real estate signs greater than six (6) square feet in area, but no greater than thirty-two (32) square feet in area.
 - 3) Subdivision identification signs. Upon recordation of a subdivision, the Director may permit the location of two (2)

on-site new subdivision identification signs. Such signs shall be subject to the following provisions:

- (a) The signs may be single or double faced and shall not exceed ten (10) feet in height.
 - (b) 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.
 - (c) 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 Planning Director.
 - (d) Such signs shall be located a minimum of ten (10) feet from the ultimate property line provided.
 - (e) Such signs shall be at least 1,000 linear feet apart on the same side of a public road or street and the same distance apart at an intersection of such streets following the right-of-way line. Said signs must be located on the same site.
 - (f) Unless a time extension is granted by the Planning Director, such signs shall be removed eighteen (18) months from the date upon which the permit(s) was issued or when all of the lots in the subdivision have been initially sold, whichever occurs first.
- 4) **Model Home Signs.** One feature sign and one model home sign identifying each particular model, not exceeding two (2) feet by three (3) feet in size, shall be permitted. Model home complex flags may be displayed and shall be limited to four (4) 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 and after the commencement of their use. The deposit shall be refunded by the Planning Director 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.

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 (2) feet by three (3) feet 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 Planning Director.

- 2) **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) **A sign shall not project over or into a public right-of-way.**
- 3) **Roof signs shall be prohibited.**
- 4) **The Planning Director and City Engineer may authorize identification signs showing the name of the community at the main points of entrance into the City Ranch development, provided the overall signage area does not exceed eighty (80) square feet per sign face.**
- 5) **No illuminated sign shall be erected closer than seventy-five (75) feet from any residential land use district on which there exists structures used for residential purposes 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 Director of Planning shall authorize the issuance of a permit.**
- 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) Inflatable signs - except as reviewed and approved by the Planning Department under a Temporary Use Permit.
- (d) Portable, movable or temporary signs, including window signs.
- (e) Billboards.
- (f) Roof signs.
- 9) All street name signs shall incorporate the City's logo as approved by the City's Traffic Engineer.
- c. Signs Permitted within Residential Designations
 - 1) One indirectly lighted or softly back lighted 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. Maintenance of such signs shall be the responsibility of the Homeowner's Association or master Homeowner's Association or designated maintenance entity.
 - 2) Community and common facilities identification.
 - 3) After the Site Plan Review and approval, the Planning Director may permit one (1) single-faced non-illuminated sign on a parcel of record to identify the project contractor, and/or leasing agency. Such sign shall not total more than 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.
- d. Signs Permitted within Commercial Designations
 - 1) On-building identification signs.
 - (a) The sign area shall not exceed one (1) square foot of sign area for each linear foot of building/bay frontage. In no case shall the subject sign exceed one hundred (100) square feet in area. Businesses are allowed a maximum of one (1) on-building identification sign per building elevation and in no case will more than two (2) on-building signs be permitted.
 - (b) Where a canopy, marquee, or eave extends over a walkway, arcade, or mall, one (1) 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.
- 2) Free standing 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 (1) per street frontage (minimum 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 tenants. Such signs shall be a minimum ten (10) feet from the property line.
- 3) General.
- (a) Service Station Price Signs: Service station price signs shall meet but not exceed the maximum size requirements set forth in 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, or above the roof line.
 - (c) All signage shall be removed within ten (10) days of the vacation of the building or suite.

4. Signs Decal Program

Every sign for which this Chapter imposes standards shall have a decal provided by the City which will include the identification number, the name of the installer and the installation. 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 decal 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 decal and the collection of the fees. The decal and fee requirements of this Section shall not be applicable to the erection of temporary political signs.

J. Grading Standards

The following section contains grading standards applicable to all development in City Ranch. Specific standards have been designed primarily to deal with development occurring in moderate to steep areas of the site. All grading within City Ranch shall conform to the grading standards set forth herein to the extent that such standards do not conflict with and are not inconsistent with Chapter 70 of the Los Angeles County Uniform Building Code and the City's Engineering Standards.

1. General

The Specific Plan acknowledges that grading is necessary and will occur with development, but that the aesthetic impacts of grading can be reduced. It is intended that site planning and grading work together to form a harmonious result in the design of individual Planning Areas. Therefore, grading policies and grading standards have been developed which incorporate desirable site planning criteria to mitigate the impacts of grading.

a) Definitions.

For purposes of this section, the following definitions shall apply:

"Visual length" of slope back shall be defined as the horizontal length of the portion of a man-made cut or fill slope which can be seen from a single fixed location.

"Slope" shall mean the percent of grade within a parcel, planning area or area proposed to be graded which is calculated based upon generally accepted methods of slope calculation. These methods shall include vertical rise divided by horizontal distance (expressed in percent of slope), slope calculations by computer program based upon digitized topography, or other commonly accepted methods of calculating slope.

"Slope height" shall be defined as the vertical distance from top of graded slope to toe of graded slope. "Slope height" shall not include transitions to natural ungraded slope areas.

"Toe of slope" shall be defined as the boundary between the bottom of a man-made slope and the adjacent lot pad, natural terrain or flat graded area.

"Daylight fill" shall be defined as the technique of filling a depression, arroyo or similar feature which results in limited exposed cut or fill slopebanks.

"Top of slope" shall be defined as the boundary between the top of a man-made slope and the adjacent natural terrain, lot pad, or flat graded area.

"Graded slope" or "slope banks" shall be defined as man-made sloping areas of greater than twenty (20) percent (5:1) slope.

"Mega pad" shall be defined as a large continuous graded flat area made by cut, fill or a combination of the two, which significantly alters the slope of the natural landform and which creates exposed perimeter cut or fill slopebanks averaging greater than thirty feet in height.

b) Grading Policies

The policies which govern grading design in City Ranch are as follows:

- 1) Major ridge lines shall be preserved. Specifically, grading in City Ranch shall preserve the Sierra Pelona ridgeline and the Verde Ridge ridgeline in their existing state with ridgetop elevations retained at natural elevations.

- 2) Large contiguous open spaces shall be preserved. Specifically areas of natural slope above 45 percent which total over one-half (1/2) acre in size and which are visible from off-site areas shall be preserved in their existing state. This condition occurs in Planning Areas 2, 7 and 32.
- 3) When they result in reduced overall grading impacts, special standards such as reduced width street sections, single loaded streets or deletion of sidewalks on single loaded streets shall be considered at the time of Tentative Tract review and approval.
- 4) Density shall decrease in areas above 15 percent slope as slope increases.
- 5) No construction shall be permitted in areas containing slopes steeper than 40 percent except for isolated pockets of steep slope which are not visually prominent, and only if required for reasons of health, safety or welfare, protection of property for necessary public facilities. Isolated pockets of steep slope shall be defined as sloping areas up to 50 feet in height and up to 200 feet in horizontal length.
- 6) Slope stability measures shall be employed to minimize erosion and to control runoff so as not to endanger health, safety, welfare or property.
- 7) Grading design shall consider long term maintenance requirements and water usage. (See "Grading Standards-General", items 22, 23 and 24 herein).
- 8) Grading design and site planning design shall consider the aesthetic impacts of proposed slopes and structures as seen from off-site developed areas of the City, and shall employ measures to lessen the visual impacts to off-site areas if required. Criteria for mitigation required shall include visual prominence, height of slope banks, "visual length" of slope banks, landscaping and erosion control.
- 9) Mass graded "mega pads" shall be prohibited within City Ranch. Design of residential subdivisions shall utilize grade breaks, curvilinear streets and smaller steps of grade change rather than single large slopes. The grading of the commercial site at Planning Area 3 may utilize a large graded pad design provided slope height does not exceed thirty (30) feet in height and provided the buildings are placed to provide nearly complete visual screening of slopes above twenty (20) feet in height.
- 10) Large visually prominent manufactured slopes shall be designed so as to simulate the curvature of a naturally

shaped slope, or shall be blended into natural slopes by gradually adjusting the contours and slope orientation. Utilization of curvilinear street patterns maybe an element in establishing conformance with this standard.

- 11) Final determination of maintenance responsibility of slopes shall be made by the City Engineer during the Development Review application process. Refer to Section IV. O., "Infrastructure Maintenance and Implementation," Table 1.
- 12) Contour and landform grading that follows the existing natural contours, rather than geometric grading which does not consider 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.

c. Grading Standards - General

Implementation of these policies shall be governed by the appropriate application of Grading Standards, contained in the following sections.

- 1) Graded slopes in excess of 10 feet in height and greater than 200 feet in horizontal length shall be rounded at the top and toe of slope to appear more natural or to blend with the natural topography.
- 2) Grading of natural hillsides with continuous existing slopes of greater than forty (40) percent shall be prohibited except for reasons of public health, safety, welfare, protection of property and necessary public facilities.
- 3) Cut or fill slopes shall not exceed thirty (30) feet in slope height, except as expressly permitted herein. (See "Grading in Planning Areas 3, 4, 6, 7, 8, 17, 19A, 26, 27, 28A and 31".) Cut or fill slopes shall be no steeper than 2:1, except that 1.5:1 slopes may be permitted in specific instances when approved by the City Engineer.
- 4) Fill slopes adjacent to and uphill of arterial streets shall not exceed twenty (20) feet in height, except as expressly permitted herein. (See "Grading in Planning Areas 3, 4, 6, 7, 8, 17, 19A, 26, 27, 28A and 31".)

- 5) A minimum fifteen (15) foot wide access for maintenance equipment shall be provided for all slopes which are to be maintained by an entity other than the property owner. Slopes within street right-of-ways and street landscape easements shall be 3:1 or flatter.
- 6) Where expressly permitted by the City Engineer, fill slopes more than thirty (30) feet in height and cut slopes more than forty (40) feet in height shall have drainage terraces provided at vertical intervals not exceeding twenty-five (25) feet. Such terraces shall be not less than six (6) feet in width (measured horizontally from the outside edge).
- 7) Drainage terraces shall have a longitudinal grade of not less than four (4) percent nor more than twelve (12) percent and a minimum depth of one (1) foot at the flow line. There shall be no reduction in grade along the direction of flow, unless the velocity of flow is such that slope debris will remain in suspension at the reduced grade. Such terraces shall be paved with concrete not less than 3 inches thick and not less than five (5) feet wide, reinforced with 6-inch x 6-inch, No. 10 x No. 10 welded wire fabric or equivalent reinforcing, centered in the concrete slab. Drainage terraces exceeding eight (8) feet in width need only be so paved for a width of eight (8) feet provided such pavement provides a paved channel at least one (1) foot in depth. Downdrains or drainage outlets shall be provided at approximately three hundred (300) foot intervals along the drainage terrace or at equivalent locations. Downdrains and drainage outlets shall be of approved materials and of adequate capacity to convey the intercepted waters to the point of disposal. All downdrains shall utilize colored concrete chosen to blend with the adjacent terrain. Downdrains shall be located in less visually prominent locations where practical. When this is not feasible, downdrains shall be aesthetically mitigated by the use of a combination of landscaping, rock, and screening, or may be diagonally angled down the slope when practical and when it will reduce the visual impact. These measures shall be designed to the satisfaction of the Director of Planning and City Engineer, and shall be reviewed for conformance at the Tentative Tract Map stage. Details of these conditions shall be indicated on the Tentative Tract Map.
- 8) Berms, swales or devices shall be provided at the top of cut or fill slopes to prevent surface waters from overflowing onto and damaging the face of the slope. Gutters or other special

- drainage controls shall be provided where the proximity of runoff from buildings or other structures is such as to pose a potential hazard to slope integrity.
- 9) Manufactured down slopes to property lines shall be prohibited except for corner lot conditions. Where walls occur at the tops of slope, access shall be provided to the homeowner or designated maintenance party to permit maintenance of slopes and landscaping. Where maintenance is to be provided by a maintenance district or homeowner's association, said area shall have an easement recorded over it for access and maintenance purposes.
 - 10) Large visually prominent manufactured slopes shall be designed so as to simulate the curvature of a naturally shaped slopes, or shall be blended into natural slopes by gradually adjusting the contours and slope orientation. Utilization of curvilinear street patterns maybe an element in establishing conformance with this standard.
 - 11) Cross lot drainage through the use of rear lot drainage easements may be permitted if approved by the City Engineer.
 - 12) Manufactured slopebanks shall be concealed behind structures and/or landscaping wherever possible.
 - 13) Grading of small knolls and hills that possess slopes above 25 percent is acceptable provided that all resultant slopes are below fifty (50) feet in height. Small knolls and hills shall be defined as being fifty (50) feet or less in height above surrounding ground plane, and as being less than one and one-half (1 1/2) acres in area, except in Planning Areas 6 and 28A where the defined area shall be two (2) acres.
 - 14) Except as expressly addressed herein, graded slopes shall face away from prominent view areas whenever possible, unless hidden or screened from view, or otherwise mitigated through the use of variable slope grading. "Prominent view areas" shall be defined as those areas along the Elizabeth Lake Road corridor.
 - 15) Lot pads in areas above 15 percent natural slope shall be designed to limit graded pad area to 6,000 square feet where this results in less visual impacts than grading of the entire lot area.
 - 16) Residential lotting design shall employ multiple, smaller terraces designed to provide views, rather than large single terraces in order to break up heights of slope banks.

- 17) Where slope banks steeper than 3:1 face residential structures, useable rear yard setbacks from the rear wall of dwellings to the toe of the slope shall be a minimum of fifteen (15) feet when slope height is below twenty (20) feet, and a minimum of twenty (20) feet when slope height exceeds twenty (20) feet. Minimum side yard setbacks from toe of slope to the building sidewall shall be five (5) feet.
- 18) Slopes abutting residential units which are greater than thirty (30) feet in height and which are greater than two hundred (200) feet in length shall be maintained by a Homeowners Association or other permanent maintenance entity with jurisdiction over the area. A minimum fifteen (15) foot wide access for maintenance shall be provided to these areas and shall be clearly indicated on applicable site plans or tract maps. Refer to Section IV. O., "Construction and Maintenance Responsibility".
- 19) In areas of average slope greater than fifteen (15) percent, reduced width single loaded streets with sidewalks on one side only are permitted if they result in reduced grading impacts and are approved by the City Engineer.
- 20) To avoid regimented rows of housing on visible hillsides, lotting design shall provide variety in lot positioning and street alignments. For example, cul-de-sacs and curvilinear streets can help add variety to lot configurations and also improve the appearance of graded areas when viewed from off-site. Where the Planning Director determines that development is being proposed in visually prominent hillside areas of Planning Areas 17, 19A, 28A or 31, submittal of architectural elevations, visual analysis, or similar measures may be required as part of the tentative map review process.
- 21) Residential street grades shall not exceed ten (10) percent unless approved by the City Engineer.
- 22) All manufactured slopebanks and other areas disturbed by grading operations shall be revegetated with plant material to restore the natural landscaped appearance and to avoid excessive erosion. Due to local soil conditions, slope stability and climatic considerations, plant material shall include low water usage, low maintenance, drought tolerant or native materials as approved by the City Engineer.
- 23) Temporary erosion control measures shall be employed as follows:
 - (a) The surface of all slopes more than three (3) feet in vertical height shall be covered either with North

American Green S-150 or approved equal erosion control blankets, or application of an approved latex soil binder included in a hydroseed mix designed for germinating with natural rainfall. This would consist of slope stabilizing, low water consuming grasses and ground covers. Installation shall conform to all manufacturer's specifications.

- (b) Erosion mitigation measures shall be performed to the satisfaction of the City Engineer prior to the acceptance of rough grading.

Permanent erosion control measures shall be employed as follows:

- (c) The surface of all slopes more than three (3) feet in vertical height shall be covered with North American Green S-150 or approved equal erosion control blankets, or be permanently landscaped and irrigated per approved landscape plans, and shall have achieved 80% coverage of ground cover. Installation shall conform to manufacturer's specifications.
- (d) The surface of all slopes more than three (3) feet in vertical height shall be protected against damage from erosion by planting with ground cover plants. Slopes exceeding fifteen (15) feet in vertical height shall also be planted with shrubs at not to exceed 10 feet on centers; or a combination of shrubs and trees at equivalent spacing, in addition to the ground cover plants.

Planting need not be provided for cut slopes which are rocky in character and not subject to damage by erosion and 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.

- (e) All required landscaping and irrigation shall conform to the City of Palmdale's Slope Erosion Control Landscaping Standards.
- (f) All planting and irrigation shall be installed to the satisfaction of the City Engineer prior to the acceptance of final grading.

- 24) Slopes exceeding twenty (20) feet in vertical height shall additionally employ special water retention techniques or irrigation methods which decrease the occurrence of surface runoff on slopes. For example, this could include soil nettings, dense sodded ground covers, mechanical moisture retention, drip irrigation, small zone controlled application spraying, benches, or other physical means which result in greatly decreased surface runoff and erosion caused by irrigation equipment.
- 25) Slopes required to be planted shall be provided with an approved permanent electric automatic irrigation system, designed to cover all portions of the slope. Irrigation plans shall be submitted and approved prior to installation. A functional test of the system shall be required.
- 26) Requirements for permanent automatic electric irrigation systems may be modified upon specific recommendation of the City Engineer where the following condition applies: irrigation will not be necessary for the maintenance of the slope planting because of the type of plants selected, the planting methods used and the soil and climatic conditions at the site.
- 27) Plans and Specifications. Planting and irrigation plans shall be submitted to the City Engineer for slopes required to be planted and irrigated per the requirements above. Plans for slopes shall be prepared and signed by a licensed civil engineer or landscape architect.
- 28) The planting and irrigation systems required by this section shall be installed after rough grading.
- 29) Fire resistant slope plantings shall be established in all portions of residential development abutting Planning Areas 7, 26, 29 and 32, and permanent electric automatic irrigation equipment shall be installed to assure the continued maintenance of these fuel modification areas. Design and defined areas of fuel modification shall be to the satisfaction of the Los Angeles County Fire Department.
- 30) Creative engineering techniques which reduce grading impacts shall be permitted as approved by the City Engineer. These techniques may include but are not limited to the following: 1) land form grading; 2) use of stepped foundations; 3) retaining walls not exceeding seven (7) feet in height; 4) landscaped crib walls; 5) reinforced earth-walls; 6) split level street sections; and 7) other techniques which result in reduced grading.

d. **Grading in Planning Areas 3, 4, 6, 7, 8, 17, 19A, 26, 27, 28A and 31**

The following standards provide site specific grading standards which apply to development in Planning Areas 3, 4, 6, 7, 8, 17, 19A, 26, 27, 28A and 31. The intent of these standards is to anticipate design conditions found in these specific areas due to slope orientation, visibility and major roadway design.

- 1) **Arterial roadway grading must meet stringent standards of road grades, centerline radius and sight distances. Therefore, cut or fill slopes associated with Bridge Road, Elizabeth Lake Road or Avenue S in Planning Areas 3, 4, 6, 7, 8 and 26 shall be permitted to exceed thirty (30) feet in height, but shall not exceed fifty (50) feet in height. Said fifty (50) foot slopes shall be landscaped and blended in a curvilinear fashion with adjacent natural slopes, and shall not be permitted to exceed thirty (30) feet in height for longer than two hundred (200) feet of horizontal distance. This paragraph is not meant to be in conflict with the condition that when fill slopes adjacent to and uphill of arterial streets occur, they shall not exceed twenty (20) feet in height. The exception to this requirement occurs on the south side of Elizabeth Lake Road, adjacent to Planning Area 6 only, where fill slopes are required to range from below twenty (20) feet to below thirty (30) feet in height. This condition occurs and is an exception because of road grades and site conditions controlled by off-site constraints including elevations of Elizabeth Lake Road and Assessment District design constraints outside of the scope of City Ranch.**
- 2) **Grading in areas of greater than 15 percent slope occurs only in portions of Planning Areas 3, 4, 6, 7, 8, 13, 17, 19A, 27, 28A and 31. With the exception of specific grading conditions applicable to Planning Areas 4, 8, 13 and 31, these Planning Areas shall be permitted to grade within areas greater than 15 percent slope and to construct padded lots, provided buildings are placed so as to partially or completely screen slopes from off-tract views, and provided architectural controls governing colors and roof materials are employed.**
- 3) **Planning Areas 8 and 31 contain hidden bowl-shaped or arroyo depressions which are not readily visible from off-site or adjacent development areas. Therefore, grading in Planning Areas 8 and 31 may employ the technique of**

daylight filling of these depression areas, a technique which results in fewer and smaller remaining slope banks. In these Planning Areas, daylight filling may be permitted to occur on areas of 10 to 30 percent existing slope, provided visible slopes above thirty (30) feet in height do not result.

- 4) In areas of greater than 15 percent slope, building setbacks shall be permitted to be modified to minimize grading impacts. These setbacks shall permit the front yard minimum building setback to be decreased to ten (10) feet on single loaded streets only. This condition shall not result in two (2) adjacent homes with less than twenty (20) feet of front setback. In all cases, garage setbacks shall remain at twenty (20) feet minimum.
 - 5) A maximum of three (3) slopes above thirty (30) feet in height and less than fifty (50) feet in height are permitted within each of Planning Areas 6, 17, 19A, 27, 28A and 31. Said slopes shall have a maximum horizontal length of 200 feet for the portions exceeding thirty (30) feet in height. All other slopes within these planning areas shall have a maximum height of thirty (30) feet.
- e. Grading of the Golf Course (Planning Areas 4 and 13) and Park Sites
- 1) Grading of park sites shall be exempted from grading standards contained herein, except that all park grading shall be approved by the Director of Planning and City Engineer as applicable. This is not intended to circumvent environmentally safe, aesthetically pleasing or technically responsible grading design within park sites in City Ranch.
 - 2) Grading design of the Golf Course (Planning Areas 4 and 13) shall generally follow the terrain of the site; however, more flexible standards shall apply in areas which are not readily visible from Elizabeth Lake Road. More flexible standards shall only be permitted when the use of existing native specimens, heavy landscaping, water features, mature plant material and landform grading is employed.
 - 3) With the approval of the City Engineer, golf course standards shall include the following:
 - a) Graded slopes may exceed fifty (50) feet from top to toe provided variable contour grading is employed which mixes 2:1, 2.5:1 and 3:1 slopes, along with curvilinear design.

- b) Rock features may be employed in the design of the golf course which employ slopes greater than 2:1, provided such slopes are judged to be stable by a certified geotechnical or soils engineer and also provided they present no evidence of erosion hazards or safety hazards to adjacent property.
- c) Graded slopes may exceed two hundred (200) feet in horizontal length provided a curving design is employed which simulates the curvature of adjacent natural landforms.
- d) Significant landforms shall be considered in the design of the golf course.
- e) Mature specimen trees and significant stands of native desert plants shall be included in the design of the golf course per approved mitigation measures in the City Ranch EIR.

f. Grading in Areas of Greater than 25% Slope

The Specific Plan has considered contiguous areas of greater than 25% slope and has designated these areas as permanent open space. However, within Planning Areas 17, 19A and 31, there are pockets of isolated slopes exceeding 25%. It is intended that the following standards address these pockets of slope, and not that the natural open space areas are intended to be developed. In no case shall residential lots be permitted in Open Space Planning Areas.

In addition to the standards above, the following shall apply to grading in areas of greater than twenty-five (25) percent slope.

- 1) Reshaping of the natural terrain to permit access and construction shall be kept to a minimum. Where possible, improvements shall be designed to conform to the terrain.
- 2) Lot area shall be increased to a minimum 10,000 square feet or greater, and density shall be decreased correspondingly in areas of twenty-five (25) percent or greater natural slope.
- 3) Building setbacks may be permitted to be reduced when reviewed and approved by the Director of Planning. Criteria for evaluation shall include minimization of grading impacts. These setbacks shall permit the front yard minimum setback to be decreased to ten (10) feet, however garage setback

from the back of sidewalk or right of way shall be twenty (20) feet minimum (see Figure F). Single loaded street sections shall be permitted to be used in conjunction with reduced building setback to reduce impacts from grading.

- 4) Large visually prominent manufactured slopes shall be designed so as to simulate the curvature of a naturally shaped slopes, or shall be blended into natural slopes by gradually adjusting the contours and slope orientation. Utilization of curvilinear street patterns maybe an element in establishing conformance with this standard. Maximum permitted cut or fill slope height is fifty (50) feet. Slopes above fifty (50) feet are permitted only in designated areas of Planning Areas 6, 17, 19A, 27, 28A and 31, as specified in Section V. J. d., herein.
- 5) The toe and top of all cut and fill slopes in excess of fifteen (15) feet vertical height shall be rounded with vertical curves to blend with adjacent areas.

g. Grading in Areas of Potential Archaeological and Paleontological Resources

Prior to construction of Planning Areas containing mapped archaeological resources, mitigation measures as described in the City Ranch EIR shall be implemented. Mitigation measures will include archeological monitoring during grading. In the event that additional archeological material is uncovered by grading activities, grading shall be halted in the vicinity of the site until further investigation by the archeological monitor can be undertaken.

Based upon the EIR for City Ranch, areas of the site containing the Anaverde Formation Clay Shale member have high potential for fossil materials. These areas occur only within small portions of Planning Areas 1, 4, 9, and 13. All of these areas include golf course, park or open space uses. Prior to grading of these areas, a qualified paleontologist shall review grading plans, shall be permitted to monitor grading operations on a full time basis, and shall be permitted to perform salvage operations concurrently with site grading within these identified soil zones.

K. Hillside Lighting

In order to decrease visual effects of night lighting in hillside areas, the following standards shall apply in the portions of the following hillside planning areas:

- 1) Southern portion of Planning Area 19A
 - 2) Southern half of Planning Area 17
 - 3) Portions of Planning Area 28A, above 15 percent slope
 - 4) All of Planning Area 31
- 1) Night lighting shall be kept to a minimum except as needed for public safety.
 - 2) Exterior lighting in hillside areas shall be directed downward in order to minimize the effects of stray light on night sky views.

L. Sensitive Plants

Planning Area 31 contains portions of the site in which Pierson's morning glory has been found. Also, short-jointed beavertail cactus has been found in Planning Areas 2, 7, 8, 13 and 32. These plant species are not designated on Federal or State lists as rare or endangered; however, they are classified as sensitive species.

For these reasons, disturbance or grading which causes the removal or elimination of short-jointed beavertail cacti shall be avoided. When these species of cacti are disturbed, transplantation to Planning Areas 7 or 32 shall be performed.

Pierson's morning glory occurs in the last phases of development of City Ranch. During site design of Planning Area 31, the Planning Area boundary will be modified with Planning Area 32 to accommodate the preservation of individual plants. In addition, a program of mitigation by seed shall be implemented which results in the establishment of these plant species in suitable locations on or off the property as identified in the City Ranch E.I.R. (See Appendix E, "Mitigation Monitoring Program" herein.)

Development of Planning Areas 4, 8 and 13 shall include the preservation or relocation of Joshua trees and California junipers such that approximately two (2) trees per acre will be preserved or transplanted into suitable open spaces or golf course areas.

VI. DESIGN GUIDELINES

A. Purpose and Intent

The purpose of this section of the Specific Plan is to provide design criteria for future potential development of the City Ranch property. Design statements and graphic illustrations are included regarding the following:

1. Community Design Theme
2. Open Space and Recreation
3. Fence and Wall Design Concepts
4. Residential Design Concepts
5. Commercial Design Concepts
6. Trail Standards

As outlined in Section VII. M., "Design Guidelines Conformance", all development within City Ranch shall consider the applicable Design Guidelines contained in this section, and shall utilize these criteria in the design of each individual planning area as appropriate.

B. Community Design Theme

The City Ranch project is a planned community that promotes an "open space and recreational community" theme. This theme is established by the enhanced landscape design and by the inclusion of major natural open spaces, parks, golf course, trails and off-street bike paths. Conceptual landscape designs are included in these Design Guidelines for the purpose of illustrating how the community design theme is to be applied.

In terms of the City's landscaping policies, City Ranch has capitalized on Palmdale's desert setting and native plant life by conserving large natural open space areas. Proposed landscaping in the development portion of the project should, where applicable, combine desert plant material with introduced landscaping.

With respect to streetscape design, the City Ranch project will provide for an enhanced landscape treatment of Elizabeth Lake Road, Bridge Road and Avenue S which implements the City's objectives to use special landscape details to identify and enhance major and secondary arterials.

The following Design Guideline statements define the community design objectives:

1. To establish City Ranch as a master planned community that provides an attractive landscaped environment with an "open space and recreational lifestyle" appropriate to a residential community.

2. To promote the "open space and recreation community" theme by establishing development regulations and standards that allow recreational uses and conserve natural open space areas.
3. To protect natural desert plant life, such as Joshua trees, short-jointed beavertail cactus and California junipers, where practicable, and capitalize on the natural setting of the City Ranch property by relocating, where feasible, significant vegetation into open space areas that will remain natural.
4. To provide a defined "sense of community" by creating unique major project entryways to City Ranch that enhance the community appearance.
5. To create special streetscape and landscape features along Elizabeth Lake Road, Bridge Road and Avenue S that provide a safe and aesthetically pleasing drive through and from City Ranch.
6. To provide pedestrian, hiking and biking access that allows for the enjoyment of the open space setting and recreational theme of the City Ranch community.
7. To promote the City Ranch golf course as a major recreation and open space component of the community design theme.
8. To create a "sense of community" by providing a variety of recreational opportunities, facilities and programs that promote social interaction and recreation for all age groups of the City Ranch community.
9. To utilize landscaping and site planning techniques in a manner which respects environmental conditions, solar access rights and concepts of energy conservation.

C. Open Space and Recreation Concepts

Exhibit 17, "Open Space and Recreation Concept", is intended to graphically illustrate potential site designs for the proposed parklands and recreational uses. The recreational facilities delineated on the Open Space and Recreation Concept are for potential design criteria only.

A pedestrian and hiking trail system shown on Exhibit 16 provides a pedestrian linkage between residential areas, open spaces, parks and schools. This trail connects the majority of residential planning areas with schools and neighborhood parks, traverses the large open space of Planning Area 32, links the southern property areas to the park in Planning Area 18A, then continues to the west to connect to the Ritter Ranch

development. This trail system is approximately 3.5 miles in length within the City Ranch site. Additionally, a Los Angeles County designated riding trail enters the property on the east (North Side trail), parallels City Ranch Road, continues for approximately one (1) mile through City Ranch, and extends to the west to off-site trail connections (see Exhibit 16, "Bicycle and Pedestrian Trail System"). This trail is proposed to be constructed in conjunction with City Ranch.

Provision, construction and dedication of trails within City Ranch shall be the responsibility of the Master Developer, Tract Builder or property owner, as specified in Section IV. O., "Construction and Maintenance Responsibility". Maintenance of trails within City Ranch shall be the responsibility of the City of Palmdale or other government agency (where the trail falls in parkland or public right-of-way), a Homeowner's Association or property owner, as stated in Section IV. O., "Construction and Maintenance Responsibility".

Design of Planning Areas located along the bicycle and hiking trails shall incorporate extensions and connections to the trail system so that residents can benefit from access by bicycle or by foot, and so that outdoor recreation and exercise can be an integral part of lifestyles within City Ranch. Each Planning Area adjacent to designated trails shall provide a minimum of two (2) connections to these trails at safe locations. Said connections shall be indicated on Tentative Tract Maps filed for all such Planning Areas. This shall include Planning Areas 3, 4, 9, 12, 14, 15, 16, 17, 19A, 20, 21, 23, 24, 27, 28A, 30A and 33. The configuration, trail width and clear area adjacent to the trail must be designed to allow maintenance, Sheriff and emergency vehicular access, but shall prohibit other non-emergency motor vehicle use.

As set forth in the Development Standards of the City Ranch Specific Plan, the development of recreational uses are subject to the Site Plan Review provisions.

D. Landscape Design

1. Introduction

The Landscape Design criteria that is described herein and illustrated on Exhibits 34 through 46 is intended to provide guidance for the ultimate implementation of the City Ranch landscaping.

The intent of the Landscape Design section of the Design Guidelines is to create a fabric of "Hardscape" and "Softscape" materials that will serve to integrate the various areas and activities of City Ranch. Every effort has been made to provide a design that will be both visually interesting and at the same time responsive to the unique environmental influences of the Palmdale area throughout the entire year. Special emphasis is given to the incorporation of plant materials that are responsive to the seasonality of the area, with leaf and flower display and color changes. The intent is to provide for a high degree of sun control during the warm months and a more open look during the colder winter period in order to maximize the benefits from available sunshine.

In order to minimize the perception of a "barren" winter period, it is intended that, at minimum, 25 percent of the trees used in City Ranch will be of an evergreen variety so as to provide both a background for the more colorful deciduous trees and to provide winter color when the deciduous trees are leafless. It is important that the entire design reflect the character of the high desert both with the "softscape" and "hardscape" materials used on site. It is also equally important that the plant material used be native or drought tolerant wherever possible, both for water conservation purposes and also for ease of maintenance. A more complete description of the landscape design intent for the various component parts of the project follows:

Mitigation measures will be implemented in the Landscape Design to reduce project impacts with regards to water. The following items shall be part of the exterior water consumption reduction measures:

- a. Where practical, non-potable water shall be used for all golf course, park and community landscaping irrigation needs, if available.
- b. Lawn turf shall consist of drought tolerant species, warm grasses, hybrid fescues or lawn substitutes.
- c. Landscape easements, right-of-way medians and all manufactured slopes shall be landscaped with drought-tolerant species.

- d. Improve the soil to increase water retention. Use mulch and other inorganic and organic ground cover extensively in appropriate landscaped area. Ground covering applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction.
- e. Group plants of similar water demand to reduce over-irrigation of low water using plants.
- f. Install efficient irrigation systems that minimize runoff and evaporation and minimize the water applied to reach plant root zone.

2. Streetscapes

a. Bridge Road and Avenue S

The Streetscape Design proposed is graphically illustrated in plan and perspective Exhibits 37, 38, 39, 40 and 41. The design intent on both roadways is to create a canopy of vegetation that will provide the pedestrian and motorist with an interesting visual experience. One parkway area will include a five (5) foot meandering sidewalk that is either monolithic with the curb or separated by greater than five (5) feet of planting area between walk and curb, or walk and property line wall. As indicated on Exhibit 16, "Bicycle and Pedestrian Trail System", one designated side of the street shall contain a five (5) foot wide sidewalk and a ten (10) foot wide off-street bike path, separated from the sidewalk by an eight (8) foot wide planted area. The sidewalk shall be bordered on the outer side by either the community wall, or by a minimum five (5) foot landscaped area. Within the varying width parkway, single mass plantings of Ash or Honeylocust trees will be planted in formal groupings not greater than thirty (30) feet on center, along with turf utilizing one of the drought resistant tall fescues. Interwoven into these groupings will be Pine plantings to highlight the positive character of the deciduous trees and offset the winter bareness.

Within the raised roadway median, deciduous canopy trees which flower, such as Flowering Pear or Idaho Locust, will be utilized at spacings of twenty-five (25) feet on center. Beneath the trees, both in the median and the parkways, groundcover will consist of low water use groundcovers. Turf shall not be permitted within median planting areas. A permanent electric automatic irrigation system will be designed to provide independent irrigation such as bubblers to each tree. Therefore, should a water crisis develop, turf or

groundcover areas may be shut down while trees may continue to be irrigated.

b. Elizabeth Lake Road

The proposed streetscape design is philosophically the same as described for Bridge Road and Avenue S. The difference will be that on the north side of Elizabeth Lake Road there is planned an eight (8) foot landscape planted parkway and a ten (10) foot landscape easement which will be planted with a single row of deciduous trees at twenty-five (25) feet on center. Included in this eighteen (18) foot area is a ten (10) foot wide off-street bike lane. Beneath the tree planting will be a low native grass and wildflower mix so as to blend with the adjacent native planting as softly as possible. The south side of the roadway will be similar in planting and design to the parkway areas of Bridge Road and Avenue S, and will contain a five (5) foot wide sidewalk only. Ultimate design of Assessment District 90-1 will determine the specific dimensions and configurations of parkways on Elizabeth Lake Road.

3. Project Entries

a. Primary Entries

Primary monumentation will occur at both the east property line on Avenue S and at the Bridge Road intersection with Elizabeth Lake Road (see Exhibits 42, 43, 44 and 45). The design intent is to clearly define the entry into the City Ranch project. Wall monuments or "portals" are proposed in order to create the feeling of passing through a gateway into the project. It is proposed that these portals and low terrace walls indicated on the exhibits be constructed of masonry material. Entry grading will utilize retention of natural landforms and vegetation where it occurs.

Plant materials will emulate the character of the natural vegetation presently occurring on the surrounding hillsides. The planting concept at each entry proposes a significant massing of Cypress or Pine trees planted at approximately fifteen (15) feet on center on either side of the entry arterial road. The middle terrace proposes a desertscape planting, consisting of lower growing materials that are representative in character to local indigenous species.

The planting adjacent to the walkways proposes the mass planting of a low evergreen material such as the native Cistus, Juniperus or Euonymus.

b. Neighborhood Entries

Neighborhood entries will occur from both Bridge Road and Avenue S. The intent is similar to the primary entries in that a clear definition of passing from one area to another is desired. The major difference relative to the primary entries is that the neighborhood entries will be smaller in scale and the proposed planting will be more ordered in appearance. The upright evergreen trees proposed on the exhibits are Hollywood Juniper planted at twelve (12) feet on center. In front of the Hollywood Juniper will be a terraced desertscape planting, and in front of the desertscape planting will be singular mass plantings of an evergreen material such as Cistus planted at three (3) feet on center.

4. Landscape Maintenance

Design of landscape easements along arterial streets, landscaped parkways and median design will consider water usage, long-term maintenance, aesthetic appearance and public safety. These landscape easements and right-of-way landscaped parkways shall be maintained under one common maintenance entity where practical. Further, it shall be a policy that areas within Landscape Maintenance Districts shall be kept to a minimum, and shall only include those areas which have been reviewed and approved by the City Engineer.

5. Open Space

The open space is designated under three (3) subheadings: open space parkland, open space golf course and natural open space. The plan is designed so that many homes are immediately adjacent to open space or have a strong visual linkage with an open space area. This synthesis will create a feeling of open space envelopment for those who reside in City Ranch. Uses in these areas will provide additional amenities for active and passive recreation in City Ranch.

The intent within Natural Open Space areas is to leave them in their natural state to the greatest extent possible, except as outlined in Section V. F., "Open Space Use Standards", Section V. J., "Grading Standards", and Section V. L., "Sensitive Plants" herein. Therefore, landscape design in these areas shall utilize indigenous plant materials only or shall remain unaltered, as appropriate.

6. Community Edges

Developed Planning Areas which abut the perimeter of City Ranch include Planning Areas 1, 5, 6, 8, 9, 14, 16, 17, 24, 25, 27, 28A and 33. These areas will incorporate landscaping and walls along their borders which shall serve as a transition to open spaces and provide fire retardation or screening as required, depending on location and adjacent conditions. When off-site adjacent areas are developed, fuel modification requirements will be eliminated or lessened. Under this condition, edge treatments shall consist of perimeter walls and slope plantings, if applicable.

In Planning Areas adjacent to the aqueduct, slopes, trails and setbacks shall be per the "Bicycle and Pedestrian Trail System", Exhibit 16, and the "Typical Pedestrian Hiking Trail" sections shown on Exhibit 16A.

When adjacent to natural hillside or high fire hazard areas, an appropriate fuel modification program of planting and irrigation shall be employed, reviewed and approved by the City of Palmdale and Los Angeles County Fire Department. In such conditions, either the Perimeter Wall or Open Visual Fencing types shall be employed in combination with landscaping (see Exhibit 35, "Fuel Modification Plan").

7. Plant Palette

Drought tolerant varieties of plants shall be used within the streetscapes of City Ranch. Non-drought tolerant species may be used at project entries only, in order to create identity, impact and visual distinctiveness within City Ranch. 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 had root restriction in previous containers or be abnormally pot-bound. All plants shall be of reasonable uniform and standard size for each species, well formed, and in a healthy, fully rooted thriving condition.

a. Streetscapes

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>
Fraxinus velutina "Modesto"	Modest Ash	15 gallon
Fraxinus velutina "Rio Grande"	Fantex Ash	15 gallon
Gleditsia i. Inermix	Honeylocust	15 gallon
Platanus acerifolia	London Plane Tree	15 gallon
Pinus eldarica	Mondell Stone Pine	24" box
Pyrus c. "Aristocrat"	Flowering Pear	15 gallon
Robinia ambigua "Idahoensis"	Idaho Locust	15 gallon

b. Project Entries

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>
Pinus halepensis	Aleppo Pine	24"-36" box
Pinus eldarica	Mondell Pine	24"-36" box
Cupressocyparis leylandii	Leyland's Cypress	24"-30" box
Juniperus torulosa	Hollywood Juniper	24"-36" box
Platanus acerifolia	London Plane Tree	24"-36" box
Fraxinus v. "Modesto"	Modesto Ash	24"-36" Box
Yucca brevifolia	Joshua Tree	15 gallon
Yucca recurvifolia	Pendulous Yucca	5-15 gallon
Cistus SP.	Rock Rose	1-5 gallon
Euonymus SP.	Euonymus	1-5 gallon

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>
Juniperus SP.	Juniper	1-5 gallon
Raphiolepis SP.	Indian Hawthorn	5 gallon
Pennesetum SP.	Fountain Grass	1 gallon
Yucca filamentosa	Adam's Needle	5 gallon

When multiple sizes are called out in the plant list, the final size shall be approved by the City Engineer at the time of applicable development review application.

8. Rock and Synthetic Materials

Lava rock and gravel are not permitted in right-of-way or landscape lot/easement areas unless they are utilized in conjunction with low sprawling shrubs. Large, free standing or clustered river rocks may be incorporated into planting designs. Astro-turf is prohibited project-wide.

9. Native Plant Materials

Native plant materials shall be replanted in all open space areas, areas adjoining natural open space, wildlife habitat areas, etc., when disturbed by development and where revegetation is required by the City Engineer.

E. Fencing and Wall Design

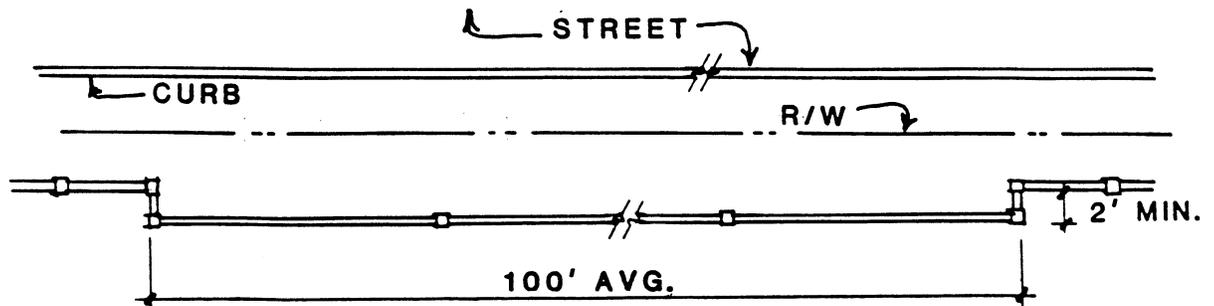
The "Master Fencing Plan" is identified on Exhibit 36. Four types of walls and fences have been established for City Ranch and are identified on Exhibit 46. The first type is the Community Wall, the second type is the Perimeter Wall, the third type is the Security Fence and the fourth type is the Open Visual Fence.

1. Community Wall

The Community Wall is a theme establishing decorative masonry wall located at the major project entries, on streetscapes along Avenue S, on streetscapes along portions of Bridge Road and along portions of other single family development areas. This wall design should consist of materials which convey an attractive feeling of permanence and substance, and which provide a harmonious appearance with the major project entrance design. Wall design shall be of the highest quality level of the four fence and wall types established in this section.

a. Community Wall Alignment

Community Wall design shall consider the length of an individual run of the wall and shall provide jogs, curvature of the alignment, changes in wall height of 12 inches or greater or occasional openings on a periodic basis to help break up long runs of continuous walls. This shall apply to Community Walls only and shall be applicable to straight wall sections greater than 200 feet in length. Community Walls along curves, or of less than 200 feet of uninterrupted span, need not include jogs. An illustrative example of this technique is as follows:

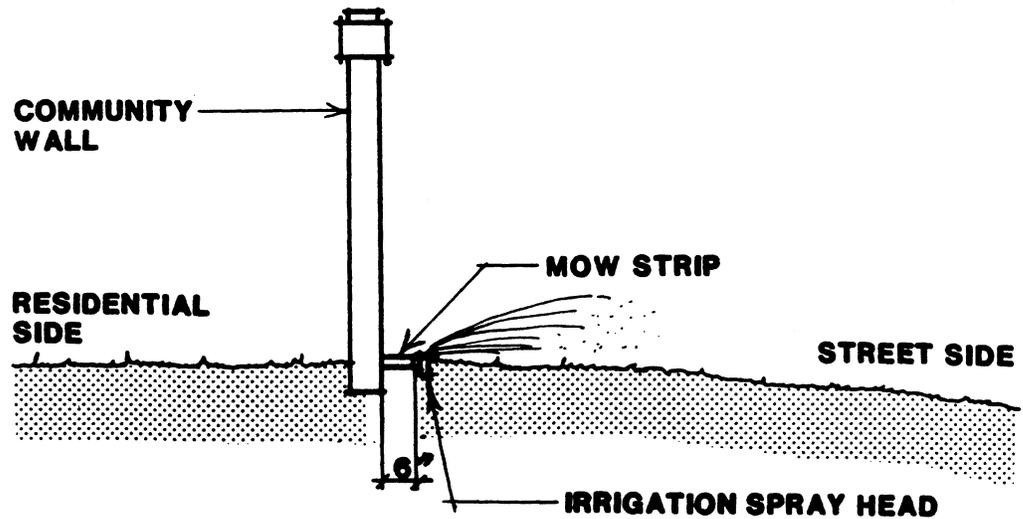


Along development other than single family residential, consideration shall be given to incorporating alternatives to continuous Community Walls. These alternatives may include utilizing individual unit walls around private patios, portions of buildings, openings for landscaping or pedestrian access, visual openings, landscaped berms or other elements which create a periodic change in appearance or which break up the continuous run of the Community Wall. For walls required for sound attenuation, a change in surface finish or substantial change in texture may be substituted in place of the above measures.

b. Community Wall Color and Finish

In order to create a cohesive appearance throughout City Ranch which blends with a wide range of different architectural styles, Community Walls shall consist of slightly textured stucco (plaster) finish over block construction with a raised cap with an overhang which provides shadow relief and a contrasting color or texture. See Exhibit 46, "Wall and Fence Elevations". In order to provide economical long-term serviceability and a quality appearance, walls shall be protected from irrigation overspray and discoloration due to splashing of irrigation water. This shall be accomplished by placing a mow strip at the base of the wall, then turf (sodded) or ground cover adjacent to this mow strip, and by placement of all irrigation heads adjacent to the wall, facing away from the wall. This shall be done to minimize water spraying of walls due to overspray. Community Walls shall be of a uniform, light earth tone or off-white color.

COMMUNITY WALL DETAIL



2. Perimeter Wall

The second type of wall is the Perimeter Wall. This consists of a solid masonry or decorative block wall which is located around portions of the perimeter of single family developments, but which is not located within the landscaped area associated with Avenue S or Bridge Road.

This Perimeter Wall shall be of masonry construction with pilasters at regular intervals. Color and finish should provide a harmonious blend with the community wall, adjacent building architecture and adjacent natural site conditions, where applicable.

Within Planning Areas 17, 19A, 27, 28A and 31 in areas of ten (10) percent slope or greater, wall design shall consider topography and visual aspects. Wall color shall be of medium earthtones, chosen to blend in with surrounding hillside areas to the extent possible, or wall design should incorporate "open view" wrought iron types which blend with the hillsides where vistas occur.

3. Open Space Security Fencing

Open Space Security Fencing can consist of various types of fencing. These include chainlink, wrought iron, etc. All fencing must be approved by the Planning Director.

4. Open Visual Fencing

Open Visual Fencing is proposed to occur in areas with vistas. This would typically consist of wrought iron, decorative open metal or other similar, visually transparent material which allows residents to enjoy views. This wall type would occur only where site conditions are appropriate for vistas.

5. Rear and Side Yard Privacy Fence or Wall (within individual tracts)

Walls and fences within individual tracts provide visual privacy as well as security along residential rear and side yards. The following shall apply to walls and fences within individual tracts which are not otherwise designated as Community Walls, Perimeter Walls, Security Fences or Open Visual Fencing.

a. General

Any fencing or walls built on property lines adjacent to public right-of-way shall be of masonry construction. Color and finish should provide a harmonious blend with any adjacent Perimeter Wall or

Community Wall, building architecture and adjacent natural site conditions, where applicable.

b. Walls Between Residential Lots

Where fences or walls are required adjacent to or between residential lots, they shall be constructed of split face masonry, pressure treated wood, slumpstone or similar type construction, selected for low maintenance and attractive appearance. Color and surface finish shall consider the adjacent architectural style and materials. Wall design shall be reviewed and approved by the Director of Planning.

c. Relationship to Building Design

All walls, fencing and gates shall complement the building architecture.

6. Equestrian Trail Fencing

Approved split-rail type equestrian fencing (made from such materials as PVC, woodcrete, etc.) should be included along the equestrian trail where control of horses or separation from potential safety hazards exist. Such conditions occur along roads, adjacent to parking lots, along unfenced activity areas of the golf course or along active use areas of the park.

F. Residential Design Guidelines

1. Purpose of Design Guidelines

The purpose and intent of the architectural design guidelines for City Ranch is to encourage design that will have a distinct identity, expressing a thoughtful integration of building structures and the environment. These guidelines will provide the City and residents of City Ranch with the necessary assurances that this community will develop in accordance with the quality and character envisioned in the Specific Plan.

The guidelines contained herein shall provide guidance during the development phase of City Ranch. These guidelines are intended to establish parameters for quality of appearance and to help provide compatibility between subdivisions within City Ranch.

2. Community Character

A unique Southern California vernacular will characterize the built environment of City Ranch. The distinct, yet analogous, styles of architecture to be integrated within this master planned community represent the commitment to create a strong sense of identity and community through the use of harmonious architectural concepts, colors and materials.

Although the intense climate includes summer heat, gusting winds and cold winters, the aesthetic beauty of surrounding hillsides creates a sense of "Oasis in the High Desert". The wide open space of the Antelope Valley sets the tone for a horizontal architecture where the buildings are solid, firmly based on the ground and in harmony with the shapes, angles and colors of the surrounding hills and valleys.

The entry monumentation establishes this clean, sharp and positive atmosphere. Community walls, signage, landscape architecture and monumentation are integrated throughout the community entries, pulling together the individual neighborhoods, thereby creating a harmonious and natural environment.

3. Design Guidelines

a. Project-wide Design Guidelines

All residential development is subject to the following Design Guidelines:

- 1) Homes shall be compatible with one another in terms of size, mass and scale.
- 2) Architectural styles shall be compatible between adjacent buildings and within neighborhoods.
- 3) Large expanses of uninterrupted single exterior materials shall be avoided.
- 4) Building design shall employ a combination of vertical and horizontal articulation.
- 5) Solar Design and Access: For all projects, site planning and architectural design should strongly consider passive solar access issues. This review should include, but not be limited to, the following measures:
 - a) Street and lot orientation should 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.
 - b) Roof overhangs should be utilized to shade windows from the high summer sun.
 - c) Large window expanses should be oriented in a southerly direction to capture the heating opportunities associated with the low winter sun.
 - d) Window areas should be minimized on west facing sides of buildings except if appropriate window screening is utilized.
 - e) Creative landscape plantings should be utilized. For example, selective placement of certain deciduous trees can provide summer shading while allowing solar penetration during the leafless winter months.
- 6) Street and lot layout shall avoid creation of remnant areas within subdivisions which are inherently difficult to maintain and which will likely become future maintenance problems.
- 7) Residential subdivision design should incorporate design which promotes safety and neighborhood cohesiveness. Straight streets in excess of 1,000 feet should be avoided. Emphasis should be on the use of cul-de-sacs, connections to trails and off-street bike lanes, park and school orientation within the Planning Area and other features which promote a "neighborhood" feeling.

- 8) Creation of irregularly shaped lots which are difficult to utilize should be avoided, except for the use of flag lots in areas of greater than fifteen (15) percent slope where this technique results in reduced grading or visual impacts.
 - 9) Street, building and lot layouts should provide flexibility to vary landscape easement widths along abutting arterial streets in order to permit the easement width to range from ten (10) feet to thirty (30) feet, with an average of twenty (20) feet.
 - 10) Buildings should not be designed or sited so as to fully block or shade private open space of adjacent units. This guideline is intentionally flexible to discourage shading of adjacent properties while retaining the opportunity to evaluate the circumstances of individual cases.
 - 11) Emphasis should be on the strategic placement of pathways, 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 which promote neighborhood interaction.
- b. **Single Family Attached and Multiple Family "Transitional" Planning Guidelines.** Applies to Planning Areas 8, 14, 19A, 20, 21, 23, 24, 28A and 30A.

In order to provide a transition of density and variety in the community structure, the following guidelines for Planning Areas 8, 19A, 20, 21, 23, 24, 28A and 30A shall apply;

- 1) **Single Family Detached (SFD) Planning Areas** which are adjacent to Commercial uses shall consider the appropriate placement of Single Family Attached (SFA) housing types to serve as a transition between Single Family Detached and Commercial uses.
- 2) The size and configuration of a transitional Single Family Attached area should be determined by topography, access and related conditions specific to that given area. However, SFA sites used for transitional purposes should in no case exceed twenty (20) acres in area.
- 3) SFA homes should be located in a manner which avoids excessive mixing of product types of dissimilar densities within a particular tract or on the same street; however, the intent is to permit diversity of products within Planning Areas.
- 4) Site plan layout of residential tracts should consider the placement of a street, greenbelt or landscaped setback between commercial and residential uses to serve as a buffer where appropriate, unless otherwise addressed by other mitigative measures.

- 5) Transitional SFA development which occurs adjacent to SFD lots are encouraged to employ design measures which lessen the effects of density at the interface between the two uses. These could include the use of single story SFA Attached Type B housing types, architectural styles which are of a harmonious design, placement of parking, open space or access between the two housing types, or other methods as approved by the Planning Director which serve as a buffering element.

In order to provide a compatible transition of density and variety in the community structure, the following guidelines for Planning Area 14 shall apply:

- 1) Single Family Attached (SFA) Planning Areas adjacent to School sites or Multiple Family Planning Areas shall consider the appropriate placement of Multiple Family (MF) housing types to serve as a transition between Single Family Attached uses, in order to promote variety and diversity in community structure where site configuration, topography and access conditions are suitable.
- 2) The size and configuration of such area should be determined by topography, access and related conditions specific to that given area. However, MF sites used for transitional purposes should in no case exceed ten (10) acres in area.
- 3) Multiple Family buildings should be located in a manner which avoids excessive mixing of product types or dissimilar densities within a particular tract or on the same street; however, the intent is to permit diversity of products within Planning Areas.

c. Single Family Detached Design Guidelines

All single family detached development is subject to the following design guidelines.

- 1) Garages shall not dominate the primary elevation of any home. The following techniques shall be utilized to achieve this objective:
 - (a) A mix of one and two car garage doors may be provided to break up garage faces. The garage doors may also be recessed to provide strong shadow lines to help decrease the impact of the doors.

- (b) The garages shall have proper color selection integrated into the structure of the building as well as coordination of trim and accent colors.
 - (c) The use of decks and balconies are encouraged to add visual interest and provide human scale on the street.
 - (d) The emphasis of the elevations shall be on other features such as main entry and principal window.
 - (e) Stepping of garages and a variety of roof configurations/ forms on the garage are encouraged to break up the street scene.
 - (f) Excessive numbers of three car garages facing a residential street are to be discouraged. Homes utilizing side entry garages shall be included to prevent excessive repetition of three car garage elevations. Side entry garages shall not be utilized on consecutive homes nor on more than 40% of the homes on a residential street.
- 2) Rear elevations adjacent to an arterial street are to be enhanced to improve community image. Examples of enhanced elevation treatment include window trim, architectural detailing, architectural relief of undifferentiated rear planes, multiple roof configurations, decks and balconies. Particular care in this area is to be exercised with two story homes.
 - 3) Variation of building height and setbacks along arterials and project edges are required to improve community image.
 - 4) Horizontal architectural elements (i.e., hip roofs, wainscoting, color variation, etc.) are to be encouraged to enhance the sense of spaciousness between homes.
 - 5) 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.
 - 6) Curvilinear street design with centerline radii of one thousand (1,000) feet or less and use of cul-de-sacs are encouraged within residential tracts.

d. Single Family Attached Design Guidelines

All single family attached Type A home developments as referenced in Section V are subject to the following design guidelines:

- 1) This housing shall incorporate a variety of open spaces suitable for both active (i.e., swimming pools, BBQ area, tennis courts,

- etc.) and passive, recreational uses (i.e., enhanced landscaping, open spaces, seating areas, etc.).
- 2) Where single family attached projects border single family detached projects, the use of landscape, circulation and parking elements should be encouraged to provide separation.
 - 3) Single family detached Type B homes on lots of less than seven thousand (7,000) square feet are also subject to the single family detached guidelines in Section b above.

e. Multiple Family Design Guidelines

All townhome, single family attached Type A, condominium and multiple family development is subject to the following Design Guidelines:

- 1) Long straight driveways or streets greater than 1,000 feet in length within developments should be avoided.
- 2) Building design shall ensure that windows and doorway entries are incorporated into the design of front elevations in order to decrease the visual prominence of the garage for townhome, duplex and condominium developments.
- 3) Buildings should be articulated with variations or interruptions of surfaces or planes through the use of staggered vertical planes, multiple rooflines, insets such as windows or doorways, balconies, projections or other similar features.
- 4) No more than two adjacent units should be covered by a single, unarticulated roof. Roof articulation may be achieved by changes in plane of no less than two feet, use of gables, hips, dormers, chimneys, inserts or openings.
- 5) Common driveways which have more than two (2) enclosed garages fronting the driveway shall avoid the repetitive appearance of garage doors and paving. This may be accomplished by a combination of techniques including landscape islands or pockets, articulation of the building so the garage doors are not visible in the same plane, building projections which diminish the visibility of garage doors, changes in paving material or texture, open spaces or recreational facilities.
- 6) No more than twelve units may gain driveway access from a single access private driveway or parking court.
- 7) Uninterrupted stretches of garage doors should not extend for greater than 160 feet unless broken up or interrupted by landscaped islands, tree pockets, building projections, side-in garages, recreation facilities or open spaces.

- 8) Curvilinear street or driveway design and use of cul-de-sacs or driveway courts are encouraged in townhome, multiple family or condominium layouts.
- 9) Open parking areas or covered parking should be situated or partially screened such that automobile headlights do not shine directly into the primary living areas of adjacent dwelling units.
- 10) Garages with driveway aprons less than twenty (20) feet in length shall have automatic garage door openers.
- 11) Required parking for individual units shall be assigned and shall be located no greater than two hundred feet from the assigned residential unit.
- 12) Private and common open space areas should be adequately sized for functional use as appropriate and located so as to orient to outdoor spaces. Balconies and patio slabs shall provide a minimum of 48 square feet of area and shall have a minimum depth of six (6) feet from building face to exterior edge of balcony or patio.
- 13) Patio fences should be designed to be architecturally consistent with the residential building and should provide a balance between privacy for the individual unit and allowing views of major common open space areas.
- 14) Balconies and enclosed patios shall utilize a solid visually opaque railing or wall 42" high minimum.
- 15) Site design should avoid the appearance of a perimeter "walled in" look through the use of varying wall setbacks, visual openings into the development and/or landscaping.
- 16) Exterior stairways should be architecturally consistent with the building they serve and should be integrated into the building. Exterior manufactured bolt-on stairs should be avoided. Materials and detailing of stair rails and siding should blend with building colors or materials.
- 17) The design of new residential projects should consider the effects of solar orientation and climate conditions. Windows should be located and oriented to ensure adequate light, however issues of excessive solar heat build-up should be considered.
- 18) Buildings should incorporate overhangs, insets or fenestration so as to allow the low winter sun to penetrate the unit, while blocking the high summer sun.
- 19) Carport structures should receive design treatments that reflect the architectural design, color treatment and materials consistent with those of the primary residential structures, including;
 - a) Use of consistent roofing materials;
 - b) Provision of roof pitch and design that is compatible with other residential structures;

- c) Utilization of colors, trim and building materials that are consistent with those used on primary residential structures.

f. Hillside Area Design Guidelines

Additionally, Planning Areas 6, 17, 19A, 27, 28A and 31 are also subject to the following standards:

- 1) Materials and colors of structures shall blend with the natural environment.
- 2) Avoid extensive unbroken roof surfaces.
- 3) Use a limited number of materials and colors on a single elevation.
- 4) Avoid extreme contrast between architecture and terrain.
- 5) Vary height of roof elements.
- 6) Primary colors shall be used for accents only.
- 7) Building design should resist giving the feeling of massive size as perceived on the building side facing views. Design should encourage the reduction of visual bulk.
- 8) Predominant roof slopes on residences located on the top of slopebanks should be oriented in the same direction as the natural slope.

4. Architectural Styles

In an effort to promote richness with the diversity of architectural styles, a theme has been developed which focuses on the unique character of Southern California architecture, with an emphasis on those styles evolved out of California Mediterranean, California Craftsman, California Ranch, California High Desert, California Prairie and Early California/Monterey. These styles of architecture will be introduced on the following pages with a brief description and elevation sketch showing the various components that make up this Southern California Heritage architecture.

The examples of architectural styles which are presented are intended to provide background for guidance and inspiration in creating this image. By no means, however, is exact reproduction of these styles mandated. Contemporary interpretations of these styles are encouraged, but the intent and visual connection of these images and tradition shall be maintained. Styles that specifically are not permitted are: Victorian, Georgian, Dutch Colonial and Tudor.

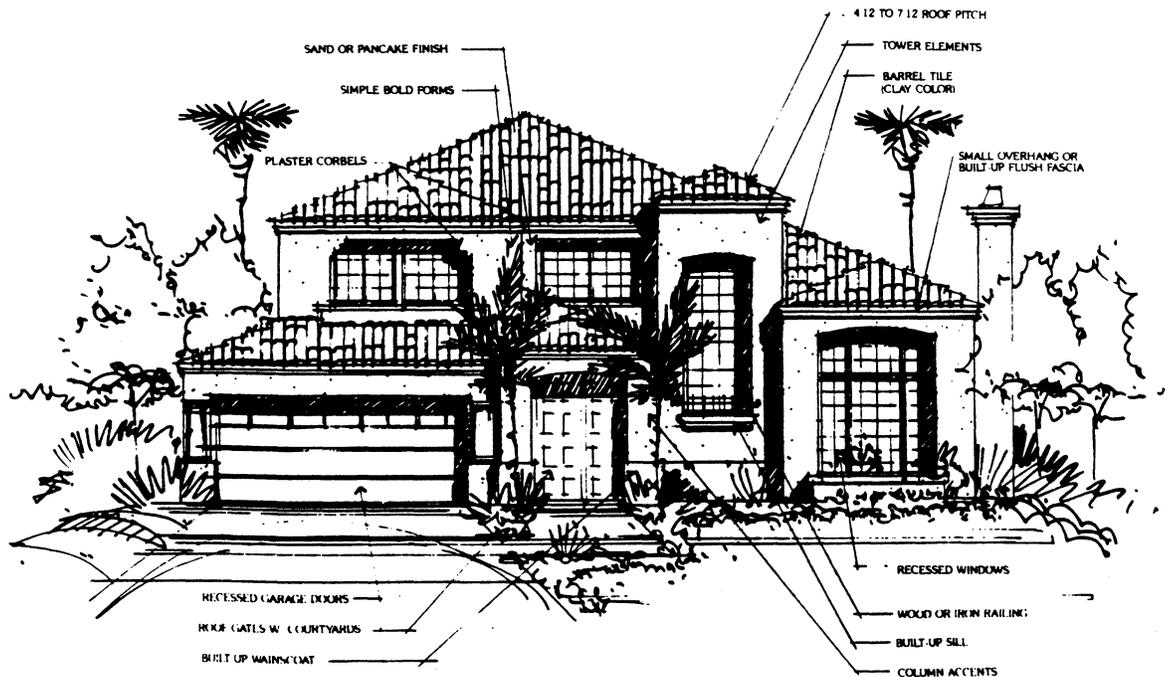
As evidenced in established urban neighborhoods, variety of architectural styles adds to the character of the community and provides

a custom look. Traditionally, neighborhoods were built over time with architecture that is as appropriate today as it was yesterday. City Ranch shares this design goal of variety in architectural styles. Within the project, homes will not be designed with architectural trends that come and go with the whims of the marketplace, but rather with styles that have been long lasting, and that make up the Southern California look. We call this design "Southern California Traditional" architecture; borrowing from the elements of traditional California architecture.

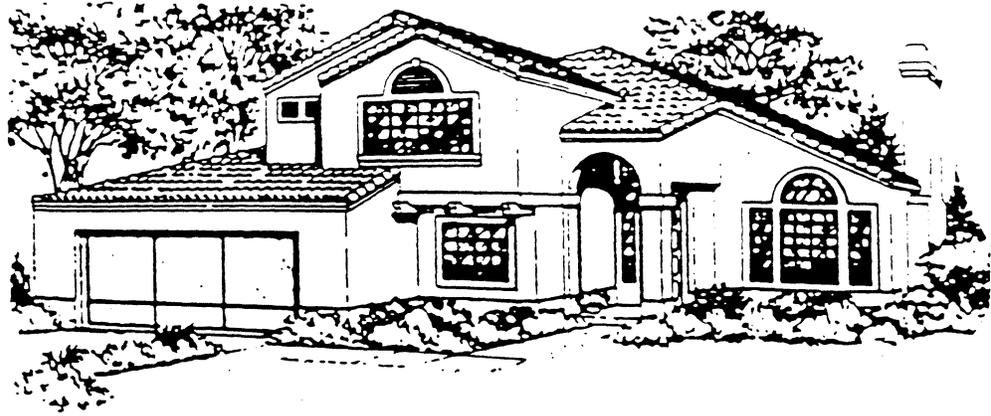
a. California Mediterranean

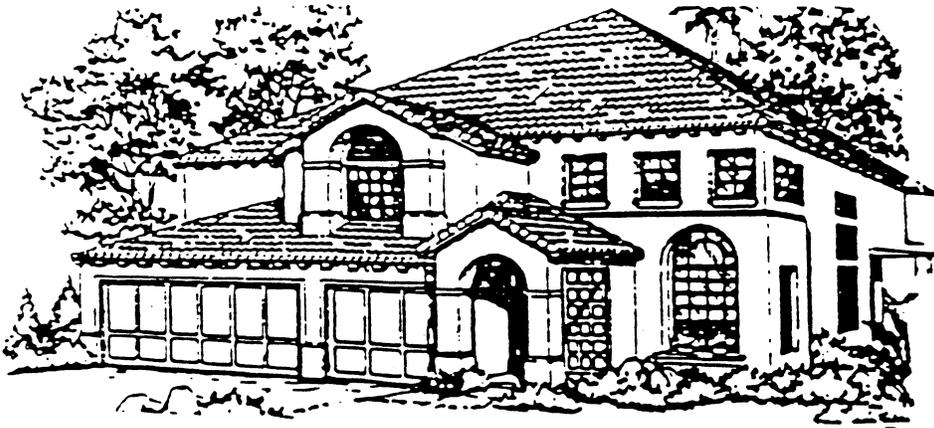
The architecture that dominates the coastal hillsides of the Mediterranean has been transplanted to Southern California. Similar in climate and topography, this adaptation is well suited to conditions and lifestyles in California. The Southern California vernacular, having its roots in the Mediterranean, is characterized by barrel tile roofs, recessed openings and a sense of mass and solidity. The architecture of the Mediterranean, built in decades rather than years, has a timeless feel that, with simple forms and uncluttered detailing, can result in a time honored look that responds to climate, culture and the marketplace of Southern California.

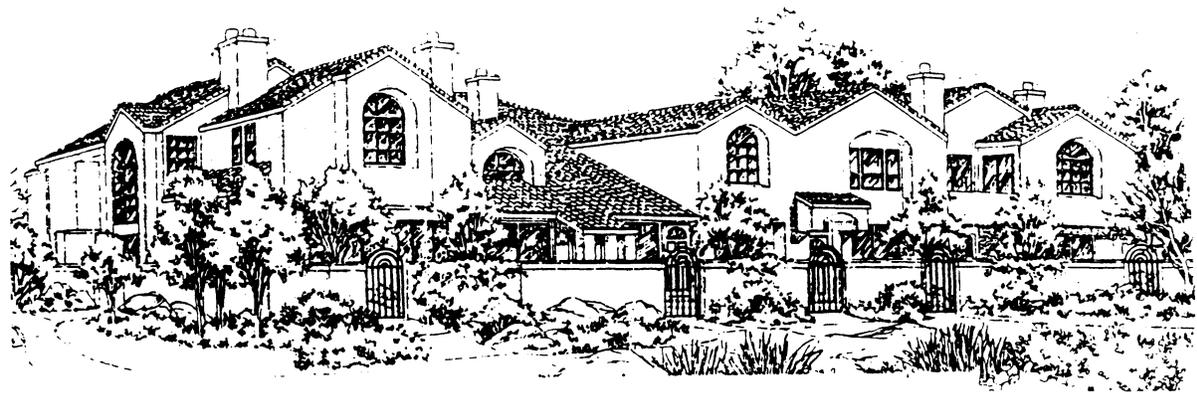
Roof pitches can range from steeply sloping to flat, but will always have clay colored tile with flush or small overhangs. Hipped, gable and flat roofs with varying plate heights provide an image of being built over time. The exterior materials are smooth or textured plaster (stucco) with predominantly lighter colors and bright accents on rails, shutters and awnings.







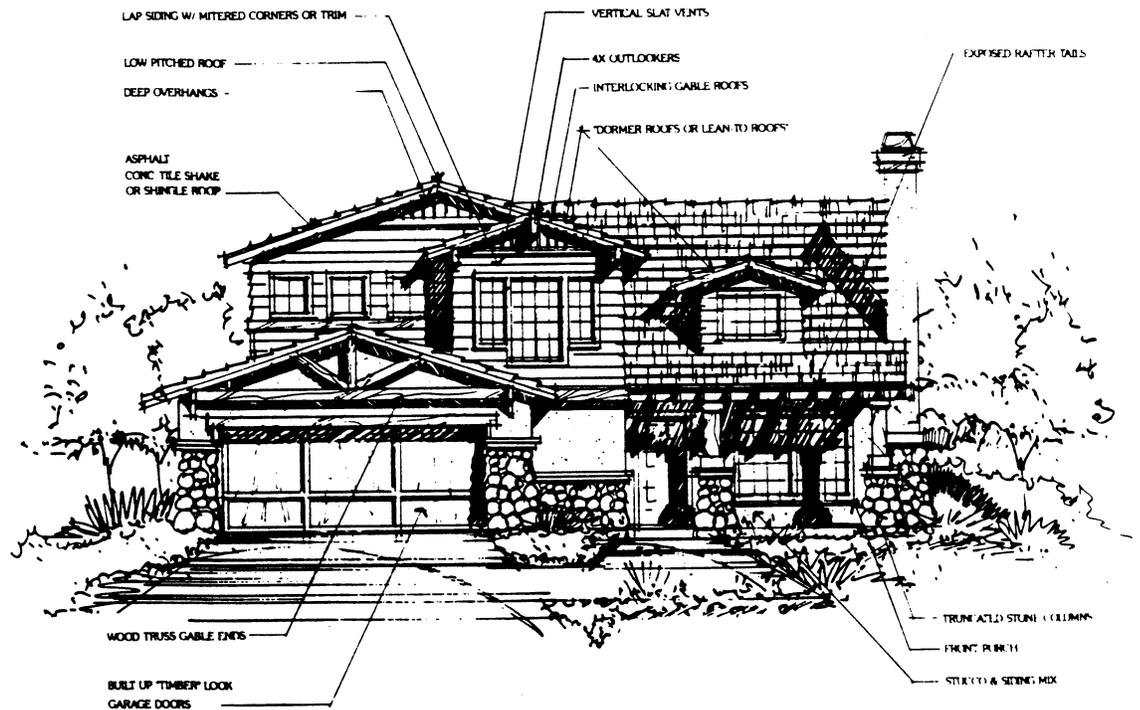


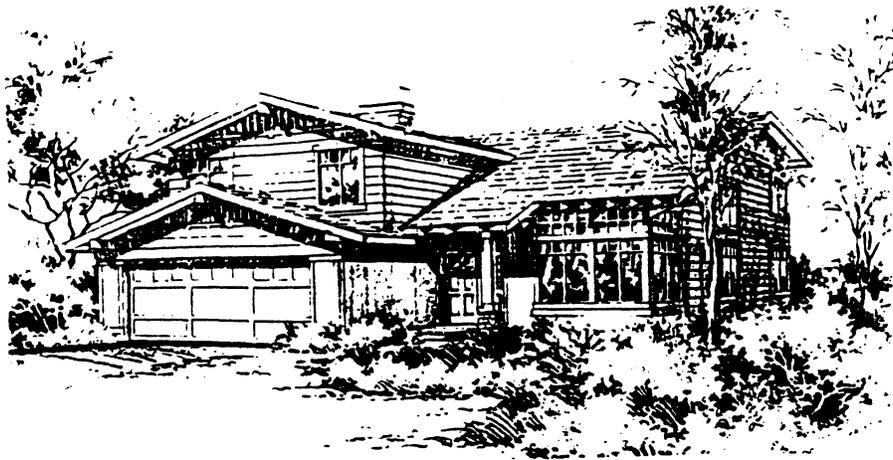


b. California Craftsman

Craftsman architecture is common throughout Southern California in many forms. The Craftsman style in Southern California evolved from bungalows which were commonly constructed in tracts during the 1900's to 1930's. These designs were available by mail order and each was customized by the individual. Craftsman architecture was refined by architects, such as the Green Brothers and Maybach, into a unique style that promotes hand crafted quality; thus the name "Craftsman". This type of architecture can be found in the classic tree-lined neighborhoods of Pasadena, Orange and Santa Ana.

The character is established with the use of wood beams, deep overhangs with exposed plumb-cut rafters, porches and verandas supported by large pillars. The predominant look is horizontal with wood siding and roof shingles, with stucco the primary material. Brick and stone are used as accents on columns, pillars and wainscots. Roof materials are asphalt shingles or flat concrete tile. Colors are earthtones, both light and dark, with low contrasts between colors and materials.



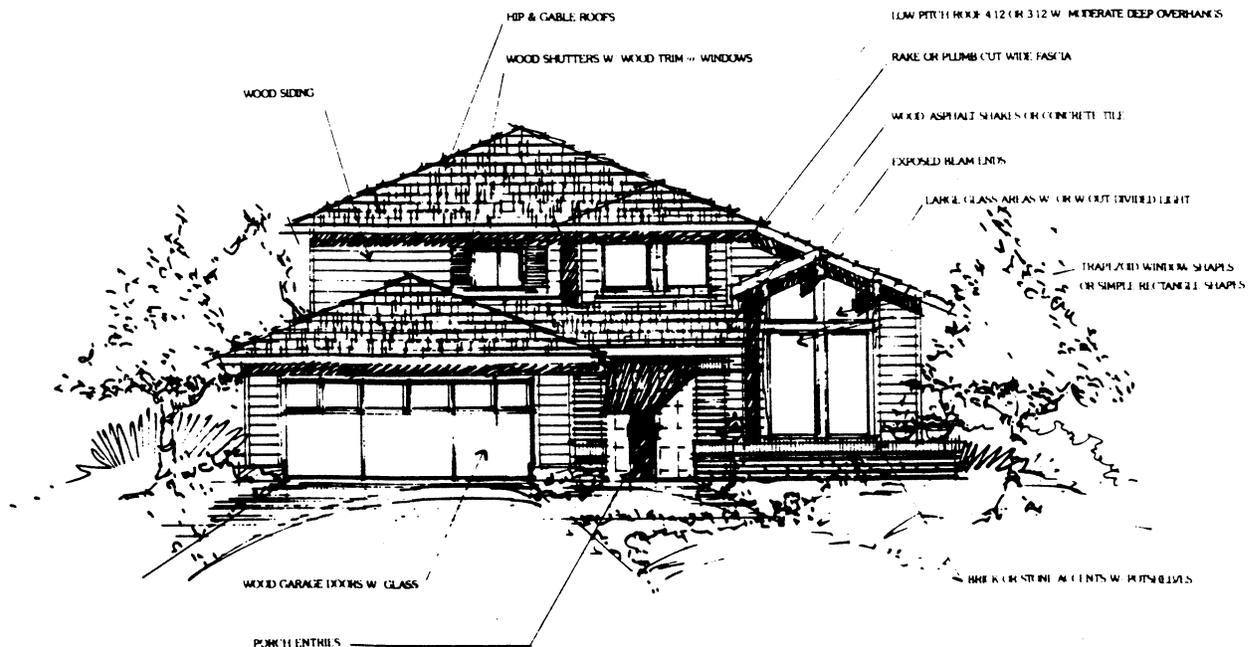




c. California Ranch

California Ranch style is derived from the early ranch architecture of the 1940's with bungalow and mediterranean influences. California Ranch architecture became a distinct style with extensive use in the 1970's. It was characterized by a horizontal emphasis with hip and gable roofs, varying in pitch from 4:12 to 5:12 accompanied by moderate overhangs. Relationships between indoor and outdoor areas are an important factor in the layout and design of California Ranch architecture, resulting in large windows and sliding glass doors, corner windows, greenhouse windows and continuous materials which link indoor and outdoor spaces. Exposed beam ends and deep fascias with built-up wood post or masonry columns are typical.

Stucco or wood siding are the predominant wall materials with masonry accents in the form of columns or wainscots creating patios or potshelves. Roofs are simulated wood shakes, asphalt shakes or flat concrete tile. Colors are earthtones with brighter use of accent colors.







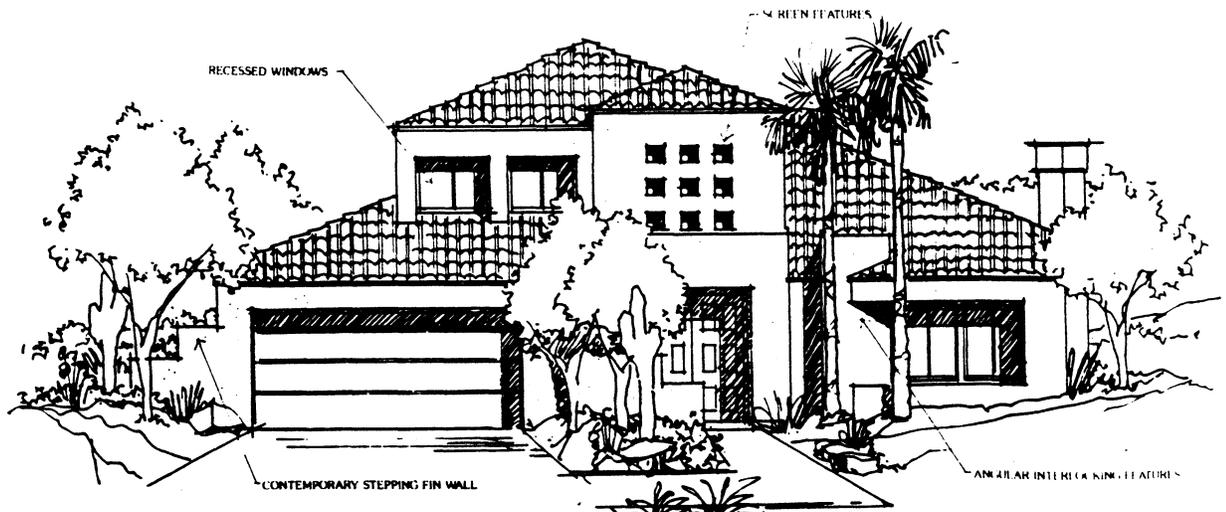
d. California High Desert

Vernacular architecture of the California desert contains many elements responsive to its environment. The predominantly hot weather and limited rainfall demands that buildings be designed with respect to climate.

Historically, California desert architecture was built of masonry due to its availability. Roofs, however, were constructed of wood; often with a mild or flat slope. Doors and windows in the buildings were generally small since windows were difficult to acquire and the use of glass permitted heat to enter the structure. Where door and window openings occur, they are usually deeply recessed into the thick walls, minimizing the amount of direct sunlight. For ventilation, massive screens were produced by punching a series of openings into the masonry wall. The need for shade, and the fact that buildings were often built one part at a time, led to the appearance that a home was made of a composition of parts.

Contemporary interpretations of historical desert architecture share similar forms and elements with their predecessors. Because of improvements in insulation, windows have become a more dominant element, allowing more light to enter and giving inhabitants views of the surroundings. The ventilation screens have become accentuated, and the overall appearance of the structure is of a composition of various interlocking masses.

Roof pitches range from flat elements to moderate sloping pitches. Exterior materials consist of plaster, stucco or other masonry materials. Colors include light shades which help reflect heat, with contrasting trim.

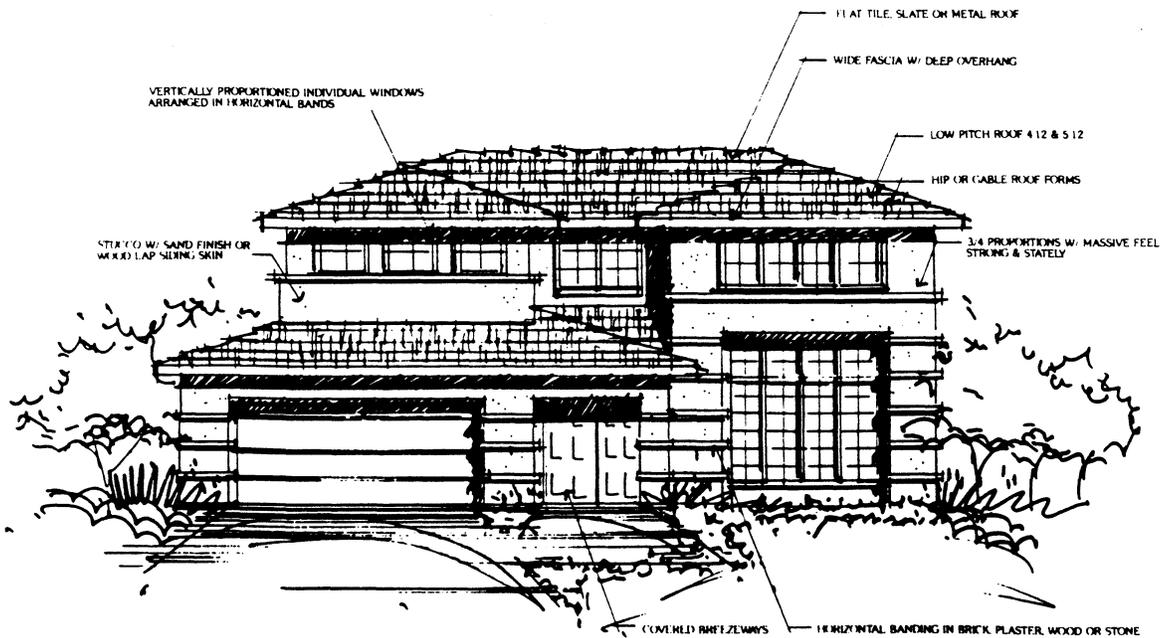




e. California Prairie

The roots of Prairie architecture began in the late 1800's with the "Oak Park" and "River Forest" houses of Frank Lloyd Wright. The Prairie school of architecture came to California with its own unique interpretation.

Prairie architecture is characterized with horizontal expression and delicate proportions. The roof often includes deep overhangs. The building massing is stately and strong and provides the perception of visually weighty proportions. Windows are grouped in horizontal bands with vertical proportions. Stucco or wood siding with a horizontal emphasis is the predominant material, with brick, stone or concrete block detailing. Roofs are typically flat concrete tile or slate. Colors are earth-tone with both light and dark shades.

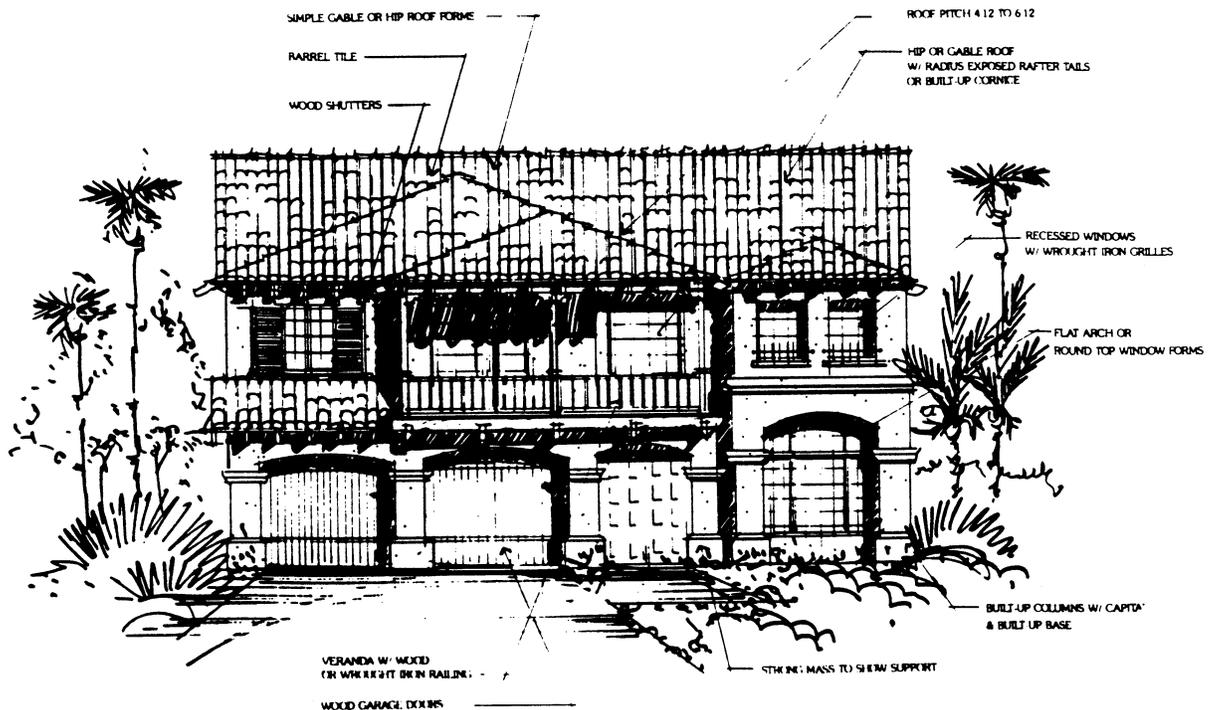


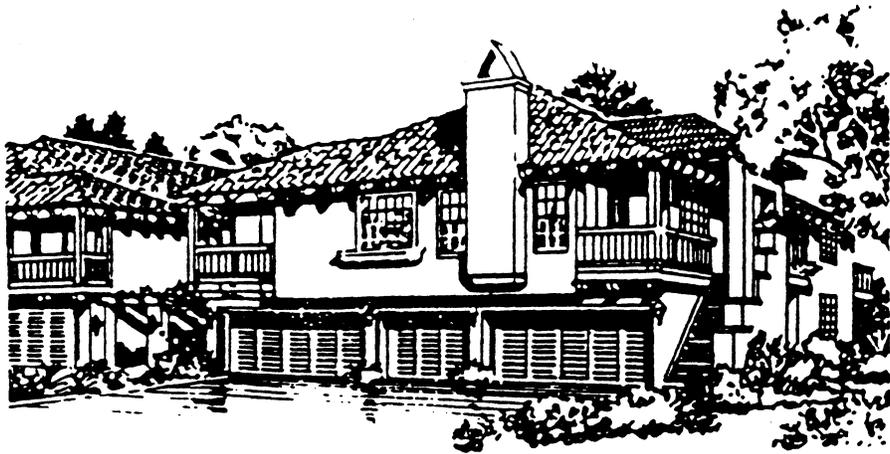


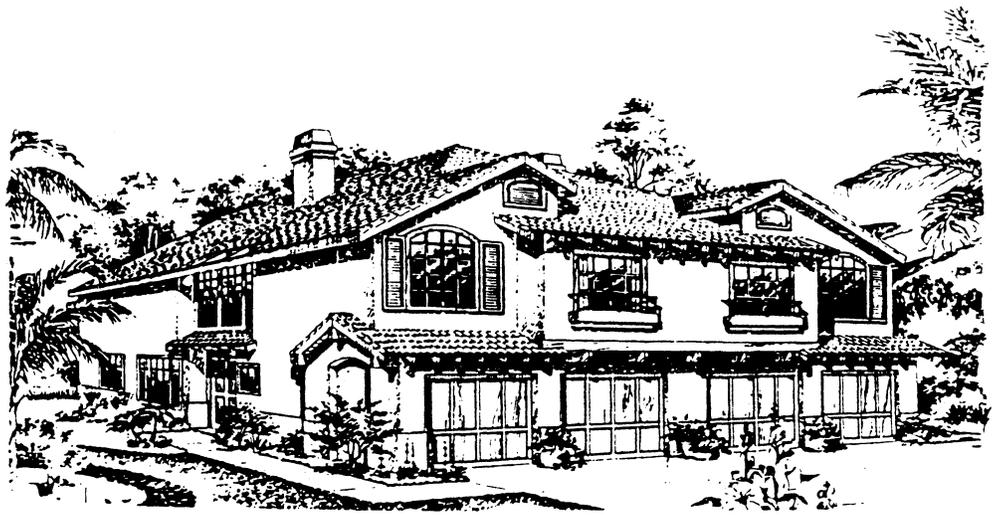


f. Early California/Monterey

Early California architecture can be defined by many terms including Mission, Spanish Colonial and Monterey. The historical roots of all these styles lie in the directness, adaptability and contrast of materials and textures. A variety of forms and massing give a sense of architecture that varied in style as time progressed. The charm of this style is represented in many Southern California locales. Santa Barbara, which was designed and built primarily in the 1920's and 30's, demonstrates many examples of early California architecture. The roof consists of barrel tile in red clay or terra cotta colors, with plaster walls. Building color consists typically of whites or off-whites with pastel tints. The wood is natural weathered stain.







5. Roof Design

Roof materials throughout City Ranch shall be of fire resistant materials, selected for their appropriateness to the location, building style, environmental factors and visual aspects. The following guidelines address various aspects of roof design.

a. Environmental Factors

Selection of roof materials shall consider local climatic conditions including gusting winds, summer heat and cold temperatures. Design of roofs shall preclude materials such as rock, gravel or wood shake which are susceptible to wind damage, blowing of materials, fire damage or rapid weathering.

b. Visual Factors

Roof materials shall provide a visual texture and detailing to the overall appearance of the house. All buildings within Planning Areas 6, 17, 19A, 27, 28A and 31 shall utilize exterior finish and roof materials which blend into the hillside backdrop of the Sierra Pelona range. This shall be accomplished through the use of roof materials which are generally similar in color and value (relative lightness or darkness) to the adjacent hillsides. Use of red tile in portions of Planning Areas 6, 17, 19A, 27, 28A and 31 which contain slopes above ten (10) percent is prohibited.

c. Roof Pitch

Roof pitches shall generally respect the traditional roof pitches found in the respective architectural style of the building. Although certain styles permit flat roofs, all structures within City Ranch shall contain a portion of the roof which is pitched or which protrudes above the plane of the remainder of the roof.

d. Roof Materials

Permitted roof materials shall include clay tile, slate, concrete tile, fire resistant composition, coated metal tiles or coated metal shingles. Reflective roofs are prohibited. Standing seam metal roofs are permitted in commercial sites only.

6. Exterior Building Finish Colors

Exterior colors shall be chosen to blend with the surrounding environment. Acceptable exterior colors include tones and hues of beige, grey, green, brown and any other subdued color approved by the Planning Director. Primary colors are prohibited, except as an accent color in non-hillside areas only, or when located on the building so as not to be visible from off-site or adjacent off-tract areas.

7. Interpretation of Design

The preceding architectural styles identify a multitude of design elements and finish materials. These sketches are not intended to establish precise standards for building design, exterior finish and details of residences within City Ranch, but rather, the elevations provide a thematic palette from which the individual designer can choose. Designers should be encouraged to create individualistic interpretations of the identified architectural styles. However, interpretations shall be generally 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 frame windows, masonry veneers, fire resistant and simulated wood roof materials.

8. Design Consistency and Compatibility

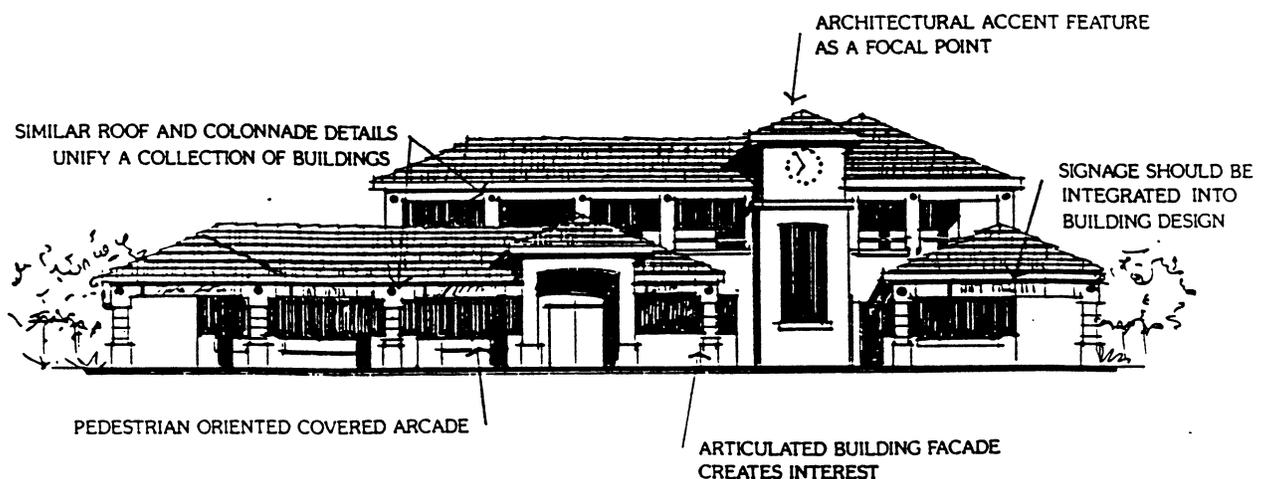
Compatibility and diversity of architectural style can be made to co-exist within City Ranch. This can be achieved through the use of unifying elements in the overall community, and by the avoidance of jarring visual conflicts caused by drastically dissimilar styles, colors and levels of quality located within the same visual area. It is intended that a mixture of residential projects utilizing varied architectural styles should be permitted to provide visual interest and diversity. Residential communities can utilize similar building materials and architectural design elements to provide neighborhood unification. Adjacent residential communities with different architectural styles should provide architectural compatibility by utilizing both a complementary color palette and similar exterior accent materials on adjacent residential structures. This compatibility can be further enhanced through the use of common community walls and landscaping.

G. Commercial Design Guidelines

The commercial areas offer an opportunity to reinforce the community character of City Ranch. The following standards will ensure a positive impact to City Ranch, as well as the City of Palmdale. All commercial development at City Ranch is subject to the following Design Guidelines:

1. Fountains, plaza, sculptures and other focal points can be used as the center or confluence for several buildings.
2. Long facades that face public views shall be articulated by varying building mass, form, texture and interplay of solid and open areas.
3. Columns, projections and exterior detailing shall be used to architecturally demarcate and enhance building entries.
4. Ground level floors of buildings adjacent to walkways and roadways should be architecturally articulated with the use of smaller, more pedestrian scale features, such as building mass, roof lines, signage, doors, planters, etc.
5. Pedestrian and ground level building entries shall be recessed or covered with architectural projections, roofs, arcades or trellis to provide shelter from the sun and pedestrian separation from parking area.
6. Building exterior openings, such as doors or windows, can be used in a repetitive pattern; however, monotony should be avoided.
7. Signage should be used as an accent feature and integrated into the overall design.
8. Commercial centers shall be designed with a coordinated architectural theme including colors, materials and roof design which maintains compatibility between structures.
9. Commercial architecture style shall be based upon the approved City Ranch Residential Architectural Styles, and shall consider architectural styles of residences adjacent to the commercial site.

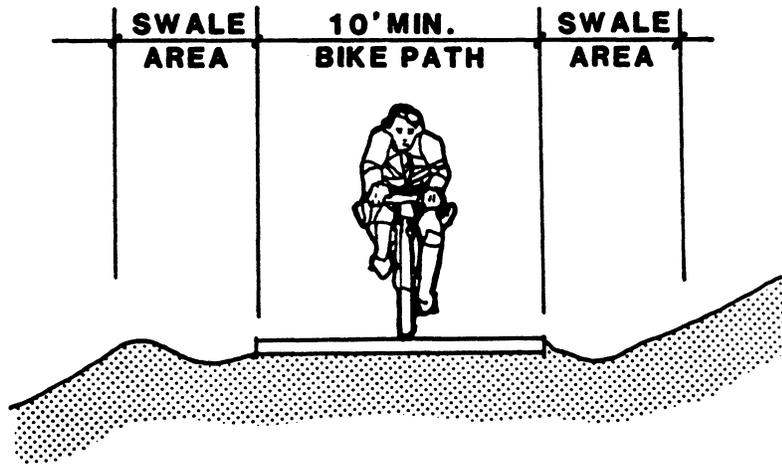
10. Building materials should be used to create interest, focus, unity and compatibility. Accent bands or patterns can be used to provide cohesiveness, but monotony shall be avoided.
 - a. Roofing materials shall consist of concrete or clay tiles (barrel or flat) or metal standing seam. Built-up composite roof is acceptable for flat portions of roofs only.
 - b. Walls shall be of plaster with smooth or troweled finish, masonry or wood siding.
 - c. Colors shall be consistent with the residential color palette discussed in Section VI. F. 6., herein.
11. Enriched paving should be used at all vehicular entrances. Textured paving should also be encouraged where pedestrian walkways cross vehicular circulation aisles.
12. Pedestrian walkways should be provided to connect to public sidewalks and adjacent residential neighborhoods where appropriate.
13. Pedestrian oriented features such as seating areas and outdoor eating areas should be incorporated where feasible.
14. Pedestrian circulation shall be emphasized between buildings and from major tenants to public streets.
15. Drive through features shall be screened through the use of landscaped berms, building orientation and/or other design elements to minimize adverse aesthetic impacts.



H. Trail Standards

1. Off-street Bike Lanes

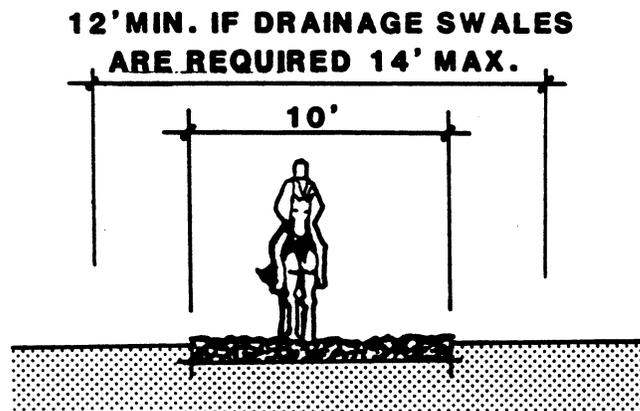
- a. Except in Planning Area 32, off-street bike lanes are to be a 10 foot minimum paved width for bicycles only, with a minimum cleared width of 12 feet.
- b. Swales shall be required by the City Engineer if drainage conditions will result in erosion or depositing of slope material onto the paved bicycle lane area.
- c. Off-street bike lane grades should not exceed 10 percent; however, steeper grades of not more than 15% gradient may be permitted over a distance of 500 feet or less.
- d. Off-street bike lanes shall be provided with adequate lighting to comply with minimum public safety requirements as determined by the City Engineer. Lighting shall be controlled so as to avoid glare to motor vehicles or adjacent residences.
- e. Off-street bike lane construction, dedication and maintenance shall be as outlined in Section IV. O., "Construction and Maintenance Responsibility".



Bike lane shall be crowned or sloped to drain.

2. Equestrian Trails

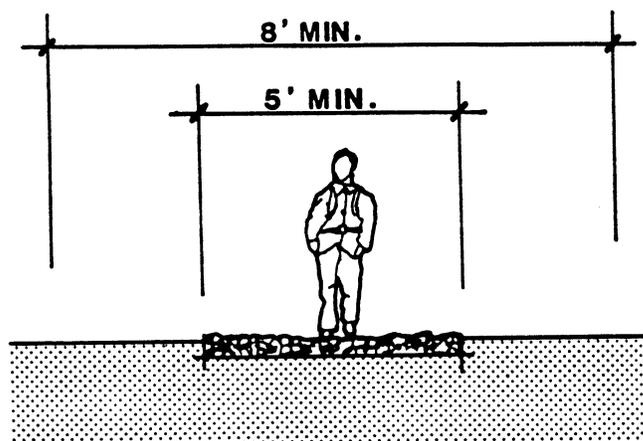
- a. Trail shall have a minimum tread width of 10 feet and a cleared width of 12 feet.
- b. Horse trails will be kept separate from vehicular roads, except at road crossings. At-grade crossings shall occur at Bridge Road.
- c. Trail surface will be as determined to be appropriate by the Director of Parks and Recreation and the City Engineer. Trail materials may consist of native soil, decomposed granite or wood chips. Rocks and debris will be removed and the trail surface graded smooth.
- d. Road crossings should be at-grade with appropriate traffic control devices to alert motorists.
- e. Horse trails may also be kept available for pedestrian and hiking use, and shall be closed to vehicular traffic, motorcycles and bicycles.
- f. Trail grades should not exceed 10 percent. Steeper grades of not more than 15% gradient may be permitted over distances of 500 feet or less.
- g. Trail construction, dedication and maintenance shall be as outlined in Section IV. O., "Construction and Maintenance Responsibility".
- h. 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.



Trail shall be crowned or sloped to drain.

3. Hiking Trails

- a. Hiking trails will be kept separate from vehicular roads.
- b. Trail surface will be asphalt, concrete, native soil or decomposed granite as determined to be appropriate by the Director of Parks and Recreation and the City Engineer.
- c. Road crossings should be at-grade with appropriate traffic control devices.
- d. Where trail gradient exceeds four percent, diversionary drainage devices may be required as determined by the City Engineer.
- e. Trails should have a minimum tread width of five (5) feet and a cleared width of eight (8) 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 non-emergency vehicles, said trails shall employ lockable, removable bollards or posts which block the passage of motor vehicles but which permit pedestrians to pass freely.
- f. Trail construction, dedication and maintenance shall be as outlined in Section IV. O., "Construction and Maintenance Responsibility".
- g. With the exception of hillside trails in Planning Area 32, trails within residential development shall be illuminated if necessary for public safety as determined by the City Engineer and the Director of Parks and Recreation.



Trail shall be crowned or sloped to drain.

VII. IMPLEMENTATION

A. Purpose and Intent

The purpose and intent of the Implementation Section is to establish direction and procedures for the implementation and administration of the City Ranch Specific Plan including annexation, entitlements, conformance, revisions and alternative financing programs.

B. Governmental Processing

The City of Palmdale is responsible for the processing and administration of the City Ranch Specific Plan, including on-going and subsequent applications prescribed by state and local statutes relating to the development of the City Ranch property.

C. Annexation

The City Ranch site is located within the sphere of influence of the City of Palmdale in the unincorporated area of Los Angeles County adjacent to the Palmdale City limits. An annexation application was filed with the City of Palmdale for processing through the Los Angeles County Local Agency Formation Commission ("LAFCO"). The City Ranch annexation application requested annexation of the entire site into the City of Palmdale.

After LAFCO has reviewed and approved the City Ranch annexation request, the City of Palmdale may proceed with the completion of the annexation processing, 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 City Ranch annexation.

D. General Plan Amendments/Updates

In conjunction with the processing of the City Ranch Specific Plan, a General Plan Amendment was required in order to revise locations of land uses and circulation within City Ranch. The adoption of any Amendment to the General Plan or any General Plan Update by the 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 the Developer shall possess vested rights under the terms of the Development Agreement entered into between the Developer and the City.

E. Prezone

A prezone application was submitted and approved by the City of Palmdale to designate the City Ranch property as "City Ranch Specific Plan, 2.6 DU/Acre." This designation shall be applicable only to the City Ranch property, subject to the land use classifications, property development standards, design guidelines and implementation policies contained in the City Ranch Specific Plan as adopted.

F. Specific Plan Adoption

Government Code Section 65453(a) states that:

"A Specific Plan shall be prepared, adopted and amended in the same manner as a General Plan, except the Specific Plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body."

The City Ranch Specific Plan was adopted by Ordinance in accordance with City policy.

The City Ranch Specific Plan has been developed as both a regulatory document as well as a land use policy plan. The development standards have been structured in a format consistent with the City of Palmdale Zoning Ordinance, incorporating general provisions, permitted uses, development standards, project approval procedures and other zoning related provisions. The remaining sections of the City Ranch Specific Plan are oriented to land use policies and include background and project information, planning policies, design criteria, conceptual plans and infrastructure proposals.

G. Environmental Impact Report

Upon completion of the Initial Environmental Study, it was determined that a comprehensive Environmental Impact Report ("E.I.R.") would be required for the City Ranch project. The Draft E.I.R. was certified prior to adoption of the Specific Plan. The City 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 subsequent approvals with appropriate mitigation measures identified in the EIR, provided the impacts of such proposed measures are consistent with the intent of the City Ranch Specific Plan. If further environmental documentation is required pursuant to State CEQA law, it should constitute a subsequent EIR or Supplemental EIR as

mandated in the CEQA Guidelines. A subsequent EIR or Supplemental EIR may also be required if conditions change as defined under CEQA.

H. Subdivision

Development of City Ranch will be implemented through a series of tentative maps, tentative parcel maps and Final Maps, encompassing approximately 39 Planning Area parcels as designated on the Development Plan. Subsequently, in conjunction with the Phasing Plan, each parcel or parcels designated for development purposes will have one or more tentative subdivision maps submitted to create developable lots or parcels. It is intended that the tentative subdivision maps will be followed by final maps at the appropriate times for phased development.

The tentative maps or tentative parcel maps shall be consistent with the City of Palmdale Subdivision Ordinance and the California Subdivision Map Act.

Tentative maps or tentative parcel maps shall be approved by the decision-making authority if the following findings are made. These findings are in addition to any findings required by California State Law and Palmdale Municipal Code:

1. For the proposed subdivision, each provision for its design and improvement and each proposed land use is consistent with the City Ranch Specific Plan because it conforms to the density, design standards, design guidelines and location given for the land use designation.
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.
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 1965, and that the property in question has not been included in any such contract.
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.
5. The site is physically suitable for the type of development and density proposed by the tentative map.

6. The design of the subdivision and the proposed improvements are 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.
7. The design of the subdivision 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.
8. The proposed tentative map or tentative parcel map is in compliance with the intent and requirements set forth in the City Ranch Specific Plan.
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 or parcel 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.

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 City 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 City 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 City 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 requirement, 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.

I. Administrative Review/Staff Review

All development proposals and land uses within City Ranch are subject to Staff Review (also called "Administrative 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. This is to ensure compliance with the City 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 include "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. The Planning Director may, at his or her discretion, forward a Staff Review approval item or a use consistency determination to the Planning Commission for an interpretation of the purpose and intent of the Specific Plan relative to the project under review. Denial of a Staff Review request by the Planning Director may be appealed to the Planning Commission for a decision.

J. 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 City Ranch Development Standards identify types of projects which require the Site Plan Review process. The Development Standards and Design Guidelines provide the standards and guidelines by which the City of Palmdale shall evaluate all project submittals. 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. These findings are in addition to any findings required by California State Law and the Palmdale Municipal Code:

1. The project conforms with the City Ranch Specific Plan which is deemed consistent with the General Plan.
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.
3. The project meets all applicable special requirements of the City Ranch Specific Plan and the Site Development Standards requirements.
4. The project meets all special requirements for seismically restricted or floodplain areas, if applicable.
5. The project conforms with the City Ranch Development Standards and is consistent with the Design Guidelines.

K. Conditional Use Permits

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 of Ordinance No. 140 (Variances and Conditional Use Permits) of the Palmdale Municipal Code which is contained in Appendix D of the City Ranch Specific Plan.

Conditional Use Permit requests shall be approved by the decision-making authority if the following findings are made. These findings are in addition to any findings required by California State Law and Palmdale Municipal Code:

1. The proposed conditional use is consistent with the City Ranch Specific Plan.
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.
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.

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.
5. The project is consistent with the Site Plan Review findings of approval as identified in Section VII. J., "Site Plan Review".
6. In addition to the above findings, the following findings shall be made prior to approval of all Residential Planned Development Conditional Use Permits.
 - a. The proposed Residential Planned Development provides an efficient use of open space areas incorporating public, private and natural open space to service the residents of said project, in excess of those which would normally be required in standard development.
 - b. 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.
 - c. 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 City Ranch Specific Plan.
 - d. The proposed Residential Planned Development provides common recreational amenities which are not provided in typical residential developments within the City.

L. Concurrent Processing

When any project involves multiple applications to be processed concurrently and where Staff and Planning Commission review are specified, said applications shall be reviewed and approved by the Planning Commission.

M. Design Guideline Conformance

All proposed development at City Ranch is subject to the City 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 City 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:

1. The proposed project conforms with the City Ranch Specific Plan including all applicable Development Standards and Design Guidelines.
2. The proposed project is compatible with and enhances the established design theme in the surrounding area, where applicable.

Transitional Planning Areas

In order to assure the coordination of densities, product types, buffering and compatibility within and adjacent to certain uses, a Conceptual Site Plan shall be reviewed and approved by the Planning Director for Transitional Planning Areas 8, 14, 19A, 20, 21, 23, 24, 28A and 30A. Said Conceptual Site Plan approval shall be required prior to approval of any Tentative Tract Map, R-PD, Site Plan Review or CUP approval within these Planning Areas. Said Conceptual Site Plan shall be evaluated for conformance with requirements of the Design Guidelines, Development Standards and Policies contained in this Specific Plan relative to Transitional Planning Areas.

N. Specific Plan Amendments

Because the City Ranch development will be phased over a period of approximately ten (10) 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 Planning Director, it will be processed in the same manner as the original Specific Plan. Proposed amendments deemed to be Minor Modifications by the Planning Director 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 the

CEQA, Section 15162. It is the applicant's responsibility to provide an analysis of the impacts of the amendment relative to the original E.I.R.

1. Findings for approval of Specific Plan Amendments:

In considering approval or disapproval of Specific Plan Amendments, the City Council shall find that the proposed Amendment is in compliance with the following:

- a. The proposed Amendment is consistent with the General Plan and its Elements in effect at the time of submission.
- b. The proposed Amendment does not result in an incompatibility with surrounding land uses with respect to use, development standards, density, or issues of health, public safety or general welfare.
- c. The proposed Amendment is consistent with the overall design character and general community structure of City Ranch.
- d. The proposed Amendment is not likely to cause substantial environmental damage, or substantially and avoidably injure significant wildlife, or their habitat.

2. Minor Modifications:

The following Minor Modifications to the Specific Plan do not require a Specific Plan Amendment and are subject to review and approval by the Planning Director. The Planning Director, however, shall have the discretion to refer any such request for modification to the Planning Commission for decision.

- a. Utility alignments and minor adjustments to phasing of utilities. Minor adjustments may include earlier construction, substitution of oversized facilities in adjacent phases and similar adjustments.
- b. Utility service road alignments.
- c. Final facility sizing and precise location of water, sewer and storm drainage improvements when directed by the City Engineer.
- d. Change in utility and/or infrastructure servicing agency.
- e. Arterial road alignment revisions when the centerline moves by less than 200 feet.

- f. Collector street alignments including but not limited to off-road connections and 4-way intersections at arterial roads. This would include, but is not limited to, the potential extension and final alignment of Avenue S.
- g. Alignment of pedestrian trails and off-street bike lanes. Note: trails shall connect designated schools, parks or other indicated points, however, exact alignment of trails may vary.
- h. Decrease in project density.
- i. Adjustment of planning area boundaries of less than 250 feet which do not result in an increase in visual impact, a significant reduction of open space or a significant increase of residential areas.
- j. Minor landscape, wall material, wall alignment and streetscape design modifications which are consistent with the design guidelines contained in this document.
- k. Modifications to Architectural Design Guidelines, such as variations of materials within the particular architectural style and minor variations in colors, excluding hillside building or roof color requirements.
- l. Changes in park facilities or conceptual park drawings.
- m. Conceptual design of the golf course and/or golf course facilities except when less than 200 feet from designated wetlands. Golf course design within 200 feet of designated wetlands which does not adversely affect designated wetlands.
- n. Minor revisions to project graphics which do not substantially change the intent of the graphics in the City Ranch Specific Plan.
- o. Transfer of units as outlined in Section VII. U., "Transfer of Dwelling Units" and outlined on Table 2 therein, except for Planning Areas 3 and 33 which will require Specific Plan Amendments.
- p. Residential development of school sites which are not required as determined by the responsible school district and which do not result in an increase in residential dwelling units beyond 5,200 units.

- q. Bridge design subject to approval of details by the State Department of Water Resources and responsible agencies, provided off-street bike lanes and pedestrian paths are still included.
- r. Deletion of unnecessary drainage facilities or infrastructure when approved by the City Engineer.
- s. Specific modifications of a similar nature to those listed above, which are deemed minor by the Planning Director, which are in keeping with the spirit and intent of the Specific Plan and which are in conformance with the General Plan.
- t. Modifications to the acreages and boundaries of Planning Areas 31 and 32 for the specific purpose of preservation of the Pierson's morning glory in accordance with the City Ranch EIR.

O. Variances

All variance requests shall be processed in accordance with Article 102 of Ordinance No. 140 (Variances and Conditional Use Permits) of the Palmdale Municipal Code which is contained in Appendix D of the City Ranch Specific Plan.

Variance requests shall be approved by the decision-making authority if the following findings are made. These findings are in addition to any findings required by California State Law and the Palmdale Municipal Code:

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 or surroundings.
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.
3. A variance will not authorize a use or activity which is not otherwise expressly authorized by the Development Standards governing the parcel or property.

P. Alteration of Wetland/Marsh Areas

Any proposed alterations to Wetland/Marsh areas shall comply with all requirements of Section 404 of the Clean Water Act, and under Section

16.03 of the State Fish and Game Code, and, if appropriate, from the U. S. Army Corps of Engineers and City of Palmdale requirements.

Q. Disclosures

1. General

All buyers purchasing real property subject to one or more of the following circumstances shall be notified of the circumstance in accordance with California Department of Real Estate disclosure format and procedures:

- a. Properties subject to flood inundation in the event of aqueduct failure.
- b. Properties within 1,200 feet of the landfill.
- c. Properties within 500 feet of the 220kv or greater electrical easements.
- d. Residential lots containing homeowner maintained slopes over thirty (30) feet in height.
- e. Any other circumstances which are required by the State of California to be disclosed to real property purchasers.

In any disclosure made by developer, only those circumstances required to be disclosed by the Specific Plan will be subject to the review and approval of the Planning Director. Where the Department of Real Estate does not have jurisdiction over such circumstances, such disclosure shall be made to the satisfaction of the Planning Department. Any such disclosure may, to the extent deemed appropriate by the developer, set forth the results of any studies assessing the risks of any such circumstances and any mitigation measures implemented by developer.

2. Seismic Disclosure

All buyers purchasing real property at City Ranch shall be advised of potential seismic hazards in accordance with the following disclosure language:

"Portions of the City Ranch Specific Plan are traversed by major traces of the San Andreas Rift Zone, a geologic feature capable of producing a magnitude 8.3 earthquake. The active fault zone has been identified by extensive site specific testing and analysis. All

buildings are prohibited by the Specific Plan from being constructed across the trace of an active fault throughout the Specific Plan area. Due to the proximity of portions of the property to the San Andreas Fault, there is a higher risk of experiencing surface fault rupture than other locations not adjacent to an active fault. An active fault is any fault that has been determined to have experienced movement within the last eleven thousand (11,000) years."

Additionally, each disclosure statement and deed record (where applicable) shall contain language which denotes the possibility of building restrictions on residential additions for human occupancy on those parcels which are located in either the Special Seismic Foundation or Seismic Set Back Zones.

R. Phasing Plan

1. General

Development of City Ranch is anticipated to occur in eight (8) phases over approximately a ten (10) year period. While infrastructure and other required physical improvements are predictable with respect to timing, the marketplace is not; therefore, market demand could have an effect on the time sequence of project phasing. It is anticipated that completion of a given phase may overlap with the initiation of the subsequent phase.

The Phasing Plan has been designed to ensure that infrastructure, roadways and community facilities are constructed in accordance with the needs of services required by the residents and the continued development of City Ranch. Public infrastructure required to service a given tract will be developed prior to the first occupancy of the given tract.

Specific infrastructure improvements, their phasing and financing shall be as covered herein or shall be addressed in the City Ranch Development Agreement. The following is a tentative outline of the eight (8) phases of the City Ranch Development Plan. The Phasing Plan is graphically depicted on Exhibit 21.

Phasing of improvements shall not result in the creation of excessive development on a singular access. Two points of ingress shall be provided as each phase develops to avoid the potential for constriction of emergency vehicle access. Said access shall be in conformance with requirements of the Los Angeles County Fire Department.

2. Financing Program

Funding for construction of all public infrastructure identified in the Specific Plan will be provided by one (1) or more of the following: the City Ranch Master Developer, surrounding project developers and/or surrounding project assessment districts. Public infrastructure shall be defined to include streets, pavements, curbs, gutters, sidewalks, drainage, lighting, trails, landscape easements, irrigation and other related public improvements.

Phase One

1. Initiate Elizabeth Lake Road dedication and road improvements from Bridge Road to 20th Street West in accordance with design plans for Assessment District 90-1.
2. Preparation and initiation of development in Planning Area 6.

Phase Two

1. Construction of project entry.
2. Construction of the required portion of Bridge Road.
3. Construction of the required portion of City Ranch Road, west of Bridge Road.
4. Construction of the required portion of Avenue S, east of Bridge Road.
5. Preparation and initiation of development in Planning Areas 1, 2, 9, 10, 11, 15, 20, 34 and 35.

Phase Three

1. Construction of the required portion of Bridge Road.
2. Construction of the required portion of Avenue S.
3. Preparation and initiation of development in Planning Areas 14, 18A, 19A, 19B and the southern half of Planning Area 18 .

Phase Four

1. Construction of the required portion of Avenue S.
2. Construction of the required portion of City Ranch Road.
3. Preparation and initiation of development in Planning Areas 3, 4, 12, 13, 21, 28B, 30A, 30B and 31.

Phase Five

1. Construction of the required portion of Avenue S.
2. Construction of the required portion of City Ranch Road.
3. Preparation and initiation of development in Planning Areas 7,8, 22, 23, 28A and 29.

Phase Six

1. Construction of the required portion of Avenue S.
2. Construction of the required portion of City Ranch Road.
3. Preparation and initiation of development in Planning Areas 24, 25, 26, 27 and 33.

Phase Seven

1. Construction of the required portion of City Ranch Road.
2. Preparation and initiation of development in Planning Areas 16, 17, 32 and the northern half of Planning Area 18.

Phase Eight

1. Construction of the required portion of City Ranch Road.
2. Preparation and initiation of development in Planning Area 5.

S. Final E.I.R. Mitigation and Monitoring

The final E.I.R. Mitigation Measures and Monitoring Program have been incorporated into the Final Specific Plan documents as Appendix E. The City of Palmdale was provided with 100 copies (or as required) of the Final

Specific Plan and a reproducible copy of the Final Specific Plan which includes the Final E.I.R. Mitigation and Monitoring Program for City Ranch.

T. Infrastructure and Facilities Financing

The City Ranch Specific Plan identifies and recommends several alternative financing plans to ensure that funding is available for the systematic development of the project. In addition to policies and requirements contained in this Specific Plan, terms and conditions for City Ranch Capital Improvement Projects will be determined in the Development Agreement. The Developer is responsible for paying for all community improvements and backbone infrastructure unless other financing such as the following is used:

1. Community Facilities District (Mello-Roos District)

In 1982 the California State Legislature adopted the Mello-Roos Community Facilities Act ("C.F.A."). The C.F.A. authorizes local jurisdictions to create defined areas, known as Community Facilities Districts ("C.F.D."). Upon creation of the C.F.D., special taxes for the purpose of financing needed public improvements and/or services may be assessed to each property in the C.F.D. A two-thirds majority vote of the landowners or registered voters in the C.F.D. is required to implement the tax. The revenue generated from the tax may be utilized to pay debt service on bonds which were issued by the subject jurisdiction to finance a defined set of public improvements and the cost to maintain continued service. Bonds issued through the C.F.D. are secured by liens against the properties in the C.F.D. and may be repaid over a period of up to 40 years.

It is recommended that the City of Palmdale and the Developer consider establishing a Community Facilities District at City Ranch for funding of one or more of the following improvements;

- a. Acquisition of required City Ranch public right-of-ways.
- b. Construction and maintenance of the major street network.
- c. Construction and maintenance of off-site and on-site utility systems.
- d. Public school construction.
- e. Community facilities construction.
- f. Recreation and community amenities construction.

2. Alternative Financing Programs

The availability of alternate and/or additional financing methods for capital improvements is essential for the development of City Ranch. Outlined below are some recommended alternate financing plans:

- a. **Exactions** - Exactions are used to finance infrastructure related to a given development. The exactions are paid by the developer pursuant to the provisions in the State Subdivision Map Act and/or Government Code.
- b. **Landscaping and Lighting Assessments** - Funds for capital improvements and continued maintenance of public parks, medians, parkways and recreational facilities may be acquired through the use of assessments as outlined in the California 1972 Landscape and Lighting Act.
- c. **Developer Fees** - These fees are established by the City or other governmental agencies to finance specific infrastructure and community facilities. These may include school impact fees, Master Plan of Traffic (impact) fees, park in-lieu-of fees, Master Plan of Drainage fees, fire safety facilities fees, and other developer fees.
- d. **Special Benefit Assessments** - Streets, water, sewer, and flood control improvements can be funded through Special Benefit Assessments assessed to specific parcels which will directly benefit from the improvements. Improvements which benefit the general public such as schools and libraries are typically not eligible for Special Benefit Assessment Funding.
- e. **Governmental Grants and/or Loans** - A wide variety of state and federal level grants and loans may be utilized for the funding and maintenance of capital improvements.

U. **Transfer of Dwelling Units**

Dwelling units may be transferred from one Planning Area to another within the Specific Plan in accordance with the following provisions, and as specified in Table 2. The intent of this section is to establish a specified maximum density and permitted yield within each Planning Area, whereby units from other Planning Areas can be safely transferred, without resulting in problems of compatibility with adjacent uses or environment damage. The factors affecting the maximum number of units permitted in each Planning Area include the maximum density achievable for a given permitted lot size or product type and compatibility with adjacent uses.

This section is not intended to permit the total number of dwelling units in City Ranch to exceed the permitted maximum of 5,200 units. Rather, it is intended to accommodate a limited and controlled degree of flexibility to adjust Planning Area yields so as to respond to future market conditions and construction techniques.

Table 2 specifies the maximum number of permitted units with transfers, and the maximum permitted density in each Planning Area. The factors which determined the maximum permitted units or density included the Planning Area location, compatibility with adjacent single family, slope, the maximum density within Zoning or General Plan categories and the goals of maintaining a transition of density from lower to higher. Open Space areas do not permit transferring of residential development.

Those portions of Single Family Detached Planning Areas which contain moderate slopes in excess of 10 percent have a permitted maximum of 3.4 dwellings units per acre (3.4 D.U./acre). This includes major portions of Planning Areas 17, 31, the southeasterly 40 percent of Planning Area 27, the south end of Planning Area 19A and the portions of Planning Area 28A which abut Natural Open Space. Single Family Detached Planning Areas which are not critical with respect to location or slope may transfer units up to a maximum of 4.2 dwelling units per acre (4.2 D.U./acre), except for Planning Areas 19B, 25, 30B and 33, which are permitted a maximum of 4.4 D.U./acre. Single Family Attached Planning Areas which abut Single Family Detached Planning Areas (e.g., 15 and 21) are restricted to a maximum of 10 dwellings units per acre (10 D.U./acre). Multiple-Family Planning Areas which are not adjacent to Single Family Detached areas may transfer up to 16 dwellings per acre (16 D.U./acre).

In no case shall transfers of units result in:

1. Exceeding the maximum permitted density in Table 2;
2. Exceeding the overall plan capacity of 5,200 dwelling units; or
3. Addition of units to Golf Course, Natural Open Space, Open Space, Fire Station or Park Planning Areas.

No more than 12 percent of the total number of units in City Ranch may be transferred by this method.

When employing the prescribed method of transferring of units, property owner(s) or developer(s) shall provide a written statement of unit transfers indicating Planning Areas where units are being transferred to and from. This statement shall be submitted to the Planning Director, prior to the approval of the applicable Development Review application and shall be incorporated into the Specific Plan in this Section, Section VII, U., "Transfer of Dwelling Units". The Planning Director shall monitor and ensure that all transfers are consistent with the limitations of the Specific Plan. A revised Development Plan Summary and Revised Table 2 must also be submitted to be attached to this Specific Plan so that an accurate monitoring of the transfer of units from one Planning Area to another can be made. If areas involved in the transfer of dwelling units are owned by different entities, a written agreement signed by all entities indicating consent to the transfer of

those units shall also be provided prior to approval of affected subdivision maps. Transfers of dwelling units which conform to the provisions of this section do not constitute a Specific Plan Amendment or Variance. All transfers of units shall be approved by the Director of Planning except for transfers into Planning Areas 3 and 33, which will require a Specific Plan Amendment.

Transfer of units are subject to all development standards (minimum lot size, etc.) applicable to the Planning Area to which they are being transferred.

TABLE 2
MAXIMUM PERMITTED UNITS WHEN TRANSFERS OCCUR

PLANNING AREA	LAND USE	APPROX. ACRES	MAXIMUM PERMITTED UNITS WITH TRANSFERS	MAXIMUM PERMITTED DENSITY WITH TRANSFERS	PERMITTED UNITS PER DEVELOPMENT PLAN WITHOUT TRANSFERS
1	OPEN SPACE/COMM. PARK	55.3	0	0	0
2	NATURAL OPEN SPACE	12.7	0	0	0
3	COMMERCIAL	32.1	180	5.6	0
4	OPEN SPACE/GOLF COURSE	36.0	0	0	0
5	SINGLE FAMILY ATTACHED	22.2	98	4.4	98
6	SINGLE FAMILY DETACHED	68.8	292	4.2	261
7	NATURAL OPEN SPACE	100.0	0	0	0
8	SFD/SFA TRANSITIONAL	72.9	437	6.0	412
9	COMMUNITY PARK	51.9	0	0	0
10	COMMUNITY PARK	21.8	0	0	0
11	ELEMENTARY SCHOOL	9.0	38	4.2	0
12	MULTIPLE FAMILY	21.6	346	16.0	313
13	OPEN SPACE/GOLF COURSE	179.6	0	0	0
14	SFA/MF TRANSITIONAL	26.1	261	10.0	260
15	SINGLE FAMILY ATTACHED	42.4	424	10.0	297
16	SINGLE FAMILY ATTACHED	29.6	205	6.9	205
17	SINGLE FAMILY DETACHED	71.4	236	3.4	146
18	OPEN SPACE	29.3	0	0	0
18A	PARK	5.0	0	0	0
19A	SFD/SFA TRANSITIONAL	116.5	583	5.0	528
19B	ELEMENTARY SCHOOL	9.0	40	4.4	0
20	SFD/SFA TRANSITIONAL	77.4	464	6.0	397
21	SFD/SFA TRANSITIONAL	68.1	681	10.0	477
22	PARK	10.0	0	0	0
23	SFD/SFA TRANSITIONAL	39.8	398	10.0	318
24	SFD/SFA TRANSITIONAL	90.7	453	5.0	453
25	ELEMENTARY SCHOOL	10.0	44	4.4	0
26	OPEN SPACE	14.5	0	0	0
27	SINGLE FAMILY DETACHED	55.2	221	4.0	169
28A	SFD/SFA TRANSITIONAL	116.5	520	4.5	472
28B	PARK	5.0	0	0	0
29	NATURAL OPEN SPACE	9.0	0	0	0
30A	SFD/SFA TRANSITIONAL	53.6	312	5.8	284
30B	ELEMENTARY SCHOOL	8.0	35	4.4	0
31	SINGLE FAMILY DETACHED	61.4	209	3.4	110
32	NATURAL OPEN SPACE	282.7	0	0	0
33	COMMERCIAL	10.0	44	4.4	0
34	FIRE STATION	1.0	0	0	0
35	PARK	3.8	0	0	0

V. Development Agreements

It is contemplated that Development Agreements may be used to implement the Goals and Policies of the City 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 project. By enacting the Development Agreement Legislation of 1979, the California Legislature provides for the following measures:

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.

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).

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 needs 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.

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.

APPENDIX A
LEGAL DESCRIPTION

APPENDIX A

LEGAL DESCRIPTION, CITY RANCH SOUTH

PARCEL 1:

All of Section 29, Township 6 north, Range 12 west, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the official plat of said land, except those portions described as follows:

Beginning at the northwest corner of said Section 29; thence south $89^{\circ} 50' 17''$, east 2639.96 feet along the north line of said Section 29; thence south $89^{\circ} 45' 48''$ east, 2153.59 feet to the beginning of a tangential curve concave southerly and having a radius of 500.00 feet, said curve being the centerline of Elizabeth Lake Road; thence southwesterly along said curve through a central angle of $33^{\circ} 07' 30''$ a distance of 289.07 feet; thence south $56^{\circ} 38' 18''$ west, 532.73 feet to the beginning of a tangential curve concaved northerly and having a radius of 1,000.00 feet; thence westerly along said curve through a central angle of $18^{\circ} 36' 40''$ a distance of 324.83 feet; thence south $75^{\circ} 14' 58''$ west, 585.29 feet to the beginning of a tangential curve concaved to the southeast and having a radius of 500.00 feet; thence southwesterly along said curve through a central angle of $34^{\circ} 19' 25''$ a distance of 299.53 feet; thence south $40^{\circ} 55' 33''$ west, 549.80 feet to the beginning of a tangential curve concaved to the north and having a radius of 500.00 feet, thence along said curve through a central angle of $54^{\circ} 36' 24''$ a distance of 476.53 feet; thence north $84^{\circ} 28' 03''$ west 2173.21 feet to the intersection of the west line of said section 29; thence north $00^{\circ} 42' 26''$ west along said westerly line of section 29, 1,186.88 feet to the point of beginning.

Also except those portions included within the lines of the lands conveyed to the State of California by Parcels 2 and 18 of the deed recorded on October 04, 1968 as Document No. 415 in Book D-4153 Page 623 official records, in the office of the county recorder of said County.

PARCEL 2:

The southeast quarter and also the south half of the north half of Section 30, Township 6 north, Range 12 west, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the official plat of said land.

Except that portion included within the links of the land conveyed to the State of California by Parcel 1 of the deed recorded on October 04, 1968 as Document No. 415 in Book D-4153 Page 623 official records, in the office of the county recorder of said County.

PARCEL 3:

All of Section 31, Township 6 north, Range 12 west, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the official plat of said land.

PARCEL 4:

All of Section 32, Township 6 north, Range 12 west, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the official plat of said land.

Except that portion included within the lines of land conveyed to the State of California by Parcel 11 of the deed recorded on October 04, 1968 as Document No. 415, in Book D-4153 Page 623 official records, in the office of the county recorder of said County.

PARCEL 5:

All those certain easements, non-exclusive easements, right of ways and permanent easements, for roads, bridges and ingress and egress, as reserved by Geo. E. Platt Company, in the deed to the State of California, recorded on October 04, 1986 as Document No. 415 in Book D-4153 Page 623 official records, in the office of the county recorder of said County.

Known as City Ranch South, containing 1985 acres, more or less.

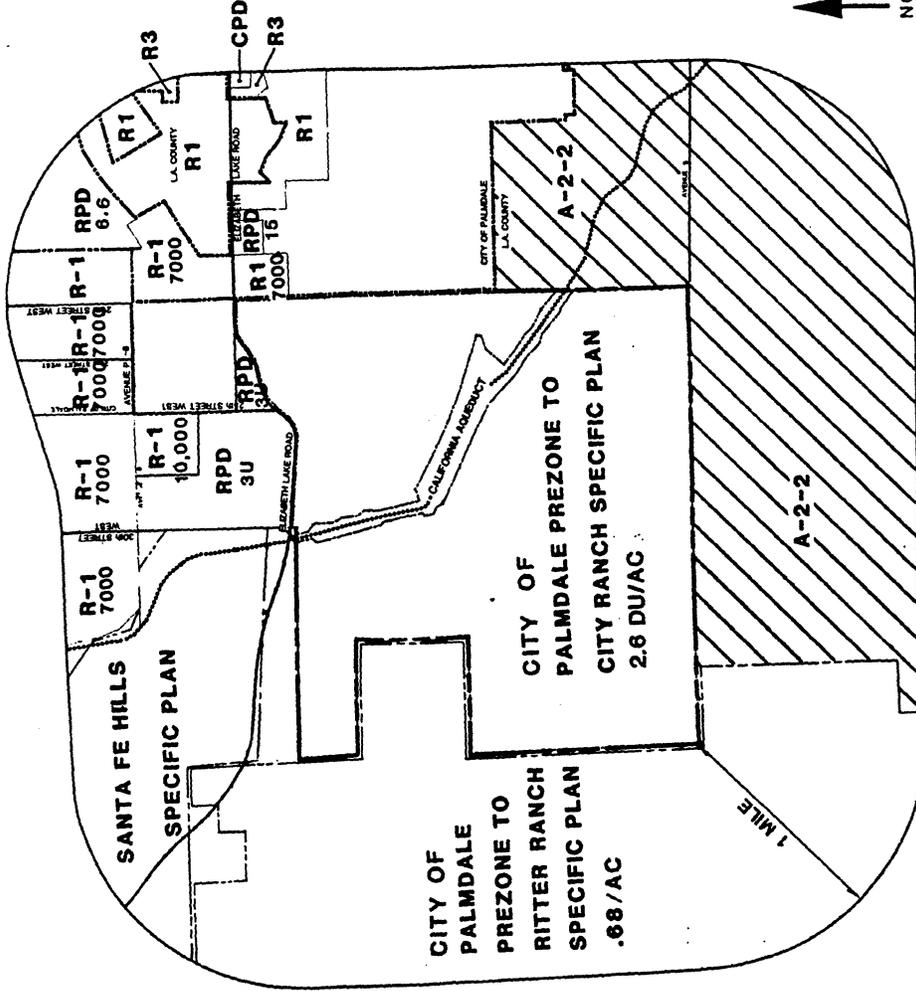
APPENDIX B

EXHIBITS

All exhibits contained in this Section are conceptual in nature.

EXISTING ZONING

- CITY OF PALMDALE
 - RESIDENTIAL SINGLE FAMILY **R1**
 - RESIDENTIAL PLANNED DEVELOPMENT **RPD**
 - RESIDENTIAL MULTIPLE FAMILY **R3**
 - COMMERCIAL PLANNED DEVELOPMENT **CPD**
 - LIGHT AGRICULTURE **A-1**
- LOS ANGELES COUNTY
 - HEAVY AGRICULTURE 2 ACRE MINIMUM LOT SIZE **A-2-2**
 - RESIDENTIAL SINGLE FAMILY **R1**



Kaufman Broad • CITY RANCH SPECIFIC PLAN

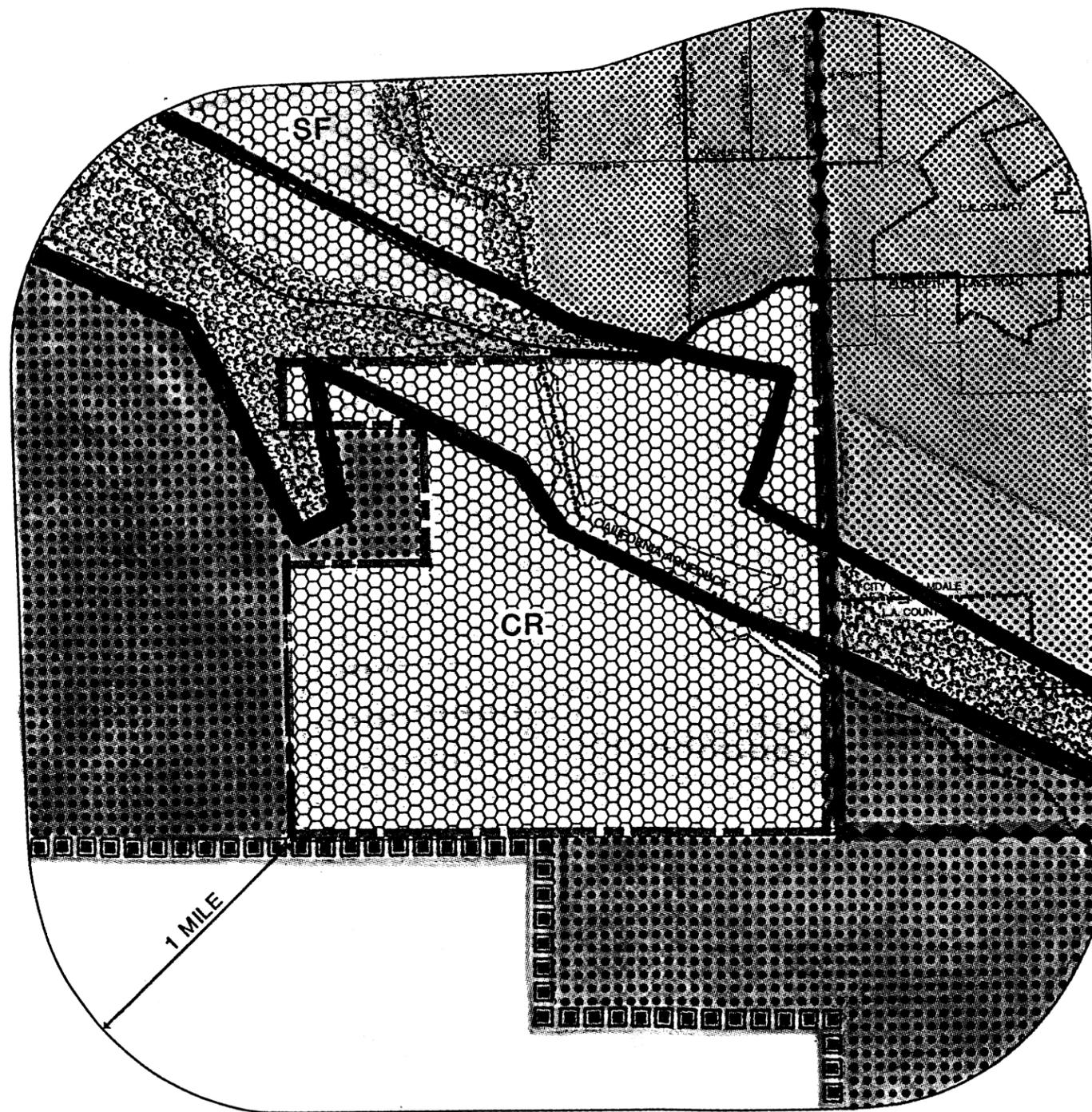
CITY OF PALMDALE • COUNTY OF LOS ANGELES

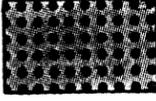
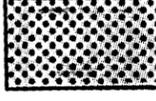
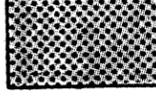
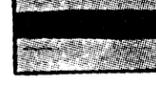
PREPARED BY:

 EXHIBIT 2

REVISED 7/1/92

EXISTING CITY GENERAL PLAN



-  NON-URBAN
1 DU/10 AC
-  SUBURBAN RESIDENTIAL
1-2 DU/AC
-  URBAN RESIDENTIAL
3.1-6.1 DU/AC
-  OPEN SPACE
-  SANTA FE
SPECIFIC PLAN
-  CITY RANCH
SPECIFIC PLAN
-  SEISMIC AREA
-  PLANNING AREA
BOUNDARY
-  URBAN CORE
BOUNDARY

NORTH
SCALE: 1"=1/2 MILE

Kaufman Broad • CITY RANCH SPECIFIC PLAN

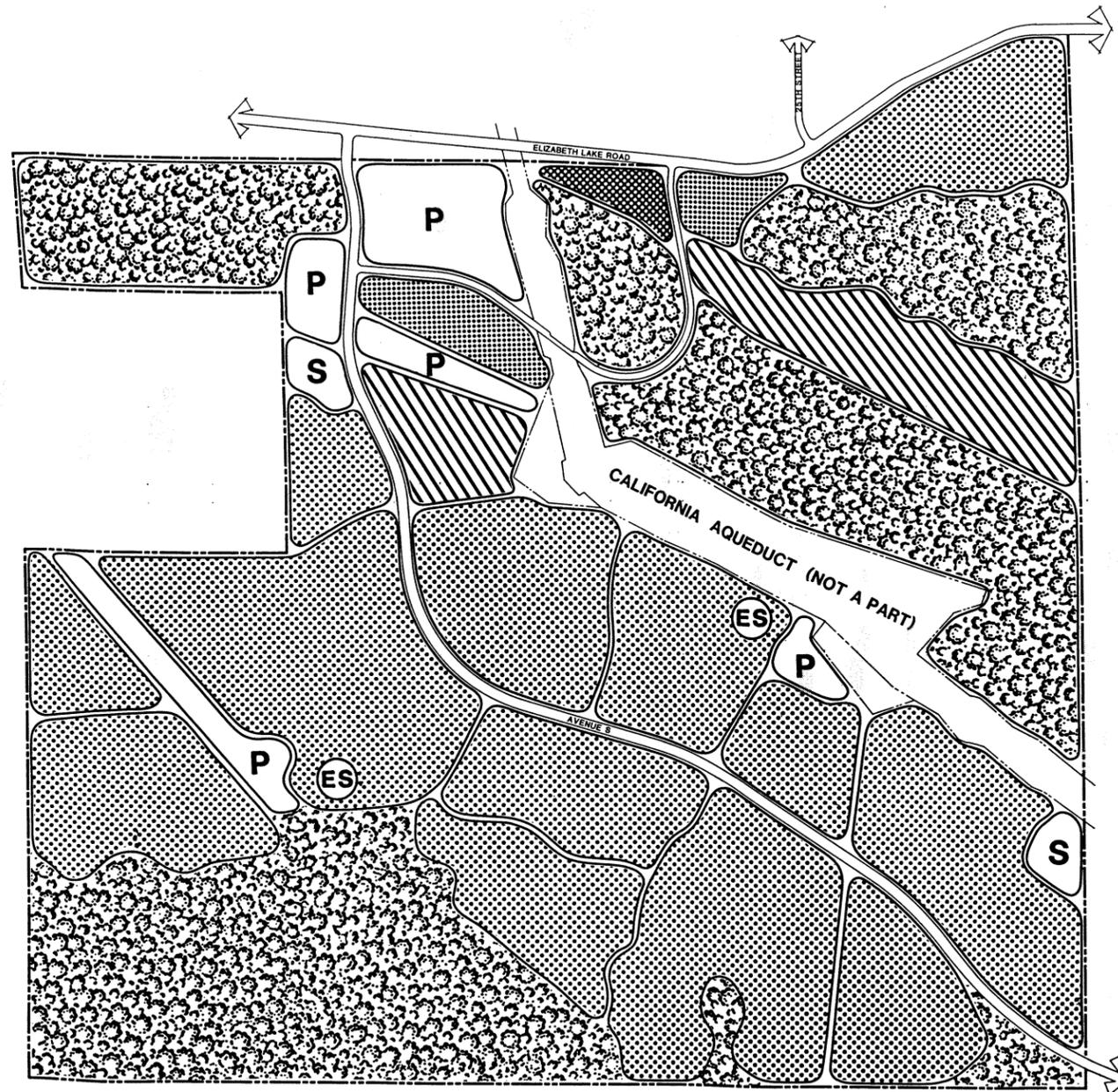
CITY OF PALMDALE • COUNTY OF LOS ANGELES

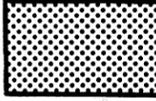
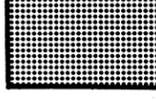
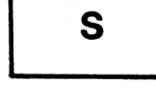
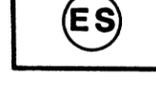
PREPARED BY:

 124 BAKER ST. SUITE 204 COSTA MESA, CA 92626 • (714) 440-4777
 EXHIBIT 3

EXISTING GENERAL PLAN LAND USE DESIGNATIONS

(PER GPA 89-2A)



-  URBAN RESIDENTIAL
3.1-6.1 DU/AC
-  URBAN MEDIUM
RESIDENTIAL
6.2-10 DU/AC
-  URBAN MEDIUM
HIGH RESIDENTIAL
10.1-18 DU/AC
-  COMMUNITY
COMMERCIAL
-  OPEN SPACE
-  S SCHOOLS
-  P PARKS
-  ES POTENTIAL ELEMENTARY
SCHOOL SITES

NORTH
SCALE: 1"=1,600'

Kaufman  Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

PREPARED BY:



EXHIBIT 3A

SLOPE ANALYSIS



LEGEND

-  0-10%
-  10-15%
-  15-25%
-  25%+


NORTH
SCALE: 1"=1,600'

Kaufman Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

PREPARED BY:

AZEKA
DE ALMEIDA
PLANNING
JAN - FEB 01
DATE
EXHIBIT 5

TOPOGRAPHY

CONTOUR INTERVAL IS
5 FEET FOR MINOR
TOPOGRAPHIC LINES AND
25 FEET FOR MAJOR
TOPOGRAPHIC LINES.



NORTH
SCALE: 1" = 3000'

NOTE: SEE LARGE SCALE TOPO MAP
IN REAR POCKET OF
DOCUMENT.

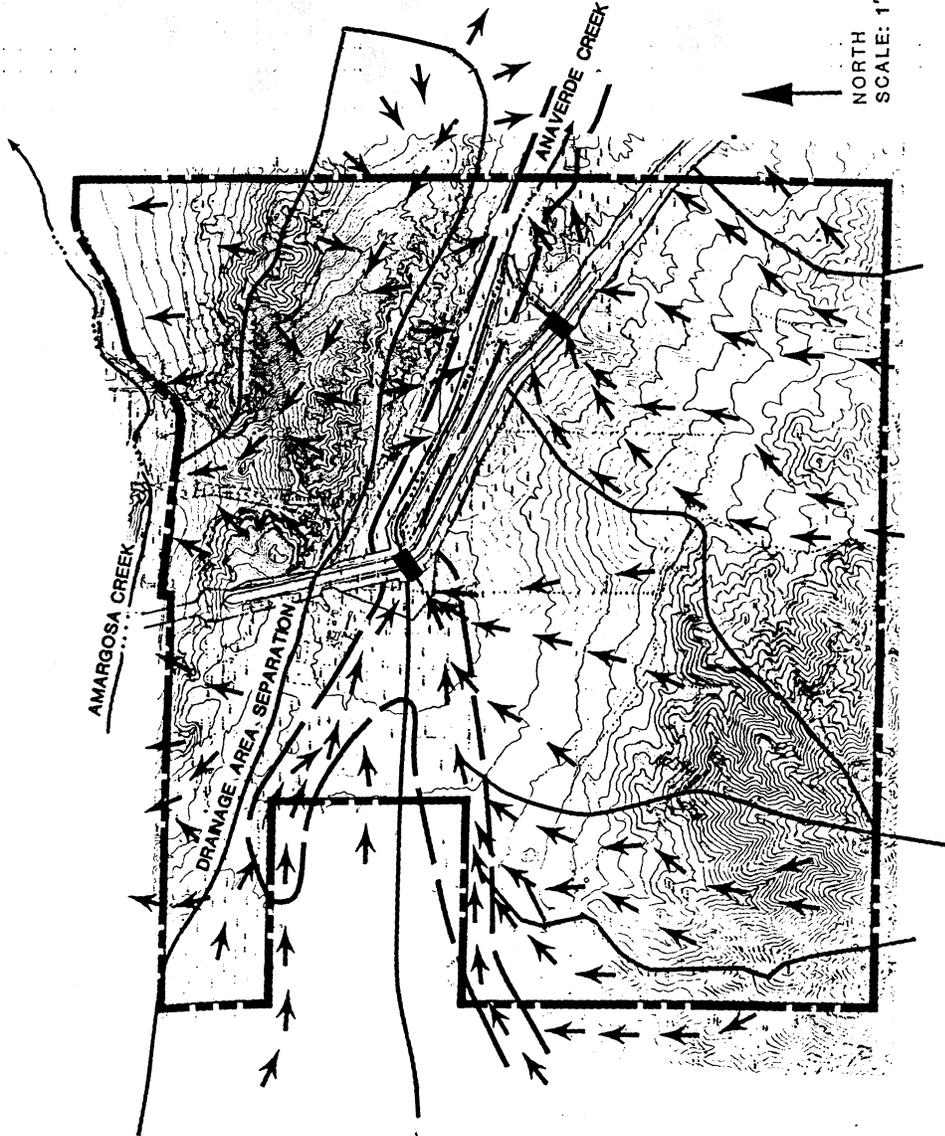
Kaufman Broad • CITY RANCH SPECIFIC PLAN **CITY OF PALMDALE • COUNTY OF LOS ANGELES**

PREPARED BY:
PHB ENGINEERING



EXHIBIT 4

EXISTING HYDROLOGY



↑
FLOW DIRECTION

▬▬▬
WATERSHED BOUNDARY

DEFINED DRAINAGE COURSE

▬▬▬
FEMA 100-YEAR FLOOD BOUNDARY

■
EXISTING CULVERTS

NOTE: CONTOUR INTERVAL IS 6 FEET FOR MINOR TOPOGRAPHIC LINES AND 25 FEET FOR MAJOR TOPOGRAPHIC LINES

Kaufman Broad • CITY RANCH SPECIFIC PLAN CITY OF PALMDALE • COUNTY OF LOS ANGELES

PREPARED BY:
PHB ENGINEERING
INCORPORATED
A PROFESSIONAL ENGINEERING FIRM



REVISED 3/26/91

EXHIBIT 6

GEOLOGY



NOTE: SEE LARGE SCALE GEOLOGY EXHIBIT IN REAR POCKET OF DOCUMENT.

↑
NORTH
SCALE: 1"=1,600'

- SYMBOLS**
- Lithologic Contact: Dashed where approximate, dotted where concealed
 - Fault: Dashed where approximate, dotted where concealed, queried where concealed or conjectural.
 - Air Photo Lineation
 - Strike and dip of bedding.
 - Strike of vertical bedding.
 - Strike and dip of fault.
 - Strike of vertical fault.
 - Strike and dip of foliation.
 - Strike of vertical foliation.
 - Strike and dip of joint.
 - Strike of vertical joint.
 - Denotes approximate location of possible landslide.
 - Reference number and approximate location of fault hazards exploration trench.
 - Reference number and approximate location of seismic refraction line.
 - Reference number and approximate location of ground penetrating radar line.
 - Reference number and approximate location of exploration test pit.
 - Reference number and approximate location of exploration boring.
 - Boundary of recommended fault hazards "Restricted Use" area.

- SURFICIAL DEPOSITS**
- af- Artificial Fill
 - Qls- Quaternary Landslide Debris
- QUATERNARY YOUNGER ALLUVIUM**
- Qal - Quaternary Younger Alluvium (Undifferentiated)
 - Qsw- Quaternary Slopewash
 - Qsc - Quaternary Stream Channel Deposits
 - Qpa- Quaternary Pondered Alluvium
- QUATERNARY OLDER ALLUVIUM**
- Qoa- Quaternary Older Alluvium (Undifferentiated)
 - Qop- Quaternary Older Alluvium with Pelona Schist Clasts
 - Qof - Quaternary Older Fan Deposits
 - Qn - Quaternary Madeo Gravel
 - Qh - Quaternary Harold Formation (Undifferentiated)
 - Qhp- Quaternary Harold Formation, Pelona Schist Clast Member

- BEDROCK UNITS**
- Tag- Tertiary Anaverde Formation: Gray Arkose Member
 - Tac- Tertiary Anaverde Formation: Clay Shale Member
 - Tar- Tertiary Anaverde Formation: Red Arkose Member
 - Tab- Tertiary Anaverde Formation: Buff Arkose Member
 - hqa- Pre-Tertiary Holcomb Quartz Monzonite
 - pos- Pre-Tertiary Portal Schist
 - pls- Pre-Tertiary Pelona Schist

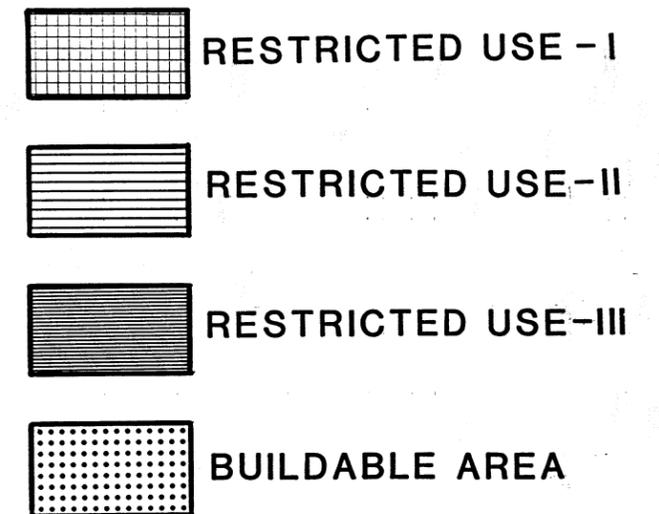
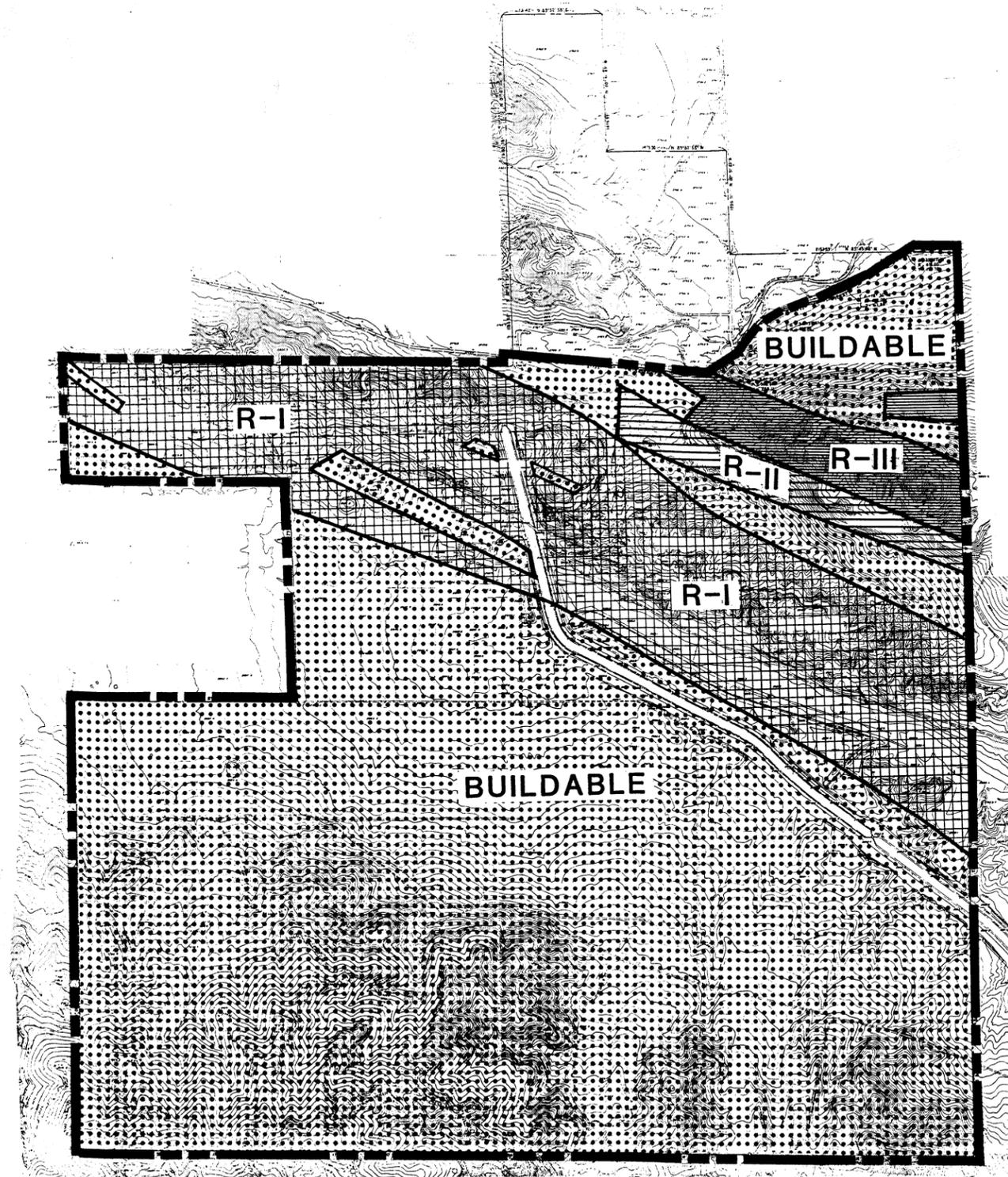
PREPARED BY:
SITE PLAN AND GEOLOGIC MAP
CITY RANCH - SOUTH
PALMDALE, CALIFORNIA
BUENA ENGINEERS, INC.

AZEKA DE ALMEIDA PLANNING
JOB: KAB-01
8/16/89
130 BAKER ST., SUITE 204-CORTA MESA, CA. 92628 • (714) 947-5700

Kaufman Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

FAULT HAZARD RESTRICTED USE AREAS



NOTE: SEE FAULT HAZARD "RESTRICTED USE" AREAS MAP IN REAR POCKET OF DOCUMENT.

NORTH
SCALE: 1"=1,600'

Kaufman Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

REVISED 5/1/90
PREPARED BY:

SITE PLAN AND GEOLOGIC MAP
CITY RANCH - SOUTH
PALMDALE, CALIFORNIA
BUENA ENGINEERS, INC.

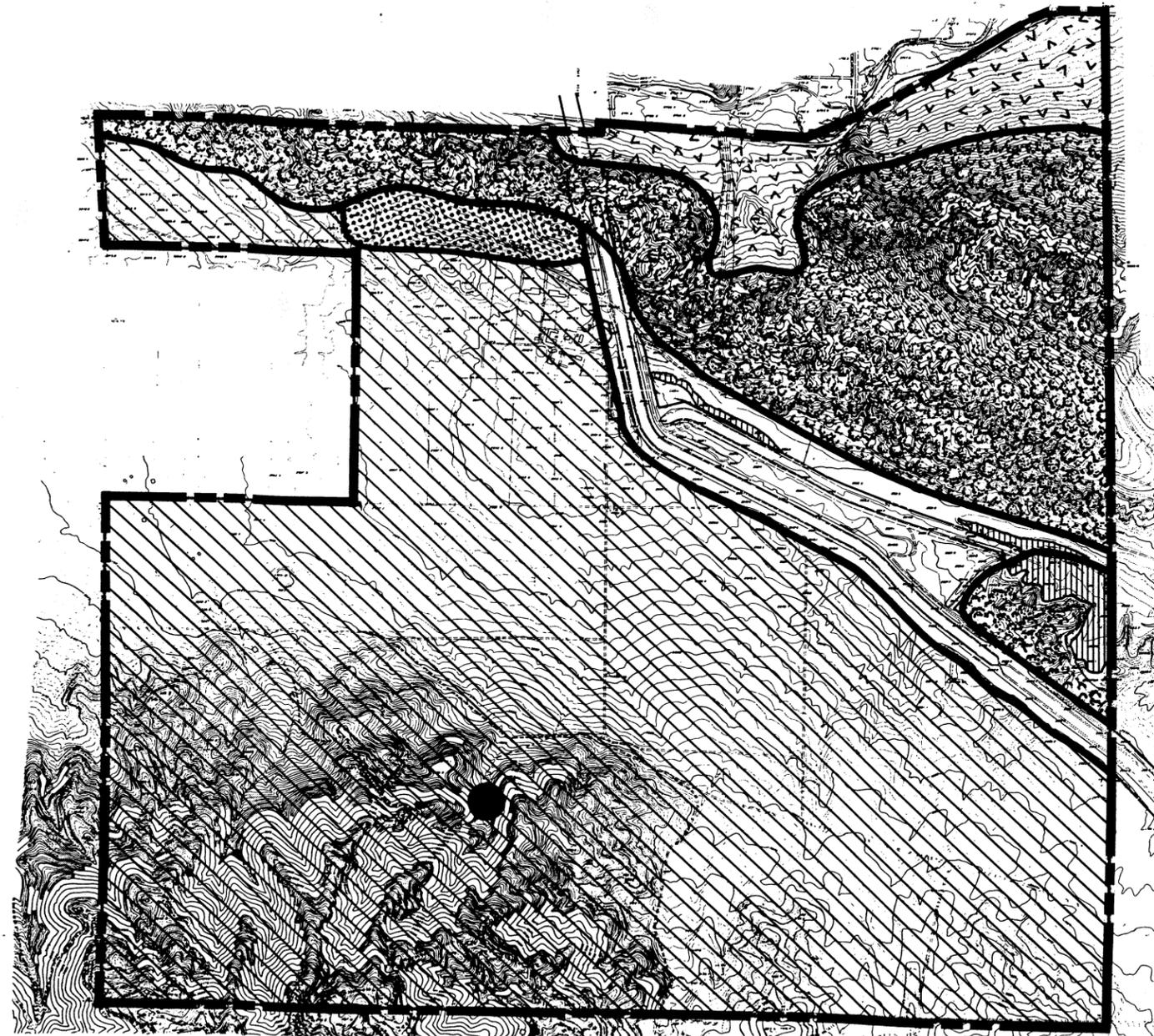


AZEKA
DE ALMEIDA
PLANNING

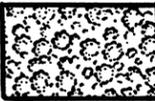
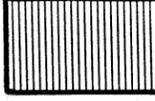
120 BAKER ST. SUITE 200 COSTA MESA, CA. 92626 • (714) 997-0700

EXHIBIT 8

VEGETATIVE RESOURCES



↑
NORTH
SCALE: 1"=1,600'

-  DESERT WOODLAND
-  GREAT BASIN SAGEBRUSH SCRUB
-  WETLAND / ALKALI MEADOW
-  NON-NATIVE GRASSLAND/PASTURELAND
-  JUNIPER SEEDLING AREA
-  DESERT OLIVE-ELDERBERRY-ROCK GOOSEBERRY "SUBCOMMUNITY"

Kaufman Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

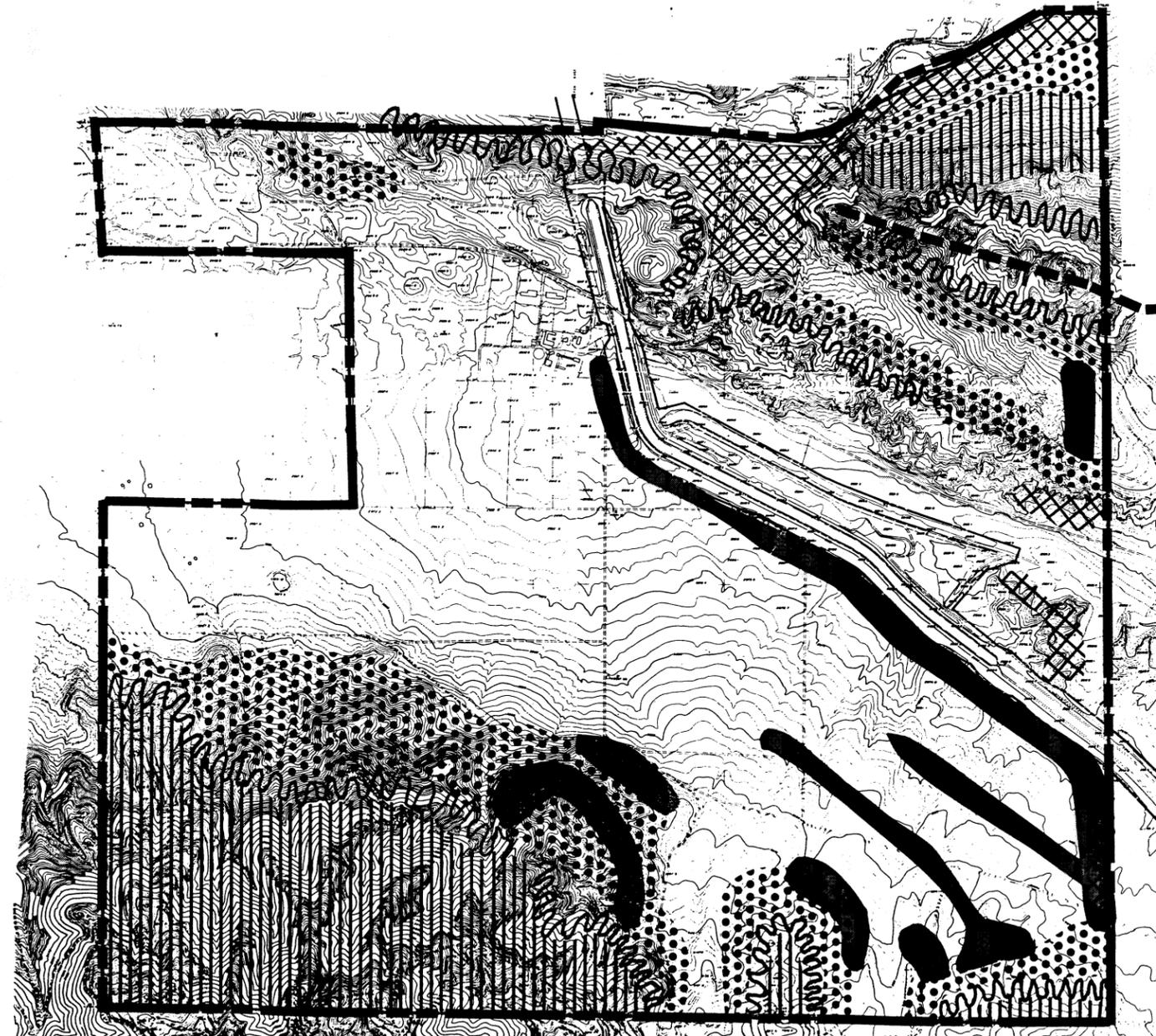
PREPARED BY:



REVISED 7/18/91

EXHIBIT 9

ON-SITE VISUAL ANALYSIS



NORTH
SCALE: 1"=1,600'

- PROMINENT FOREGROUND RIDGE - VISIBLE FROM SURROUNDING ON-SITE & OFF-SITE OUTSIDE AREAS
- ~~~~~ BLUFF / STEEP SLOPE EDGE - VISIBLE FROM ADJACENT AREAS
- ▣ GENTLE TERRAIN - VISIBLE FROM MAJOR ROADS AND OFF-SITE AREAS
- ▣ GENTLY TO MODERATELY SLOPING TERRAIN
- ▣ MAJOR FOOTHILLS - PROMINENTLY VISIBLE FROM ON-SITE & OFF-SITE
- ▣ FLAT OPEN TERRAIN - GENERALLY NOT PROMINENTLY VISIBLE FROM OFF-SITE DEVELOPED AREAS
- ▣ ON-SITE DEVELOPMENT WHICH CAN READILY SEE THE PALMDALE DISPOSAL LANDFILL

Kaufman Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

REVISED 8/30/90

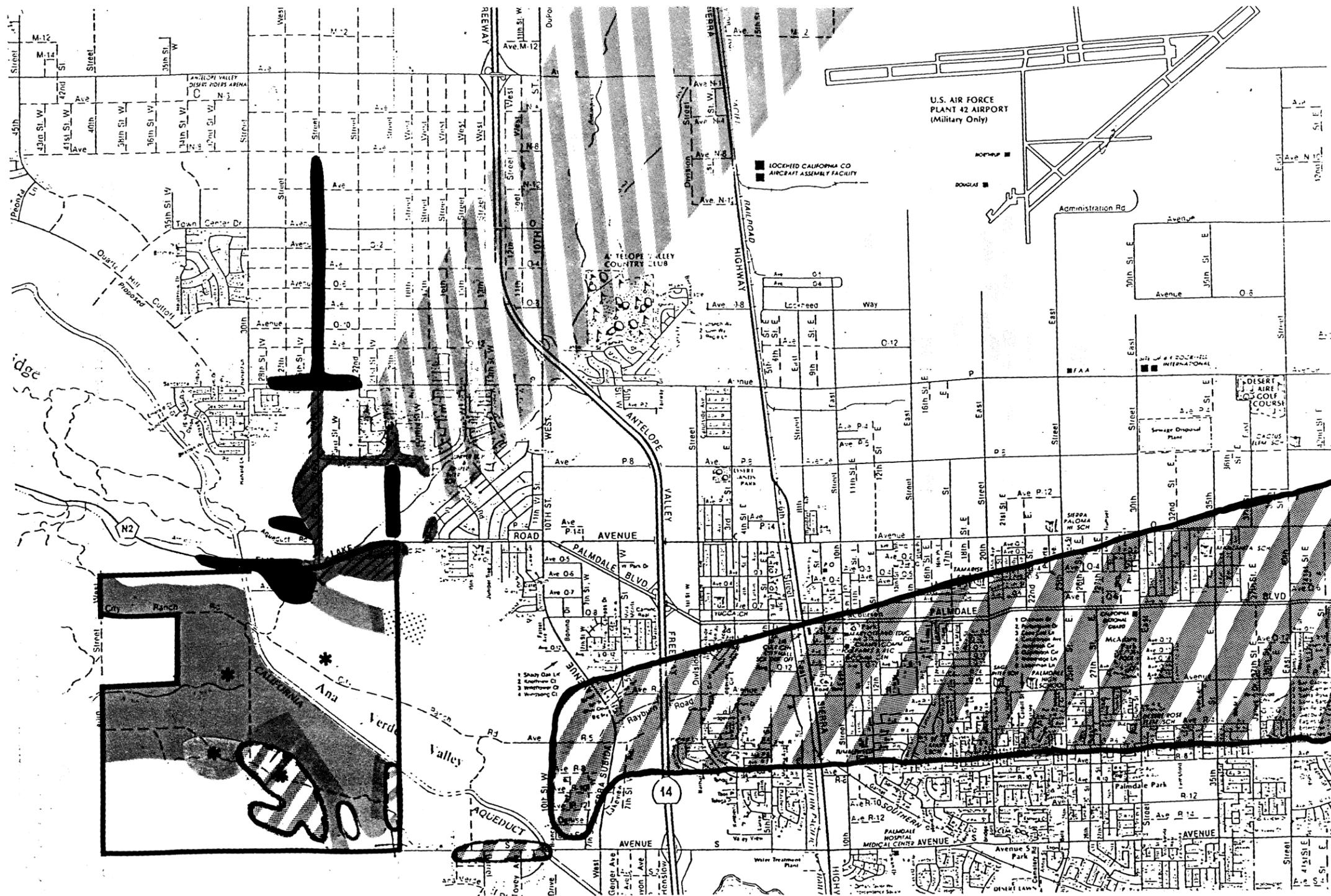
PREPARED BY:

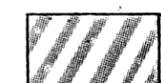


120 BAKER ST. SUITE 200 • OAKTA HILLS, CA 91302 • (818) 887-0200

EXHIBIT 10

OFF-SITE VISUAL ANALYSIS

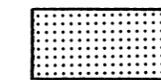


 AREAS VISIBLE FROM A DISTANCE TO THE NORTHEAST

 AREAS WHERE COMMERCIAL SITE IS VISIBLE

 AREAS WHERE SINGLE FAMILY HOMES ARE VISIBLE

 AREAS VISIBLE FROM A DISTANCE TO THE EAST

 AREAS VISIBLE FROM LANDFILL SITE

 DEVELOPMENT AREAS NOT VISIBLE FROM OFF-SITE DEVELOPED AREAS

NOTE: VISUAL ANALYSIS WAS BASED UPON ULTIMATE GRADES AFTER CONSTRUCTION



*** AREAS ARE VISIBLE FROM PROPOSED RITTER RANCH AREAS.**
NORTH
SCALE: 1"=4000'

Kaufman  Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

PREPARED BY:

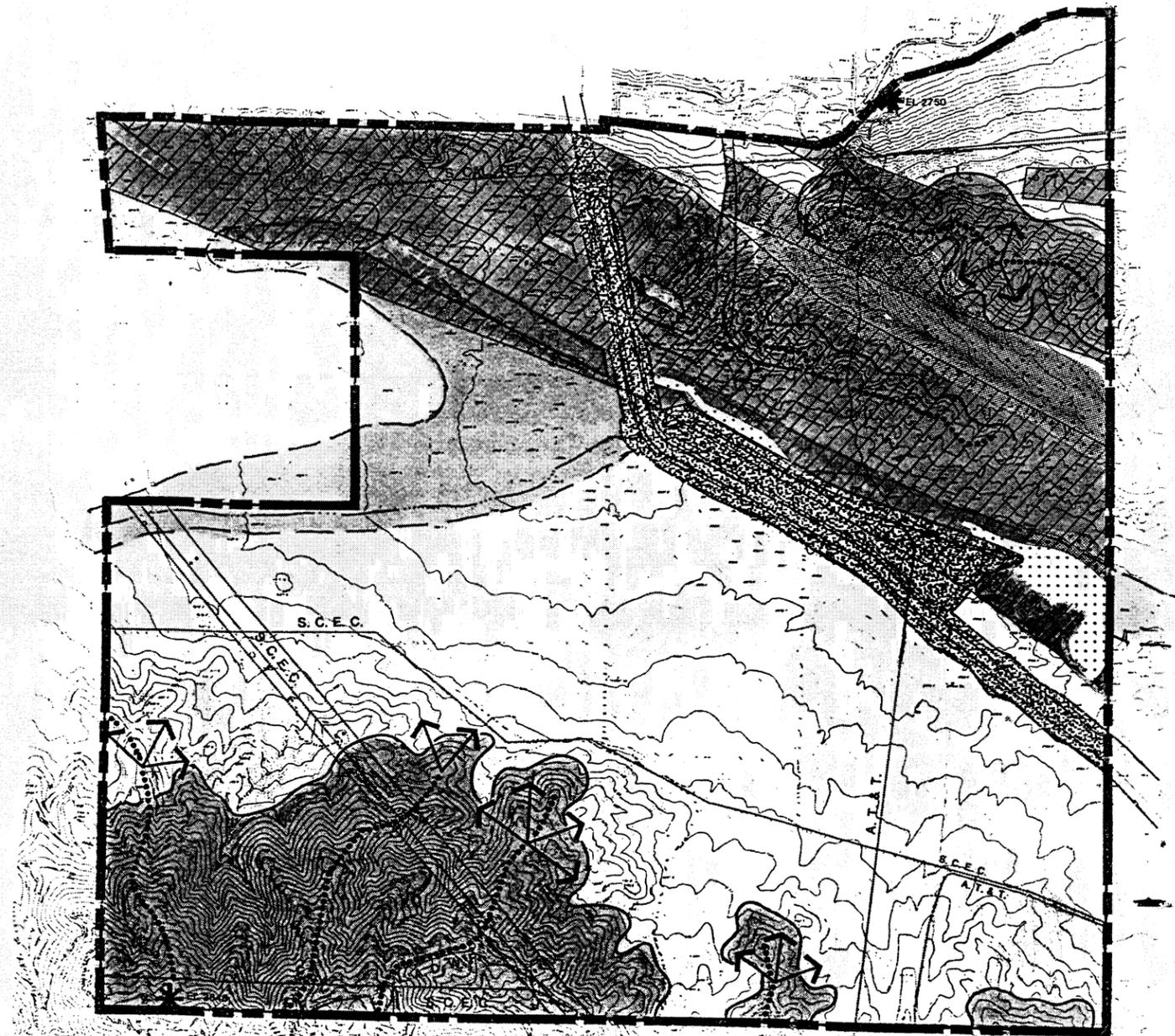


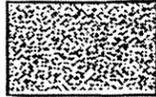
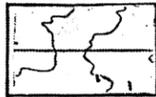
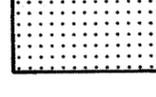
REVISED 10/4/90

100 BAKER ST. • SUITE 206 • COSTA MESA, CA. 92626 • (714) 447-3700

EXHIBIT 11

SITE CONSTRAINTS & NATURAL FEATURES



-  CALIFORNIA AQUEDUCT
-  RIFT/FAULT ZONE
-  EASEMENTS
-  VEGETATION
-  NATURAL DRAINAGE & FLOODPLAIN
-  HILLSIDE EDGE
(25% NATURAL SLOPE)
-  RIDGELINE
-  HIGHEST/LOWEST ELEVATION
-  NATURAL VIEWS
-  WETLAND AREA

NORTH
SCALE: 1"=1,600'

Kaufman Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

REVISED 7/18/91

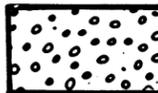
PREPARED BY:

 AZEKA DE ALMEIDA PLANNING
 128 BAKER ST. - SUITE 100 - COSTA MESA, CA 92626-1700
 EXHIBIT 12

CITY RANCH DEVELOPMENT STANDARDS DESIGNATIONS



* INDICATES HIGH SCHOOL OVERLAY, 22 ACRES

-  SINGLE FAMILY DETACHED 10,000 SQ. FT. STANDARDS
-  SINGLE FAMILY DETACHED 7,000 SQ. FT. STANDARDS
-  SFD/SFA TRANSITIONAL Single Family Detached 7,000 sq. ft. Standards or Single Family Attached Standards
-  SINGLE FAMILY ATTACHED
-  SFA/MF TRANSITIONAL Single Family Attached Standards or Multi-Family Residential Standards
-  MULTI-FAMILY RESIDENTIAL
-  NEIGHBORHOOD COMMERCIAL
-  COMMUNITY FACILITIES
-  OPEN SPACE

Kaufman Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

REVISED 7/1/92

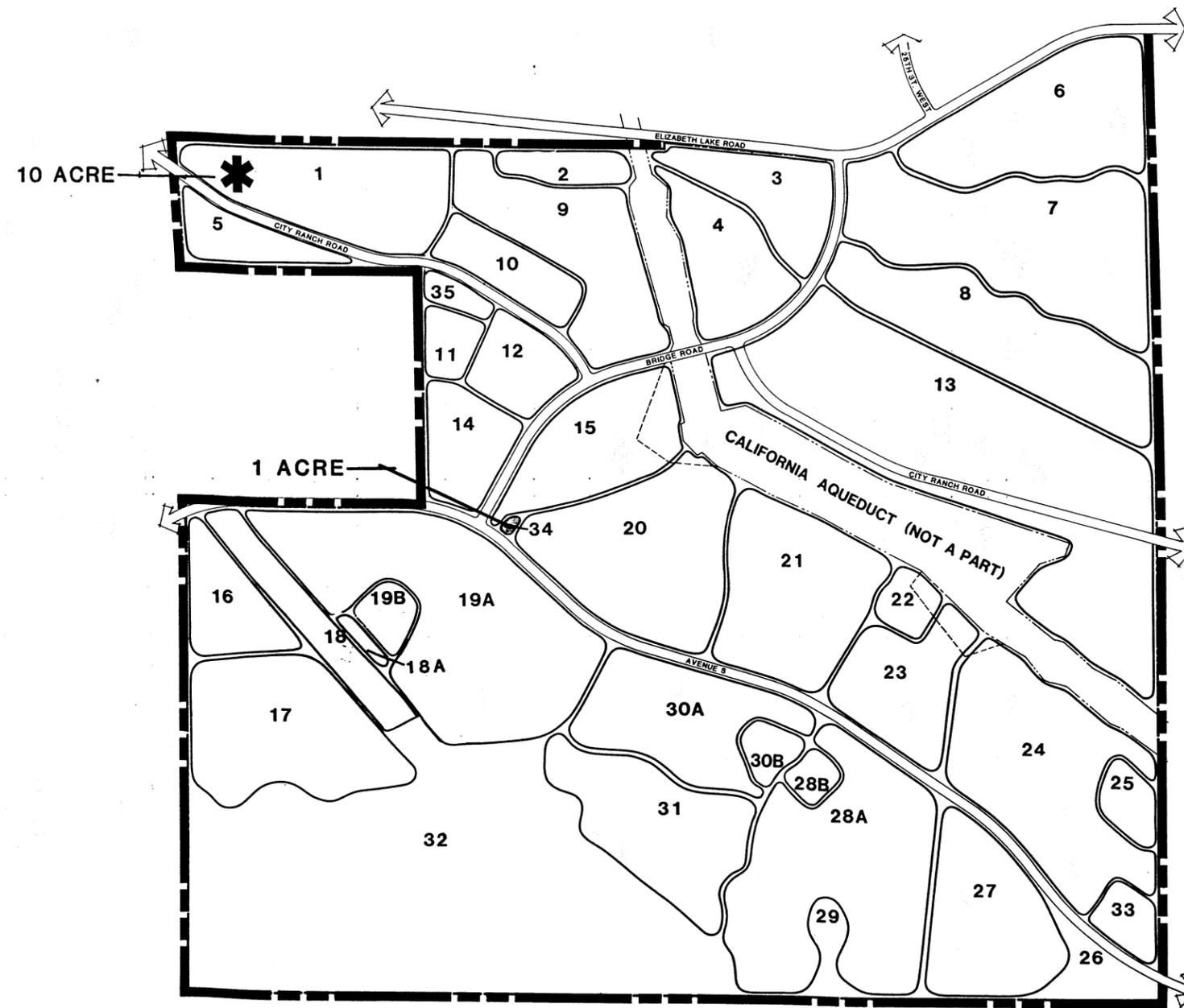
PREPARED BY:

 AZEKA DE ALMEIDA PLANNING

122 BANCROFT ST., SUITE 104 • COSTA MESA, CA 92626 • (714) 887-0704

EXHIBIT 13A

COMMUNITY FACILITIES



FIRE STATION SITE



CITY MAINTENANCE FACILITY

NORTH
SCALE: 1"=1,600'

Kaufman Broad • CITY RANCH SPECIFIC PLAN CITY OF PALMDALE • COUNTY OF LOS ANGELES

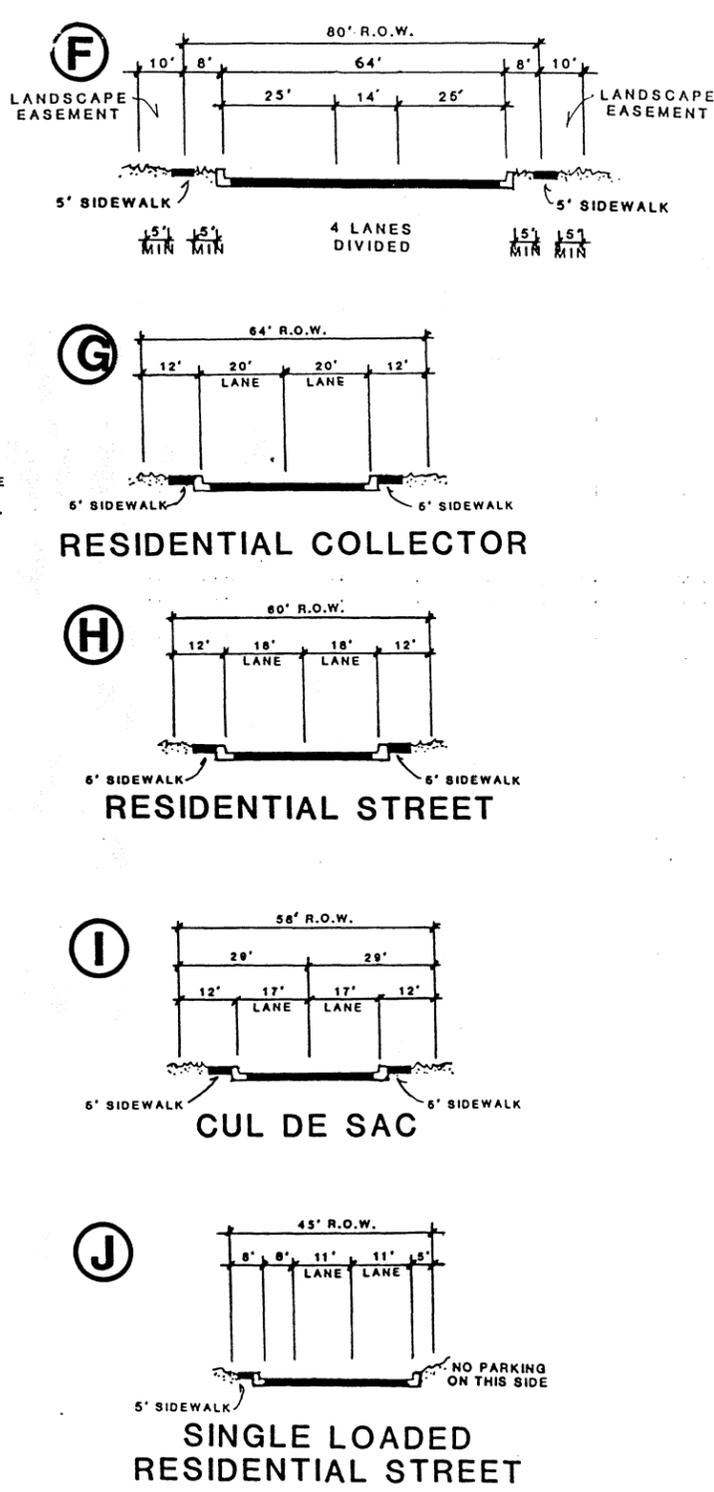
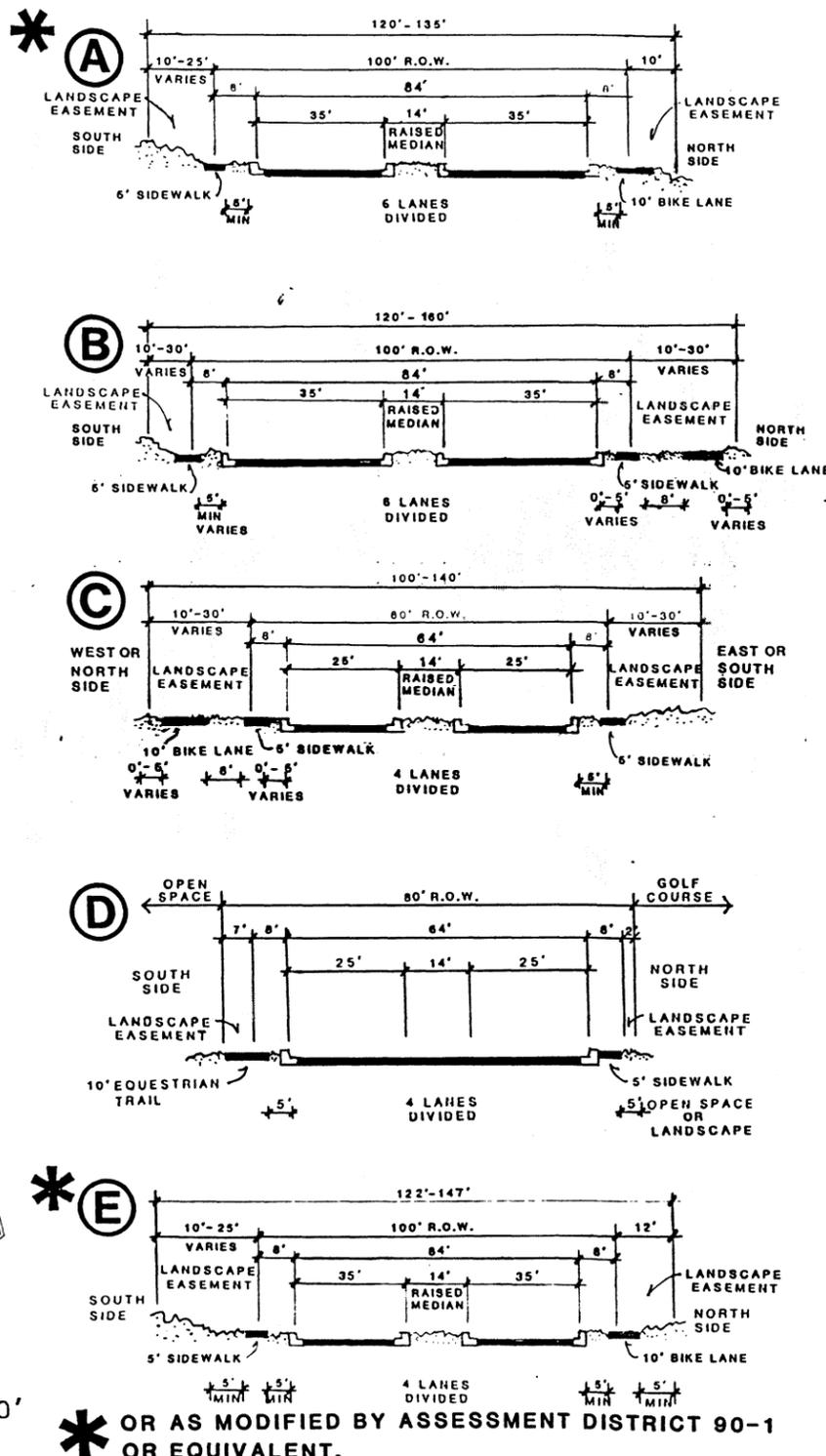
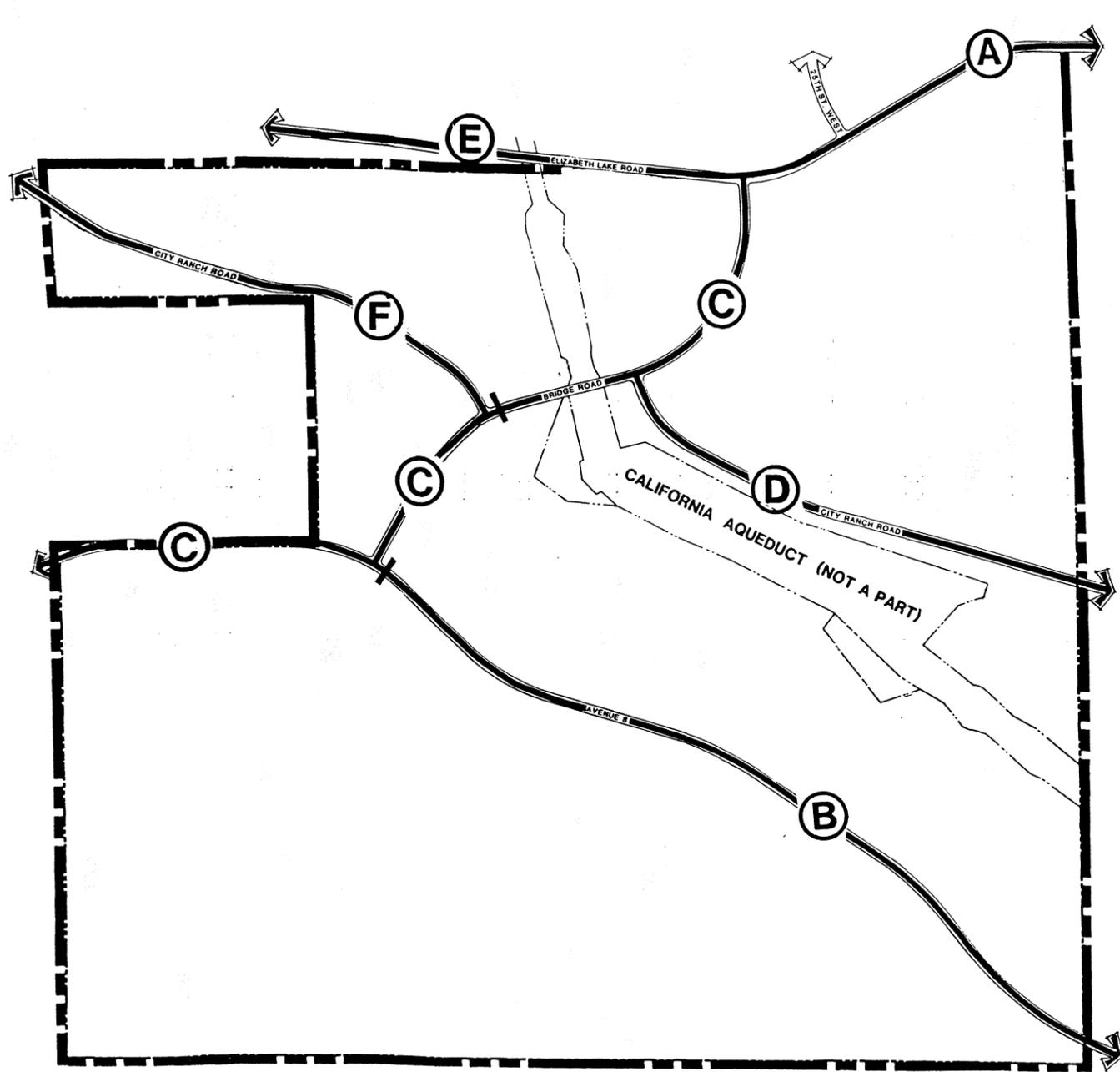
PREPARED BY:



REVISED 7/1/92

EXHIBIT 14

CIRCULATION PLAN



NOTES:

- a. LOCATIONS OF SECTIONS G, H, I, AND J, ARE NOT SHOWN. THESE WILL BE DESIGNED INTO INDIVIDUAL SUBDIVISIONS.
- b. SPECIFIC LANE MARKINGS (LANE WIDTHS) WILL BE DETERMINED AT THE TIME OF DESIGN.
- c. THE SECTIONS ARE FOR TYPICAL ROADWAYS. SPECIFICS OF WIDENING AT INTERSECTIONS WILL BE DETERMINED DURING DESIGN AND FUTURE TRAFFIC ANALYSES.

NORTH
SCALE: 1"=1,600'

* OR AS MODIFIED BY ASSESSMENT DISTRICT 90-1 OR EQUIVALENT.

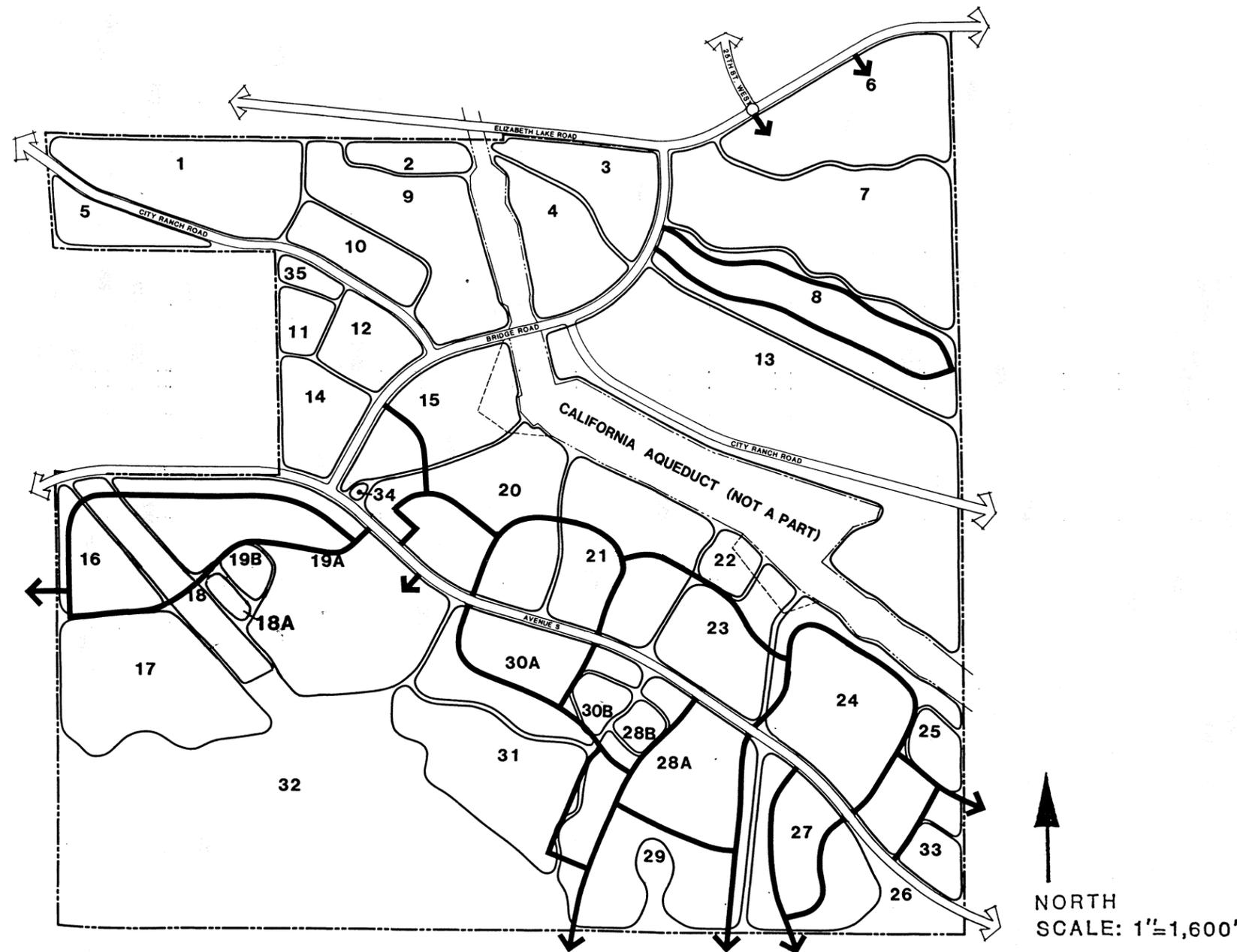
Kaufman Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

PREPARED BY:

REVISED 7/1/92

CIRCULATION COLLECTOR STREET SYSTEM



COLLECTOR STREET

Kaufman Broad • CITY RANCH SPECIFIC PLAN CITY OF PALMDALE • COUNTY OF LOS ANGELES

REVISED 7/18/91

PREPARED BY:

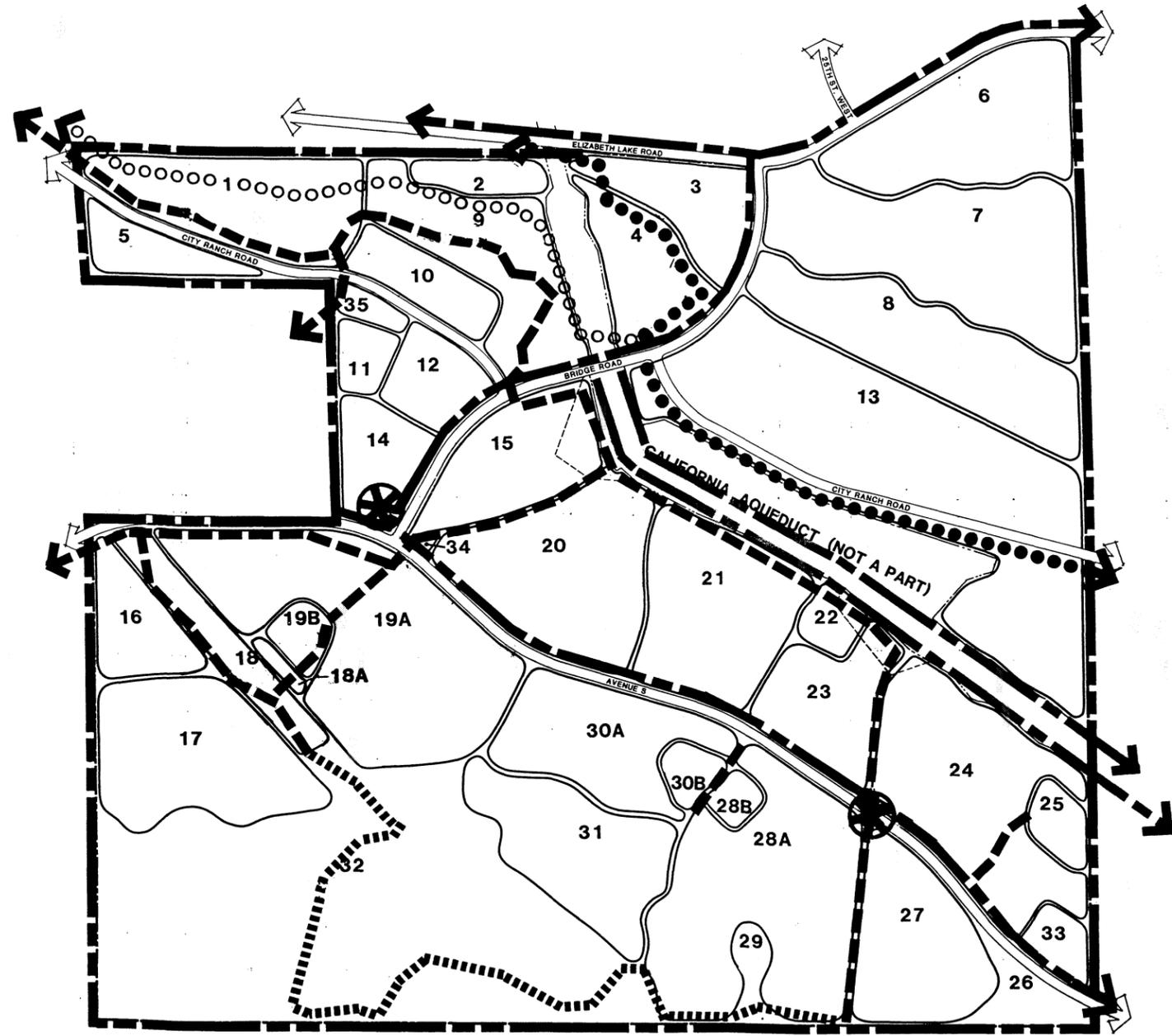


123 NORTH ST. • SUITE 200 • COSTA MESA, CA 92626 • (714) 447-4700

JOB: KAR-01
DATE: 8/24/90

EXHIBIT 15A

BICYCLE AND PEDESTRIAN TRAIL SYSTEM



NORTH
SCALE: 1"=1,600'

- PEDESTRIAN / HIKING TRAIL (SEE TRAIL STANDARDS)
- OFF-STREET 10' BICYCLE LANE
- ==== EXISTING AQUEDUCT SERVICE ROAD TRAIL (WITHIN STATE LANDS)
- ⊗ BICYCLE STAGING AREA
- HIKING/MOUNTAIN BIKE TRAIL
- NORTH SIDE TRAIL (EQUESTRIAN TRAIL)
- NORTH SIDE TRAIL ALTERNATE A ALIGNMENT (EQUESTRIAN TRAIL)

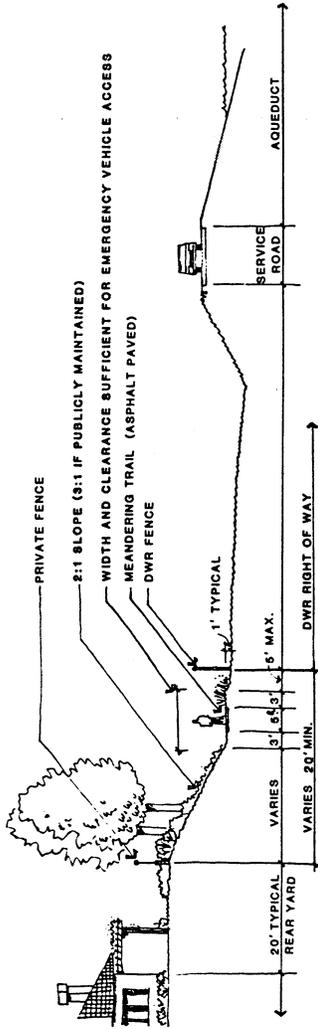
Kaufman Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

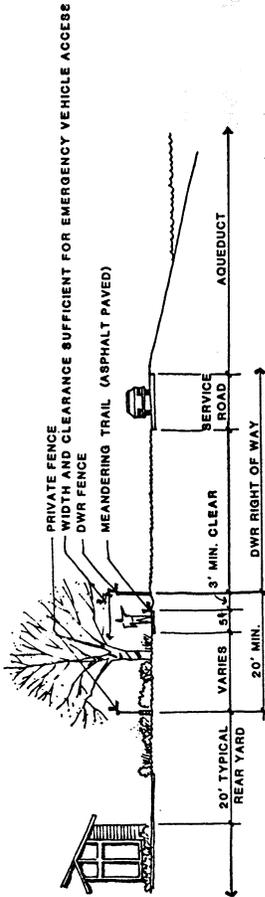
PREPARED BY:

 REVISED 7/1/92
EXHIBIT 16

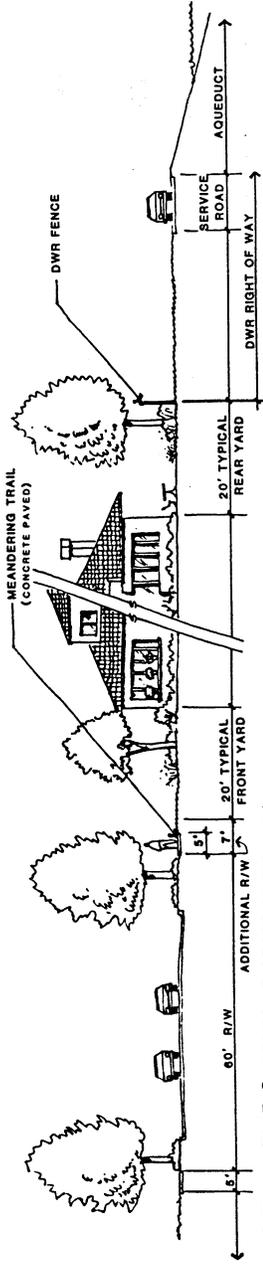
TYPICAL PEDESTRIAN HIKING TRAIL



ALTERNATIVE A (HOMES ABOVE GRADE CONDITION)



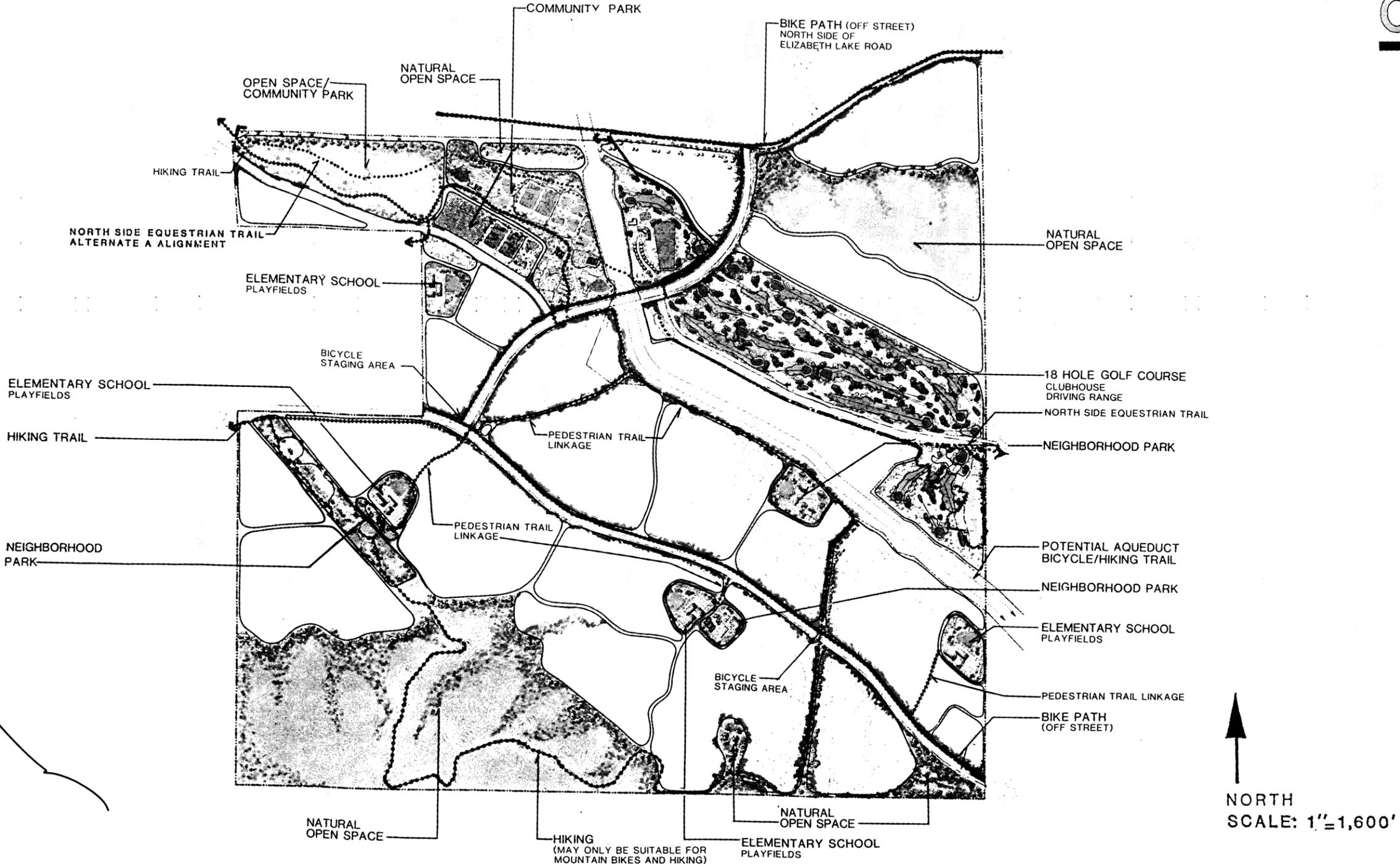
ALTERNATIVE B (HOMES AT-GRADE CONDITION)



ALTERNATIVE C (HOMES AT-GRADE ALTERNATE)
LOCATIONS SUBJECT TO THE
APPROVAL OF THE DIRECTOR OF PLANNING
AND THE DIRECTOR OF PARKS AND RECREATION.

Kaufman Broad • CITY RANCH SPECIFIC PLAN CITY OF PALMDALE • COUNTY OF LOS ANGELES

OPEN SPACE & RECREATION CONCEPT



Kaufman Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

REVISED 7/1/92

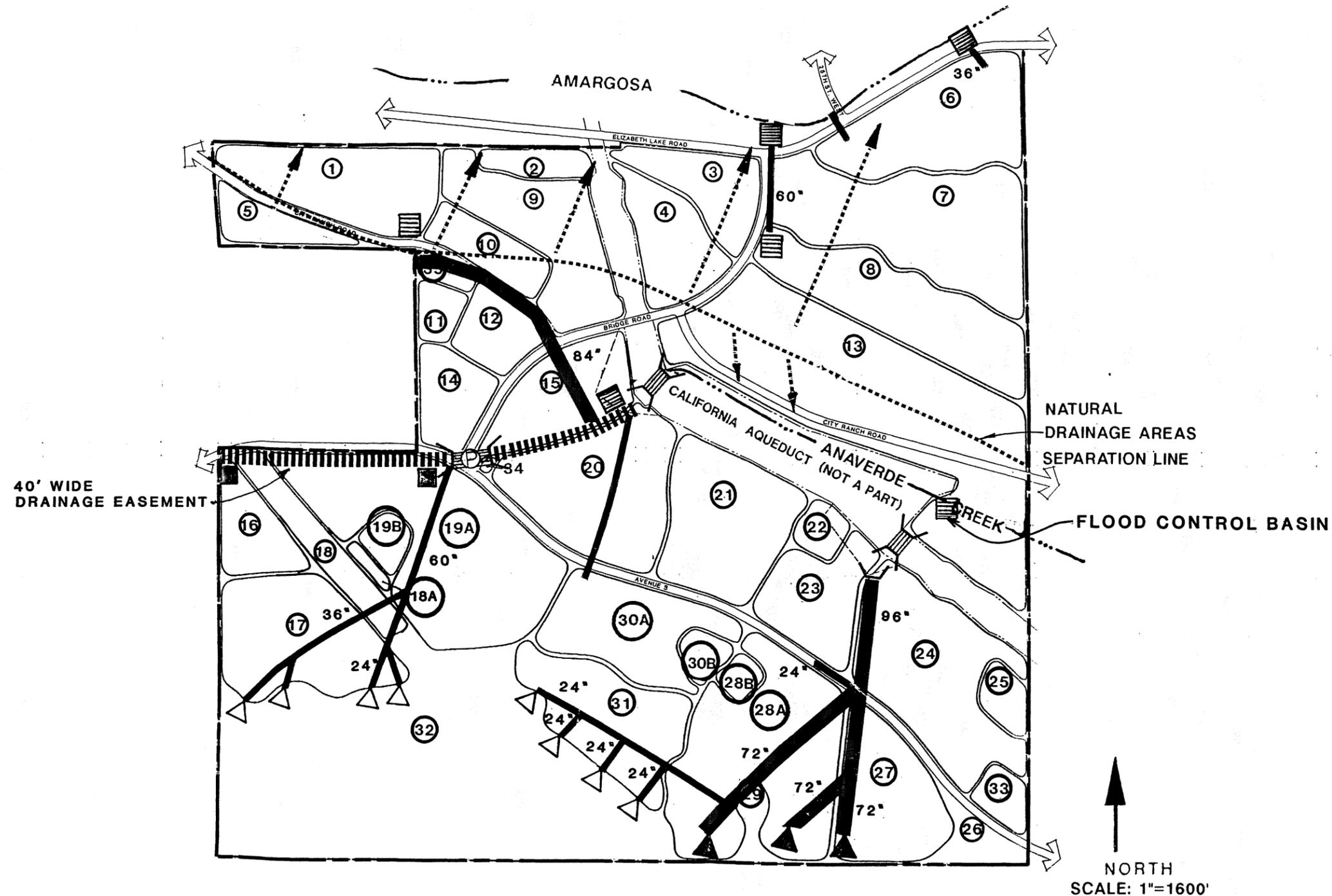
PREPARED BY:

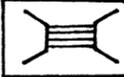
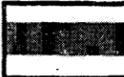
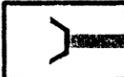
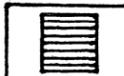
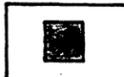
AZEKA DE ALMEIDA
PLANNING

JOB: 8-88-01
DATE: 11/27/88
125 BAKER ST. SUITE 284 COSTA MESA, CA. 92626 (714) 967-3704

EXHIBIT 17

MASTER DRAINAGE PLAN



-  EXISTING AQUEDUCT BOX CULVERT
-  LINED CHANNEL
10' DEEP, 20' WIDE CHANNEL
-  PROPOSED CULVERT
-  CLOSED CONDUIT OR CULVERT
-  INLET OR OUTLET
-  DEBRIS BASIN
-  FLOOD CONTROL BASIN
-  TEMP. DEBRIS-FLOOD CONTROL BASIN
-  TEMP. FLOOD CONTROL BASIN

NOTE : REFER TO SECTION TEXT FOR FURTHER DETAILS

PRELIMINARY, SUBJECT TO CHANGE BY CITY ENGINEER.

Kaufman  Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

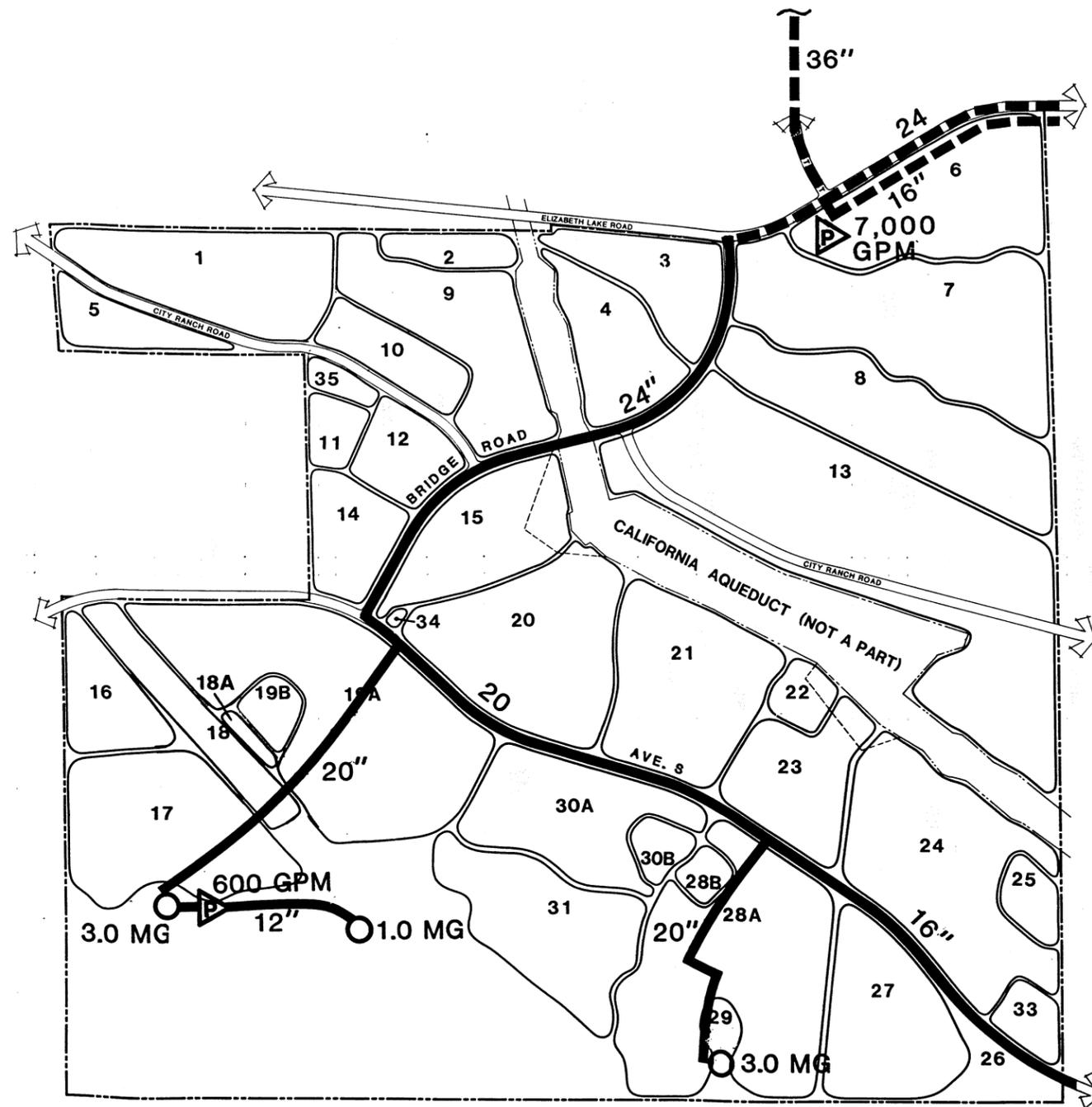
PREPARED BY:



REVISED 7/1/92

EXHIBIT 18

ON-SITE WATER PLAN



- PROPOSED ONSITE SUPPLY MAIN
- PROPOSED ONSITE PUMPING STATION
- PROPOSED ONSITE WATER STORAGE RESERVOIR
- PROPOSED OFFSITE SUPPLY MAIN

NORTH
SCALE: 1"=1,600'

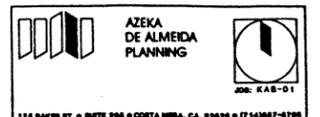
Kaufman Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

4/14/92

PREPARED BY:

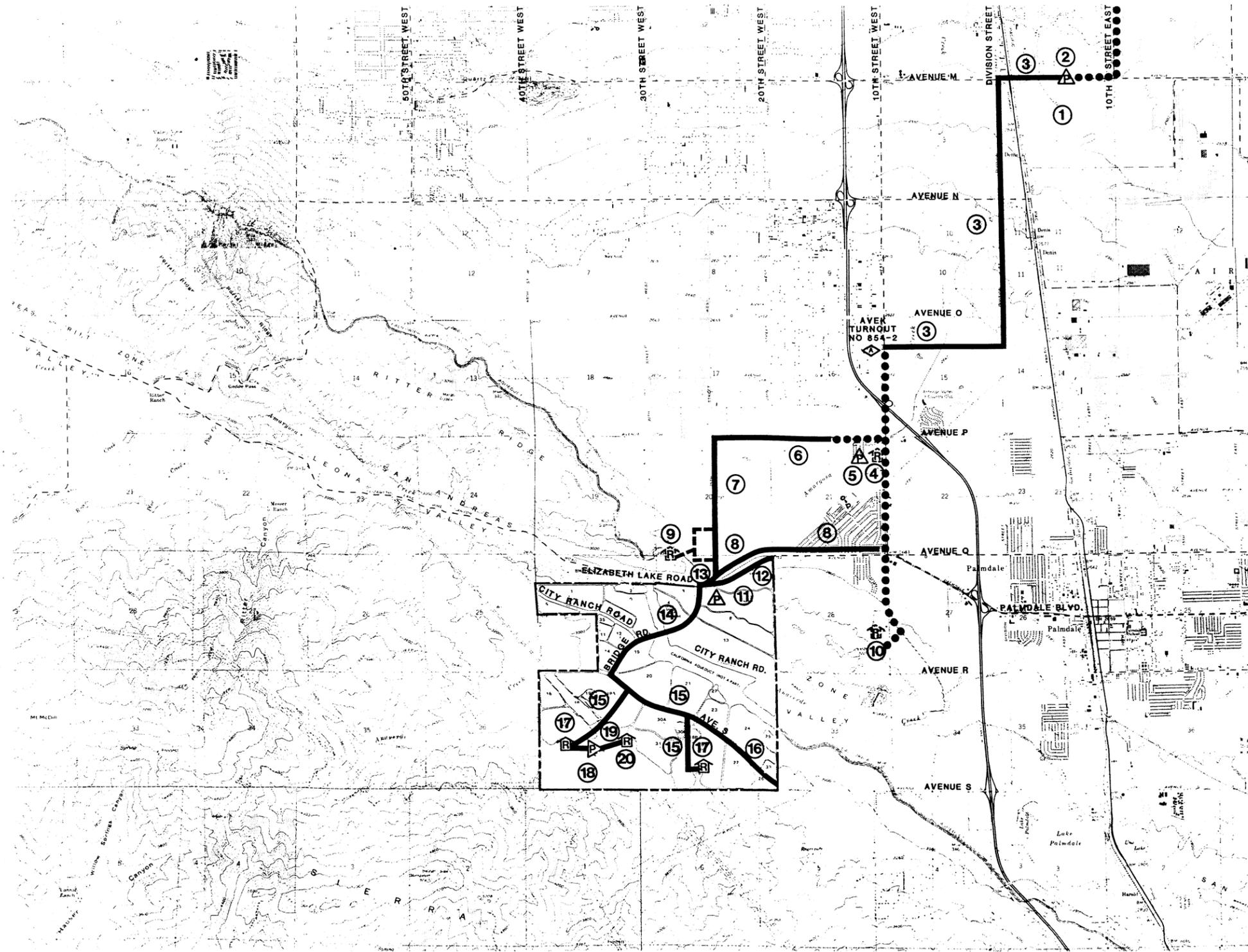
BROCKMEIER CONSULTING
ENGINEERS, INC.
SANTA MONICA, CALIFORNIA



128 BAKER ST., SUITE 204 • COSTA MESA, CA. 92626 • (714) 447-0700

EXHIBIT 19

OFF-SITE WATER PLAN



- 2696-FOOT SERVICE ZONE:**
- ① 12-3.0 MG RESERVOIRS AVE. M AND 5TH ST. EAST
 - ② 7,000 GPM PUMPING STATION AVE. M AND 5TH ST. EAST
 - ③ 30 INCH WATER MAIN IN AVE. M, DIVISION ST. AND AVE. O-4
- 2911-FOOT SERVICE ZONE:**
- ④ 2-1.0 MG RESERVOIRS: AVE. P AND 10TH ST. WEST
 - ⑤ 7,000 GPM PUMPING STATION EXPANSION BY K&B: AVE. P AND 10TH ST. WEST
 - ⑥ 20 INCH WATER MAIN IN AVE. P
 - ⑦ 36 INCH WATER MAIN IN 25TH ST. WEST
 - ⑧ 24 INCH WATER MAIN IN ELIZABETH LAKE RD.
 - ⑨ FUTURE 1.5 MG AND 2.5 MG RESERVOIRS: CITY RANCH NORTH
 - ⑩ 2.0 MG AND 2.8 MG RESERVOIRS: TIERRA SUBIDA AVE. AND AVE. Q-10
- 3240-FOOT SERVICE ZONE:**
- ⑪ 7,000 GPM PUMPING STATION ELIZABETH LAKE RD. AND 25TH ST. WEST
 - ⑫ 16 INCH WATER MAIN IN ELIZABETH LAKE RD.
 - ⑬ 36 INCH WATER MAIN IN ELIZABETH LAKE RD.
 - ⑭ 24 INCH WATER MAIN
 - ⑮ 20 INCH WATER MAIN
 - ⑯ 16 INCH WATER MAIN
 - ⑰ 3.0 MG (NET) RESERVOIRS
- 3430-FOOT SERVICE ZONE:**
- ⑱ 600 GPM PUMPING STATION
 - ⑲ 12 INCH WATER MAIN BETWEEN ⑱ AND ⑳
 - ⑳ 1.0 MG (NET) RESERVOIR

- SYMBOLS:**
- PROPOSED WATER MAIN
 - - - PROPOSED MAIN BY OTHERS
 - EXISTING MAIN
 - △ PROPOSED PUMPING STATION
 - △ EXISTING PUMPING STATION
 - ⊞ PROPOSED RESERVOIR
 - ⊞ EXISTING RESERVOIR

NORTH
SCALE: 1" = 1 MILE

Kaufman Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

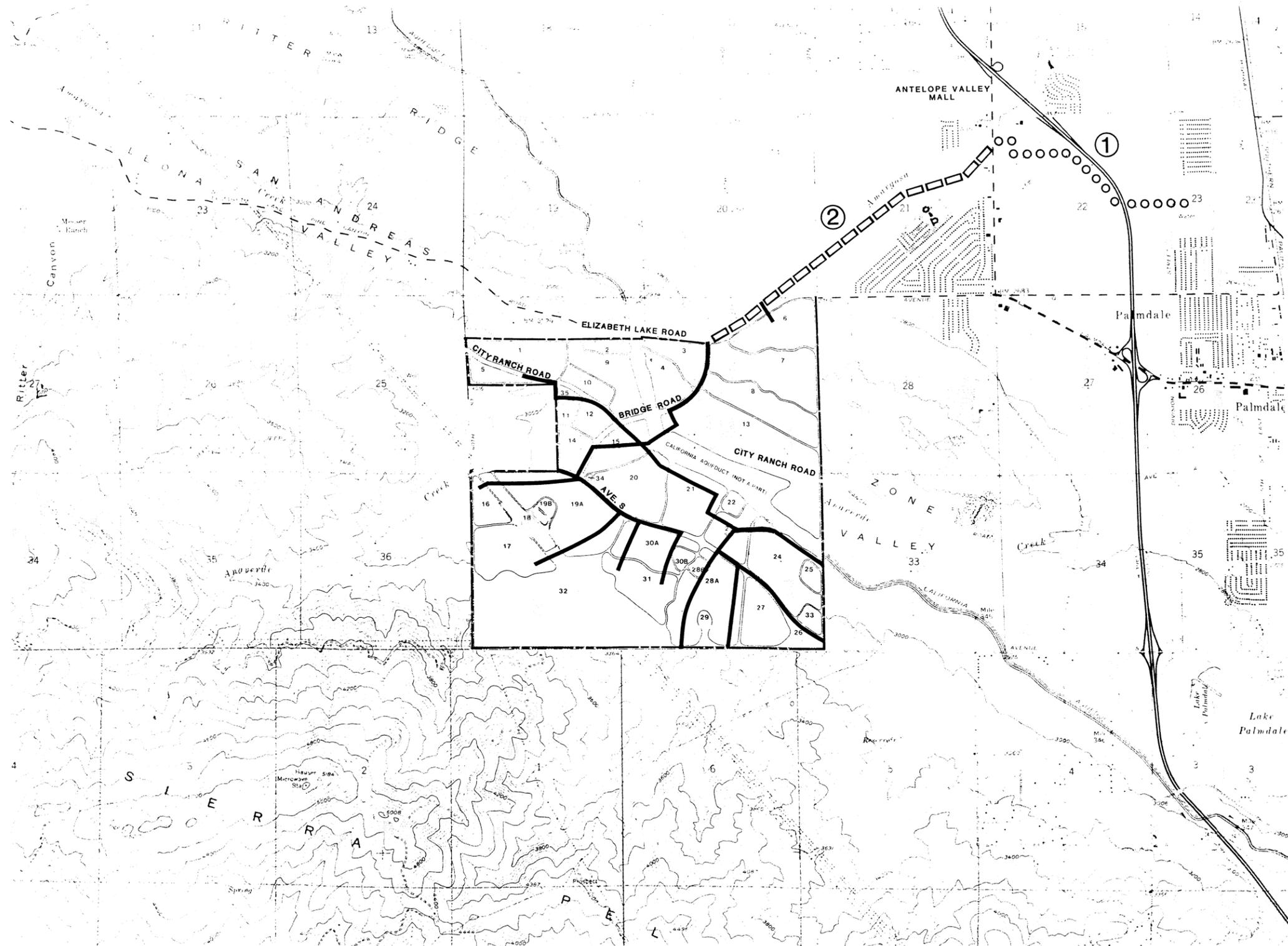
REVISED 4/15/92

PREPARED BY:
BROCKMEIER CONSULTING ENGINEERS, INC.
SANTA MONICA, CALIFORNIA



EXHIBIT 19A

SEWER PLAN



OFFSITE

① TRUNK SEWER AD 88-1

② AMARGOSA CREEK TRUNK SEWER AD 90-1

○○○ EXISTING TRUNK SEWER

□□□ PROPOSED TRUNK SEWER

ONSITE

— ONSITE SEWER

NORTH
SCALE: 1" = 3,200'

Kaufman  Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

PREPARED BY:

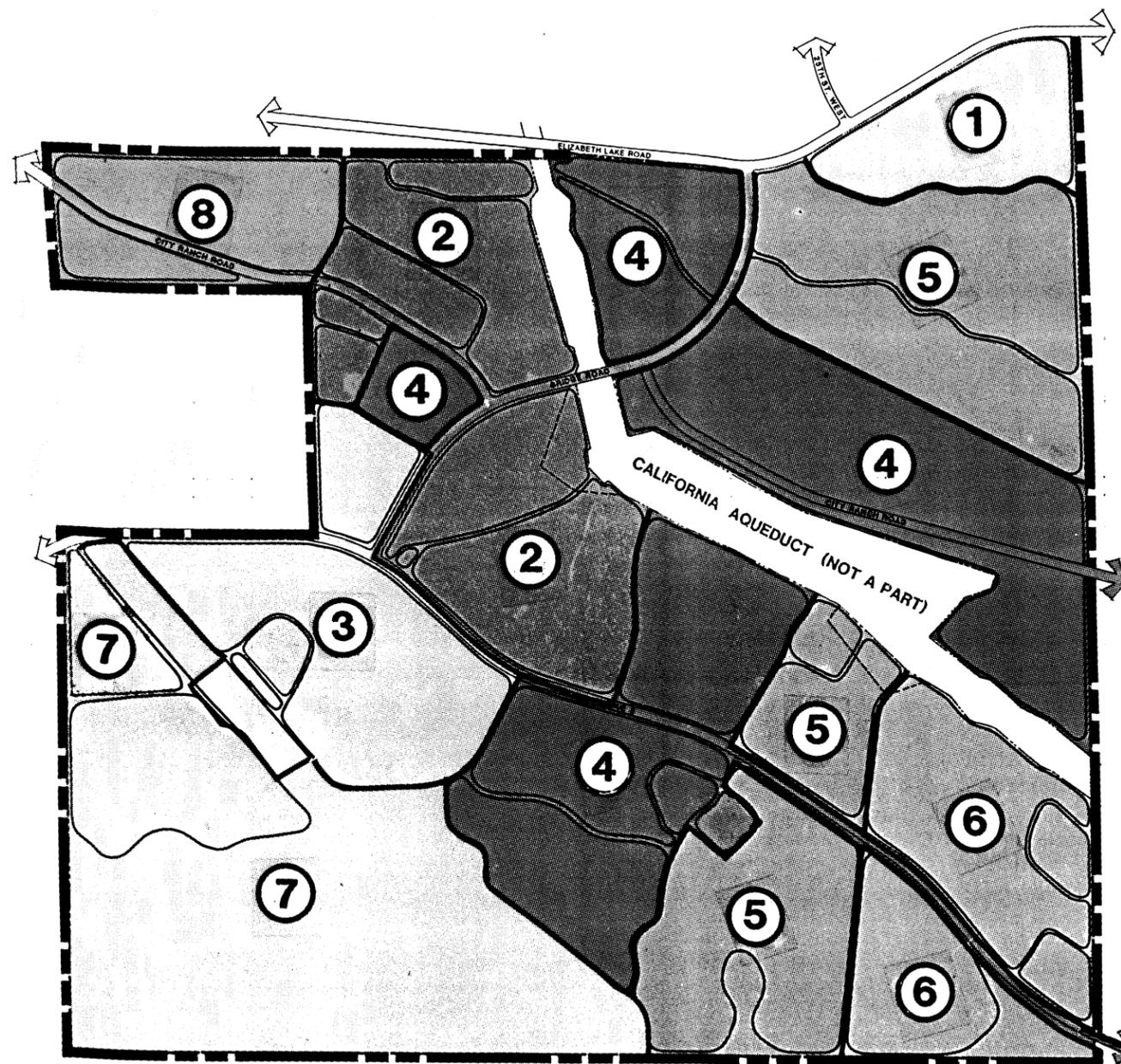
BROCKMEIER CONSULTING
ENGINEERS, INC.
SANTA MONICA, CALIFORNIA



REVISED 4-15-92

EXHIBIT 20

PHASING PLAN



- ① FIRST PHASE
- ② SECOND PHASE
- ③ THIRD PHASE
- ④ FOURTH PHASE
- ⑤ FIFTH PHASE
- ⑥ SIXTH PHASE
- ⑦ SEVENTH PHASE
- ⑧ EIGHTH PHASE

NOTE:
PHASING SUBJECT TO CHANGES
AND ADJUSTMENTS IN CONJUNCTION
WITH THE DEVELOPMENT
AGREEMENT

Kaufman  Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

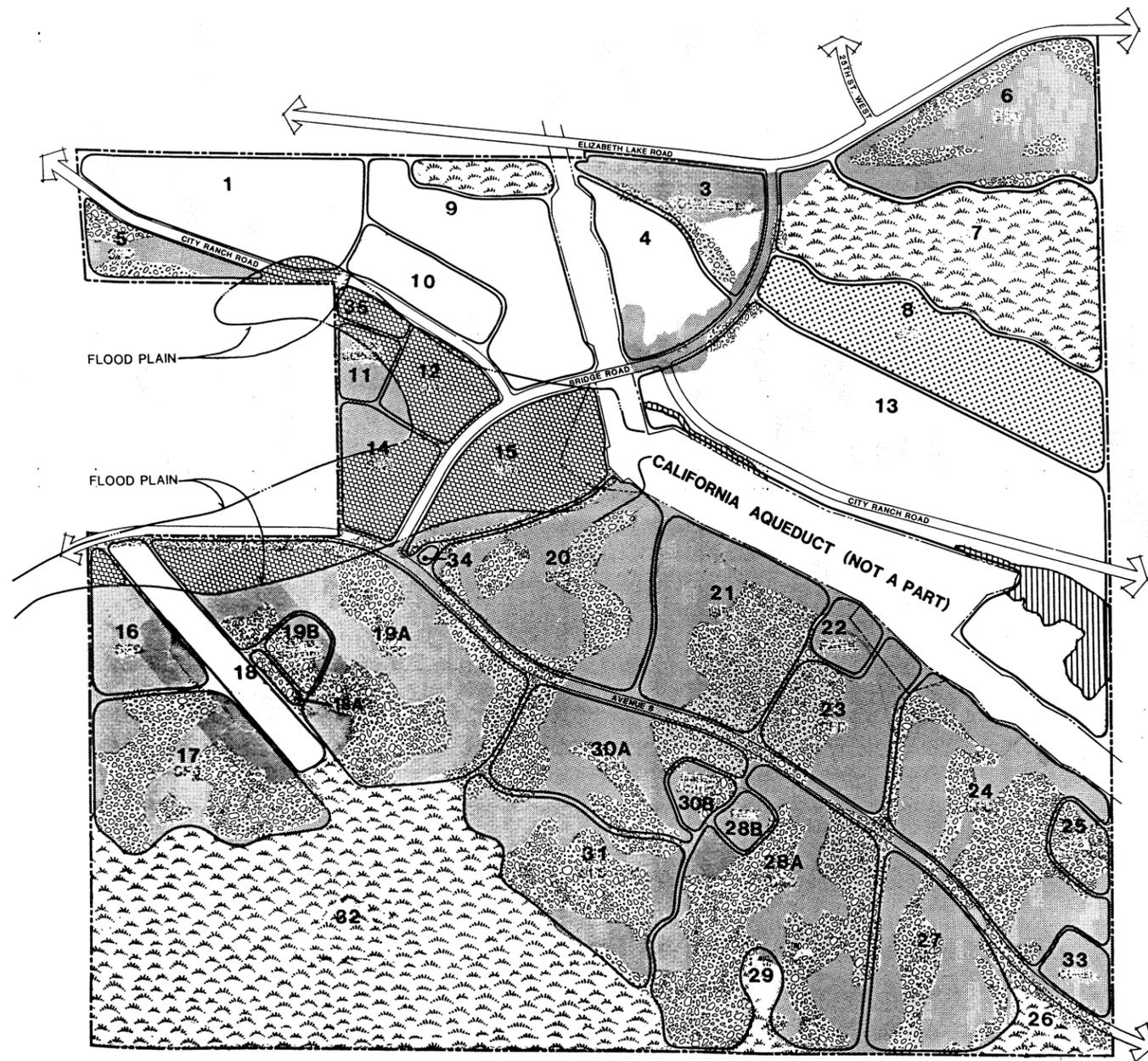
PREPARED BY:



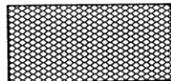
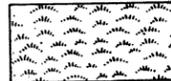
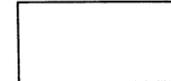
REVISED 4/15/92

EXHIBIT 21

CONCEPTUAL GRADING PLAN



NORTH
SCALE: 1"=1,600'

-  FILL AREA
-  FILL AREA TO REMOVE FLOOD HAZARD
-  NATURAL UNDISTURBED AREA
-  FILL FROM PROPOSED AMARGOSA BASIN OR DESIGNED FOR BALANCED CUT AND FILL
-  CUT AREA
-  WETLAND AREA
-  LIMITED GRADING FOR GOLF COURSE AND PUBLIC FACILITIES (BALANCED ON-SITE)

NOTE:
ESTIMATED GRADING QUANTITY FOR THE ENTIRE PROJECT IS APPROXIMATELY 4,000 CUBIC YARDS PER GROSS ACRE AVERAGE, BALANCED ON-SITE. TOTAL CUT PROJECTED IS 7 MILLION CUBIC YARDS.

Kaufman Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

REVISED 7/1/92

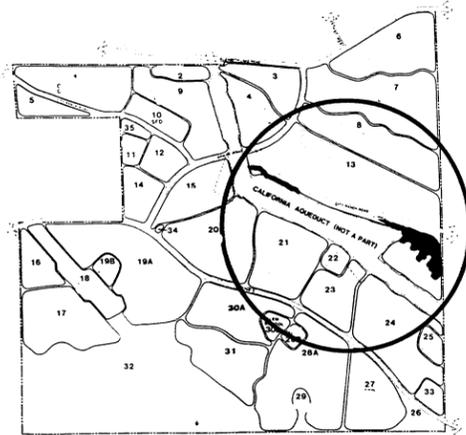
PREPARED BY:



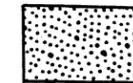
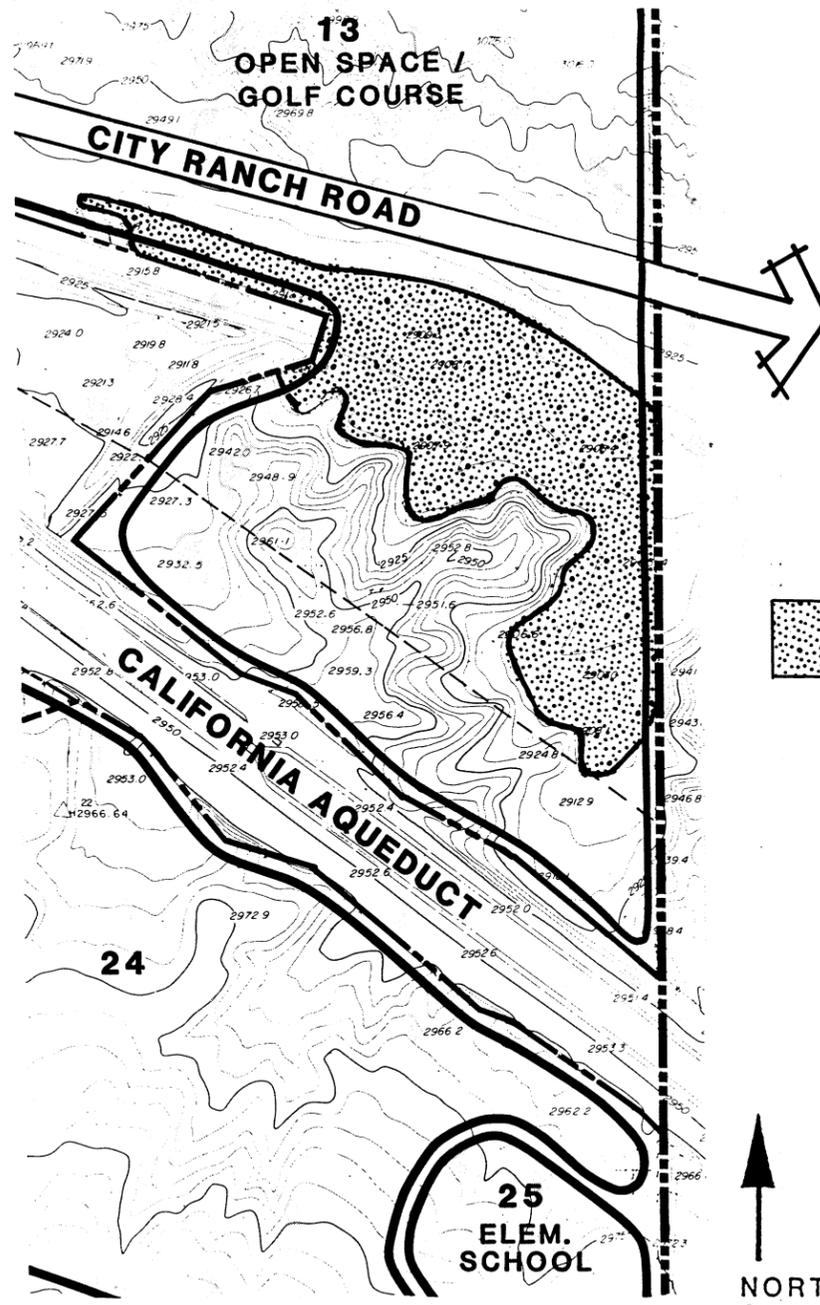
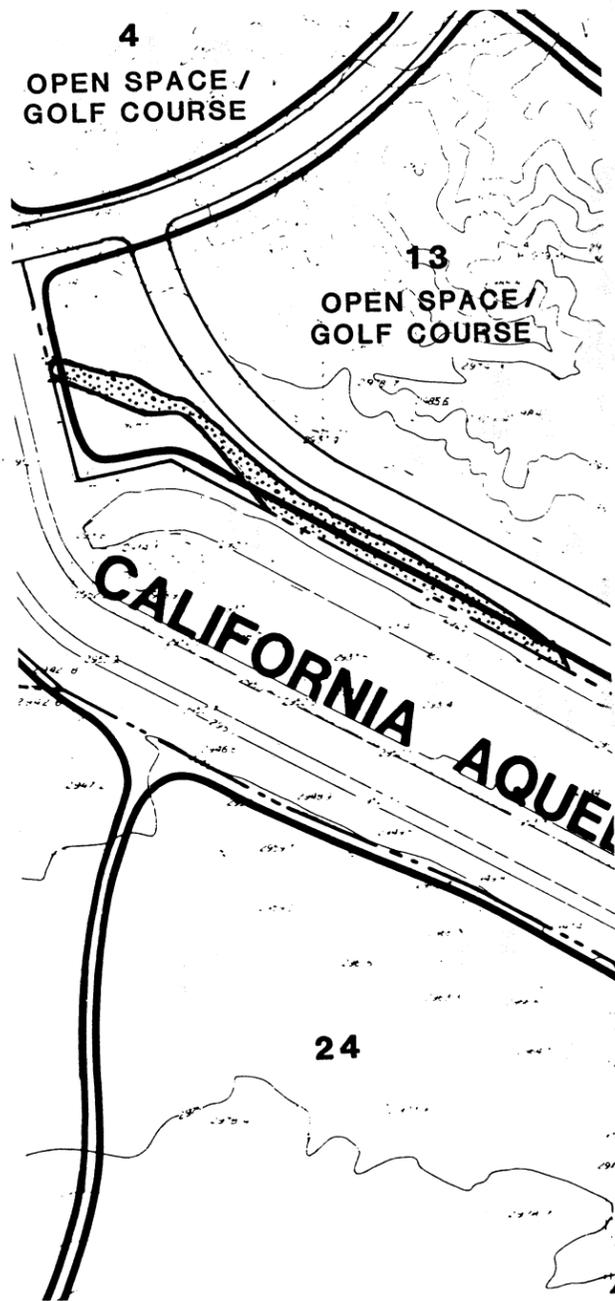
133 BAKER ST. • SUITE 204 • COSTA MESA, CA. 92626 • (714) 442-0700

EXHIBIT 22

WETLANDS OVERLAY



LOCATION



WETLAND BIOLOGICAL OVERLAY

THIS AREA TO BE PROTECTED FROM GRADING, CONSTRUCTION, OR OTHER ALTERATION, UNLESS PROPER STATE, FEDERAL AND CITY APPROVALS PERMIT OTHERWISE.

NORTH
SCALE: 1" = 500'

Kaufman  Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

PREPARED BY:

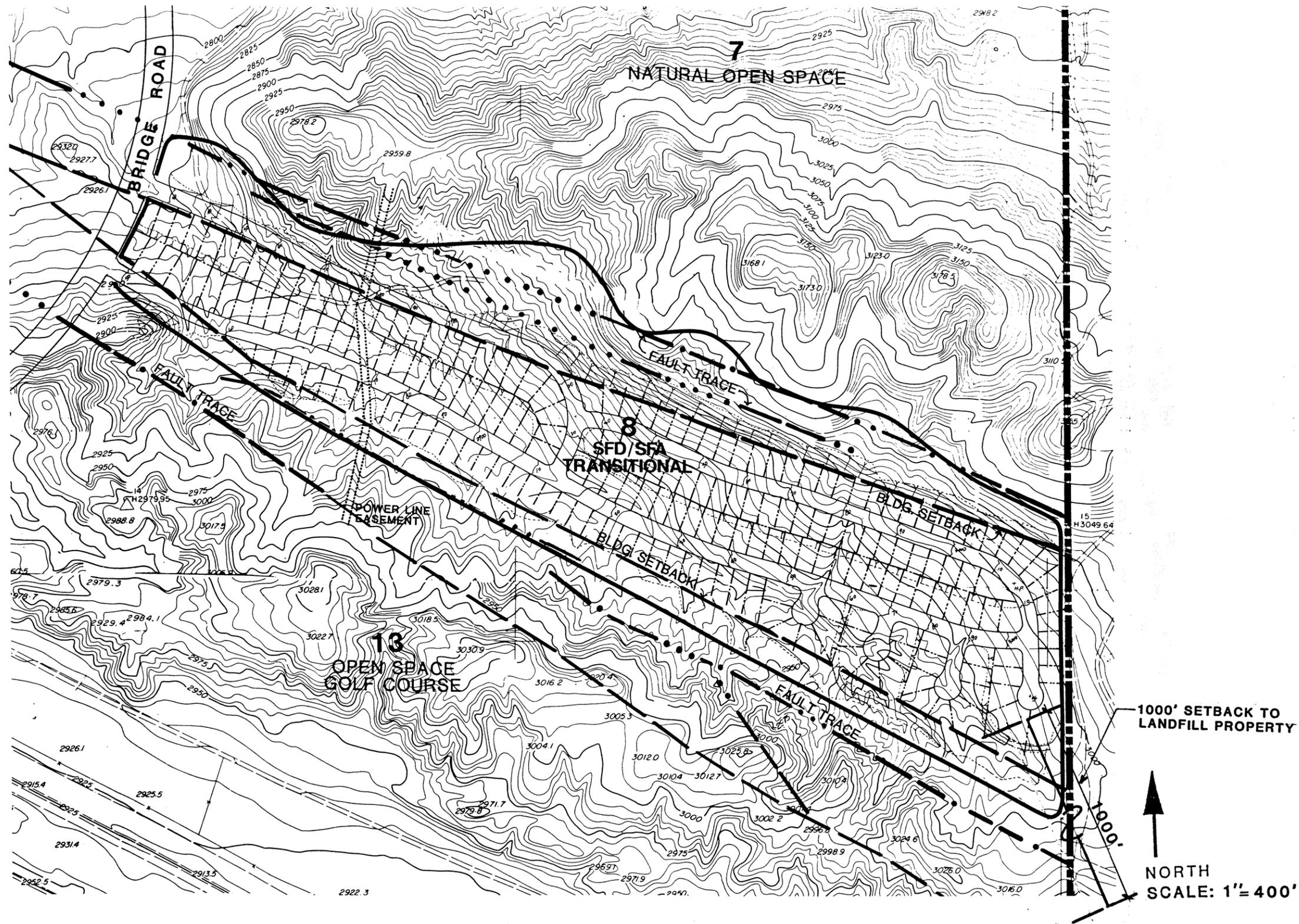


REVISED 4-15-92

125 BAKER ST. SUITE 204 • COSTA MESA, CA 92626 • (714) 967-8700

EXHIBIT 22A

AREA 8 CONCEPTUAL SITE PLAN



Kaufman  Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

REVISED 4-15-92

PREPARED BY:



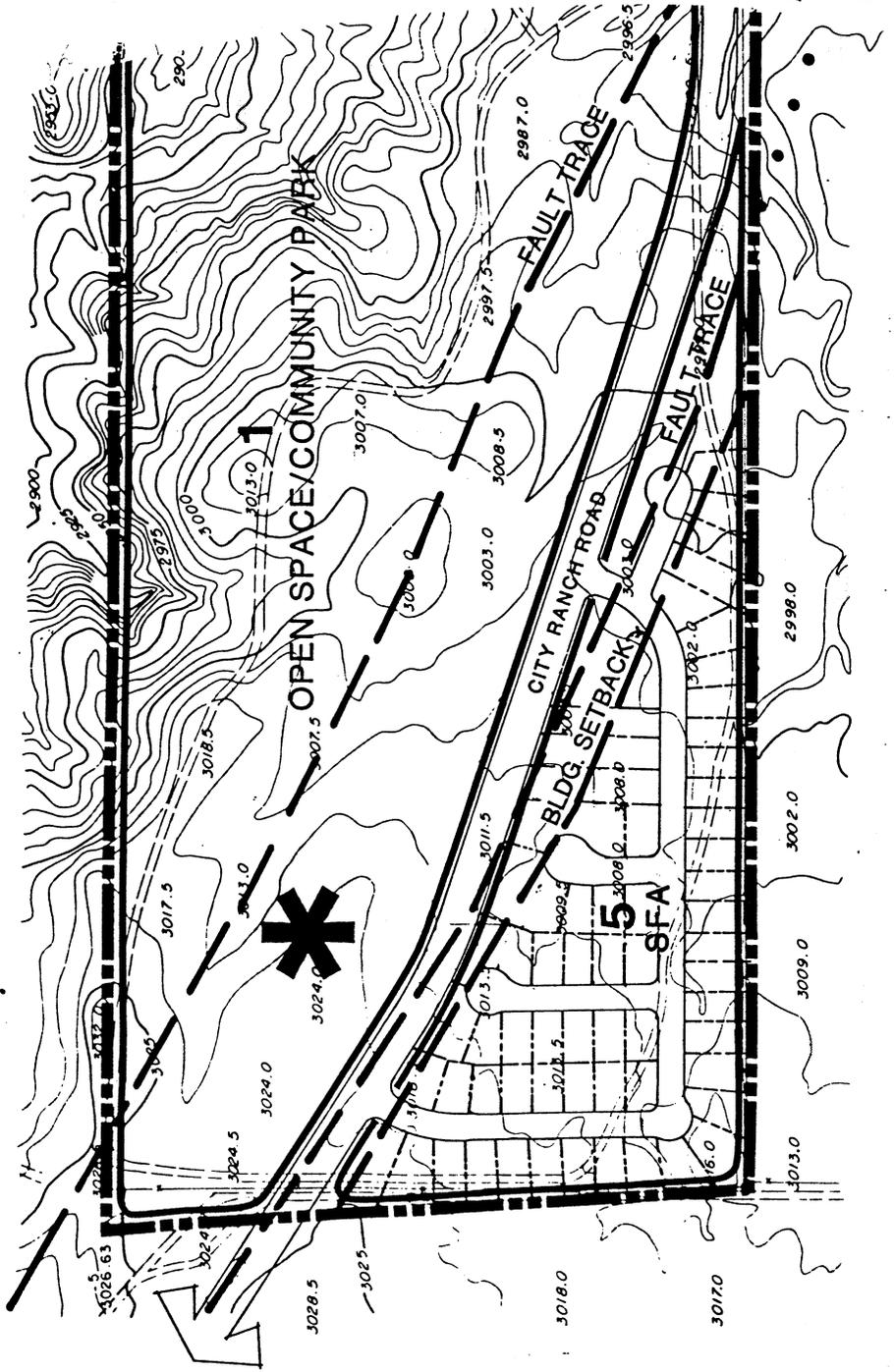
128 BAKER ST. SUITE 206 • COSTA MESA, CA. 92626 • (714) 467-8700

EXHIBIT 22B

AREA 5

CONCEPTUAL SITE PLAN

* 10 ACRE CITY
MAINTENANCE
FACILITY



NORTH
SCALE: 1" = 500'

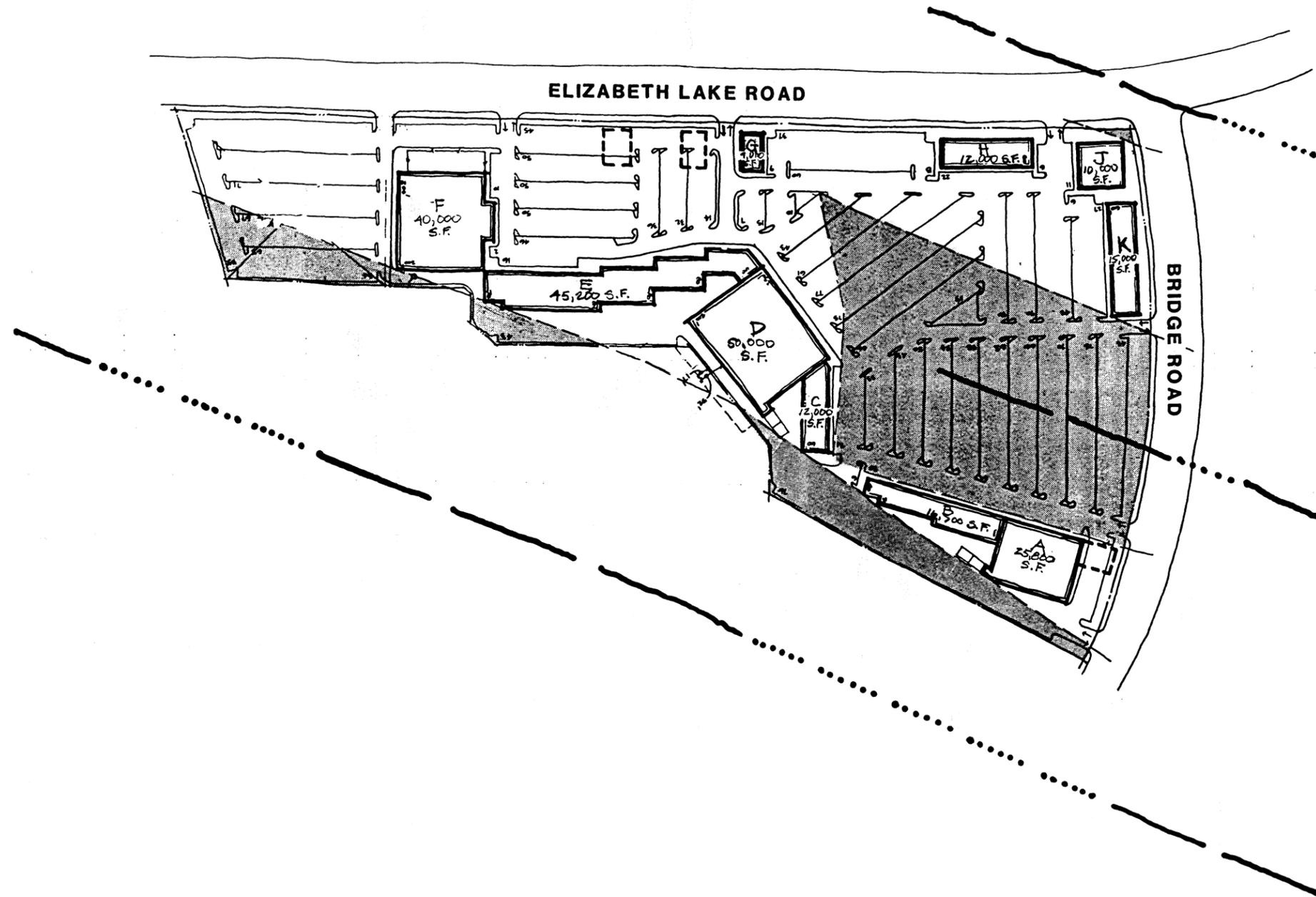
Kaufman Broad • CITY RANCH SPECIFIC PLAN CITY OF PALMDALE • COUNTY OF LOS ANGELES

PREPARED BY:

AREA PLANNING
THE OFFICE OF CITY ENGINEER AND PUBLIC WORKS
CITY OF PALMDALE, CALIFORNIA

REVISED 7/1/92 EXHIBIT 22C

PLANNING AREA 3 CONCEPTUAL SITE PLAN



SITE ANALYSIS
NET SITE AREA ±31.3 AC

 NON-BUILDABLE AREA

 FAULT
DOTTED WHERE CONCEALED


NORTH
SCALE: 1" = 300'

Kaufman  Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

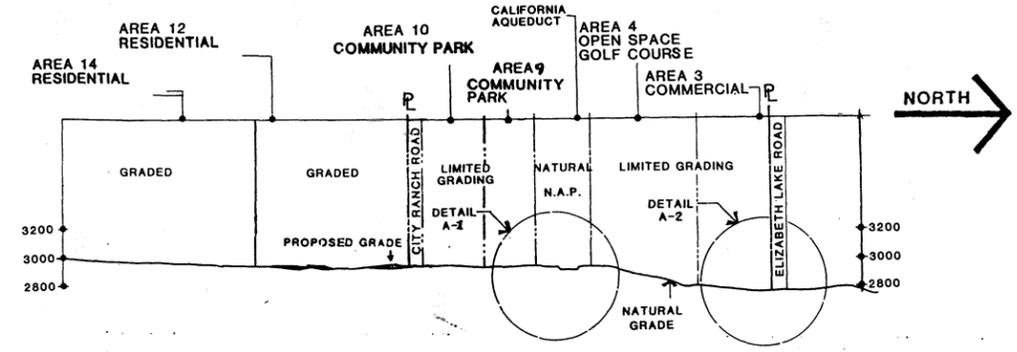
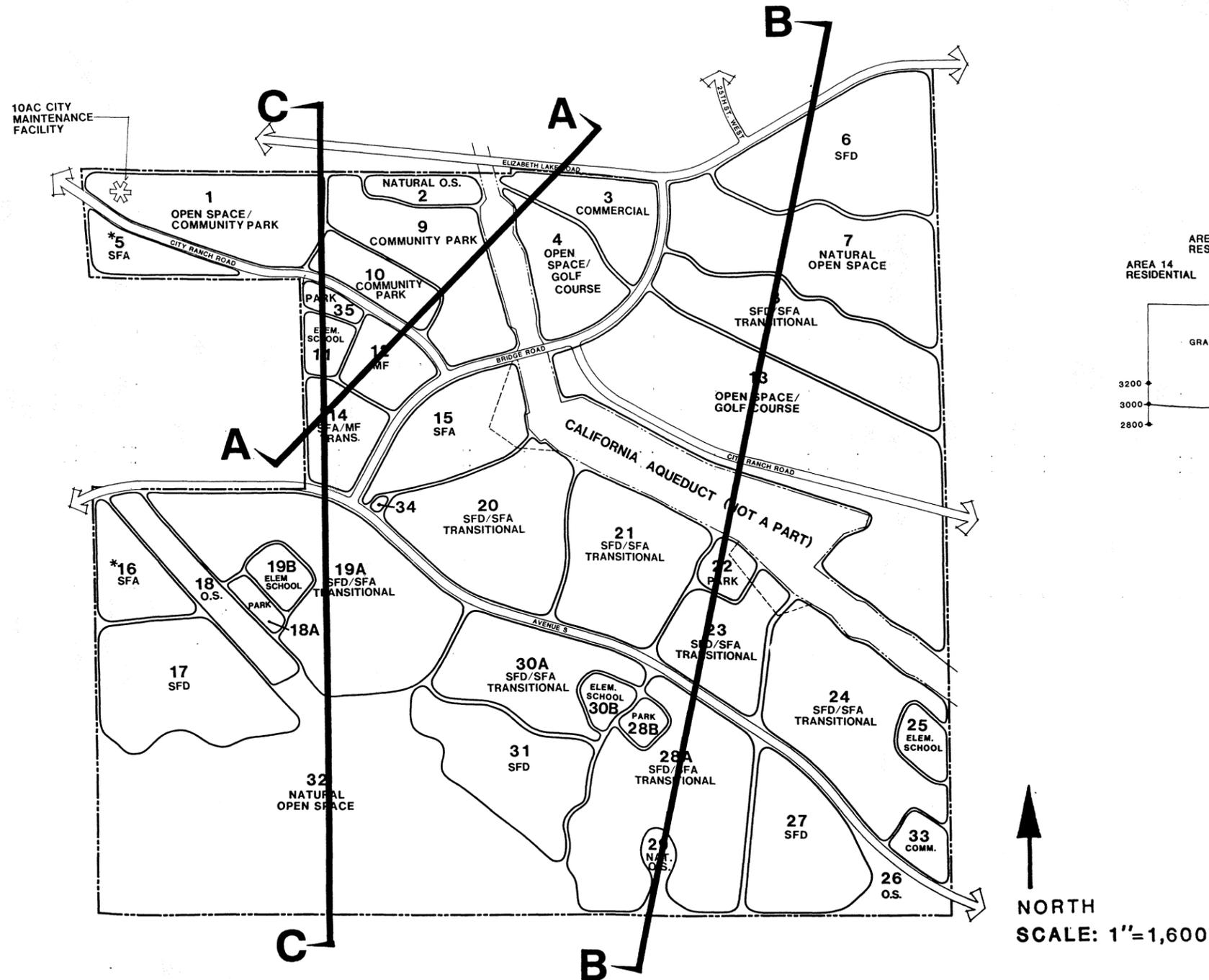
PREPARED BY:



REVISED 5/1/90

EXHIBIT 22D

GRADING SECTIONS



PROFILE - SECTION A-A
SEE CONCEPTUAL GRADING PLAN

Kaufman Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

REVISED 4-15-92

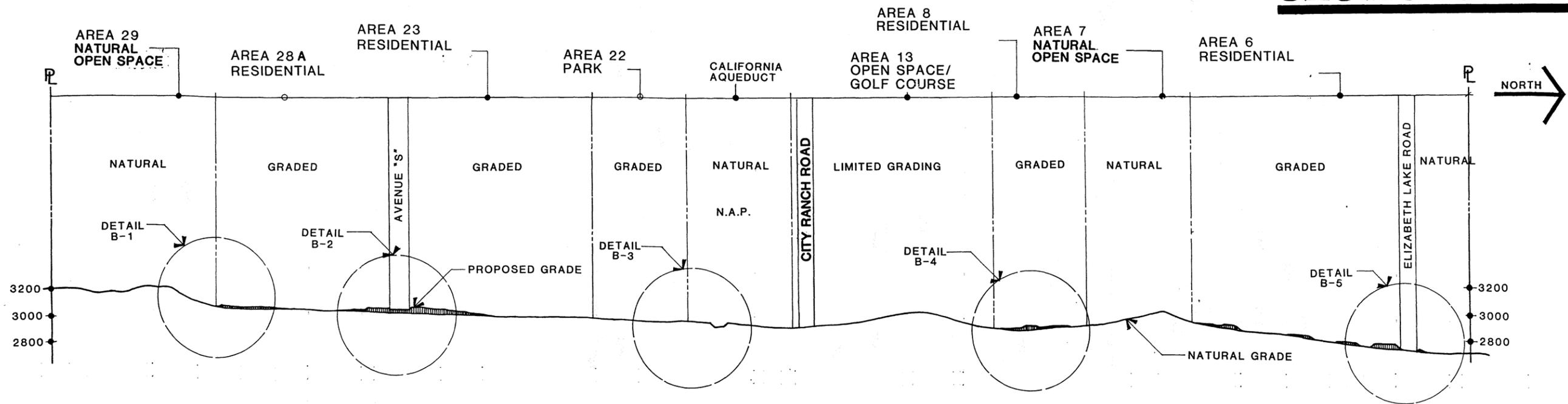
PREPARED BY:



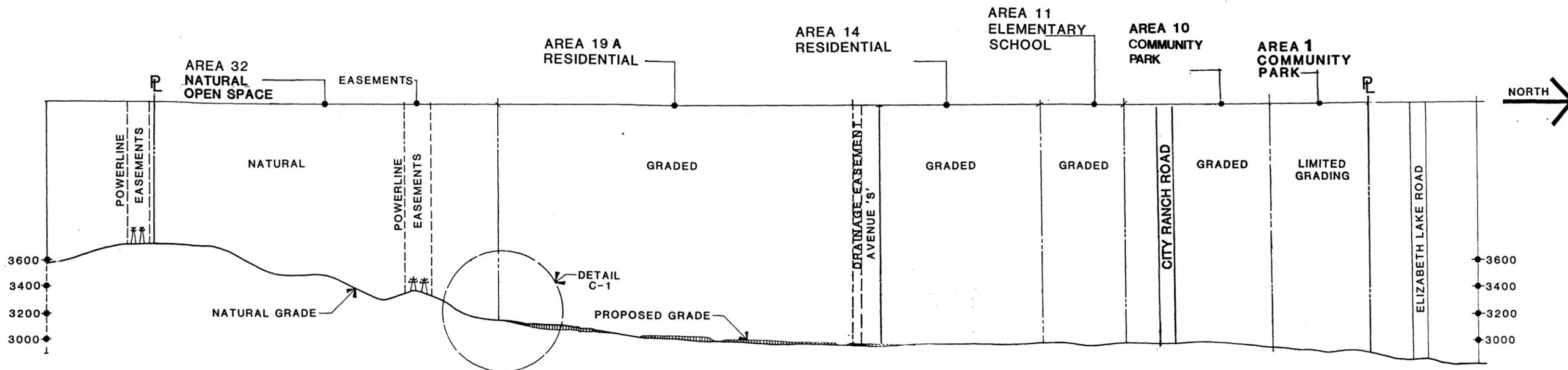
128 BAKER ST. • SUITE 200 • COSTA MESA, CA 92626 • (714) 447-0700

PROFILE - SECTION B-B
 HORIZONTAL SCALE : 1" = 800'

GRADING PROFILES SECTIONS



PROFILE - SECTION C-C
 HORIZONTAL SCALE : 1" = 800'



Kaufman Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

PREPARED BY:

AZKA DE ALMEIDA PLANNING

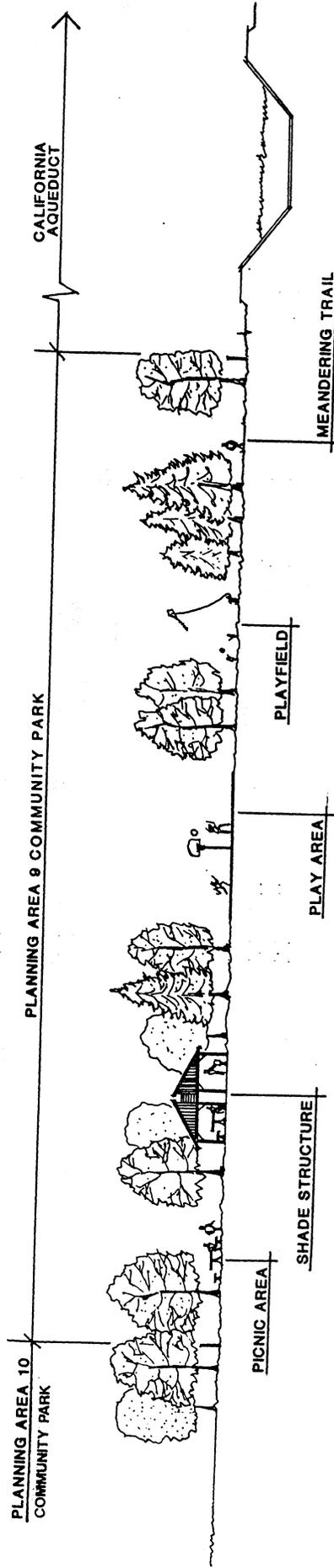
125 BAKER ST., SUITE 204 • COSTA MESA, CA 92626 • (714) 267-3704

JOB: KAB-01
 6/89

REVISED 4-15-92

EXHIBIT 24

SECTION DETAIL A-1



COMMUNITY PARK AT AQUEDUCT AND RESIDENTIAL EDGE

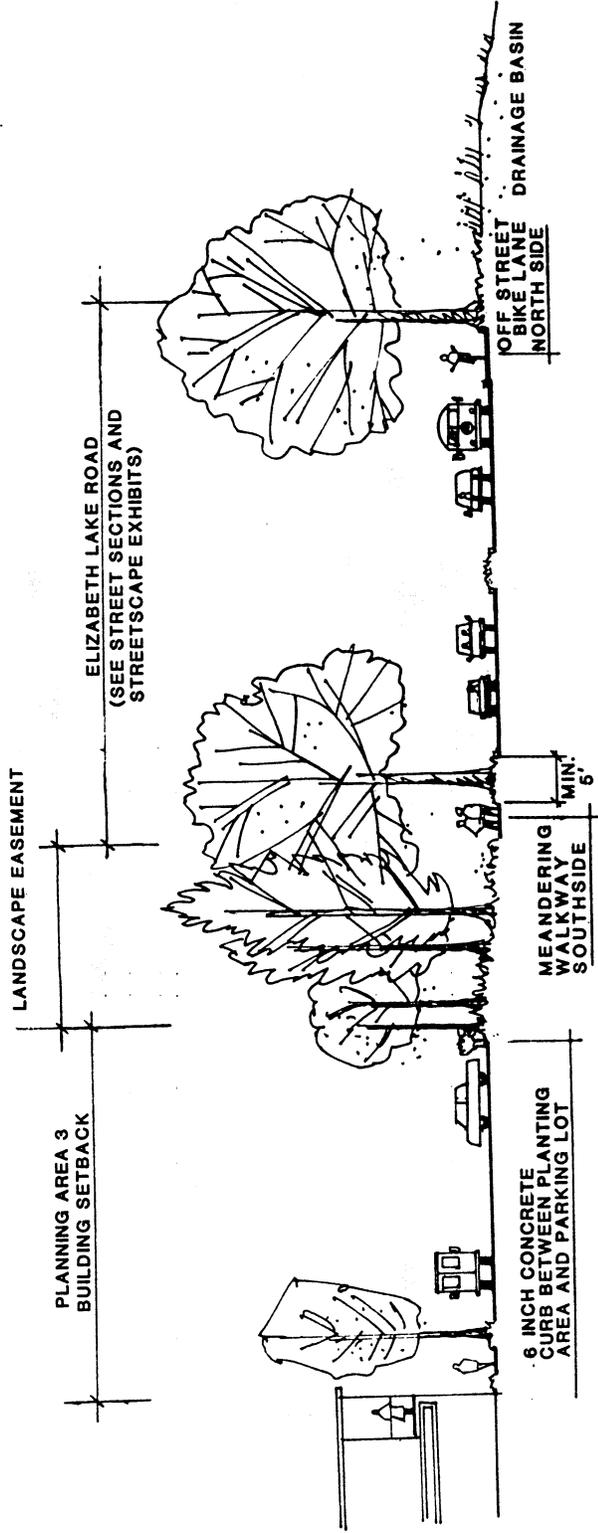


AZEKA
DE ALMEIDA
PLANNING
100 MARKET STREET, SUITE 200, OAKLAND, CALIFORNIA 94612-1000

REVISED 4-15-92

EXHIBIT 25

SECTION DETAIL A-2



AZEKA
DE ALMEIDA
PLANNING

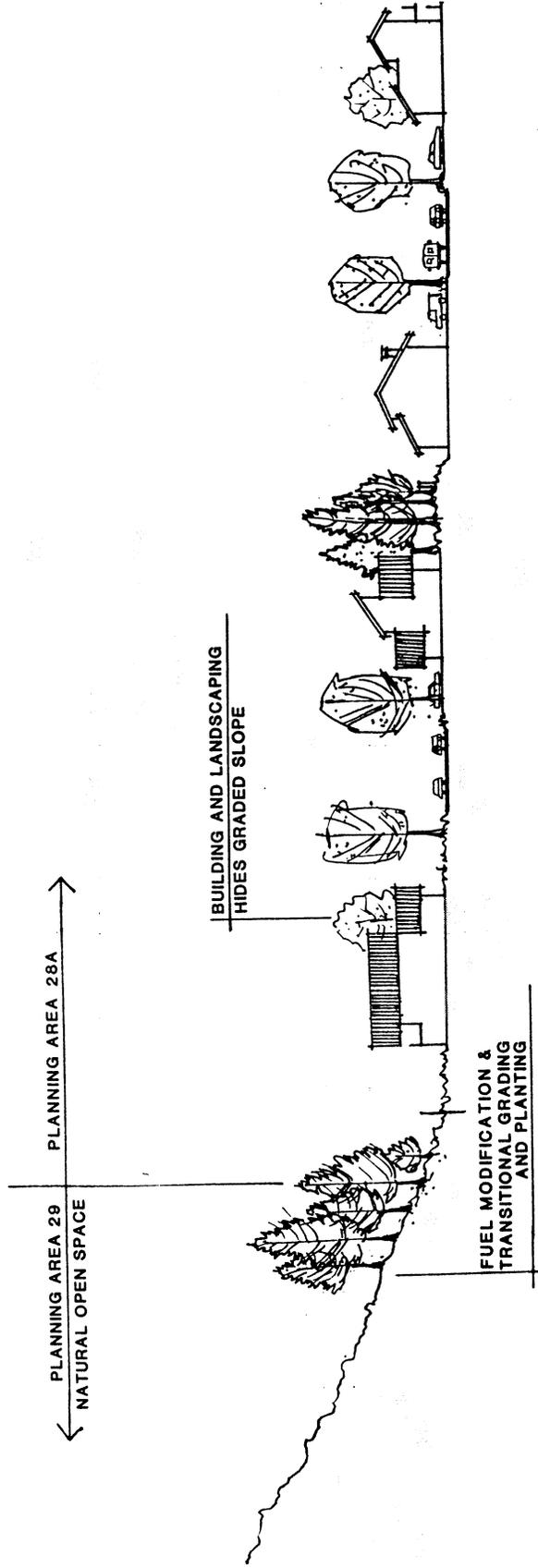
125 MADISON ST. SUITE 100, SEASIDE, CA 94062 (415) 435-1999

EXHIBIT 26

REVISED 7/18/01

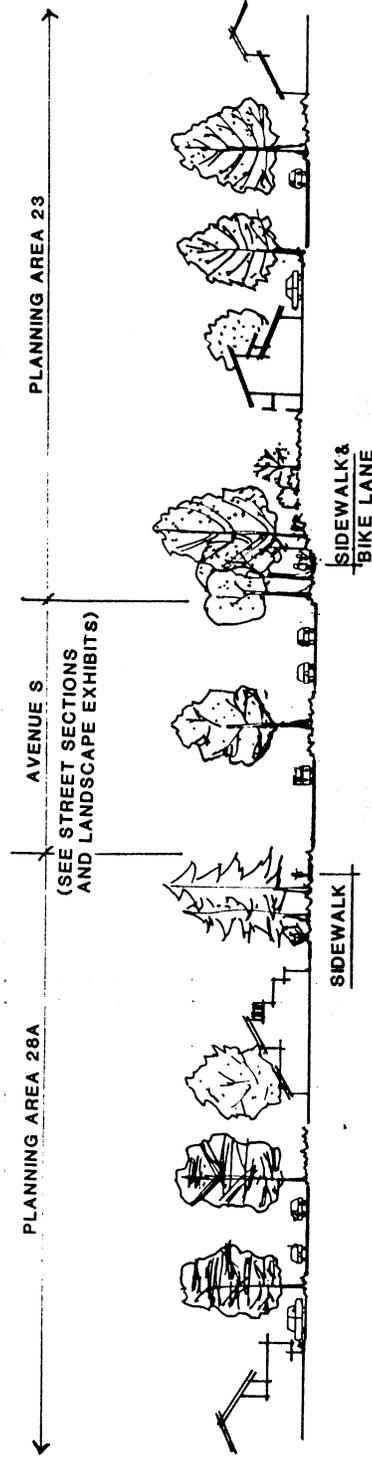
ELIZABETH LAKE ROAD AND COMMERCIAL AREA

SECTION DETAIL B-1

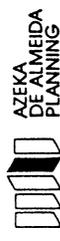


RESIDENTIAL PLANNING AREA AT OPEN SPACE EDGE

SECTION DETAIL B-2



AVENUE S AT SINGLE FAMILY RESIDENTIAL EDGE

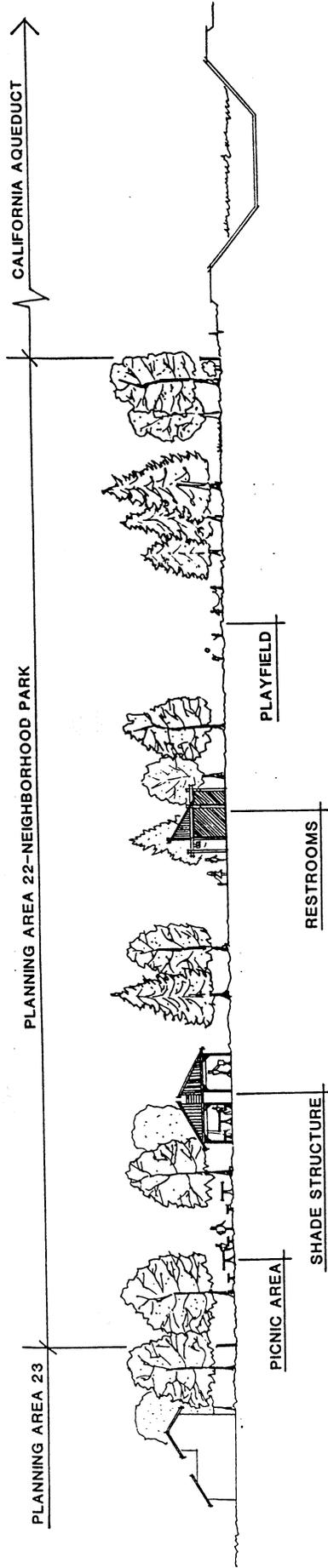


100 MARKET STREET, SUITE 100, OAKLAND, CALIFORNIA 94612
TEL: (415) 778-0000 FAX: (415) 778-0001

EXHIBIT 28

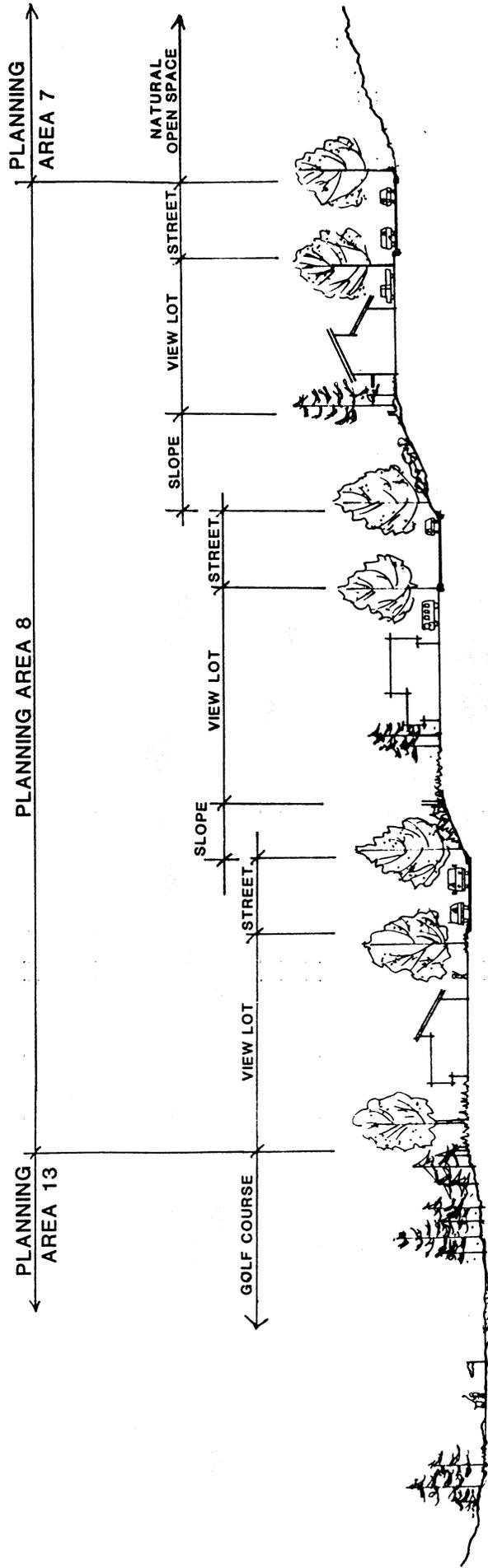
REVISED 4-15-02

SECTION DETAIL B-3



NEIGHBORHOOD PARK AT AQUEDUCT AND RESIDENTIAL EDGE

SECTION DETAIL B-4



PLANNING AREA 8 AT GOLF COURSE EDGE



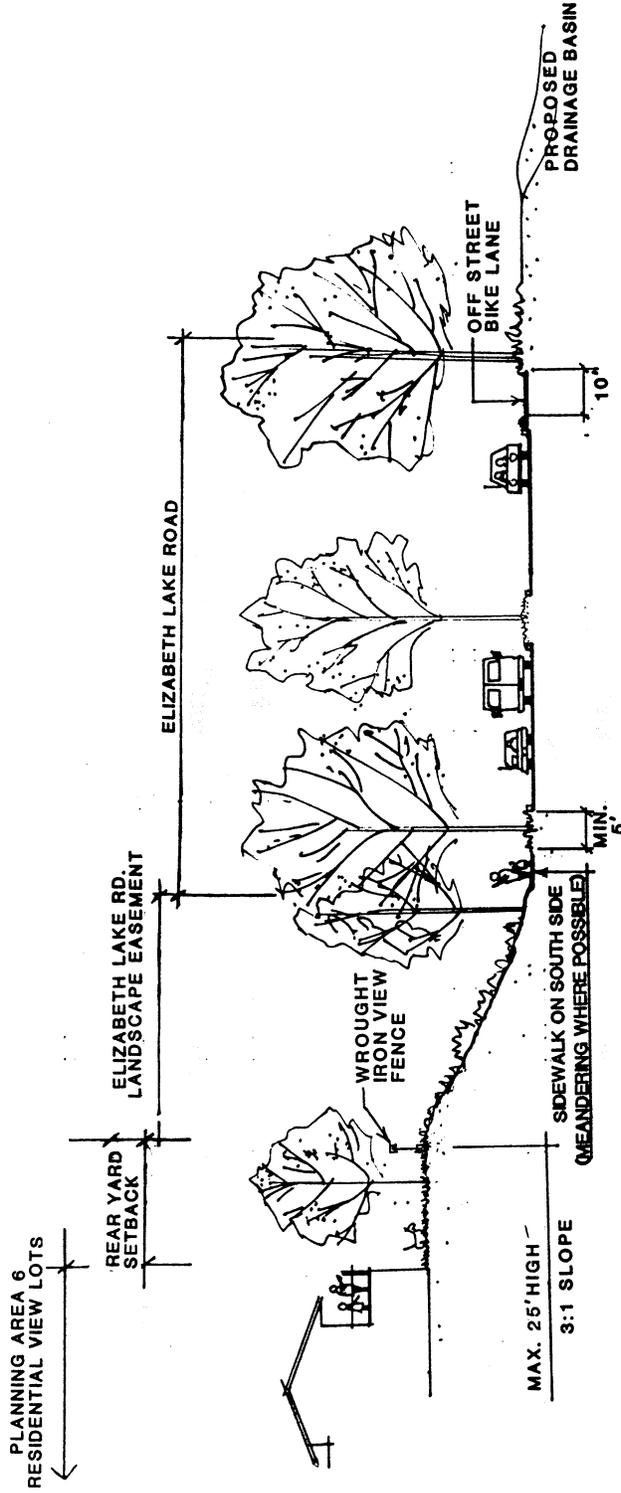
AZEKA
DE ALMEIDA
PLANNING

175 MARKET ST. SUITE 200, COVINGTON, LA 70038-0200

REVISED 8/30/90

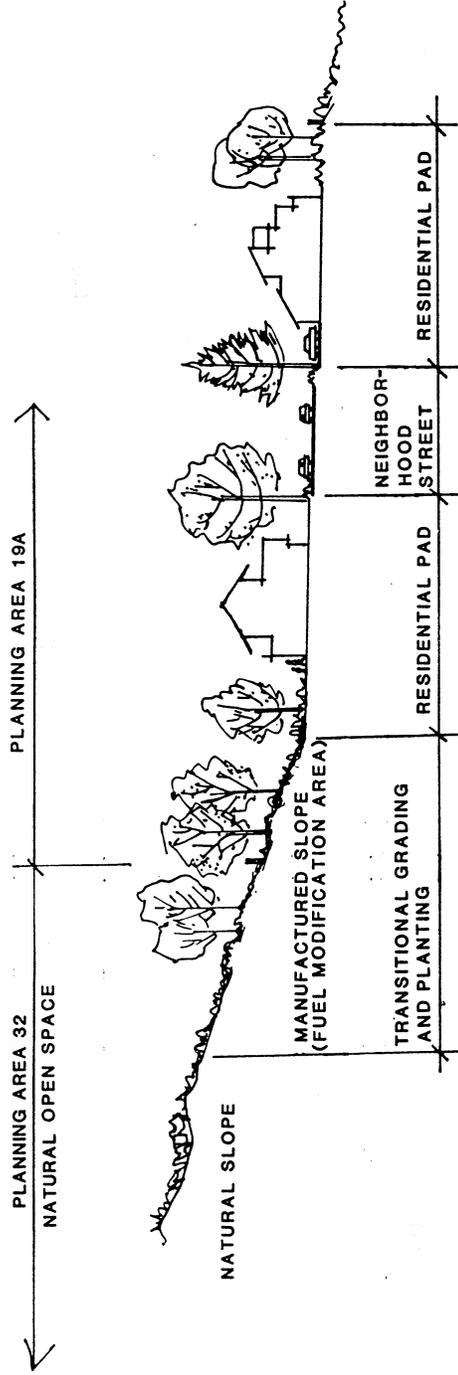
EXHIBIT 30

SECTION DETAIL B-5



SECTION AT ELIZABETH LAKE ROAD AND PLANNING AREA 6

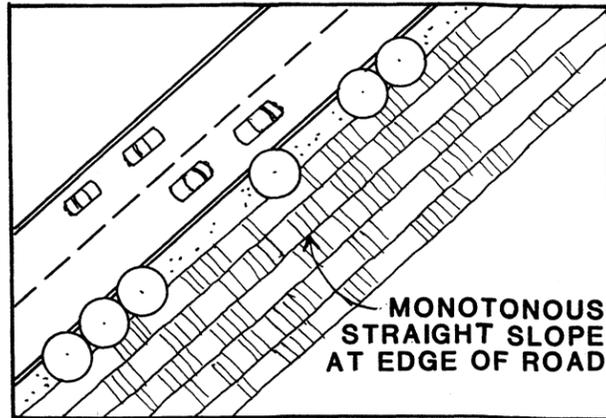
SECTION DETAIL C-1



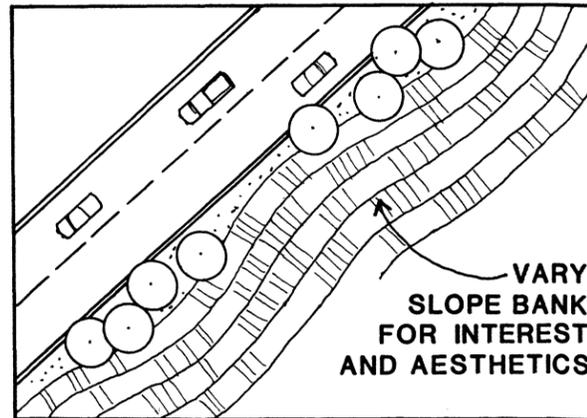
RESIDENTIAL PLANNING AREA AT OPEN SPACE EDGE

GRADING DETAILS

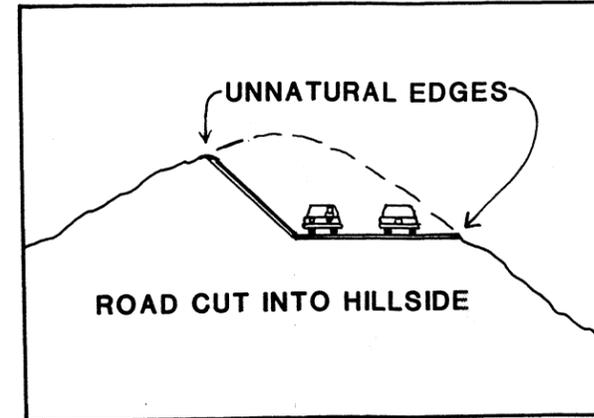
INSTEAD OF THIS:



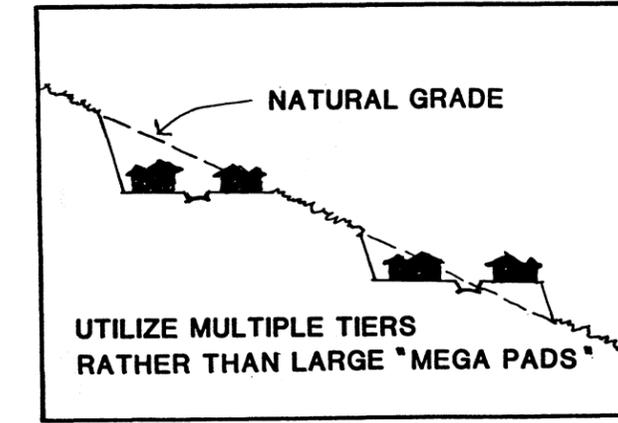
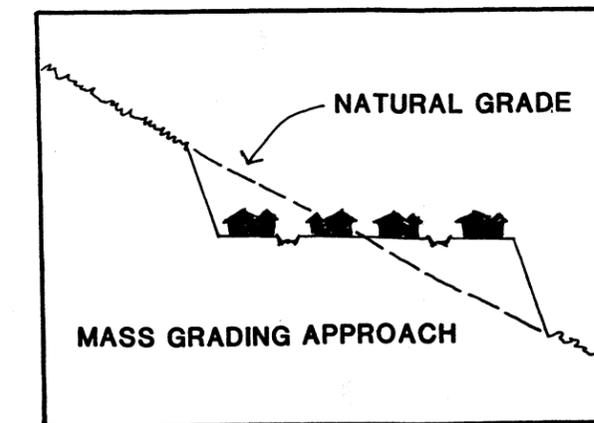
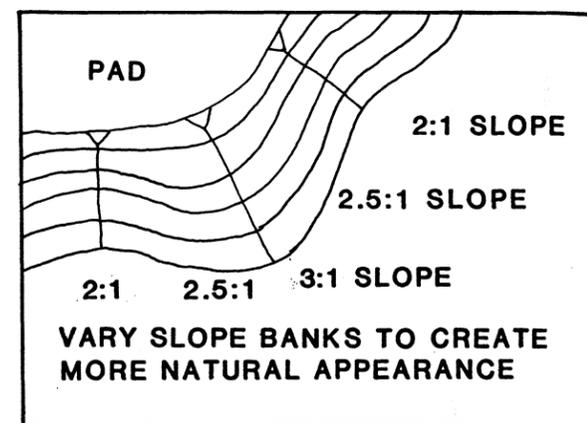
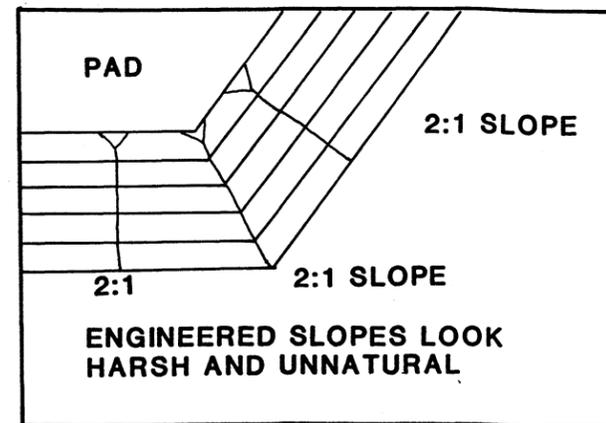
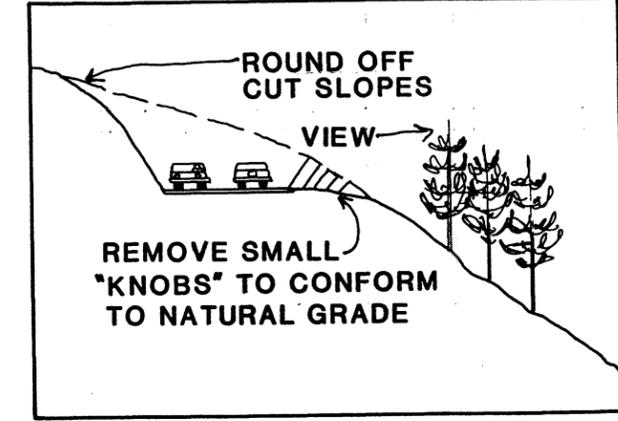
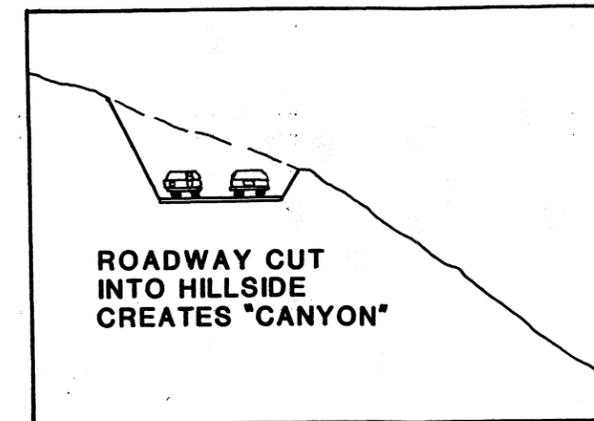
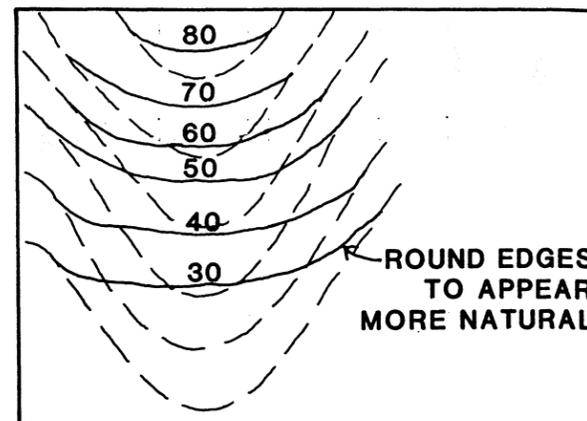
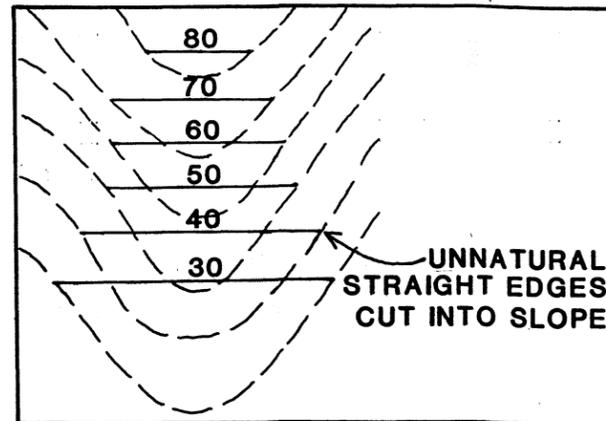
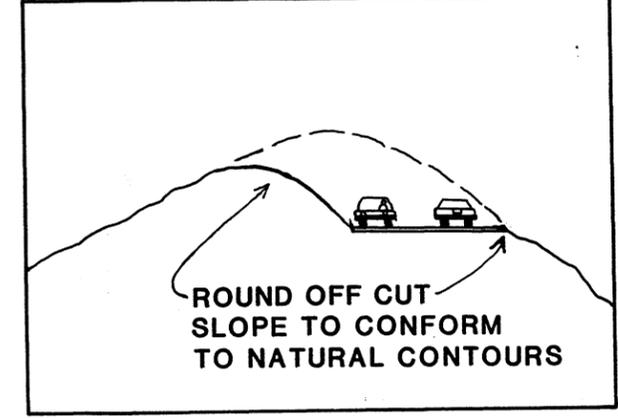
DO THIS:



INSTEAD OF THIS:



DO THIS:



Kaufman Broad • CITY RANCH SPECIFIC PLAN

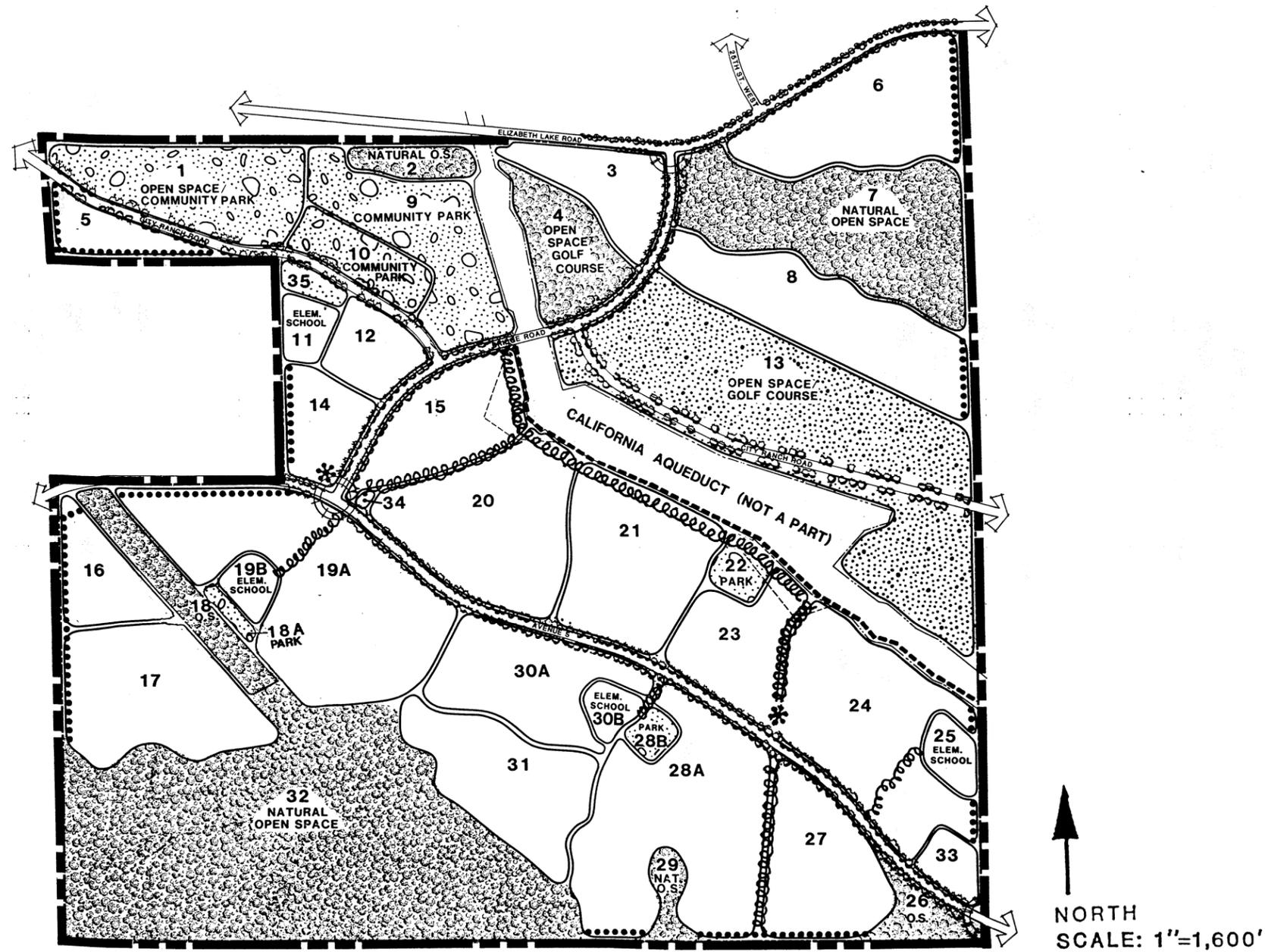
CITY OF PALMDALE • COUNTY OF LOS ANGELES

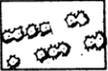
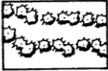
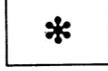
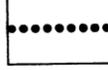
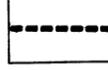
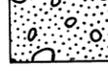
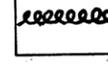
PREPARED BY:



EXHIBIT 33

CONCEPTUAL LANDSCAPE PLAN



-  CITY RANCH ROAD STREETSCAPE
-  ELIZABETH LAKE ROAD STREETSCAPE
-  BRIDGE ROAD AND AVENUE S STREETSCAPE
SEE EXHIBITS 37 AND 38
-  PROJECT ENTRY STATEMENT
SEE EXHIBITS 42 AND 44
-  PRIMARY PROJECT INTERSECTION
SEE EXHIBIT 41
-  * BICYCLE STAGING AREA
-  COMMUNITY EDGE
-  - - - - - AQUEDUCT EDGE
-  OPEN SPACE/PARKLAND
-  OPEN SPACE/GOLF COURSE
-  NATURAL OPEN SPACE
-  GREENBELT / TRAIL

Kaufman  Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

REVISED 4-15-92

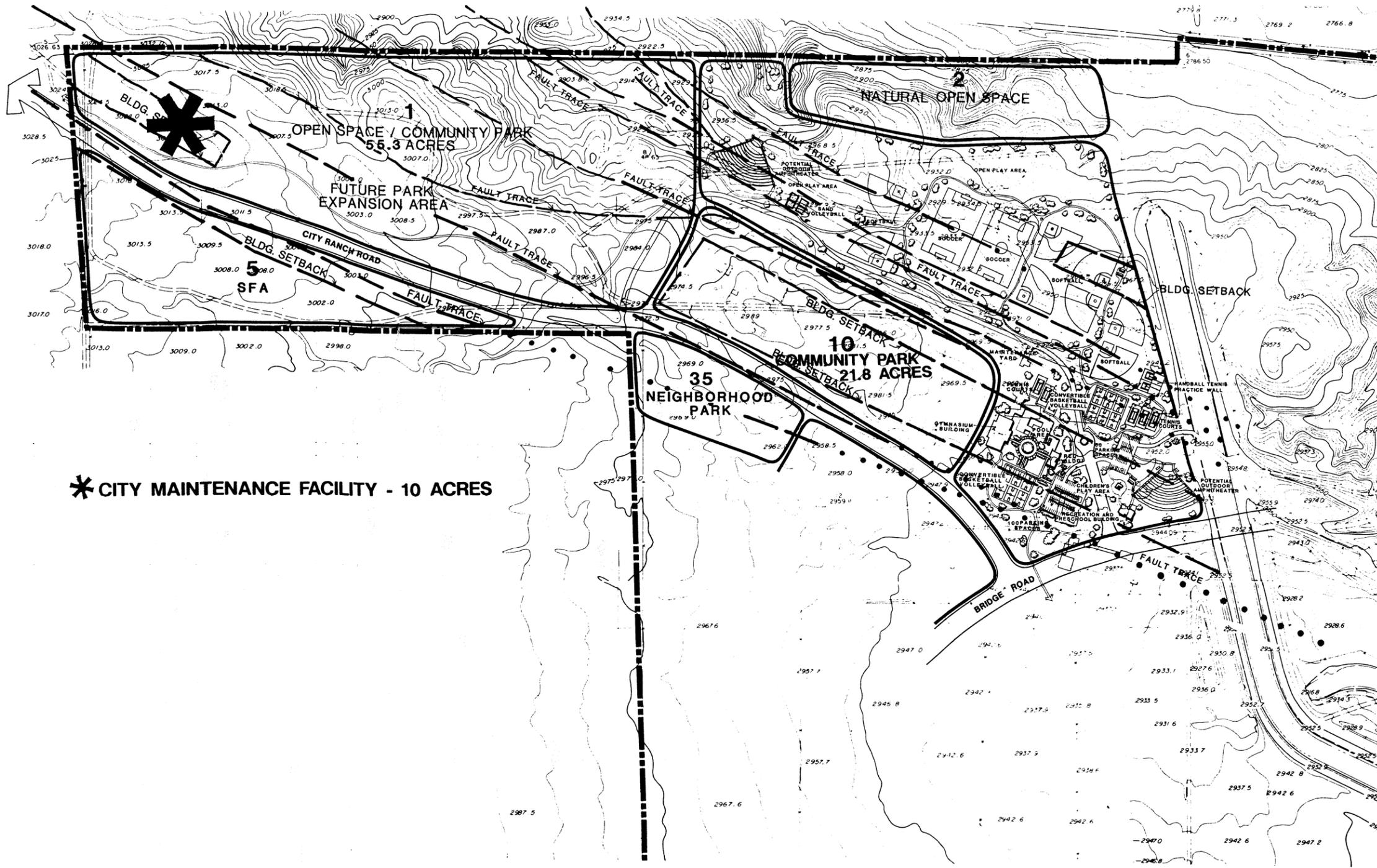
PREPARED BY:



150 BAKER ST. • SUITE 206 • COSTA MESA, CA 92626 • (714) 867-6700
JOB: KAB-01
DATE:

EXHIBIT 34

AREA 9 CONCEPTUAL COMMUNITY PARK DESIGN



* CITY MAINTENANCE FACILITY - 10 ACRES

TOTAL PARK AREA:	± 119.0 ACRES
PLANNING AREA 1:	± 45.3 ACRES
PLANNING AREA 9:	± 51.9 ACRES
PLANNING AREA 10:	± 21.8 ACRES

↑
NORTH
SCALE: 1" = 600'

Kaufman Broad • CITY RANCH SPECIFIC PLAN CITY OF PALMDALE • COUNTY OF LOS ANGELES

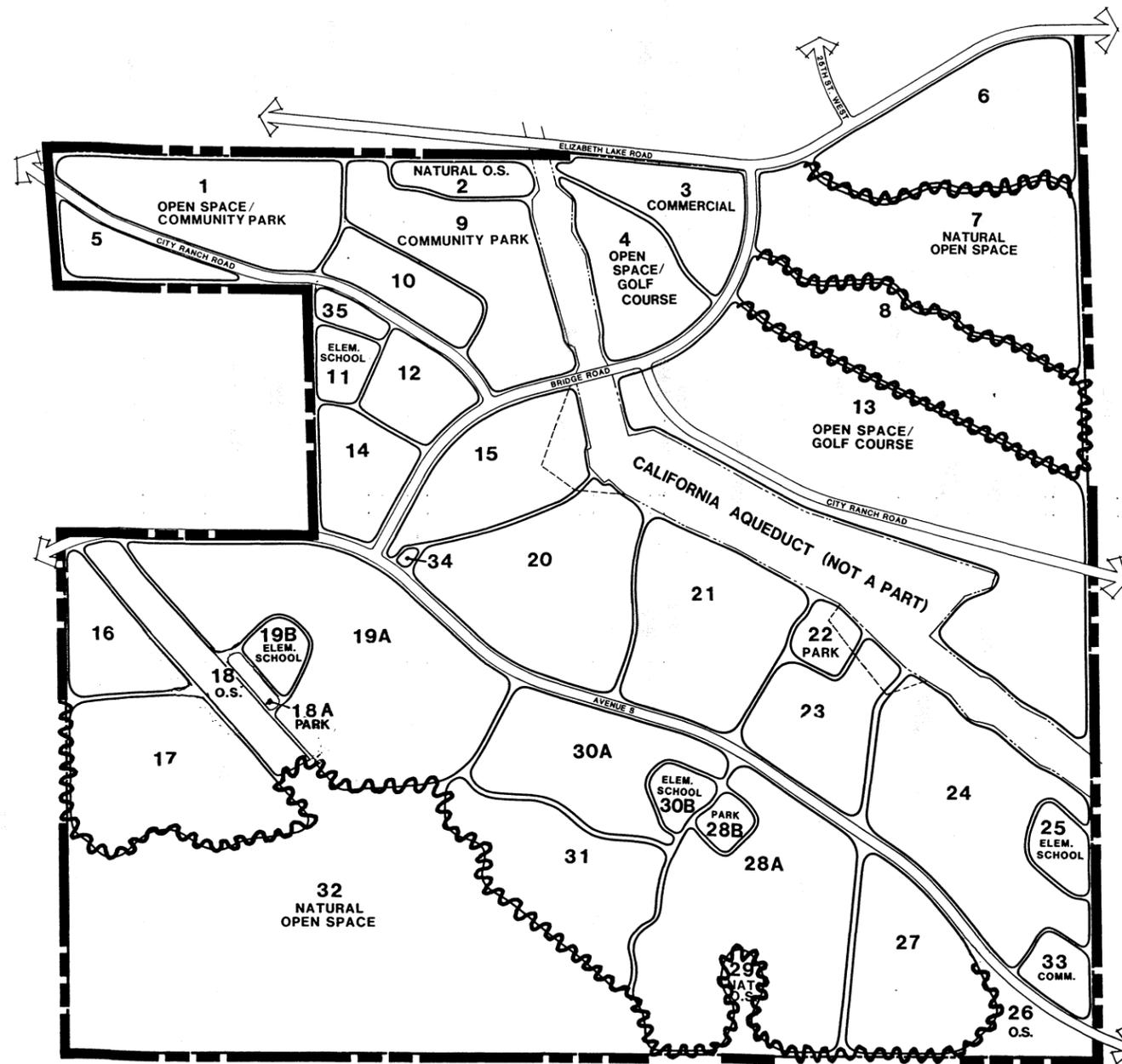
PREPARED BY:



REVISED 4-15-92

EXHIBIT 34A

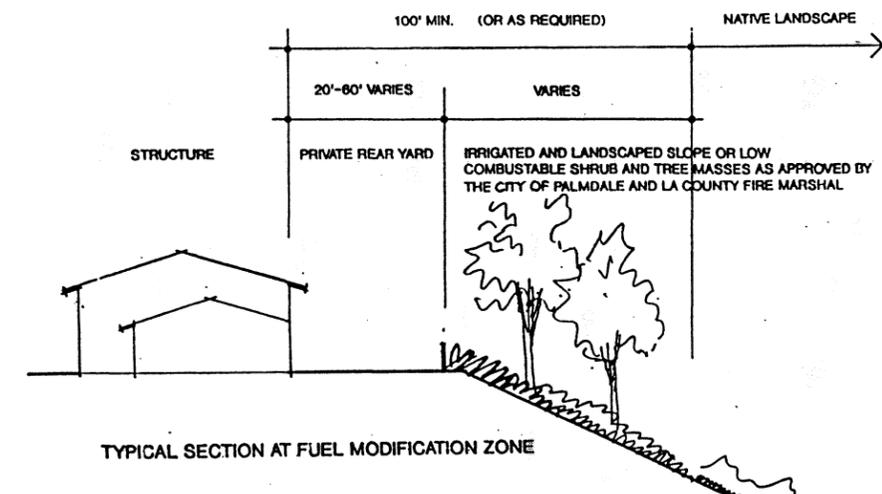
FUEL MODIFICATION PLAN



NORTH
SCALE: 1"=1,600'



AREAS REQUIRING FUEL MODIFICATION MEASURES TO THE SATISFACTION OF CITY OF PALMDALE PUBLIC WORKS DEPT. AND L.A. COUNTY FIRE MARSHAL



NOTE: AREAS OF FUEL MODIFICATION ARE SUBJECT TO ADJUSTMENT FOR SITE CONDITIONS AT TIME OF INDIVIDUAL TRACT DESIGN.

Kaufman  Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

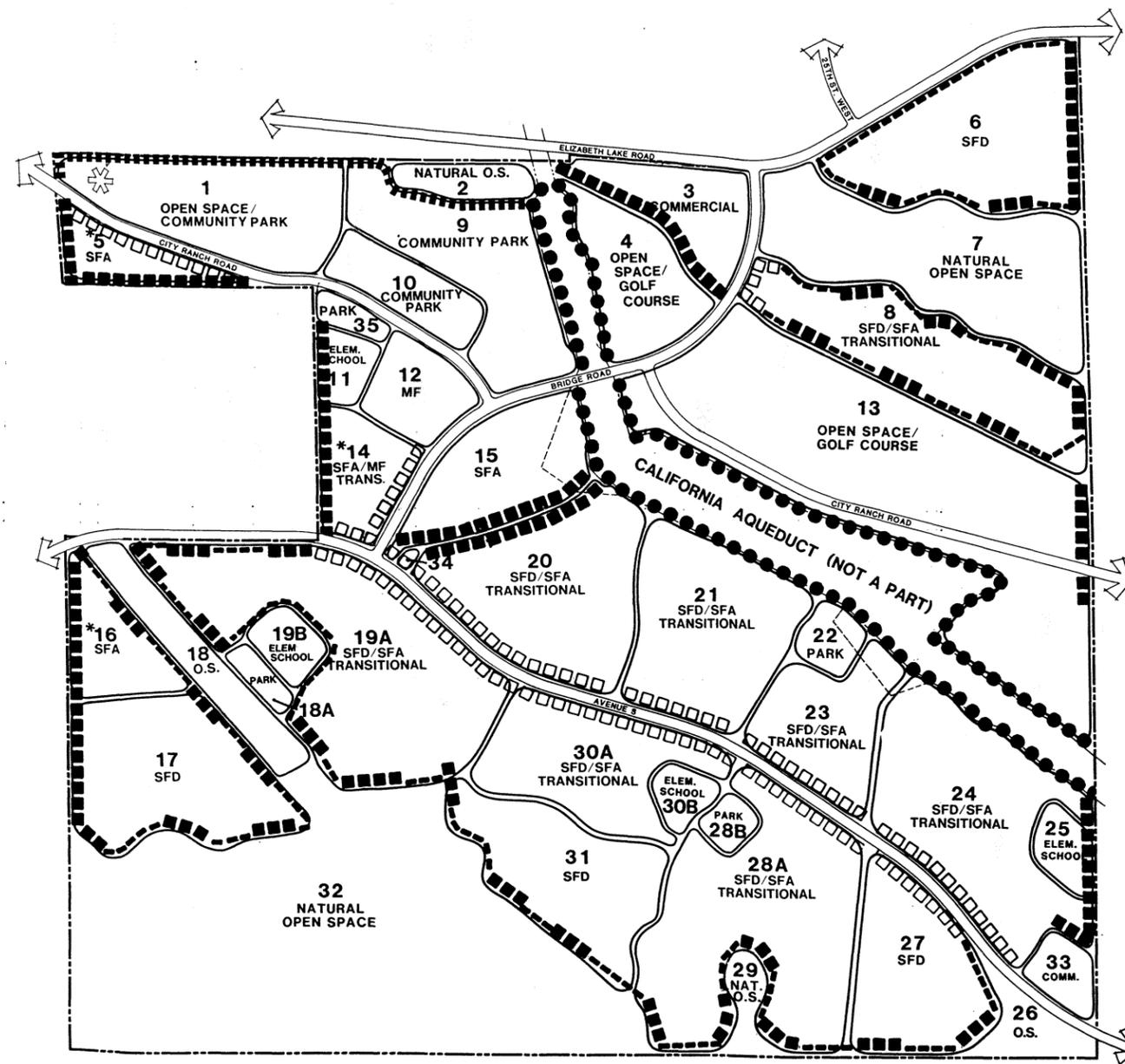
PREPARED BY:

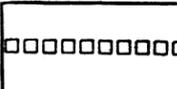
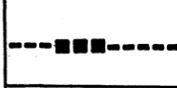
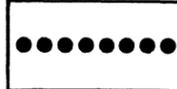


REVISED 4-15-92

EXHIBIT 35

MASTER FENCING PLAN



-  DECORATIVE COMMUNITY WALL
-  PERIMETER WALL
-  SECURITY FENCE
-  OPEN VISUAL FENCING
-  COMBINATION OF OPEN VISUAL OR PERIMETER WALL DEPENDING ON INDIVIDUAL SITE CONDITIONS
-  EXISTING OFFSITE AQUEDUCT FENCING

NORTH
SCALE: 1"=1,600'

Kaufman Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

PREPARED BY:

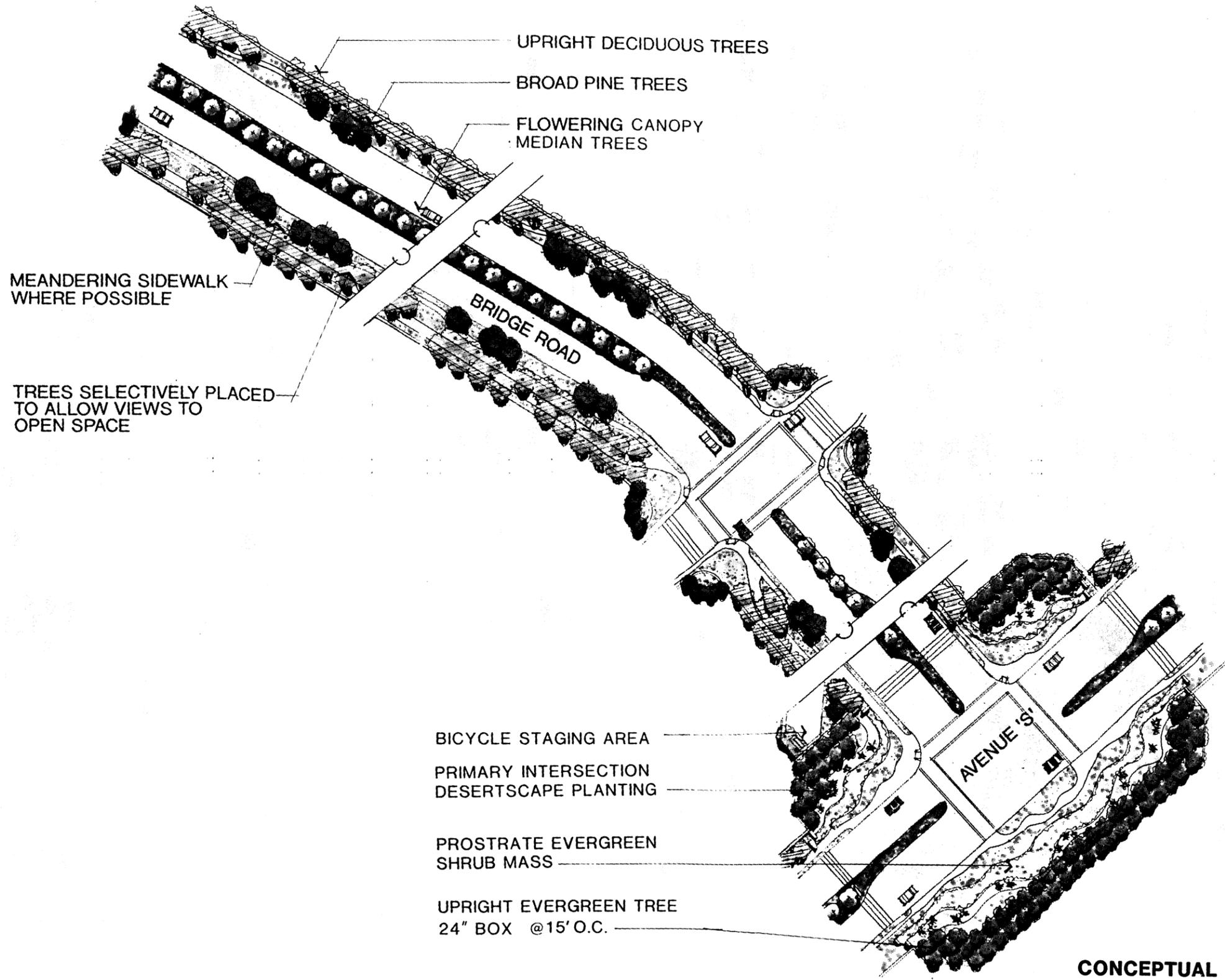


REVISED 4-15-92

128 BAKER ST. SUITE 204 COSTA MESA, CA. 92626 • (714) 440-7700

EXHIBIT 36

BRIDGE ROAD STREETSCAPE



CONCEPTUAL

Kaufman Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES



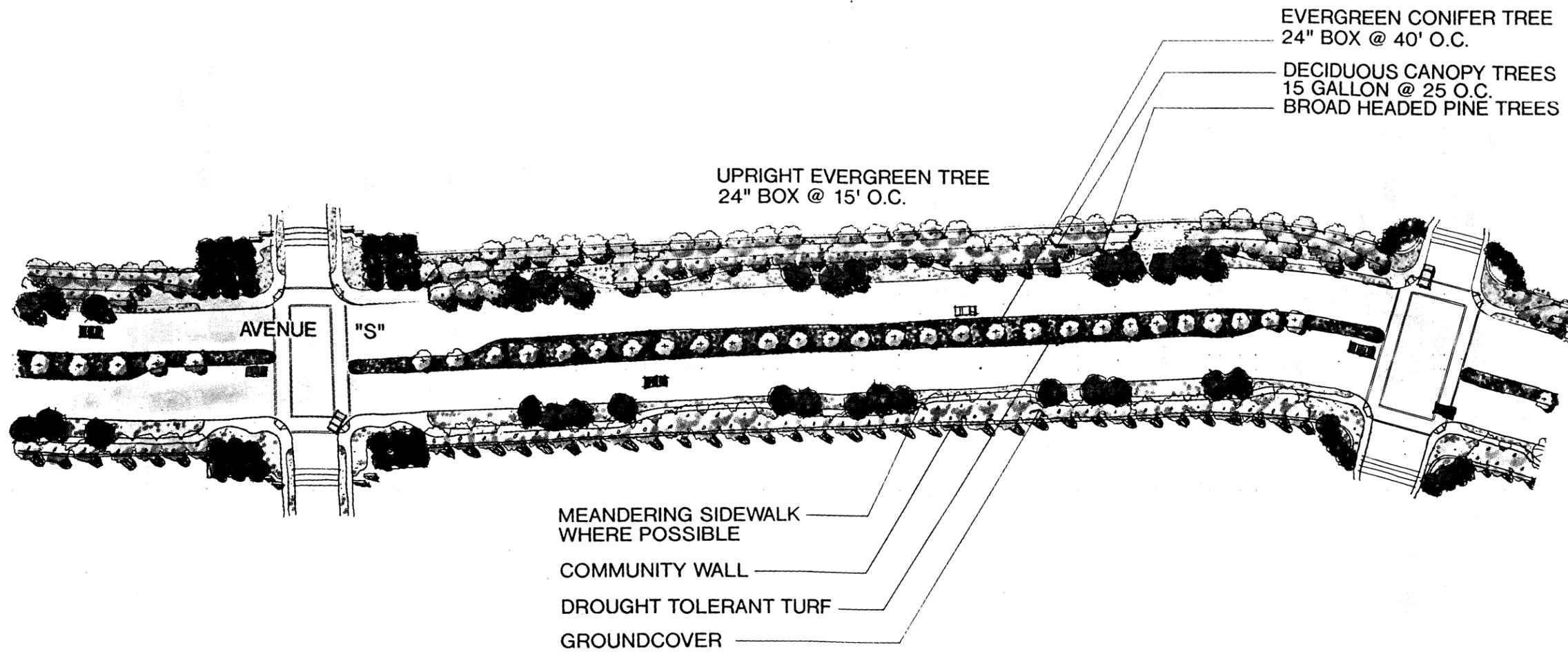
PLANNING
LANDSCAPE ARCHITECTURE
REGULATORY SERVICES

15641 Red Hill Avenue, Suite 205
Tustin, California 92680-7383
(714) 259-9300

REVISED 4/1/91

EXHIBIT 37

AVENUE "S" STREETSCAPE



Kaufman  Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES



PLANNING
LANDSCAPE ARCHITECTURE
REGULATORY SERVICES

15641 Red Hill Avenue, Suite 205
Tustin, California 92680-7383
(714) 259-9300

REVISED 4/1/91

EXHIBIT 38

**TYPICAL
STREET SCENE
BRIDGE ROAD
AND AVENUE "S"**



**Kaufman  Broad • CITY RANCH SPECIFIC PLAN
CITY OF PALMDALE • COUNTY OF LOS ANGELES**



PLANNING
LANDSCAPE ARCHITECTURE
REGULATORY SERVICES
15641 Red Hill Avenue, Suite 205
Tustin, California 92680-7383
(714) 259-9300
EXHIBIT 39

**PRIMARY
INTERSECTION
BRIDGE ROAD
AND AVENUE 'S'
PERSPECTIVE**



**Kaufman  Broad • CITY RANCH SPECIFIC PLAN
CITY OF PALMDALE • COUNTY OF LOS ANGELES**

EMM
FLORIAN MARTINEZ ASSOCIATES

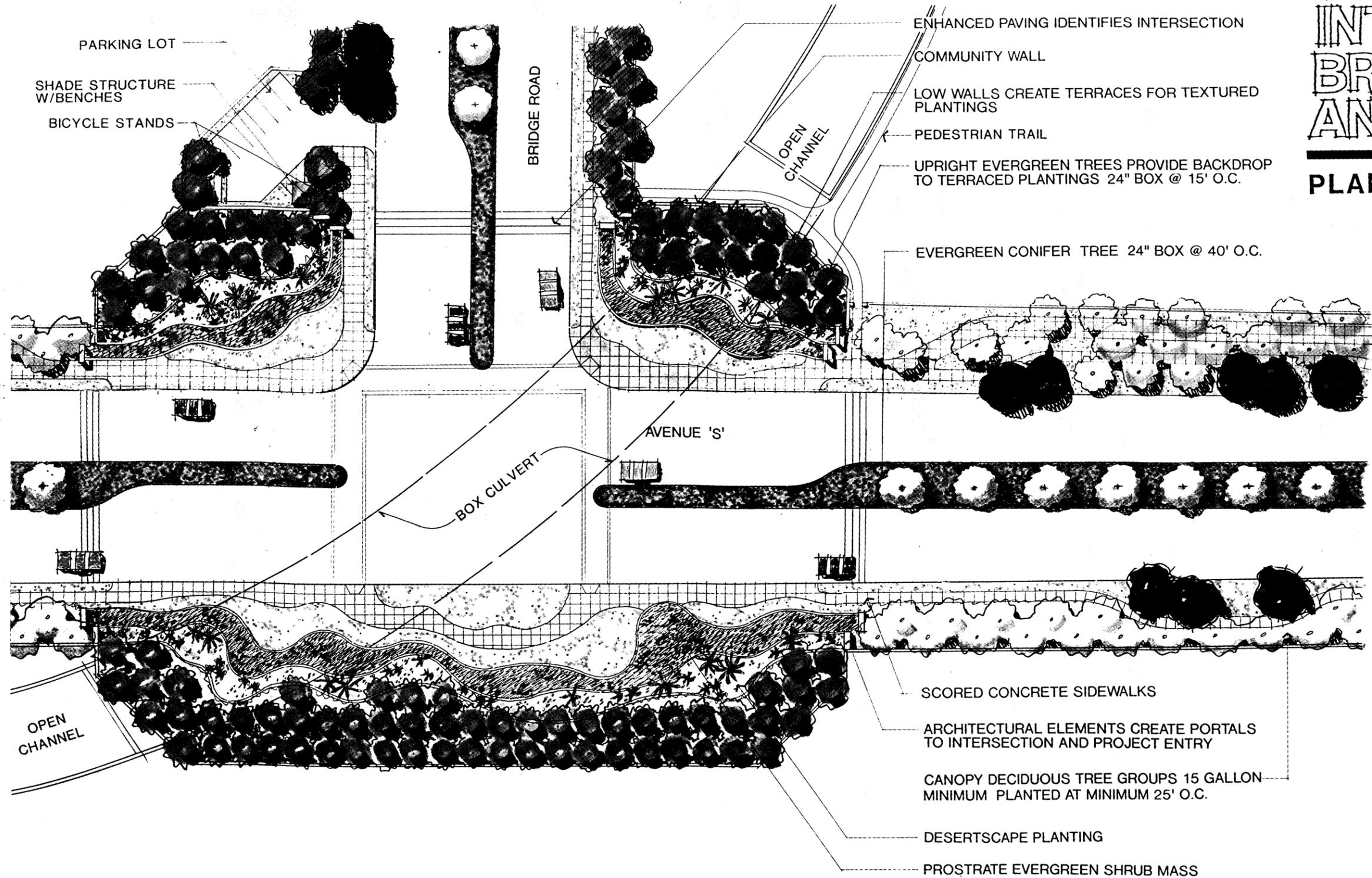
PLANNING
LANDSCAPE ARCHITECTURE
REGULATORY SERVICES

15641 Red Hill Avenue, Suite 205
Tustin, California 92680-7383
(714) 259-9300

EXHIBIT 40

PRIMARY INTERSECTION BRIDGE ROAD AND AVENUE 'S'

PLAN VIEW



- ENHANCED PAVING IDENTIFIES INTERSECTION
- COMMUNITY WALL
- LOW WALLS CREATE TERRACES FOR TEXTURED PLANTINGS
- PEDESTRIAN TRAIL
- UPRIGHT EVERGREEN TREES PROVIDE BACKDROP TO TERRACED PLANTINGS 24" BOX @ 15' O.C.
- EVERGREEN CONIFER TREE 24" BOX @ 40' O.C.

- SCORED CONCRETE SIDEWALKS
- ARCHITECTURAL ELEMENTS CREATE PORTALS TO INTERSECTION AND PROJECT ENTRY
- CANOPY DECIDUOUS TREE GROUPS 15 GALLON MINIMUM PLANTED AT MINIMUM 25' O.C.
- DESERTSCAPE PLANTING
- PROSTRATE EVERGREEN SHRUB MASS

CONCEPTUAL



Kaufman Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES

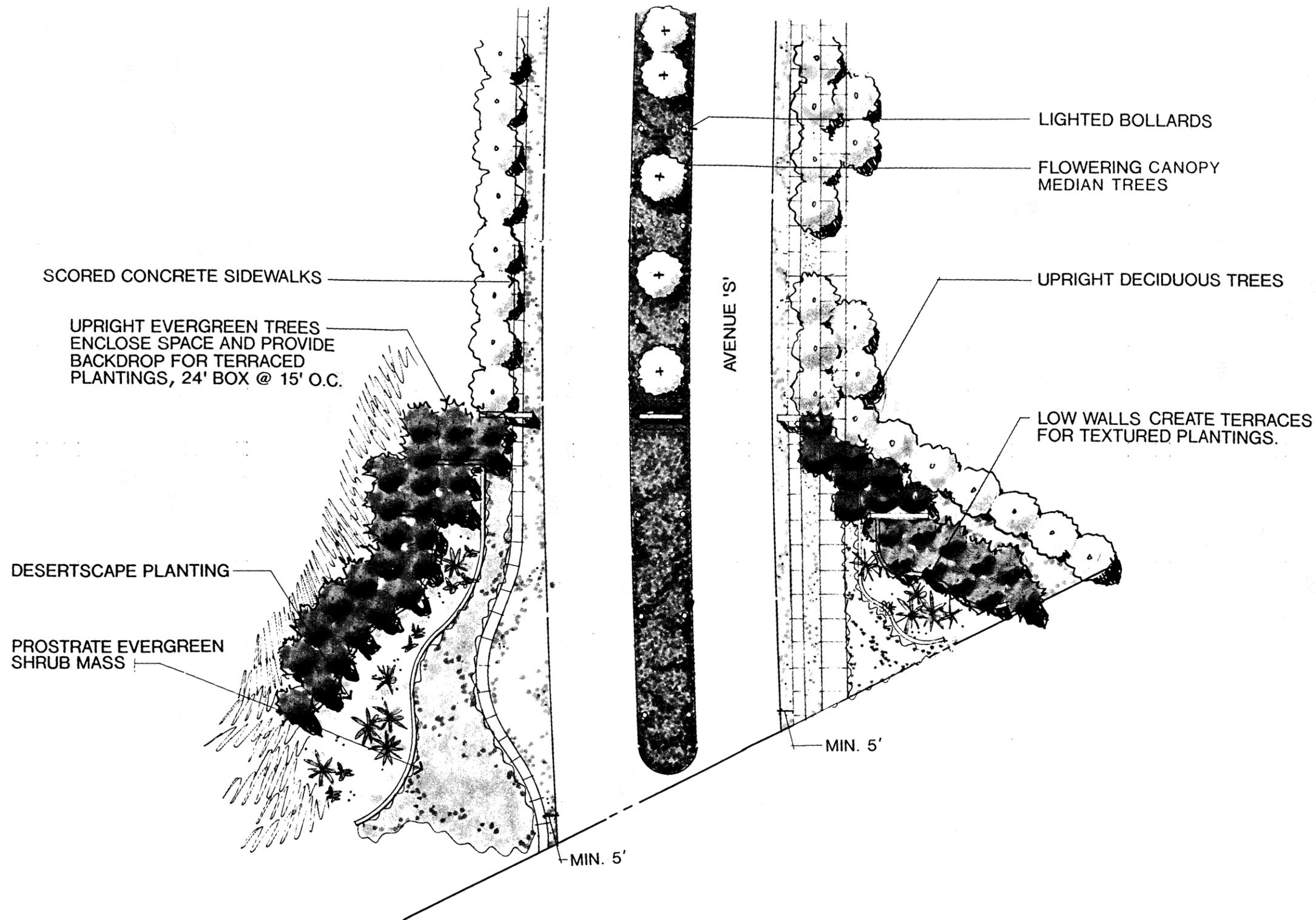
PLANNING
LANDSCAPE ARCHITECTURE
REGULATORY SERVICES

15641 Red Hill Avenue, Suite 205
Tustin, California 92680-7383
(714) 259-9300

REVISED 7/1/91

EXHIBIT 41

AVENUE "S" PROJECT ENTRY



Kaufman  Broad • CITY RANCH SPECIFIC PLAN

CITY OF PALMDALE • COUNTY OF LOS ANGELES



PLANNING
LANDSCAPE ARCHITECTURE
REGULATORY SERVICES

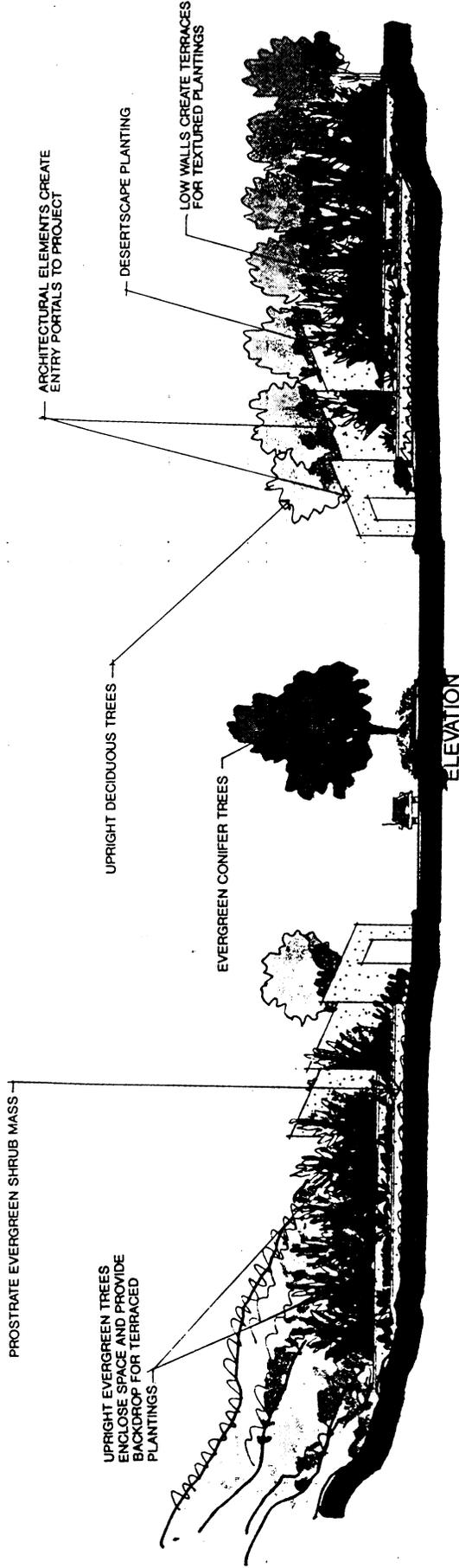
15641 Red Hill Avenue, Suite 205
Tustin, California 92680-7383
(714) 259-9300

REVISED 4/1/91

EXHIBIT 42

39 S
**AVENUE
 PROJECT
 ENTRY**

ELEVATION



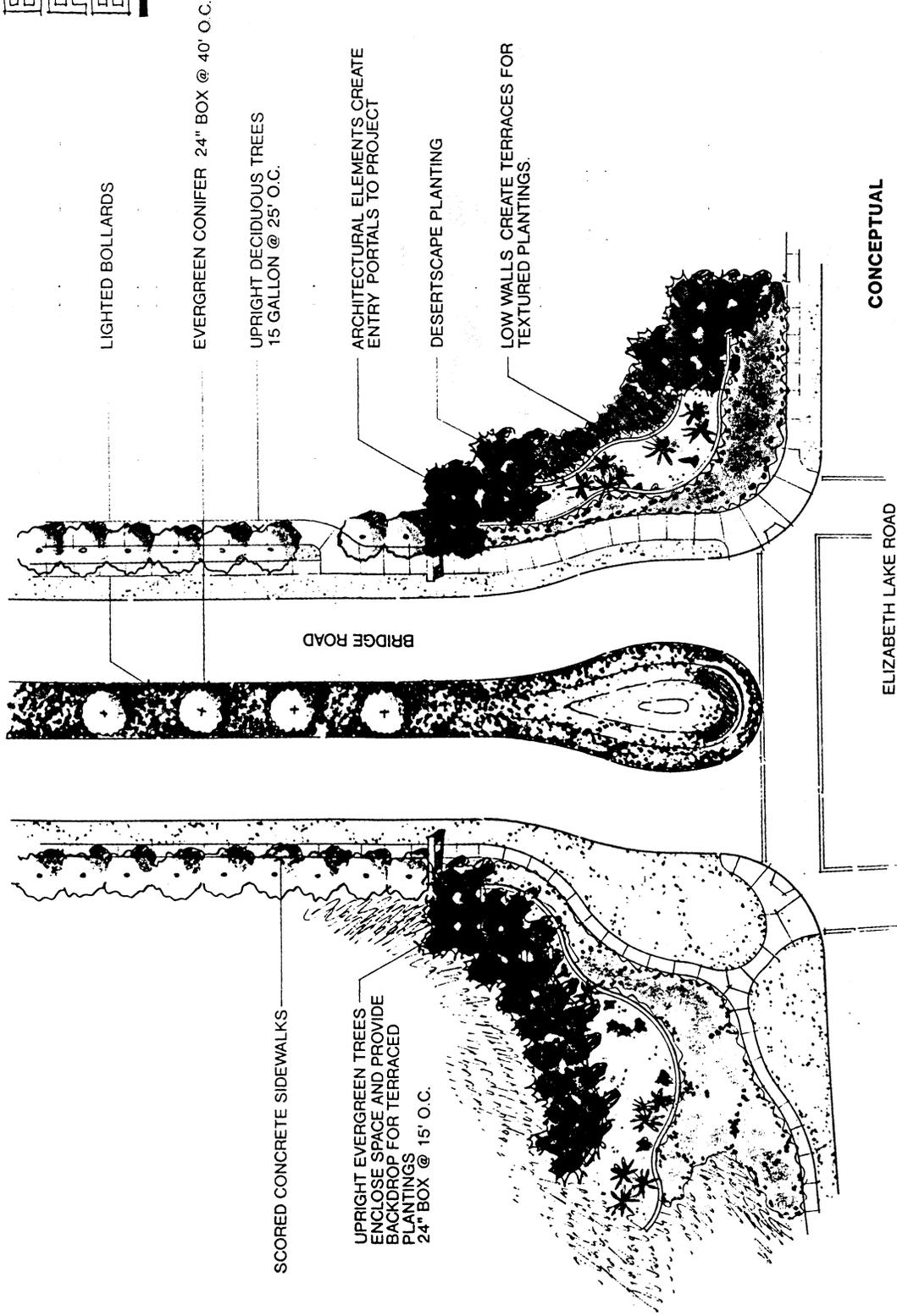
PLANNING
 LANDSCAPE ARCHITECTURE
 REGULATORY SERVICES

15641 Red Hill Avenue, Suite 205
 Tustin, California 92680-7383
 (714) 259-9300

EXHIBIT 43

Kaufman  Broad • CITY RANCH SPECIFIC PLAN
CITY OF PALMDALE • COUNTY OF LOS ANGELES

BRIDGE ROAD PROJECT ENTRY



Kaufman Broad • CITY RANCH SPECIFIC PLAN CITY OF PALMDALE • COUNTY OF LOS ANGELES



PLANNING
LANDSCAPE ARCHITECTURE
REGULATORY SERVICES

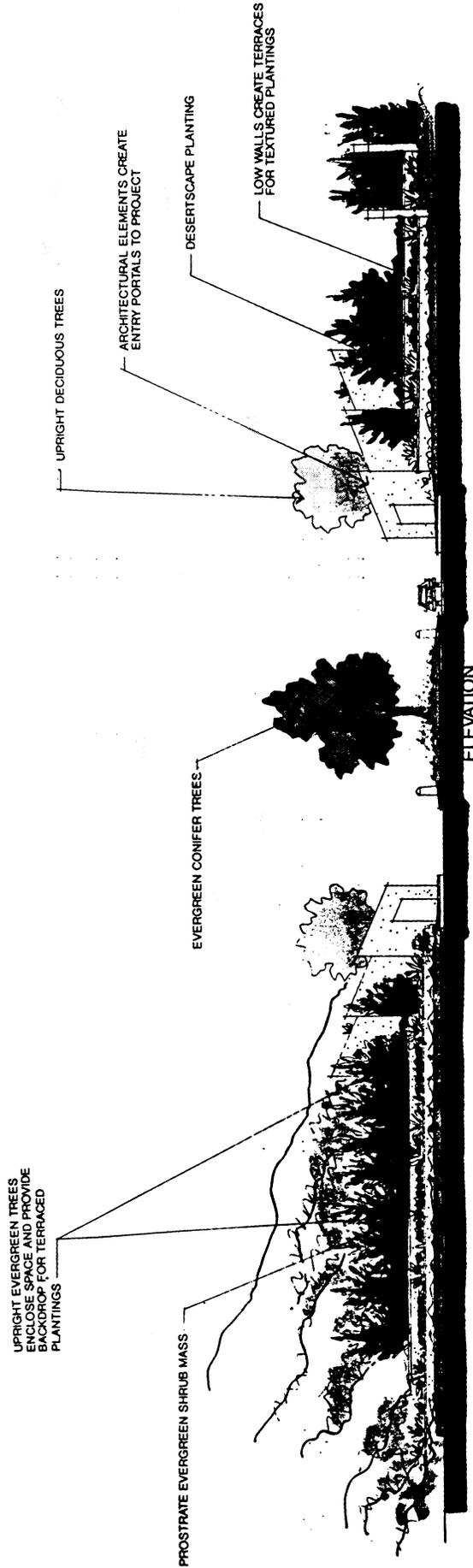
15641 Red Hill Avenue, Suite 205
Tustin, California 92680-7383
(714) 259-9300

REVISED 7/11/81

EXHIBIT 44

BRIDGE ROAD PROJECT ENTRY

ELEVATION



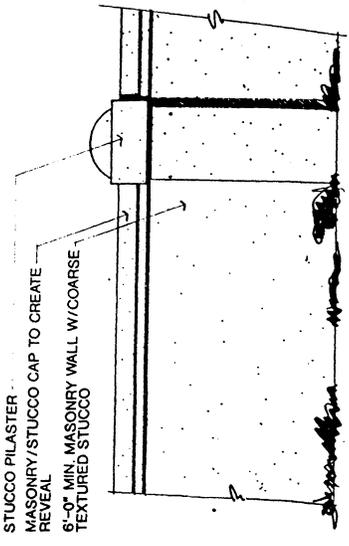
PLANNING
LANDSCAPE ARCHITECTURE
REGULATORY SERVICES

15641 Red Hill Avenue, Suite 205
Tustin, California 92680-7383
(714) 259-9300

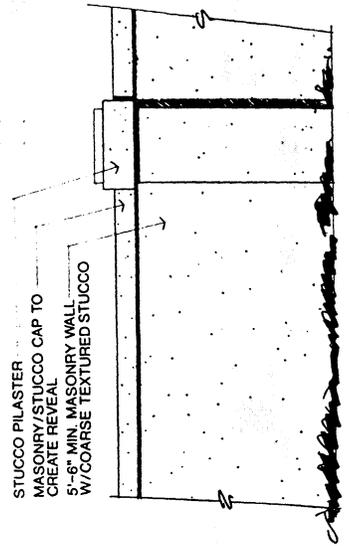
EXHIBIT 45

Kaufman Broad • CITY RANCH SPECIFIC PLAN CITY OF PALMDALE • COUNTY OF LOS ANGELES

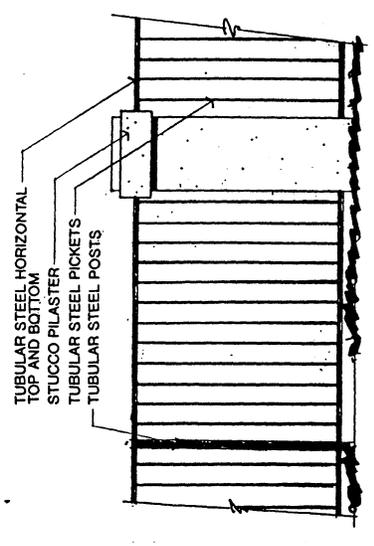
WALL AND FENCE ELEVATIONS



COMMUNITY WALL



PERIMETER WALL



OPEN PERIMETER SCREEN

Kaufman Broad • CITY RANCH SPECIFIC PLAN CITY OF PALMDALE • COUNTY OF LOS ANGELES



PLANNING
LANDSCAPE ARCHITECTURE
REGULATORY SERVICES
15541 Red Hill Avenue, Suite 205
Tustin, California 92680-7383
(714) 259-9300

REVISED 7/8/91

EXHIBIT 46

APPENDIX C

DEFINITIONS

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 City Ranch definitions and the City of Palmdale Zoning Ordinance definitions, the City 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 "Planning Department" shall mean the Planning Department of the City of Palmdale.

The words "Building Department" shall mean the Department of Building and Safety 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 "Developer" or "Master Developer" shall mean Kaufman & Broad Home Corporation or its successor in interest.

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: A 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 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 twenty-four (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 (3) or more families living independently of each other and containing three (3) or more dwelling units.

Apartment Complex: Two (2) 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.

Bike Lane/Bicycle Path: A defined off-street paved pathway for bicycles.

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: Building height shall be measured as the vertical distance from the adjacent finished grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the highest peak of a pitch or hip roof.

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 rights-of-way 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 (2) 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 twelve (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 in a given area by the total number of acres in that given area.
- b. **Net Density:** The ratio of units per acre derived by dividing the total number of dwelling units in a given area 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 Agreement: The development agreement between the City of Palmdale and Kaufman & Broad Home Corporation relating to the City Ranch Specific Plan.

Development Plan: Exhibit 13 and text located in Section IV of the City Ranch Specific Plan which identifies and defines the land uses, planning areas, acreages and permitted units within the Specific Plan area.

Development Review Application Process: The commonly required discretionary application review procedure in the City of Palmdale which includes site plan review, conditional use permit, variances, tentative map, etc.

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 (2) dwelling units per building site.

Dwelling, Multiple-Family: A permanent building designed exclusively for two or more families and containing two (2) or more dwelling units per building site.

Dwelling, Single Family: A building containing one (1) 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 (1) person, with or without resident domestic employees, occupying one dwelling unit; or two (2) 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 (6) 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 (6) or fewer persons, when such care is provided on a twenty-four-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 one hundred (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.

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, Planning Area or parcel.

Gross Density: The ratio of units per acre derived by dividing the total number of dwelling units in a given area by the total number of acres in that given area.

Gross Residential Acres: Gross residential acres of a project shall be the total number of acres within any project area 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 area, additional publicly and/or privately owned open space within the individual designated residential area, minor easements serving the project area 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.

Home Owners Association or Community Association: As defined in Section 135(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 (6) 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. (K)

Kennel: Any property where four (4) or more dogs, cats, or any combination thereof, over the age of four (4) 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 and excluding any street right-of-way traversing the site.
- b. **Lot, Corner:** A lot or parcel of land situated at the intersection of two (2) 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 twenty (20) feet in length and not more than twenty (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 (1) 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 (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.
- 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 doctor's 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.

Multiple-family Residential: Refers to any residential zoning district or residential development wherein the number of permitted dwelling units on one building site is two (2) or more. Multiple-family residential includes duplexes, multiple-family dwellings, apartments, community and cooperative projects, and may include residential planned developments.

DEFINITIONS. (N)

Net Density: The ratio of units per acre derived by dividing the total number of dwelling units in a given area by the net site area.

Net Useable Acres: 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, slopes required to level the site and required screening and landscaping.

Non-commercial: An enterprise or activity which is not normally conducted for profit or gain.

Non-conforming 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.

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 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 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 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 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.

Planned Residential Development (PRD) 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.

Planning Area: A numbered area outlined on the Development Plan and described in the Statistical Land Use Summary.

Planning Department: The Planning Department of the City of Palmdale.

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 (1) 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 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.

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 (1-1/2) tons (rated capacity), but not including warehouses or storage yards.

Public Utility Service Yard: Any buildings, lot or premises used for the 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:

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.

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 two hundred twenty (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 (6 persons or less): Any family residence, noninstitutional in character, providing 24-hour care for not more than 6 residents, 65 years or older, as defined and licensed by the Department of Social Welfare of the State of California.

Rest Homes: See "Convalescent Homes".

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, the area from the ultimate right-of-way line to the nearest point of the foundation of the building, excluding allowed projections.

Setback Distance: The distance between the building line and the property line or, when abutting a street, the distance from the ultimate right-of-way line to the nearest point of the foundation of the building, excluding allowed projections.

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 entire area within a single continuous perimeter of not more than eight (8) straight lines enclosing the extreme limits of writing, representation, emblem or any figure of similar character, together with any material or color forming any integral part of the display or used to differentiate such sign from the background against which it is placed, provided that in the case of a sign designed with more than one exterior surface, the area shall be computed as including only the maximum single display surface which is visible from any ground position at one time.

The supports, uprights or structure on which any sign is supported shall not be included in determining the sign area unless such supports, uprights or structure are designed in such a manner as to form an integral background of the display.

- 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 City 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 of 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 (1) foot by three (3) 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 City 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 City 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, duplexes, or triplexes or a combination thereof. Dwelling units may be developed on individual lots or as condominiums. No dwelling units shall be stacked.

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. (Text deleted.)

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 City 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 eighteen (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 (7) 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 located on an individual lot or within a condominium development but which is not stacked one dwelling above or below another, or which is not an "air space" unit.

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 thirty (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, City 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.

Useable 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.

Useable 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.

Useable (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 City 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 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 (6) feet in height which is a continuation of a building wall projecting beyond the exterior walls of the building.

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 govern the use, placement, standards and size of land and buildings.

APPENDIX D

**CITY OF PALMDALE
MUNICIPAL CODE EXCERPTS**

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 (O)

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, 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 (Y)

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.

CHAPTER 1 ARTICLE 15
DEFINITIONS

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., 7/8/82)

Section 15.26 (Z) (RESERVED)

CHAPTER 9 ARTICLE 93
REGULATION OF USES SUBJECT TO
DIRECTOR'S REVIEW AND APPROVAL

ARTICLE 93 REGULATION OF USES
SUBJECT TO DIRECTOR'S REVIEW AND APPROVAL

Section 93.01 Uses Subject to Review and Approval
by the Director

Uses may be established subject to review and approval by the Director, as permitted in this Ordinance, provided the Director finds that the public necessity, convenience and welfare justify the approval and that the establishment, maintenance and operation of the proposed use will not be detrimental to or endanger the public health, safety or general welfare.

Section 93.02 Regulation of Home Occupations

The following regulations shall be applied to the Director's review and approval of home occupations, in addition to requirements of Section 93.01. Home occupations shall be permitted only in those zone districts where home occupations are specifically enumerated as a use subject to the Director's review and approval.

- A. Purpose. It is the purpose of these home occupations regulations to:
1. Assure the compatibility of home occupations with other uses conducted in residential areas; and
 2. Maintain and preserve the character of residential neighborhoods.
- B. Permit Required. The Director may approve, approve conditionally, or deny any application for a home occupation permit. The Director may, from time to time, specify the form of the home occupation application and permit.
- C. Required Findings. No home occupation may be permitted unless it is found to be in compliance with each of the following conditions:
1. The home occupation shall be incidental and secondary to the use of the dwelling for residential purposes.
 2. There shall be no customers, clients, nor visitors coming to the residence for purposes of the home occupation.
 3. No signs relating to the home occupation shall be allowed.
 4. Advertising shall not include the residential address.
 5. No one other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.
 6. Home occupation permits are valid only for the person(s) approved and are nontransferable.
 7. No dwelling shall be built, altered, furnished or decorated for the purpose of conducting the home

CHAPTER 9 ARTICLE 93
REGULATION OF USES SUBJECT TO
DIRECTOR'S REVIEW AND APPROVAL

- occupation in such a manner as to change the residential character and appearance of the dwelling, or in such a manner as to cause the structure to be recognized as a place where a home occupation is conducted.
8. There shall be no entrance or exit way specifically provided in the dwelling or on the premises for the conduct of the home occupation.
 9. A home occupation shall be conducted entirely within the dwelling unit and the activities of such home occupation shall not be visible, or otherwise noticeable outside the dwelling unit structure.
 10. There shall be no home occupation activities that are objectionable due to glare, dust, fumes, odor, vibration, noise or that disturb the peace.
 11. No equipment or process shall be used which creates visual or audible electrical or mechanical interference in any radio or television receiver or other device outside the dwelling unit structure, or causes fluctuations in the line voltage outside the dwelling unit structure.
 12. No use of utilities (i.e. water, gas, electricity) beyond that normal to the use of the property for residential purposes shall be permitted.
 13. No garage, carport, accessory building or similar structure or any area outside of the dwelling unit structure shall be used in conjunction with a home occupation.
 14. No storage of goods, wares, merchandise or mechanical/construction equipment shall be permitted on the premises.
 15. No vehicles or trailers except those normally incidental to a residential use shall be parked so as to be visible from the public right-of-way.
 16. The home occupation shall not cause, involve or result in the use of commercial vehicles for deliveries to or from the premises, excluding a vehicle not to exceed 3/4 ton capacity which shall be registered to the operator of such home occupation.
 17. Use of the United States Postal Service in conjunction with the home occupation shall be done by means of a post office box.
 18. No deliveries may originate from or be made to the premises except during the hours of 9:00 a.m. to 5:00 p.m.
 19. The home occupation shall not generate vehicular traffic and/or vehicular parking which degrades or is otherwise detrimental to the residential nature of the neighborhood and thus becomes objectionable to the neighboring residents.

CHAPTER 9 ARTICLE 93
REGULATION OF USES SUBJECT TO
DIRECTOR'S REVIEW AND APPROVAL

20. If the home occupation is to be conducted in a rental unit, a written statement from the property owner giving his or her permission shall be required.
 21. The home occupation shall not affect nor reduce the parking spaces required by the Palmdale Municipal Code.
 22. Home occupations shall not involve the use and/or on-site storage of chemicals, flammable materials, or other hazardous materials except as may be permitted by the Uniform Fire Code.
- D. Grounds for Revocation. Home occupation permits may be revoked by the Director upon a finding, following a noticed hearing, that any of the following conditions exist:
1. Any change in use or extent of use that is different from that specified in the approved home occupation permit application and which has not been previously authorized by the Director.
 2. Any use that results in conditions not in accordance with the provisions of subparagraph C, above.
 3. Failure to permit entry onto the premises to allow periodic inspections by representatives of the City at any reasonable time.
 4. Any cessation of a home occupation for a period of six (6) consecutive months.
 5. Failure to comply with any applicable City, county, state or federal law.

(Ord. 801, Section 8, 3/9/89)

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.

CHAPTER 10 ARTICLE 102
VARIANCES AND CONDITIONAL USE PERMITS

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.

CHAPTER 10 ARTICLE 10
VARIANCES AND CONDITIONAL USE PERMITS

- 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 103 REVOCATIONS

Section 103.01 Revocation or Modification of a Variance,
Conditional Use Permit or Nonconforming Use

The Commission on their own motion or if instructed by the City Council, without the filing of an application, may revoke or modify (recommend revocation or modification of) any previously granted variance, conditional use permit or nonconforming use after a public hearing if the Commission finds:

1. That such variance, conditional use permit or nonconforming use was obtained by fraud, or
2. That such variance, conditional use permit or nonconforming use is not being exercised, or
3. That such variance, conditional use permit or nonconforming use has ceased or has been suspended for one (1) year or more. This subsection does 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 from the cessation of use the outer boundaries of the premises have been continuously 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," or
4. Except in the case of a dedicated cemetery, that any person making use of or relying upon such variance, conditional use permit or nonconforming use:
 - a. Is violating or has violated any conditions of said variance, conditional use permit or nonconforming use, or
 - b. That the use for which said variance, conditional use permit or nonconforming use was granted or permitted is being, or recently has been, exercised contrary to the terms or conditions of such approval, or in violation of any statute, ordinance, law or regulation, or
5. Except in the case of a dedicated cemetery, that the variance, conditional use permit or nonconforming use is so exercised as to be detrimental to the public health or safety, or so as to be a nuisance.
6. If any provision of said variance or conditional use permit is held or declared to be invalid said variance or conditional use permit shall be void and all privileges granted thereunder shall lapse.

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

CHAPTER 10 ARTICLE 105
SITE PLAN REVIEW

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)

APPENDIX E

MITIGATION MONITORING PROGRAM

12.0 MITIGATION MONITORING PLAN

In compliance with Public Resources Code Section 21081.6, public agencies approving projects which have the potential to cause significant environmental impacts must adopt a reporting and monitoring program for adopted or required changes to the proposed project to mitigate or avoid the significant effects. Development of the proposed City Ranch Specific Plan would result in significant environmental impacts in the following areas: Land Use, Housing, Earth (Geology), Hydrology, Biology, Transportation, Air Quality, Noise, Aesthetics, Water, Sewage Disposal, Communications, Schools, Parks and Recreation, Archaeology, Paleontology, Electromagnetic Radiation, Hazardous/Toxic Materials, and Antelope Valley Public Landfill. This Mitigation Monitoring Plan ensures implementation of the mitigation measures identified in the findings of the Draft Environmental Impact Report.

The City Ranch Mitigation Monitoring Plan consists of the following elements: identification of the issue in which the significant impact occurs; a description of the specific environmental impact and its significance; the mitigation that shall be implemented to reduce the level of significance below threshold levels; the schedule for implementing the measure; and finally, the agency or individual responsible for regulation and enforcement of the mitigation measures.

Issue- Land Use

Impacts- Development of the proposed project would transform the existing undeveloped site to a developed suburban site with up to 5,200 residential dwelling units (at a 2.62 units per gross acre density) comprised of a mix of single-family, townhouse and condominium units, along with 260,000 square feet of neighborhood commercial space, a golf course and clubhouse, hillside natural open space uses, and sites for four elementary schools, six public parks, and a fire station. Proposed uses would be compatible with other residential and mixed-used projects proposed in the project vicinity. Development of the proposed project would pose a potential land use conflict with regard to proximity of the proposed Antelope Valley Public Landfill expansion to the east.

Development of the proposed project would require the following approvals with regard to land use controls:

- The project site will need to be annexed into the City of Palmdale jurisdictional area. Annexation will include amending the City's sphere of influence boundary to include the entire project site.
- A General Plan Amendment will be necessary to formally incorporate the Specific Plan land use designations into General Plan Land Use Element.

- The proposed project shall comply with the site specific zoning and subdivision standards contained in the City Ranch Specific Plan and applicable City of Palmdale Zoning ordinances.
- The applicant shall cause to be prepared an annual monitoring report. The report shall evaluate compliance with the design guidelines and development standards of the City Ranch Specific Plan and the mitigation measures of the City Ranch Specific Plan Final EIR. The report shall be submitted to the Planning Director the first quarter of each year through the buildout of the project. In addition, aerial photos of the active construction areas of the project site will be taken and submitted to the Planning Director on a monthly basis during the construction process. The aerial photos shall be of a scale approved by the Public Works Department. Monitoring and verification of compliance with adopted Specific Plan development standards shall also be performed prior to subsequent approvals to determine if the proposed measures are achieving their intended purposes. Future discretionary approvals may include additional conditions based upon City staff review of the Annual Monitoring Report.

Implementation Procedures- The Director of the City of Palmdale Planning Department shall determine the order of the necessary land use approvals and will inform the applicant of the order. Planning Department staff shall review the Specific Plan for compliance with State and local requirements and will report to the City Planning Commission on the Plan's compliance.

Implementation Schedule- The Director of Planning shall report to the City Planning Commission on the compliance of the Specific Plan with State and local requirements before the City votes on approval of the Plan.

Regulatory/Enforcement Agency- The City of Palmdale Planning Department and possibly the California Department of Fish and Game and the United States Army Corps of Engineers.

Issue- Housing

Impacts- Development of the proposed project would provide a range of housing types. The additional housing provided by the proposed project would increase the City's 1991 housing stock by 19 percent. The jobs to housing ratio of the proposed project is 0.17. Thus, this project would continue the existing development trend in the area (housing intensive with few local job opportunities) and would not markedly support SCAG's goal of becoming more "jobs rich." Development of this project would further exacerbate the imbalance of jobs and housing in the area, thus encouraging longer trip lengths between home and the work place. In this context, the increased housing resulting from development of the proposed project can be considered a significant impact.

active fault. An active fault is any fault that has been determined to have experienced movement within the last eleven thousand (11,000) years." Additionally, where applicable, each disclosure statement and deed record shall contain language which denotes the possibility of building restrictions on residential additions for human occupancy on those parcels which are located in either the Special Seismic Foundation or Seismic Setback Zones.

Implementation Procedures- Construction of habitable structures shall be prohibited in Restricted Use Zones I, II, and III. The geotechnical consultant shall conduct necessary field studies to determine and map site-specific fault hazard areas and required setbacks. The results of the field studies including a detailed map showing specific fault hazard areas and required setbacks shall be provided by the applicant to the City. Foundation designs prepared by the structural engineer, for areas of the site where special foundations will be necessary shall be submitted to the Palmdale City Engineer for approval.

Implementation Schedule- A fault hazards/setback map, field study results and special foundation designs shall be provided to the Palmdale City Engineer before the issuance of building permits. The applicant shall provide Alquist-Priolo Special Studies Zone Act disclosure to all perspective buyers of real property within or adjacent to Restricted Use Zone areas prior to signing any purchase agreements.

Regulatory/Enforcement Agency- City of Palmdale City Engineer.

Sub-issue- Seismic Shaking

Mitigation Measures

- Develop site specific earthquake response spectra for critical facilities such as water tanks, schools and the fire station which consider effects of ground shaking associated with events in the San Andreas Rift Zone. These reports are intended to provide specific engineering design criteria related to structural design and selection of building materials.
- All structures on the project site shall be designed in accordance with at least the minimum code standards for Seismic Zone 4 as described in the Los Angeles County Building Code.
- Structural and foundation designs, detailed drawings and specifications shall be incorporated into architect designs and construction plans. Specifications for the construction plans may include soil improvements or other remedial measures.
- The project geotechnical consultant shall perform grading observation and testing to confirm adherence to specifications and recommendations and shall certify that all grading complies with the provisions of all approved

all grading complies with the provisions of all approved plans and specifications, pursuant to Los Angeles County Uniform Building Code.

Implementation Procedures- The results of the geotechnical subsurface investigation shall be provided by the applicant to the City including a detailed map of areas susceptible to liquefaction and a location-specific materials model prior to the start of construction. In addition, the consultant shall provide the structural engineer written recommendations as to placement of structures and their design. The City of Palmdale City Engineer shall review all building plans to ensure that the plans are in compliance with the geotechnical recommendations. During construction, the geotechnical consultant shall report to the City Engineer, on a weekly basis, the results of testing and observations to assure compliance.

Implementation Schedule- A liquefaction map, materials model and recommendations shall be provided to the City Engineer for approval before issuance of building permits.

Regulatory/Enforcement Agency- City of Palmdale City Engineer.

Sub-issue- Landslides

Mitigation Measures

- Any hillside areas of the property where planned grading would result in artificial slopes greater than ten feet in height shall be evaluated specifically relative to slope stability by preparing the following geologic and geotechnical engineering studies:
 - Detailed geologic mapping of surface features in the areas of the proposed cut slopes.
 - Subsurface exploration with backhoe test pits and trenches to expose the shallow geologic conditions in and around the proposed graded areas.
 - Deep subsurface exploration with borings including small diameter auger borings or large diameter bucket borings at the specific cut slope locations. (It is suggested that the subsurface exploration be extended to depths at least equal to, and ideally greater than, the proposed depths of grading.)
 - Laboratory tests on the soils and rocks collected from the exploration programs for determination of density, moisture content, shear strength, and compaction characteristics.
 - Detailed engineering analyses utilizing the data obtained from the field exploration and laboratory testing programs relative to stability of the

methods when such methods have been specifically recommended by a soils engineer, engineering geologist or equivalent authority, and found to offer erosion protection equal to that provided by the planting specified in this section.

- All required landscaping and irrigation shall conform to the City of Palmdale's Slope Erosion Control Landscaping Standards.
- All planting and irrigation shall be installed to the satisfaction of the City of Palmdale Landscape Architect prior to acceptance of final grading.
- All slope banks less than 30 feet in height within single-family residential lots shall be maintained by individual homeowners enforced through deed restrictions. Slopes in common open space areas of multi-family and attached single-family unit planning areas and slopes greater than 30 feet high in rear yards of private residential lots shall be maintained by homeowners associations. Slopes in landscape easements along public rights-of-way and roadway slopes within tracts shall be maintained by homeowners associations unless reviewed and approved by the Director of Engineering to be included in a maintenance district.. Slopes in park areas shall be maintained by the City of Palmdale. Where maintenance is to be provided by a maintenance district or homeowner's association, said area shall have an easement recorded over it for access and maintenance purposes.
- Slope plantings and irrigation systems shall be maintained.
- Berms, swales or devices shall be provided at the top of cut or fill slopes to prevent surface waters from overflowing onto and damaging the face of the slope. Gutters or other special drainage controls shall be provided where the proximity of runoff from buildings or other structures is such as to pose a potential hazard to slope integrity.
- Manufactured down slopes to property lines shall be prohibited except for corner lot conditions. Where walls occur at the tops of slopes, access shall be provided to the homeowner or designated maintenance party to permit maintenance of slopes and landscaping.
- The drainage outlets shall be periodically inspected and cleaned of silt and debris.
- In accordance with California Department of Real Estate disclosure format and procedures, all potential buyers of residential lots containing slopebanks greater than 30 feet in height shall be notified of the condition.

Implementation Procedures- The geotechnical consultant shall provide to the City Engineer, as part of the soils and bedrock investigation program, results of soils

plan developed by the geotechnical consultant. The slope maintenance plan shall be incorporated into the title of ownership of the property to ensure that slopes will be maintained past the first homeowner. The applicant shall also provide to the City the names of property owners to whom the applicant has transferred the responsibility of slope maintenance.

Implementation Schedule -Test results and recommendations are to be made prior to the issuance of grading and building permits. The Department of Public Works and the City Engineer shall review all plans for compliance with the soils investigation recommendations prior to issuing permits.

Regulatory/Enforcement Agency- City of Palmdale City Engineer.

Sub-issue- Seismic Ground Failure

Mitigation Measures

- Prohibit construction of habitable structures in Restricted Use Zones I, II and III and conduct in-grading inspections and precautionary measures (e.g., enhance foundations, adjust building locations slightly) where trench exposures show evidence of soil filled cracks along lineaments or buried geologic contacts.

Implementation Procedures- Construction of habitable structures shall be prohibited in Restricted Use Zones I, II and III unless further subsurface study shows portions of these areas capable of supporting habitable structures. The geotechnical consultant shall conduct on-site in-grading inspections prior to grading to determine the exact potential ground failure sites. Recommendations for precautionary measures shall be submitted to the City Engineer for approval.

Implementation Schedule- Inspections shall occur prior to grading. A map showing exact potential ground failure sites shall be submitted City Engineer prior to issuance of grading permits for each phase of development.

Regulatory/Enforcement Agency- City of Palmdale City Engineer.

Sub-issue- Flooding Potential

Mitigation Measures

- Construct flood control channels along the main washes and maintain drainage diversion devices locally (e.g., under roads, engineered fills and along the Aqueduct).
- For the Aqueduct embankment failure event, construct protective berms to the elevation sufficient to control the design flooding event specified by the

damaged by flooding if an Aqueduct failure occurred. Of particular concern is the location of the golf course clubhouse. This is considered a significant impact.

Following project development, storm runoff for a 50-year storm event would increase by 9% over existing conditions. A series of drainage improvements including closed conduits, open channels, earthen swales, debris basins, and detention basins would be needed to adequately handle post-development runoff.

Post-development runoff could pick up and transport urban pollutants. Of particular concern is low flow non-storm runoff in which water volumes are low and pollutant concentrations high. The low flow non-storm runoff poses a danger to the wetland habitat which is in the path of existing and future runoff flows.

Mitigation Measures

- Habitable structures and public facilities shall be constructed above the flood plain level noted on the Federal Emergency Management Agency Flood Insurance Rate Maps and Amendments thereto. Water will be conveyed off-site via proposed storm drainage facilities.
- Building pads and roadways in areas which would be flooded in the event of a failure of the California Aqueduct (Figure 31 of the EIR) shall be raised above the anticipated floodwater levels.
- All storm drainage improvements depicted on Figure 32 of the EIR shall be implemented as part of the proposed project. This includes storm drains, channels, and detention and debris basins.
- Low flow containment system will need to be constructed to accommodate and evaporate urban runoff flows during the dry seasons to prevent deterioration of water quality in wetland areas and streams as required by the City Engineer. (See Figure 34 of the EIR for a conceptual design of the kind of low flow containment system.) Approximately three 31,000 square foot basins shall be necessary to accommodate anticipated flows.
- The proposed golf course will need to have a separate runoff collection system along City Ranch Road to direct flows away from the wetland area. This collection system shall be subject to the applicable laws for point source discharge of the Regional Water Quality Control Board.
- The applicant shall submit an Erosion Control Plan for each development application for review and approval by the City Engineer prior to issuance of grading permits. In addition, the applicant will demonstrate each development application complies with the provisions of any National Pollution Discharge Elimination System permit requirements that may be required by other regulatory agencies. At the time of submittal of a

City Ranch Road may impact the east alkali meadow/transmontane alkali marsh habitat. As a result of project development, a large portion of the area of project site containing the Joshua tree woodland would be developed as a golf course (Planning Areas 4 and 13). Another portion of the Joshua tree woodland would be developed as a single-family residential area (Planning Area 8). The rest would be converted to community park space (Planning Areas 1 and 9) or would remain as natural open space (Planning Areas 2 and 7). The California juniper seedling area would be eliminated.

Development of the proposed project would result in the potential for impaired wildlife movements in an east-west direction along the foothills of the Sierra Pelona and the San Andreas Rift Zone. Construction of the proposed project would result in a reduction of habitat for five sensitive animal species that utilize the project site. Loss of this sensitive species habitat would adversely impact these territorial species which rely upon large expanses of land for their home ranges. Project development would result in the loss of part of the raptor foraging habitat in the region which would directly affect the raptor species known to be on-site: sharp-shinned hawk, golden eagle and prairie falcon. A trapping effort to locate the Mojave ground squirrel indicated that it is not present on the project site.

Overall, implementation of the proposed project would result in fragmentation of the existing habitat of plants and animals into smaller discontinuous parcels. After a few years, the species diversity on the remaining fragments would be expected to decline. Impacts with regard to biological resources are considered significant. The preservation of approximately 404 acres of the project site as natural open space would allow maintenance of a portion of the existing biological habitat, and provide an area into which plants dislocated elsewhere on the project site can be transplanted.

Sub-issue- Disturbance to or Loss of Sensitive Flora and Fauna

Mitigation Measures

- **The Applicant shall consult with the California Department of Fish and Game in order that potential impacts to Mohave ground squirrel may be addressed. If an endangered species permit is warranted, the permit must be completed and mitigation measures fully dedicated before issuance of a grading permit. Therefore, the consultation with CDFG will occur prior to issuance of any grading permit for the proposed project.**
- **Individuals of short-jointed beavertail in the impacted areas of Planning Areas 17 and 31 shall be transplanted into Planning Area 32. Similarly, those individuals impacted in Planning Areas 8 and 13 shall be transplanted into Planning Area 7. A written plan for such relocation shall be prepared and shall be subject to approval by the City Planning Department (which may require independent review) prior to site grading. The plan shall be prepared and implemented by a qualified horticulturist/botanist/restoration biologist, with thorough familiarity of the Antelope Valley region and demonstrated experience in transplantation of cacti.**
- **A portion of Planning Area 31 shall be transferred to Planning Area 32 in order to preserve approximately 40 percent of the known occupied extent of Peirson's morning-glory located therein. The boundaries of Planning Areas**

The botanist shall oversee the placement of fences to protect the individuals to be transplanted during grading and construction, shall oversee the actual transplantation of the beavertails, and shall arrange for the collection of morning-glory seeds.

Implementation Schedule- The Final Specific Plan development plan shall be modified per Figure 38 of the EIR with regard to the boundary between Planning Areas 31 and 32. The finalized Specific Plan shall be subject to Planning Department review. The Planning Department shall review the beavertail relocation plans and implementation measures and the Peirson's morning glory mitigation plans prior to the approval of affected area development applications. Grading permits shall reflect measures to protect the beavertails to be relocated. Individuals to be relocated shall be physically tagged by a qualified biologist prior to initiation of grading. Monitoring shall be conducted on a semi-annual basis for a period of three years following implementation of the measures to report on the success of the beavertail relocation and Peirson's morning glory mitigation plans. These plans shall be modified as necessary depending on the success of the mitigation measures. Consultation with the California Department of Fish and Game regarding potential impacts to Mohave ground squirrel shall occur prior to issuance of grading permits for the property.

Regulatory/Enforcement Agency- City of Palmdale Planning Department.

Sub-issue- Alkali Meadows/Transmontane Alkali Marsh

Mitigation Measures

- The land in Planning Area 13 south of the City Ranch Road alignment and north of the California Aqueduct property shall be set aside and designated as natural open space to preserve the east alkali meadow and transmontane alkali marsh habitat.
- The City Ranch Road alignment shall avoid the wetland areas. Landscaping, grading, and irrigation along the south side of the segment of City Ranch Road adjacent to the wetlands shall be kept to a minimum.
- If avoidance of the alkali meadow/transmontane alkali marsh is impossible, permits and agreements under Section 404 of the Clean Water Act and under 1603 of the State Fish and Game Code will be required from the U.S. Army Corps of Engineers and the California Department of Fish and Game, respectively. At a minimum, lost wetland acreage will be replaced in kind on a one-to-one-acre basis. Also, a mitigation and monitoring plan, subject to CDFG approval, will be required in the event of any loss of alkali meadow/transmontane marsh habitat.
- Provisions will be made to divert low-flow surface runoff from entering the east alkali meadow/transmontane alkali marsh habitat. (See Hydrology Section Mitigation Measures.)

Sub-issue- Joshua Trees and California Junipers

Mitigation Measures

- The applicant shall comply with all City of Palmdale policies regarding the preservation or transplantation of Joshua trees and California junipers on the project site.
- Development of Planning Areas 4, 8 and 13 shall include the preservation or relocation of Joshua trees such that approximately two trees per acre graded shall be preserved or transplanted into suitable natural open space areas or undisturbed areas of the golf course. As a result of this measure, approximately 398 trees would be preserved in Planning Areas 4, 8 and 13.
- California juniper seedlings located in Planning Areas 1, 9 and 10 shall be relocated to natural open space areas of the project site under the guidance of a certified botanist.

Implementation Procedures- A botanist, hired by the applicant and approved by the City, shall coordinate with the City of Palmdale Planning Department the Joshua tree and California juniper preservation and transplantation efforts. These efforts shall include mapping which trees shall be preserved in place and which trees shall be transplanted and marking in the field those trees to be preserved and those to be transplanted. All trees to be protected shall be fenced off to prevent damage to trees during grading. During grading of Planning Areas 4, 8 and 13, the botanist shall monitor grading to ensure that areas fenced off for preservation or transplantation of trees are not damaged. In addition, the botanist shall supervise the transplantation of any trees to be transplanted to ensure the survival of these trees. The biologist shall then monitor the success of the transplantation effort and modify plans as necessary.

Implementation Schedule- The botanist shall provide a tree preservation/transplantation map to the City of Palmdale Planning Department for review and approval by the City Landscape Architect prior to the approval of grading permits in Planning Areas 1, 4, 8, 9, and 13. Trees to be preserved or relocated shall be fenced off prior to the initiation of grading in affected planning areas. Results of the actual plant preservation/transplantation efforts shall be submitted to the Planning Department on a weekly basis during the preservation/transplantation efforts during grading and during the transplantation effort. In addition, long-term monitoring on the success of the transplantation effort shall be monitored on an annual basis for a period of three years following tree transplantation.

Regulatory/Enforcement Agency- City of Palmdale Planning Department

- Collector roadways which cross Avenue S shall be signalized. The applicant shall be required to contribute funds on a pro rata basis toward the purchase and installation of the aforementioned traffic signals as determined by the City Traffic Engineer.
- Landscaping and signage on-site shall be low and shall not interfere with sight distances at the site access points or at internal intersections. Street lights and sidewalks shall be provided in accordance with City standards.
- Prior to future development application approvals, 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 that project. These plans shall be prepared in accordance with the Los Angeles County Transportation Commission's Congestion Management Plan and 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 825, and all other fees for facilities and services that may be in place at the time of issuance of certificates of occupancy.
- The applicant shall participate in the construction of a park-and-ride facility to be located off-site at a location within the Palmdale Southwest Planning Area designated by the City of Palmdale as determined by the City Traffic Engineer.
- The project applicant shall pay applicable traffic impact fees or provide improvements pursuant to future agreements with the City of Palmdale in lieu of fees as required by City Ordinance or Resolution.
 - 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 or services necessary to bring the roadway segment into compliance. The Final Draft CMP, dated August 14, 1991, includes SR-14, and Route 138, and identifies Sierra Highway as a roadway requiring additional study.
- The applicant shall be required to contribute a pro-rata share of the cost of extension of Avenue S to Tierra Subida as determined by the City of Palmdale Traffic Engineer .

Sub-issue - Short-term Impacts

Mitigation Measures

- South Coast Air Quality Management District Rule 403 (Fugitive Dust) shall be adhered to, to ensure the clean up of construction-related dirt on approach routes to sites within the project site.
- Building construction shall comply with energy use guidelines in Title 24 of the California Administrative Code.
- Adequate watering techniques shall be employed to reduce by 50% construction-generated dust emissions.
- Diesel-powered construction equipment shall be preferred over gasoline-powered equipment to reduce exhaust emissions and reduce fuel evaporation and crankcase hydrocarbon emissions. Low sulfur diesel fuels shall be preferred in accordance with SCAQMD's Rule 431.
- Construction equipment shall be properly maintained and serviced to minimize exhaust emissions.
- Construction activities shall be suspended on days when ozone episodes are called.
- Operations that tend to create fugitive dust shall be suspended during times of high wind velocities and Stage 1 smog alerts in the project area.
- Grading activity, which creates dusty conditions, shall be suspended when, in the opinion of the City Engineer, local winds exceed acceptable levels. To validate wind velocities and/or rainfall amounts, the installation of a minimum of two remote weather stations in the vicinity of the project site's active grading areas will be required at locations determined by the City Engineer.

Implementation Procedures- Dust suppression procedures shall be part of the grading plans. The applicant shall specify in all construction contracts vehicle maintenance and fuel and fugitive dust reduction requirements.

Implementation Schedule- Grading plans including dust suppression procedures must be approved by the City Engineer prior to approval of grading permits. Construction contractors must have signed contracts stating agreement with vehicle maintenance, fuel, and dust reduction requirements prior to work start.

Regulatory/Enforcement Agency- City of Palmdale City Engineer.

...suspend ...
stage smog alerts.

- Maintain construction equipment engines by keeping them tuned.
- Use low-sulfur fuel for equipment.
- Use existing power sources; avoid using temporary power generation.

Reduce Construction-Related Traffic Congestion:

- Provide rideshare and transit incentives for construction personnel.
- Configure construction parking to minimize traffic interferences.
- Minimize obstruction of through traffic lanes.
- Provide a flagperson to guide traffic properly.
- Schedule operations affecting traffic for off-peak hours.

Limit Emissions from Vehicle Trips:

- Establish telecommuting programs, alternative work schedules, and satellite work centers.
- Schedule goods movements for off-peak traffic hours.
- Provide local shuttle and regional transit systems, transit shelter, bicycle lanes, storage areas and amenities, and ensure efficient parking management.
- Provide dedicated turn lanes as appropriate.
- Work with cities/developers/citizens in the region to implement TDM goals.
- Ensure streamlined traffic synchronization.
- Provide park-and-ride facilities.
- Implement parking management at commercial facilities and other places attracting traffic.
- Provide preferential parking to high occupancy vehicles and shuttle services; and charge parking lot fees on low occupancy vehicles.

- Provide temporary roadway controls at peak-hours, such as one-way streets; and install directional traffic signs; and synchronize traffic signals to relieve congestion on surrounding streets; and manage street intersections to improve level of service.

Maximize Energy Conservation:

- Implement energy conservation measures beyond state and local requirements.
- Include energy costs in capital expenditure analysis.
- Landscape with native drought-resistant species to reduce water consumption and to provide passive solar benefits.
- Improve thermal integrity of buildings, and reduce thermal load with automated time clocks or occupant sensors.
- Introduce glazed windows, wall insulation, and efficient ventilation methods; install window-systems to reduce thermal gain and loss.
- Introduce energy efficient heating and other

dB(A)) could occur along Tierra Subida Avenue (north of Barrel Springs Road), Elizabeth Lake Road, (west of 10th Street West), Rayburn Road and Barrel Springs Road. As these roadways are master planned as either secondary or major highways, future off-site adjacent uses to these roadways must anticipate increased noise levels and are required, through the planning and design process, to mitigate current and future noise to acceptable levels. Significant noise level increases would result on Elizabeth Lake Road, Bridge Road and Avenue S (south of Elizabeth Lake Road). Unless site design measures are incorporated as part of the proposed project or attached as conditions of approval, significant on-site noise impacts could occur as a result of ultimate motor vehicle volumes on Avenue S and Elizabeth Lake Road and City Ranch Road.

Sub-issue- Short-term Impacts

Mitigation Measures

- Construction activities adjacent to residential areas shall take place only between the hours of 6:30 a.m. and 8:00 p.m., Monday through Saturday, as specified by the City of Palmdale Noise Ordinance.
- Grading and construction equipment shall be stored at the project site.
- Repair of construction vehicles on-site shall be restricted to the same working hours stated above, 6:30 a.m. to 8:00 p.m., Monday through Saturday.
- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.
- Stationary equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.
- Temporary noise attenuation barriers, such as walls and/or berms, shall be placed between construction areas and sensitive noise receivers.

Implementation Procedures- Violations of the City of Palmdale Noise Ordinance and the noise mitigation measures shall be reported during grading and construction as part of regular inspections by City inspectors.

Implementation Schedule- Reports on compliance with noise mitigation measures shall be included as part of regular inspection reports during grading and construction.

Regulatory/Enforcement Agency- City of Palmdale, Planning Department

Monitoring to verify effectiveness of noise reduction measures shall demonstrate adequate noise reduction prior to the issuance of occupancy permits in affected areas.

Regulatory/Enforcement Agency- City of Palmdale Planning Department.

Issue- Aesthetics

Impacts- Development of the proposed project would transform the project site from an essentially undeveloped area to a largely suburban setting. The majority of the residential development would occur in the flatter portions of the project site along the Anaverde Valley. These areas would not be visible off-site. Following project development approximately 793 acres of the project site or more than 40% would supply visual open space opportunities by being developed as parks, golf course, open space, or natural open space. In addition, the school sites would also provide visual open space opportunities. Although the site would be substantially altered visually as a result of project development, areas of the project site that would be developed are not visually prominent. The ridgelines, the most prominent visual resources on the project site, would remain intact subsequent to project development. Therefore, in this respect, project impacts are not considered significant. However, as a result of project development, many areas of the project site would have views of the Antelope Valley Public Landfill located to the east. These views, if not properly shielded, can be considered offensive and therefore potentially significant.

Mitigation Measures

- All roadways within the project site shall be tree lined and landscaped in accordance with City of Palmdale street design requirements and the streetscape guidelines provided in the Specific Plan.
- All new and relocated utility distribution lines shall be placed underground within developed 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 (6) feet in height. No such area shall be located within fifty (50) feet of any residential area.
- Screening shall be required when the following abut residential uses:
 - a) Loading areas;
 - b) Visually obtrusive above-ground utility equipment and appurtenances;
 - c) Antelope Valley Public Landfill

- Residential structures shall be limited to 35 feet in height.
- The colors and textures of building materials shall blend with the landscape as set forth in Section VI, Design Guidelines of the City Ranch Specific Plan.
- All downdrains shall utilize colored concrete chosen to blend with the adjacent terrain. Downdrains shall be located in less visually prominent locations where practical. When this is not feasible, downdrains shall be aesthetically mitigated by the use of a combination of landscaping, rock, and screening, or may be diagonally angled down the slope when practical and when it will reduce the visual impact. These measures shall be designed to the satisfaction of the Director of Planning and City Engineer, and shall be reviewed for conformance at the Tentative Tract Map stage. Details of these conditions shall be indicated on the Tentative Tract Map.
- On-site water tanks shall be painted in earth tone colors.
- City Ranch Specific Plan grading standards shall be strictly adhered to, to avoid negative impacts with regard to hillside grading. The Specific Plan policies which govern grading design and may affect aesthetics of the site are as follows:
 - a) Major ridgelines shall be preserved. Specifically, the Sierra Pelona and Verde Ridge ridgelines shall be preserved in their existing states with ridgetop elevations retained at natural elevations.
 - b) Large contiguous open spaces shall be preserved. Specifically areas of natural slope above 45 percent which total over one-half acre in size and which are visible from off-site areas shall be preserved in their existing state. This condition occurs in Planning Areas 2, 7, 29 and 32.
 - c) No construction shall be permitted in areas above 40 percent slope except for isolated pockets of steep slope which are not visually prominent, and only if required for reasons of health, safety, welfare, protection of property and for necessary public facilities. Isolated pockets of steep slope shall be defined as sloping areas up to 50 feet in height and up to 200 feet in horizontal length.
 - d) Grading design and site planning design shall consider the aesthetic impacts of proposed slopes and structures as seen from off-site developed areas of the City of Palmdale, and shall employ measures to lessen the visual impacts to off-site areas if required. Criteria for mitigation required shall include visual prominence, height of slope banks, "visual length of slope banks", landscaping and erosion control.

Mitigation Measures

- The City Ranch property shall be annexed into District 34.
- Following annexation into District 34, the applicant shall negotiate the provision of and financing for major infrastructure facilities (reservoir sites, transmission lines, pumping equipment, etc.) as part of a water system agreement with District 34.
- All water infrastructure extensions and improvements shall be constructed by the applicant as depicted on Figures 64 and 65 of the EIR and described in the Project Impacts subsection of the Water section of the EIR.

City Landscape Architect shall review the landscape plans to ensure that drought-tolerant plants are included in the landscape plans.

Implementation Schedule- Infrastructure plans shall be approved by the Department of Public Works prior to infrastructure construction. Construction of water infrastructure up to and through the project site shall be completed prior to issuance of Certificates of Occupancy. The water conservation measures shall be included as conditions of approval of building permits and landscape plans.

Regulatory/Enforcement Agency- City of Palmdale City Engineer and City Landscape Architect.

Issue- Sewage Disposal

Impacts- In order to provide sewage service to the proposed project, a trunk sewer would need to be extended to the project site. Without implementation of the recommended infrastructure extensions, the proposed project would create significant impacts with regard to sewage infrastructure. The proposed project would generate an estimated 1,272,832 gallons of wastewater per day. This would exceed Palmdale WRP's current capacity by 1.27 mgd. The Palmdale WRP is scheduled for a 1.5 mgd expansion which will begin construction in late 1991. This and other future expansions will be able to treat the proposed project's wastewater generation.

Mitigation Measures

- All sewer infrastructure extensions and improvements depicted on Figure 66 and described in the project impacts subsection of this section of the EIR shall be constructed by the applicant. In the event that Assessment District 90-1 is not formed, and Developer constructs off-site trunk sewer lines within the San Andreas fault zone, the developer shall use state-of-the-art designs for the trunk sewer line to minimize the risk of rupture, and subsequent contamination, caused by a seismic event. Also the developer shall cause the preparation of an emergency spill response plan. The plan shall include provisions for spilled sewage retention, spill response measures, cleanup and disinfection measures, and training and funding for implementation of the spill plan. The plan shall be reviewed by the Lahontan 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."
- Sizing of these lines shall be dependent upon County of Los Angeles Sanitation Districts specifications. The Districts may require over-sizing of sewer lines to accommodate future growth in the area. (The responsibility of installing relief sewers and expanding District No. 20's wastewater treatment plant (WTP) to accommodate flows generated by the proposed project and other developments belongs to County Sanitation District No. 20.)
- The Los Angeles County Sanitation Districts are empowered by the California Health and Safety Code to charge a fee (approximately \$1,350.00 per dwelling unit) for the privilege of connecting to the Sanitation Districts' sewer system. The applicant will pay this connection fee.
- The applicant shall consider the installation of an on-site water reclamation plant to provide a source of non-potable water suitable for landscaping irrigation. Consideration shall be based on final siting of project components and economic environmental, and regulatory agency requirements.

and cover the duct and system with concrete top protection at various locations within the development. Long runs may require the installation of pull pits and dedicated access to them.

- The AT&T-C easement boundary shall be either the common boundary between the lots, if in side or back yards, or located within a lot in such a manner as to present the minimum exposure to future building additions and other hazards. Whenever possible, the system(s) should be located under a sidewalk area with the remaining easement width in the street.
- The AT&T-C easement description may be broad and may encumber or cloud a large area of a proposed development. In these cases AT&T-C may stake the system(s) location so the developer can survey the line and provide a certified survey and legal description. AT&T-C may then amend the easement and remove the broad description to satisfy the requirement of lenders, title companies, city planning and zoning agencies, etc.
- Structures shall not be permitted in the AT&T-C easement. This includes walls, concrete slabs, buildings, patios, etc. In the event of an emergency restoration of the communications system, the removal of unauthorized structures will be at the property owner's expense.
- Other utility easements (longitudinal) shall not be dedicated or plotted within the boundary of the AT&T-C easement. All crossings to be made by water lines, sewers, gas, power, etc., need to be planned well in advance to arrange for proper clearances and protective measures. The crossing utility shall coordinate all crossings with AT&T-C prior to any construction.
- In those areas where AT&T-C consents to streets, curbs, parkways, sidewalks, parks, open space or other public use, AT&T-C shall continue to require and maintain an easement and right-of-way for all the purposes for which the easement was acquired.
- Preliminary plot plans showing the easement and the proposed uses should be submitted to AT&T-C for approval prior to the preparation and filing of final plot plans. Four (4) copies of all plot plans, preliminary and final grade plans and any other engineering data affecting the easement shall be provided to AT&T-C as soon as possible.
- 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.

• (a) Palmdale School District: The developer shall comply with the terms of the agreement, dated October 8, 1990, between the developer and the Palmdale School District as mitigation for impacts caused by development of the project on the Palmdale School District. The terms of that agreement are as follows:

(i) Participate in the Mello Roos Community Facilities District created by the Palmdale School District for financing school construction.

(b) Westside Union School District: The developer shall comply with the terms of the agreement, dated January 22, 1992, 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:

(i) refer to agreement attached to this Exhibit.

(c) Antelope Valley Union High School District:

The Developer shall provide the following mitigation to the District, in order to provide its contribution to the District's fifty (50) percent share of funding a new high school to serve the City Ranch Specific Plan area, pursuant to Government Code Section 65995 and Education Code Section 17700 et. seq. (School Facility Funding Law):

(i) Mello-Roos Development Fees.

The applicant shall participate in a Mello-Roos Community Facilities District which will fund up to 50% of the cost of that portion of the school necessary to serve the City Ranch project based upon a student generation factor of .2 pupils per single family dwelling. Only residentially zoned property for which a building permit has been issued will be subject to the annual tax. The District may increase this annual tax by no more than 2% in each year. In lieu of paying an annual special tax, a property owner may prepay the annual special tax at the time a building permit is issued on the property. A fee equal to \$1.30 per square foot of habitable residential construction shall serve to prepay the special tax. This fee shall be subject to an 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. This prepayment fee shall be reduced to \$1.20 per square foot if the school site is not located within Planning Area 3A of the Ritter Ranch Specific Plan.

(ii) Other Development Fees.

In addition to the fees specified in subparagraph (i) above, Developer shall pay to the District a fee of twenty-six cents (\$.26) per gross leasable

this standard by over 70 acres. However, several of the park sites contain development constraints and may not, therefore, qualify for full parkland dedication requirement credit. Impacts regarding to parks and recreation are considered potentially significant.

Mitigation Measures

- The relocation of the Northside Trail shall be approved by the County Department of Parks and Recreation.
- Trails shall be designed to connect existing and proposed trails on adjacent parcels.
- Design of Planning Areas located along the bicycle and hiking trails shall incorporate extensions and connections to the trail system. Each Planning Area adjacent to designated trails shall provide a minimum of two (2) connections to these trails at safe locations. Said connections shall be indicated on Tentative Tract Maps filed for all residential and commercial Planning Areas containing trails. This shall include Planning Areas 1, 3, 4, 9, 12, 14, 15, 16, 19A, 20, 21, 23, 24, 27, 28A, 30A, and 33.
- The configuration, trail widths and clear areas adjacent to the trails must be designed to allow Sheriff and emergency vehicular access, but shall prohibit other non-emergency motor vehicle use.
- As set forth in the Development Standards of the City Ranch Specific Plan, the development of recreational uses are subject to the Site Plan Review provisions.
- Drought tolerant and native plant materials shall be used for park and golf course landscaping.
- Fertilizer and pesticide use shall be restricted in park and golf course areas.
 - **Exhibit 16 of the Final Specific Plan will be amended to include an equestrian staging area in Planning Area 1, and if feasible, an equestrian staging area in Planning Area 18, and an equestrian trail through the powerline easement. Trails planned in the City Ranch Specific Plan will be coordinated with those planned for the Ritter Ranch Specific Plan. Future developments adjacent to this project will be required to coordinate with the trails shown on the trails plan adopted for City Ranch.**

Implementation Procedures- The applicant shall submit park site plans indicating power line easements and seismic restricted use areas to the Department of Parks and Recreation for an evaluation of parkland dedication credit. If parkland dedication requirements are not fully satisfied, additional parkland, park fees, or improvements in-lieu-of fees shall be provided by the applicant to the satisfaction of the Department of Parks and Recreation. A preferred alignment plan for the relocation of the Northside Trail shall be submitted to the County of Los Angeles Department of Parks and Recreation for approval. A final trails plan for the entire project site shall be submitted to the City of Palmdale Planning Department for review and approval. The approved trails plan shall be translated into trail easements indicated on the Tentative Tract Maps for portions of Planning Areas containing trails and submitted to the Planning Department and County of Los

- The location of significant historic and archaeological resources shall be recorded with the Archaeological Information Center at the UCLA.
- Significant historic and archaeological materials recovered in the field shall be delivered to the collection an appropriate archaeological repository.
- The following sites which were augered require additional testing for subsurface deposits: LAn-1746, LAn-1747, LAn-1748, LAn-1749, LAn-1750, LAn-1752, LAn-1753, LAn-1756, LAn-1772, LAn-1774, LAn-1767, LAn-1768. At least one additional 1x1 meter test units need to be excavated at each of these sites, within site areas with the greatest densities of surface artifacts. These excavations are important to determine whether auger testing has missed subsurface deposits and to get a clearer, vertically-controlled picture of such deposits and their depositional context.

The following important petroglyph, bedrock mortar, and rock ring sites were not subject to any subsurface testing. They need to be tested through excavation of a minimum of one 1x1 meter units utilizing 1/8" screen in the immediate vicinity of these features: LAn-1767, LAn-1768, LAn-1759, LAn-1760, LAn-1761, LAn-1762, LAn-1763, LAn-1765, LAn-1766, LAn-1769, LAn-1770, LAn-1771. The "hunting blind" sites are important structures whose function needs to be determined through further testing.

The important apparent habitation site, LAn-949, should be avoided through realignment of the proposed roadway. However, in the event that avoidance is not possible, salvage of the site shall be performed in accordance with an excavation plan. Excavation of 100 percent of Loci A through C as described in the Phase II Archaeological Assessment (July, 1991) shall be conducted at LAn-949. It is estimated that approximately 500 cubic meters of cultural deposit will have to be removed. The excavation plan detailing strategy and research goals shall be submitted to the City of Palmdale for review and approval prior to excavation activities. In addition, this excavation plan shall contain a subregional analysis of the archaeological sites within and immediately adjacent to City Ranch to provide a basis for significance determinations. As part of the subregional analysis, a research design that would set standards for future work in the vicinity of the City Ranch project shall be proposed. The subregional analysis of the archaeological sites may be prepared in cooperation with other adjacent property owners, as approved by the Planning Director.

Those sites, not listed above, which contained surface artifacts but were only auger tested shall be tested with at least one standard test unit per site. The testing program shall be submitted to the City Planning Department for review and approval prior to commencement. In addition, untested cupule sites, rock rings and hunting blinds shall also be tested in this manner. Any additional mitigation recommended as a result of the additional testing shall be required as mitigation measures for initial and subsequent development applications, as appropriate.

fossil leaf-bearing rock unit on the project site to document locations of previously unrecorded fossil sites. All sites shall be plotted on a topographic map of the project site. Representative plant fossils shall be collected from each site. The paleontologist shall excavate those sites, including any previously recorded sites, having the highest potential for yielding comparatively well preserved and taxonomically diverse plant assemblages. If necessary, the applicant will supply a backhoe and operator to further expose a fossil site for hand excavation.

- The paleontologist shall collect rock samples from selected locations (including recorded fossil sites) and horizons (particularly paleosols and other fine-grained rocks) in the rock units of high and unknown paleontologic importance to process for smaller fossil remains. Each sample shall contain up to 1,000 pounds of rock. If fossil remains are found during processing, up to 5,000 pounds of rock shall be collected from the fossil-bearing rock unit and processed.
- Following completion of these tasks, the paleontologist shall prepare a report summarizing the results of the preconstruction phase of the mitigation program presenting an inventory and describing the significance of any accessioned fossil remains. The report shall be submitted to the City of Palmdale Planning Department.
- During the construction phase, the paleontologist shall monitor grading and any other ground-disturbing activity in areas underlain by rock units of high paleontologic importance on a full-time basis, moderate and unknown importance on a half-time basis and low importance on a quarter-time basis as identified in the pre-construction field survey. If more than 25,000 cubic yards of rock are moved per day, the level of monitoring effort shall be doubled. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, dry screening excavated spoils for smaller vertebrate remains. Grading in areas underlain by rock units of no importance shall not be monitored except in the immediate vicinity of a fossil site.
- If larger fossil remains are uncovered by ground disturbance, the paleontologist shall divert the ground-disturbing activity away from the fossil site until the remains have been removed and a 1,000 pound rock sample has been collected. Grading of the fossil-bearing bed in the immediate vicinity of the site shall be monitored on a full-time basis. If sufficient sites are discovered in any rock unit during construction, earth-moving activities in the entire area underlain by this rock unit shall be monitored on a full-time basis.
- If fossil remains are found during grading by construction crews (including in areas underlain by rock units of low paleontologic importance), grading

LACM to ensure fossil remains are recovered. (If paleontologists do not recover these fossil remains, the fossils and associated scientific data might be lost to weathering and erosion or to unauthorized fossil collecting.)

Implementation Procedures- The applicant shall retain the services of a City-approved paleontologist to conduct a field survey of the project site to identify previously unrecorded fossil sites. The paleontologist shall plot the fossil site locations, both vertebrate and plant, on a topographic map of the project site and shall report to the Planning Department those sites to be excavated and those areas of the project site to be monitored during grading. The paleontologist shall recommend which portions of the site need to be monitored full, half or quarter time. During grading, the paleontologist shall be empowered to stop grading if fossils are uncovered. The paleontologist shall report to the Planning Department results of monitoring activities, including number of hours present on-site, sites monitored, whether sites were monitored on a full- or part-time basis, the number and types of fossils found, amount of material graded or disturbed, methods used to recover fossils, any occurrence of having to stop grading activities and the repository to which recovered fossils are being placed.

Implementation Schedule- Prior to grading, the paleontologist shall complete a field survey, recommend sites to be excavated, and identify areas of the project site to be monitored during grading. During grading, the paleontologist shall monitor and report findings to the Planning Department on an on-going basis. All paleontological resources shall be provided to an appropriate repository as they are recovered. The Final Paleontology Reports shall be submitted to the Planning Department no later than six months following final grading in affected planning areas.

Regulatory/Enforcement Agency- City of Palmdale Planning Department

Issue- Electromagnetic Radiation

Impacts- The proximity of the high-tension electric lines to proposed residential Planning Areas 16, 17 and 19A and elementary school site (Planning Area 19B), could result in potential health risks to residents and users within these planning areas. Health risks associated with active recreational activity in close proximity to high-tension electric lines are unknown. Active recreational uses such as softball and soccer fields are proposed within the power line easements in Planning Area 18. These impacts are considered potentially significant. Noise from transmission lines is expected to affect areas outside high-tension transmission line easements. Depending upon atmospheric conditions, this noise may be a moderate to severe nuisance.

construction workers and potential site residents. Any exposure of hazardous materials to a human population may be considered significant.

Mitigation Measures

- Septic systems shall be abandoned prior to grading operations in areas where they are located. Septic systems shall be cleaned and abandoned in accordance with Title 28, Chapter 11, Section 1119 of The Los Angeles County Health and Safety Code. A permit for this action will be required by the Los Angeles County Department of Public Works Building and Safety Division in Lancaster.
- Soil testing shall be conducted in all areas where hazardous/toxic materials were found. Soils contaminated with hydrocarbons (gas and oil spillage), specifically at the former underground storage tank site (Location A) and soil stained area (Location D) on the east side of the ranch compound, shall be removed and disposed of at a facility authorized to accept hazardous waste from the site prior to grading operations within the specified area. Soil removal shall be supervised by a qualified hazardous waste scientist. The final quantity of soil to be removed shall be determined. Contaminated soil shall be transported and disposed of in accordance with all applicable hazardous waste disposal regulations. A manifest, a formal document verifying receipt by an authorized hazardous waste facility of soils contaminated with hydrocarbons or other hazardous wastes shall be provided to the County Department of Public Works. A closure report verifying complete removal of contaminants from the site shall be provided to the County Department of Public Works. Both shall be approved prior to the acceptance of dedication.
- An additional study determining the lateral and vertical extent of soil contamination and the possible impact on groundwater shall be prepared for the former site of the underground fuel storage tank.
- Empty or partially full containers of pesticides, herbicides, and veterinary supplies (Locations B and C) shall be reviewed by a qualified hazardous waste scientist to determine which are considered hazardous as determined by state, county, or local statutes. Hazardous materials and hazardous waste shall be disposed of in accordance with all applicable hazardous waste disposal regulations.
- Hazardous materials in the disposal area at Location G, Figure 74 of the EIR shall be analyzed for chemical composition, removed and taken to a facility licensed to accept such material. Soil samples shall be examined in this area to ascertain whether soil has been impacted by manifested disposed contaminants. If the other disposal areas are excavated, a manifest for the

Regulatory/Enforcement Agency- City of Palmdale Planning Department, Los Angeles County Public Works Department, Los Angeles County Department of Health Services.

Issue- Antelope Valley Public Landfill

Impacts- Development of the proposed project would bring developed uses up to the boundary of the Antelope Valley Public Landfill's proposed expansion area. This area would abut a 1,270 foot length of Planning Area 13 (golf course) north of City Ranch Road. A portion of residential Planning Area 8 would be within 1,000 feet of the landfill expansion boundary. This is considered a significant adverse impact.

Mitigation Measures

- The applicant shall keep all residential development a minimum of 1,000 feet west of the proposed landfill expansion boundary in accordance with the City of Palmdale's proposed Solid Waste Management Plan. The southeast corner of Planning Area 8 would need to be in the landfill buffer area and kept free of residential development (Figure 77 of the EIR). Prior to development occurring within Planning Area 8, a permanent easement which includes land within 1,000 feet of the northwest and southwest corners of the landfill expansion area shall be recorded. Within this easement, the construction of residences shall be prohibited.
- To minimize dust and visual impacts, the applicant shall provide a landscape buffer of mature vegetation along the common boundary line with the Antelope Valley Public Landfill and along the boundary of Planning Area 8 or any other residential properties that may be affected.
- In accordance with California Department of Real Estate disclosure format and procedures, all potential buyers purchasing real estate in City Ranch located within 1,200 feet of the landfill boundary shall be notified of that circumstance.

Implementation Procedures- Tract maps for Planning Area 8 shall be designed to keep residential structures out of the area within 1,000 feet of the Antelope Valley Public Landfill property line. Landscape plans shall be reviewed by the Planning Department with regard to the adequacy of screening in areas from which the Antelope Valley Public Dump would be visible. The applicant shall prepare a buyer information package indicating the location of the Antelope Valley Public Landfill and areas of the site where the landfill would be visible.

Implementation Schedule- Tentative tract maps for tracts within 1,000 feet of the Antelope Valley Public Landfill boundary shall be submitted by the applicant to the Los Angeles County Department of Health Services for review prior to approval by

the Palmdale Planning Department. Landscape plans shall be reviewed by the City Landscape Architect with regard to adequacy of screening against the Antelope Valley Public Landfill prior to issuance of building permits for affected lots. The City approved buyer information package shall be supplied by the applicant to all prospective owners of property within 1,200 feet of the Antelope Valley Public Landfill. Prior to the finalization of any purchase agreements for property within 1,200 feet of the Antelope Valley Public Landfill, the applicant shall provide to the City Planning Department signed disclosure statements from prospective buyers of such property.

Regulatory/Enforcement Agency- City of Palmdale Planning Department and the Los Angeles County Department of Health Services.

APPENDIX F

MAPS
(1" = 400' SCALE)

**MAPS ON FILE AT
THE CITY OF PALMDALE
PLANNING DEPARTMENT**